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City of Dallas

*1500 Marilla Street
Dallas, Texas 75201*

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Housing & Homelessness Solutions Committee

**June 8, 2021
11:00 AM**

2021 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Blewett (VC), Gates, McGough, Narvaez, Resendez, West	ENVIRONMENT AND SUSTAINABILITY Narvaez (C), West (VC), Atkins, Blackmon, Gates
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Mendelsohn (C), Gates (VC), Bazaldua, McGough, Thomas	HOUSING AND HOMELESSNESS SOLUTIONS Thomas (C), Mendelsohn (VC), Arnold, Blackmon, Kleinman, Resendez, West
PUBLIC SAFETY Gates (C), Kleinman (VC), Arnold, Bazaldua, Blewett, McGough, Medrano, Mendelsohn, Thomas	QUALITY OF LIFE, ARTS, AND CULTURE Medrano (C), Atkins (VC), Arnold, Blewett, Narvaez
TRANSPORTATION AND INFRASTRUCTURE McGough (C), Medrano (VC), Atkins, Bazaldua, Kleinman, Mendelsohn, West	WORKFORCE, EDUCATION, AND EQUITY Thomas (C), Resendez (VC), Blackmon, Kleinman, Medrano
AD HOC JUDICIAL NOMINATING COMMITTEE McGough (C), Blewett, Mendelsohn, Narvaez, West	AD HOC LEGISLATIVE AFFAIRS Kleinman(C), Mendelsohn (VC), Atkins, Gates, McGough
AD HOC COMMITTEE ON COVID-19 RECOVERY AND ASSISTANCE Thomas (C), Atkins, Blewett, Gates, Mendelsohn, Narvaez, Resendez	AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Atkins, Blackmon, Gates, Kleinman, McGough, Resendez

(C) – Chair, (VC) – Vice Chair

This Housing and Homelessness Solutions Committee meeting will be held by videoconference. The meeting will be broadcast live on Spectrum Cable Channel 16 and Online at bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e01821a95f7778cfe4083362cd30e9805>

Call to Order

MINUTES

1. [21-1093](#) Approval of the May 24, 2021 Housing and Homelessness Solutions Committee Meeting

Attachments: [Minutes](#)

BRIEFING ITEMS WITHOUT ACTION

- A. [21-934](#) One Dallas Program Development - Affordable Housing Incentives
[David Noguera, Director, Department of Housing and Neighborhood Revitalization]
- B. [21-1102](#) Results of the American Rescue Plan Act Feedback Sessions with Service Providers
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Presentation](#)

Attachments: [Presentation](#)

BRIEFING MEMORANDUMS WITH ACTION

- C. [21-1097](#) Upcoming Agenda Item: An Amendment to the South Dallas Fair Park/Innecity Community Development Corporation Conditional Grant Agreement to Extend the Completion Date
[David Noguera, Director, Department of Housing and Neighborhood Revitalization]

Attachments: [Memo](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-1093

Item #: 1.

Approval of the May 24, 2021 Housing and Homelessness Solutions Committee Meeting

4. Inclement Weather Shelter Operational Plan**Presenters:** Christine Crossley, Director, Office of Homeless Solutions**Action Taken/ Committee Recommendation(s):** The Committee was briefed on an overview of current Fiscal Year shelter operations and cost, issues encountered, what can be done differently, Office of Homeless Solutions Welcome Center, and next steps. Staff indicated they were only seeking feedback from the Committee and no motion was made.**5. Office of Homeless Solutions Community Engagement: Street Charity****Presenter(s):** Christine Crossley, Director, Office of Homeless Solutions**Action Taken/ Committee Recommendation(s):** This item was deferred to a later Housing and Homelessness Solutions Committee Meeting date.**6. Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act (TEFRA) Approval for the TX Westmoreland 2020, Ltd- Westmoreland Station Project****Presenter(s):** Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization**Action Taken/ Committee Recommendation(s):** The Committee was briefed on an overview of a June 9, 2021 Council Agenda Item to authorize the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation in one or more series of tax-exempt bonds in an amount not to exceed \$30,000,000; proceeds of the Bonds will be loaned to TX Westmoreland 2020, Ltd. to finance a portion of the cost for the acquisition of land and new construction of units for a mixed-income multifamily complex to be known as the Westmoreland Station and located at 2700 Westmoreland Road, Dallas, Texas (Development); a public hearing with respect to the Bonds and the Development was held on May 19, 2021, after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code. A motion was made to move this item to Council with committee recommendation.

Motion made by: Cara Mendelsohn

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Chad West

Item passed on a divided vote:

Item failed on a divided vote:

7. Upcoming Agenda Item: Second Amendment to the Conditional Grant Agreement with Dallas Area Habitat for Humanity and Builders of Hope CDC to Extend Deadlines- Chariot Village Project**Presenter(s):** David Noguera, Director, Department of Housing and Neighborhood Revitalization**Action Taken/ Committee Recommendation(s):** The Committee was briefed on an overview of a June 23, 2021 Council Agenda Item to execute the second amendment to the conditional grant agreement for infrastructure construction related to the development of 50 to 53 single-family homes in East Dallas located on Chariot Drive, previously approved by Resolution No. 15-0861 (as amended), with Dallas Area Habitat for Humanity (Habitat) and Builders of Hope CDC, who assumed the obligations of Greenleaf Ventures, LLC, to (1) extend the completion date from December 31, 2019 to December 31, 2020; (2) extend the term of the conditional grant agreement to December 31, 2021, to allow for final payment and closeout of the project; and (3) require that Habitat donate \$1,500.00 to the Chariot Village Homeowners Association, Inc. for neighborhood beautification projects. A motion was made to move this item to Council with committee recommendation.

Motion made by: Cara Mendelsohn

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Paula Blackmon

Item passed on a divided vote:

Item failed on a divided vote:

8. Upcoming Agenda Item: Resolution of No Objection of 4% Low Income Housing Tax Credits- Standard at Royal Project

Presenter(s): Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization

Action Taken/ Committee Recommendation(s): The Committee was briefed on a Request for a Resolution of No Objection from LDG The Standard at Royal Lane, LP, an affiliate of LDG Development, LLC (applicant) for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of the Standard at Royal, a new 300-unit multifamily development located at 2737 Royal Lane, Dallas Texas 75229 (Property). A motion was made to move this item to Council with committee recommendation.

Motion made by: Cara Mendelsohn
 Item passed unanimously: X
 Item failed unanimously:

Motion seconded by: Chad West
 Item passed on a divided vote:
 Item failed on a divided vote:

9. Upcoming Agenda Item: A Conditional Grant Agreement with 1600 Pennsylvania for the Construction of Up to Six Single-Family Homes and Once Accessory Dwelling Unit- \$670,000

Presenter(s): Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization

Action Taken/ Committee Recommendation(s): The Committee was briefed about an upcoming agenda item to authorize a conditional grant agreement in an amount not to exceed \$550,000.00 of funding from the 2017 Prop I Bond fund with St. Philip's School and Community Center or an affiliate thereof (Applicant), for the development and construction of six for-sale, affordable homes and one accessory dwelling unit in the Forest District of South Dallas. The Applicant received a fundable score through the Notice of Funding Availability (NOFA) application process, and a third party underwrite of St. Philip's Catalyst project was completed to confirm the funding gap associated with the development. The agenda item also includes \$120,000.00 from the General Fund to be used for the installation of residential solar panel systems on the six single-family homes as part of the Dallas Community Solar Initiative pilot project between the Office of Environmental Quality and Sustainability and the Department of Housing and Neighborhood Revitalization. A motion was made to move this item to Council with committee recommendation.

Motion made by: Casey Thomas II
 Item passed unanimously: X
 Item failed unanimously:

Motion seconded by: Paula Blackmon
 Item passed on a divided vote:
 Item failed on a divided vote:

10. Upcoming Agenda Item: Sale of 10 Land Transfer Lots to CTE Homes LLC for the Development of 12 Single Family Homes

Presenter(s): David Noguera, Director, Department of Housing and Neighborhood Services

Action Taken/ Committee Recommendation(s): The Committee was briefed on the proposed sale of Land Transfer lots to a qualified participating developer. CTE Homes LLC, submitted an application (proposal) to purchase a total of 10 Land Transfer lots. Housing Department staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a "Qualified Participating Developer" and underwriting the proposal. The application was determined to be "complete" and was assigned a score by Housing Department staff. Housing Department staff collaborated with the qualified participating developer regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers. The Developer being considered for the sale of 10 lots in CTE Homes LLC. A motion was made to move this item to Council with committee recommendation.

Motion made by: Cara Mendelsohn
 Item passed unanimously: X
 Item failed unanimously:

Motion seconded by: Chad West
 Item passed on a divided vote:
 Item failed on a divided vote:

11. Upcoming Agenda Item: Sale of 30 Land Transfer Lots to Marcer Construction Company, LLC for the Development of 30 Single Family Homes

Presenter(s): David Noguera, Director, Department of Housing and Neighborhood Revitalization

Action Taken/ Committee Recommendation(s): The Committee was briefed on the proposed sale of Land Transfer lots to a qualified participating developer. In March 2021, an eligible developer, Marcer Construction Company, LLC submitted an application (proposal) to purchase a total of 30 Land Transfer lots. Housing Department staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be “complete” and was assigned a score by Housing Department staff. Housing Department staff collaborated with the qualified participating developer regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers. The Developer being considered for the sale of 30 lots is Marcer Construction Company, LLC. A motion was made to move this item to Council with committee recommendation.

Motion made by: Cara Mendelsohn
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Chad West
Item passed on a divided vote:
Item failed on a divided vote:

ADJOURN (11:11 a.m.)

APPROVED BY:

ATTESTED BY:

**Casey Thomas II, Chair
Housing and Homelessness Solutions Committee**

**Gabriela Castillo, Coordinator
Housing and Homelessness Solutions Committee**



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-934

Item #: A.

One Dallas Program Development - Affordable Housing Incentives
[David Noguera, Director, Department of Housing and Neighborhood Revitalization]

Incentivizing Affordable Housing Unit Production

One Dallas Options

S.P. Bourgeois/ Quantitative Lead

Amit Dalal/ Policy Lead

David Noguera/ Director, Housing &
Neighborhood Revitalization

Pam Thompson/ Housing Strategy
Manager

Department of Housing &
Neighborhood Revitalization/
Daedalus Advisory Services

City of Dallas



City of Dallas

Introduction to the City and Consultant Team



Pam Thompson
Housing Strategy Manager
City of Dallas

David A. Noguera
Director, Housing & Neighborhood
Revitalization
City of Dallas



Daedalus Advisory
Services

Specializing in economic development,
incentives creation and growth planning for
cities across the US

S.P. Bourgeois
Quantitative Lead

Amit Dalal
Policy Lead



The goal of our work is to design a simple, voluntary, market-friendly affordable housing incentive system



This framework should

- not interfere with existing affordable housing programs;
- increase the exchange incentives for affordable housing beyond current standards;
- increase options available to developers;
- create more affordable unit production or revenue for affordable housing.



Our broader scope of work supports the research through development and implementation of an expanded One Dallas initiative



Our scope includes

1. Research & recommend a new voluntary affordable housing incentive framework focused on the market rate developers who are otherwise outside of an affordable housing focus
2. Generate feedback and guidance on this framework through stakeholder meetings
3. Refine the framework as guidance suggests with a goal of balancing interests appropriately
4. Document the resulting framework and supporting tools in a public-facing, easy to use way

Our meeting today is part of this task



We have seen a number of trends driving innovations in affordable housing provision that support enhancing Dallas' efforts

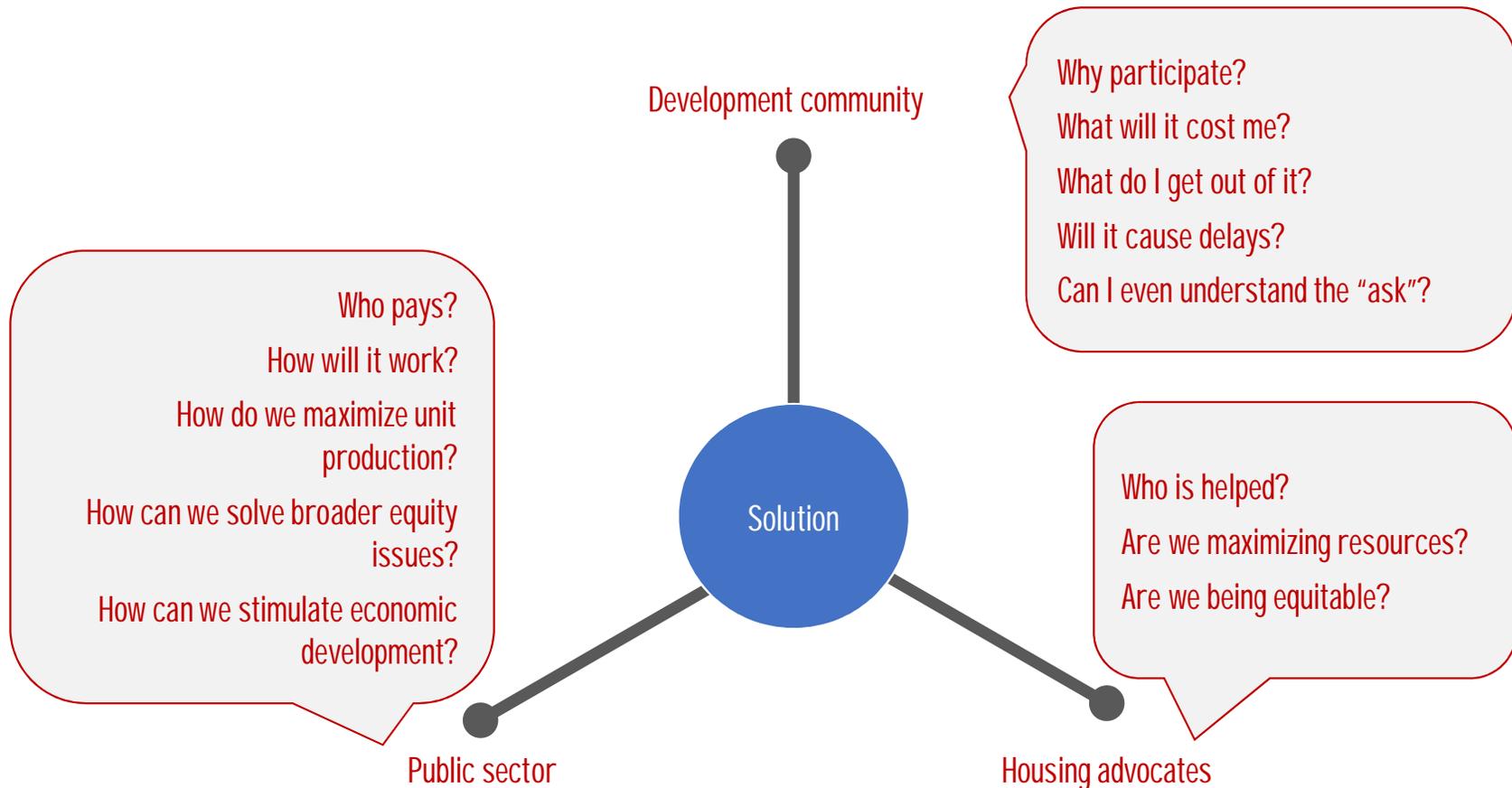


- The need for affordable housing outpaces the public sector's ability to solve the issue alone
- Constraints on existing programs, e.g., LIHTC, limit their usage to specialist developers
- Increasing experimentation of mixed-income models (especially in cities with inclusionary housing ordinances) by both the public and private sectors [1000 unit challenge!]
- Recognition of the issue's seriousness by market rate developers
- Innovations on the construction side to optimize costs and amenities





We approach the challenge as one of balancing interests among well-meaning parties who are focused on different parts of the issue

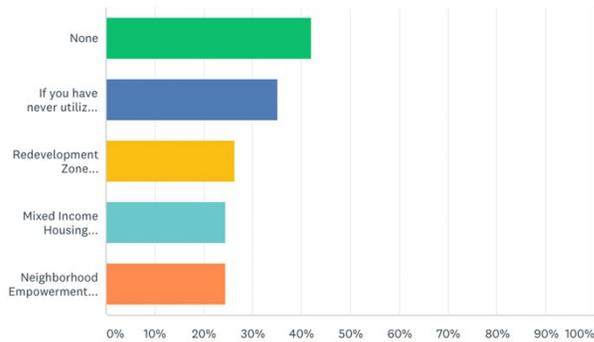




Our developers' survey highlights shows that they are not using the current affordable housing incentives well, though they would under different terms

Which of the following current development incentives from the Comprehensive Housing Policy (CHP) have you used?

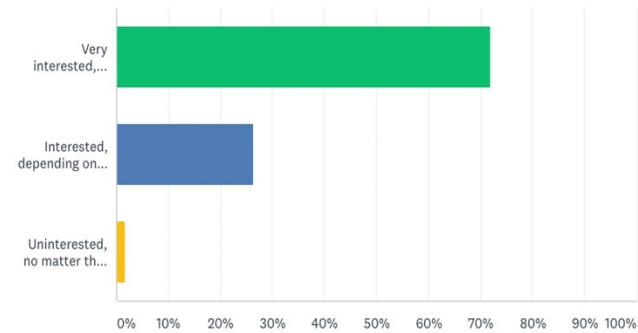
Answered: 57 Skipped: 0



ANSWER CHOICES	RESPONSES
None	42.11% 24
If you have never utilized city-provided development incentives, please explain why not.	Responses 35.09% 20
Redevelopment Zone Incentives: any incentive within this category, including funding through the New Construction and Substantial rehabilitation Program and any notice of funding availability	26.32% 15
Mixed Income Housing Development Bonus: any density bonus, height bonus or lot coverage bonus	24.56% 14
Neighborhood Empowerment Zone Subsidies: any property tax freeze, development fee reimbursements, density bonuses, and accessory dwelling units	24.56% 14
Total Respondents: 57	

If the city had easy to use affordable housing unit incentives that offset the costs of providing affordable units, how interested would you be in using them?

Answered: 57 Skipped: 0



ANSWER CHOICES	RESPONSES
Very interested, depending on details	71.93% 41
Interested, depending on details	26.32% 15
Uninterested, no matter the details	1.75% 1
TOTAL	57

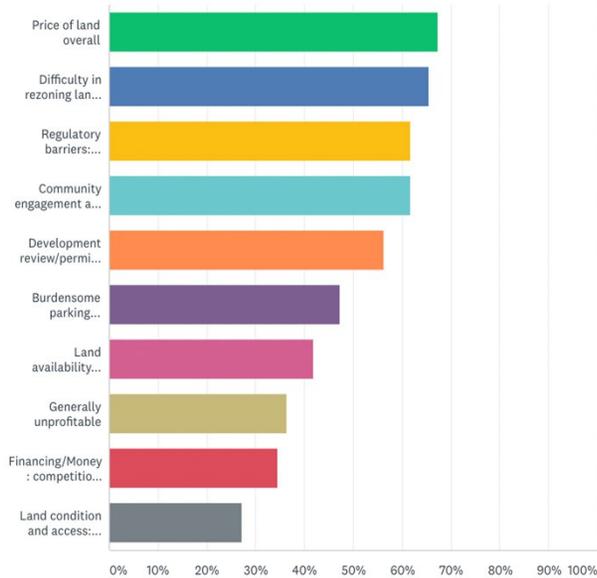




Developers indicated that they are constrained as much (or more) by regulatory and process issues as capital

What are the top barriers to developing affordable housing in Dallas (not in order of importance). Check all that apply.

Answered: 55 Skipped: 0



ANSWER CHOICES

ANSWER CHOICES	RESPONSES
\$ Price of land overall	68.42% 39
R Difficulty in rezoning land from any of: public opposition, time, money, risk	64.91% 37
R Regulatory barriers: interaction with city agencies, landmark, etc. coordinating development review: especially on unique projects	61.40% 35
R Community engagement and NIMBY opposition	61.40% 35
R Development review/permitting process	56.14% 32
R Burdensome parking standards or insufficient parking reduction bonus	47.37% 27
L Land availability near TOD and employment areas	43.86% 25
\$ Generally unprofitable	38.60% 22
\$ Financing/Money: competition for the same set of LIHTC funds	35.09% 20
L Land condition and access: much of the available land has "issues," such as environmental cleanup, incomplete streets, disinvestment in city infrastructure	26.32% 15

Total Respondents: 57

R = Regulatory

\$ = Financial

L = Land



Their core concerns about any new affordable housing incentive program were direct



- × Likely too complex
- × Won't make financial sense
- × Will not allow a reasonable fee in lieu
- × Will be too geographically constrained
- × Would focus too much (or at all) on low AMIs
- × Would not address the key challenge of permitting speed and rezoning



What did they want for a voluntary affordable housing incentive program instead?



A program that:

- ✓ Is simple to understand and use
- ✓ Makes financial sense
- ✓ Allows a reasonable fee in lieu
- ✓ Applies city-wide
- ✓ Reduces negotiations and speeds permitting approvals



Housing advocates were wary of providing additional development incentives and wanted caveats on the program's details



Housing advocates said to:

- + Maintain rules around unit qualification and sizing
- + Focus primarily north of I30
- + Include lower AMIs (under 60% AMI)
- + Maximize affordable unit minimums for participation





And the city said that their objectives require a complex balancing act to maintain fairness, practicality and equity



Balancing locations



Maintaining upzoning around transit stations



Reaching a wide band of income bands



Creating incentives that the market actually use



Allowing for breadth of developments (tenure, size and type of construction)



Realizing that the public sector can't deliver needed units alone



The city must also protect its scarcest resources (capital) while generating the social goods the program aims for (units + funding for affordable housing)



Provide three types of incentives (in this order):

- Regulatory: such as density, height and /or FAR bonuses, parking reductions, etc.
- Administrative: such as permitting speed and selected fee re-imburements
- Fiscal: such as tax increment financing or project specific gap financing



Collectively, these inputs provide the framework for the expanded incentive approach



Outline of the proposed additional incentive approach

- Provide these new incentives across the city where zoning makes sense
- Create a program that is simple to understand and use by both developers and the city
- Make the program financially attractive to maximize usage
- Exclude current PDs, but allow new PDs to opt in to the program
- Create incentives and tools in Tiers that increase incentives offered as affordability (AMI level) decreases or in-lieu fee paid increases
- Allow developers to choose the Tier level desired as best fits their project
- Preference building on-site, but allow off-site options and a fee in-lieu for both residential and non-residential developments
- Create a participation floor of 20 total market rate units



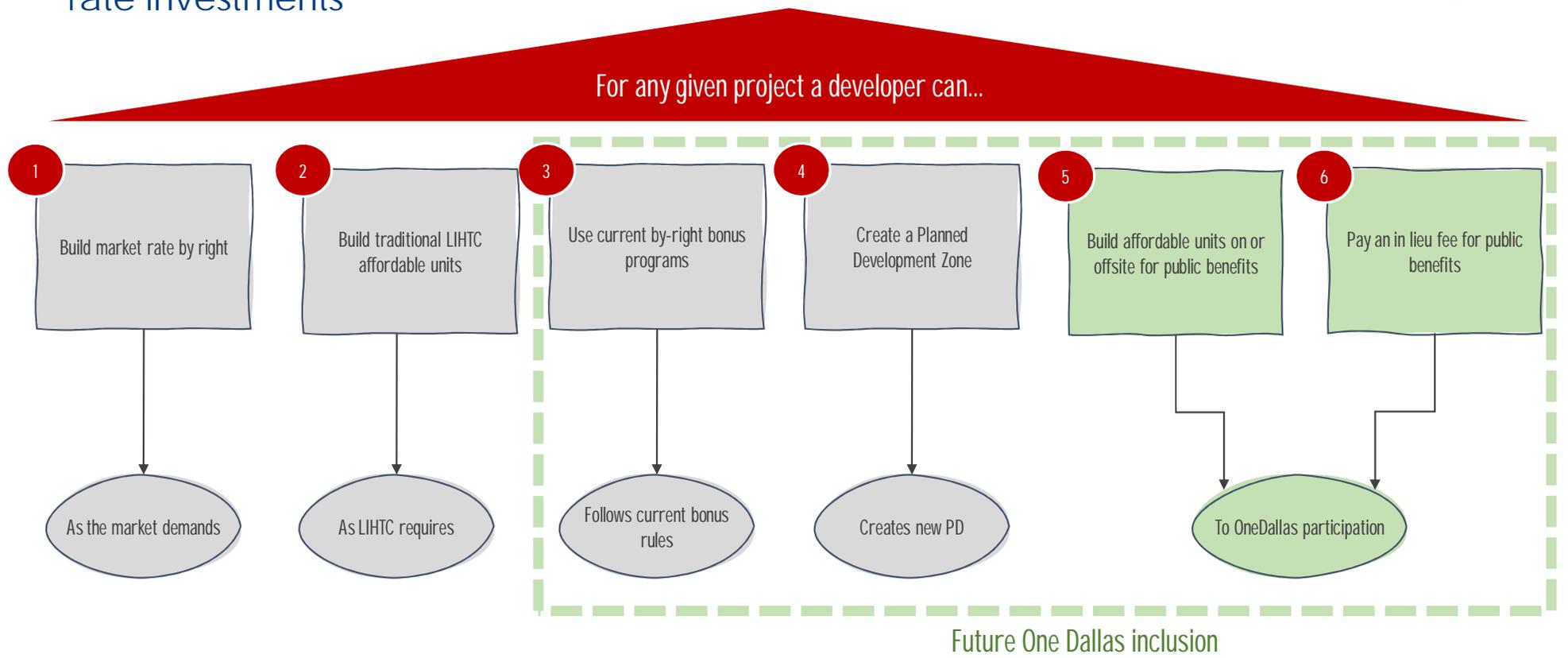


And a menu of incentives across different categories that are desirable to the development community and acceptable to wider stakeholder groups





One Dallas increases the current menu of options available to developers and increases the likelihood of generating either units or in lieu fees from market rate investments



This voluntary program creates a tier-based system that exchanges economic value for either affordable unit production or in-lieu fees paid



ALL NUMBERS INDICATIVE FOR DISCUSSION PURPOSES

	TIERS		
	1	2	3
Minimum affordable unit % of units @	5%		
	<50% AMI	51-80% AMI	81-100% AMI
Indicative in lieu fee / psf	\$ 3.07	\$ 2.07	\$ 1.04

Type				
Regulatory	Density bonus	20%	10%	5%
Regulatory	FAR bonus	25%	15%	5%
Regulatory	Height bonus	25%	15%	5%
Regulatory	Parking stall reduction*	100%	50%	25%
Regulatory	Re-zonings (specific and overlay)	Yes	Yes	No
Process	Expedited review of plans	Priority	Priority	Standard
Process	Streamlined / prioritized development permitting process	Priority	Priority	Standard
Fiscal	Development fee reimbursements	100%	50%	20%
Fiscal	Development fee deferments (payments made up to 24 months after permitting)	100%	50%	20%
Fiscal	Reimbursements of rezoning fees	100%	50%	20%
Fiscal	No / limited developer responsibility for offsite water/wastewater/storm infrastructure upgra	\$ 250,000	\$ 150,000	\$ 75,000
Fiscal	Cost reductions or grants of city-owned land	100%	50%	20%
Fiscal	Tree removal fee mitigation	50%	25%	10%
Fiscal	Graduated property tax abatements	Yes	Yes	Yes
Fiscal	Housing grants/Other financing mechanisms	Yes	Yes	Yes

We are also evaluating adding a 20% bonus to each tier for projects south of I-30



The next steps after your guidance will refine the framework and involve additional outreach on more technical items



Refining the approach

- making changes as recommended here;
- holding discussions with city staff (esp. planning, zoning, permitting);
- continuing to test the supporting financial model to calibrate the incentives, minimum percentage of affordable units and in lieu fee amounts.



Open discussion...



What did you love?



What did you hate?



What should we explore more?





Appendix items follow



From our research, we found that any potential affordable housing incentive solution should recognize key constraints



- First: the need for affordable housing is real and not going away and government resources are not able to solve the problem without private sector assistance;
- Second: math is real, costs are real, capital is mobile and market-rate development is a competitive business;
- Third: voluntary programs will not be successful unless there is an exchange that is valued more than what is given up;
- Fourth: existing affordable housing programs, from LIHTC to local initiatives, are often highly constraining to a developer and not sufficiently attractive to induce use;
- Fifth: fees in lieu of units are not perfect but can be structured to be second-best to onsite units, providing a useful mechanism to encourage program participation;
- Sixth: part of solving affordable housing is supporting additional economic development in areas where it has not, historically, been generated.



We performed additional analysis on the fee in lieu issue to understand if fee in lieu offered more positives than negatives



A fee-in-lieu of creating onsite affordable housing units:

- is attractive to developers for its simplicity and certainty - also should be sized such that it is positively balanced with incentives taken (2020 Dallas Nexus study gives guidance)
- can apply to rental or for sale developments; residential, and potentially non-residential (such as office or retail uses)
- is typically paid into an affordable housing trust fund to support emerging local priorities:
 - specific parcels, e.g., targeted parts Dallas
 - filling affordable housing gaps - building units that are not typically supplied by the market, e.g., 3 bedrooms and flexible family-sized units
 - hard to fill housing for seniors housing, workforce or others
- helps to leverage units in areas where production costs are lower or NOAH options need additional financing to maintain
- does provide a mechanism for not including units onsite, which can be a positive outcome, depending on the project



Similarly, supporting new incentives only above I-30 suggests that such a focus may deprive southern Dallas of investment potential, both now and in the future



A **city-wide incentive** program:



- supports investment and jobs to all areas of the city over the medium to long term;
- creates a long term sustainable mechanism to raise incomes and opportunities for residents, particularly in areas that are emerging as possible development areas;
- provides a way for southern Dallas to become more competitive over time as its cost basis is lower than for northern Dallas;
- allows affordable unit production potential to be maximized over time as competitive sites come to market.





City of Dallas

Incentivizing Affordable Housing Unit Production

One Dallas Options

S.P. Bourgeois/ Quantitative Lead

Amit Dalal/ Policy Lead

David Noguera/ Director, Housing &
Neighborhood Revitalization

Pam Thompson/ Housing Strategy
Manager

Department of Housing &
Neighborhood Revitalization/
Daedalus Advisory Services

City of Dallas

24



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-1102

Item #: B.

Results of the American Rescue Plan Act Feedback Sessions with Service Providers
[Christine Crossley, Director, Office of Homeless Solutions]



City of Dallas

ARPA Provider Strategy Session Feedback Results

**Housing and Homelessness Solutions
Committee
June 8, 2021**

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas

Presentation Overview



- Funding Availability and Requirements
- Background – OHS Strategy Sessions
- Major Topics of Discussion
 - Shelter
 - Housing
 - Supportive Services
- Other Issues and Needs Identified
- Citizen Homelessness Commission Input
- Summary
- Next Steps



Funding Availability and Requirements



American Rescue Plan Act (ARPA)

- Homelessness Assistance and Supportive Services Program (HASS)
 - Housing and Urban Development (HUD) HOME Grant
 - \$21M



Background – OHS Strategy Sessions



Informal Survey

- Survey of direct services providers conducted between 04/26/2021 and 05/03/2021
- Purpose of survey
 - Identify gaps in the homeless services system
 - Prioritize topics for listening sessions
 - Topics intended to establish OHS' goals and projects for anticipated American Rescue Plan Act (ARPA) funding
- Respondents had opportunity to provide feedback on listening session topics

Listening Sessions

- First event of its kind hosted by OHS
- Video conference conducted on 05/21/2021 and 05/25/2021 (attendance at only one required)
- Representatives of 30 organizations attended the sessions
- Survey results presented followed by discussion organized by topic area
- Role of OHS staff was to listen
- Ample opportunity for every guest to be heard over the 3-hour session



Funding Availability and Requirements



• Eligible Uses

- Production or preservation of affordable housing
- Tenant-based rental assistance
- Supportive services including homeless prevention services and housing counseling
- Purchase or development of non-congregate shelter for individuals and families experiencing homelessness which may be used for the following:
 - Converted to permanent affordable housing
 - Emergency shelter
 - Converted to permanent housing
 - Remain as non-congregate shelter units



Funding Availability and Requirements

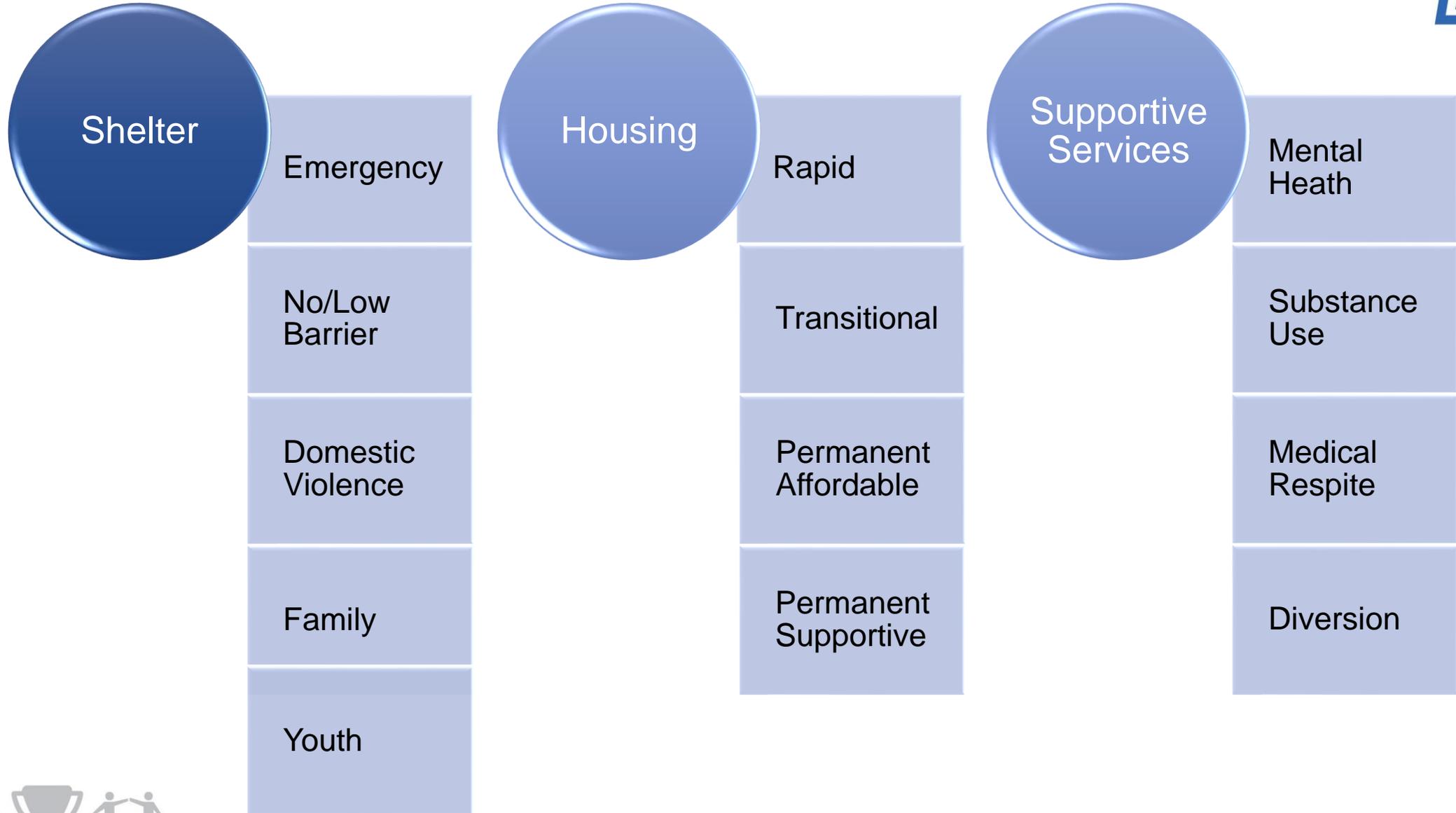


• Eligible Uses (continued)

- Up to 15% for administrative and planning costs
- Up to 5% for operating costs for community housing development organizations (CHDO) or other non-profit organizations (including homeless providers)



Major Topics of Discussion



Topic 1: Shelter



Emergency Shelter	No/Low-Barrier	Domestic Violence	Family	Youth
Additional space Shelter capacity with intake/extended hours of operation including weekends	Low barrier shelter for singles and families	Only 5 domestic violence (DV) shelters in Dallas	High rate of crossover between family and domestic violence (DV) shelters	Only one youth-specific shelter (Promise House)
Shelter specifically for people unable to fully ambulate or use facilities without assistance	Most of the existing youth housing is not low barrier	Not enough beds for single women	Overflow into family shelters when DV beds are full but family shelters do not offer the required security	Most shelters do not offer a separate space for youth who feel singled out in larger shelters
Shelter in Southern sector and/or Oak Cliff area	Increases shelter opportunities for formerly incarcerated individuals			Shelter with LGBTQ-specific and trauma-informed case management
Access to public restrooms on weekends				



Topic 2: Housing



Rapid Rehousing (RRH)	Transitional	Permanent Affordable	Permanent Supportive	Other
<ul style="list-style-type: none"> • Per the 2021 Point In Time Homeless Count, need exists for additional RRH • Target groups are homeless veterans and the chronically unsheltered population 	<p>Needed for those who are either not ready or unable to sign a lease</p> <ul style="list-style-type: none"> • Victims of domestic violence • Youth with no credit history 	<p>More workforce or affordable housing</p>	<p>Many of the current unsheltered residents are chronically homeless and need housing with supportive services</p>	<p>Housing with case management to ensure stability</p> <ul style="list-style-type: none"> • More project and tenant-based vouchers • Creative solutions for more housing
	<p>Evidence-based practices at one shelter for homeless families indicates those placed into transitional housing do not re-enter homelessness due to the following:</p> <ul style="list-style-type: none"> • They are ready for housing when they present at the shelter • Supportive services provided in transitional shelter essential to successful outcome 	<p>Rapid Rehousing needs more stock of affordable housing to ensure clients exit the program into permanent housing and remain housed</p>		<p>Specialty housing for pregnant teens</p> <ul style="list-style-type: none"> • Need exceeds availability • Following delivery, most shelters will not accept individuals under the age of 18 • 5-10 teens each week need housing
	<p>Supportive services needed in this type of housing in order to prepare residents for permanent housing</p>	<p>Housing needed in high opportunity areas</p>		<p>Specialty Housing for formerly incarcerated having difficulty securing housing</p>
		<ul style="list-style-type: none"> • People engage more deeply with providers and resources in the shelters providing day and night services • Providers need access to affordable housing for clients 		



Topic Area 3: Supportive Services



Mental Health	Substance Use	Medical Respite	Diversion
Treatment Team approach at shelters	Lack of funding for clients transitioning to sober living upon release from treatment facilities	Medical respite – should be short term	Sponsor pop up case managers for youth at locations such as libraries
Recognize mental health crisis due to social isolation caused by COVID compounded by homelessness		Medical procedures postponed due to the lack of a discharge address	Counseling and therapy to address trauma experienced by homeless youth
Mental health workers at homeless encampments		Respite should include transition into housing (technical requirement)	Coordinated hotline or access point for youth experiencing homelessness
Preventative Health Services to help people stay housed <ul style="list-style-type: none"> • Allow single mothers with children in day care to access counseling while working 		Number of persons experiencing homelessness with co-occurring amputations and mental health needs is increasing	Diversion for entry into housing attached to programming <ul style="list-style-type: none"> • Additional funding needed to reduce recidivism



Other Issues and Needs Identified



- Increase in tenant evictions
- Legal services for evictions and credit restoration assistance
- Landlord incentivization
- Payee program to teach residents to save money and pay rent to landlords on their behalf
 - Already successful with residents on SSI/SSDI
 - Provides additional insurance for landlords
- Childcare (affordable)
 - HUD funding eliminated for organizations that only provide support services
- Dental care
- State Supplemental Income (SSI) far below Dallas Fair Market Rent (FMR)
- More data to increase accountability and stewardship of funds
- Increased infrastructure, training, and appreciation needed for employees serving persons experiencing homelessness
- Identify opportunities for faith organizations



Citizen Homelessness Commission Input



June 7, 2021

- Feedback will be entered following the presentation



Summary



More services and funding needed at all levels

According to the 2021 Point In Time Homeless Count, 87% of the homeless population is over the age of 24, 74% are male, and 55% are Black/African American

• **HOUSING**

- Transitional housing not HUD recommended but still needed by this community
- Additional permanent supportive housing needed for the aging and chronically unsheltered population
- Affordable housing needed in high opportunity areas

• **SERVICES**

- Shelter is more successful when it includes case management
- Supportive services are crucial to reducing homelessness but providers need funding to support the activities
- OHS contract awards pending for the following:
 - Homeless Diversion
 - Emergency Services
 - Youth Homelessness



Next Steps



- **Public Engagement (Dates Pending)**

- Community Feedback Survey
- Listening Session A: Dallas residents
- Listening Session B: Unsheltered/Recently Unsheltered Population
- Racial Equity Discussion
 - Requested moderator – Regina Cannon, Chief Equity and Impact Officer, C4 Innovations
- City Council assistance needed with the following:
 - Share information about the community survey and listening session with constituents
 - Refer interested participants to OHS (strategicpartners@dallascityhall.com)

- **CHC and City Council HHS Committee Presentations**

- Provider Listening Sessions
 - CHC – 06/07/2021
 - HHS Committee – 06/08/2021
- Community Survey and Listening Sessions
 - CHC and HHS Committee – Dates Pending





City of Dallas

ARPA Provider Strategy Session Feedback Results

**Housing and Homelessness Solutions
Committee
June 8, 2021**

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-1097

Item #: C.

Upcoming Agenda Item: An Amendment to the South Dallas Fair Park/ Innerscity Community Development Corporation Conditional Grant Agreement to Extend the Completion Date [David Noguera, Director, Department of Housing and Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE May 21, 2021

TO Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas II (Chair), Cara Mendelsohn (Vice Chair), Carolyn King Arnold, Paula Blackmon, Lee Kleinman, Jaime Resendez, Chad West

SUBJECT **Upcoming Agenda Item: Amendment to the South Dallas Fair Park Innercity Community Development Corporation Agreement**

Summary:

This memorandum is to inform you of an upcoming agenda item on August 11, 2021 for City Council approval of an amendment to Resolution No. 13-1795 previously approved on October 2013 with South Dallas Fair Park Innercity Community Development Corporation (ICDC) in the amount of \$3,400,000.00, of which \$1,634,823.00 of the lien was released for after completion of the medical center, to **(1)** extend the term of Agreement date by three years, **(2)** allow for the City of Dallas to demolish the building at 4850 Brashear Street, **(3)** convey the property at 4850 Brashear Street to ICDC, **(4)** and for ICDC to complete ongoing work related to the development of the Mill City Townhomes on Spring Avenue.

Background

South Dallas Fair Park Innercity Community Development Corporation (ICDC) submitted a plan to complete the redevelopment along Spring Avenue in the Mill City Neighborhood and is requesting an extension of the General Obligation Bond conditional grant agreement in order to complete the final phase of the redevelopment. ICDC consulted with an architect and engineering firm to develop architectural plans and created a rendering to be used in marketing the development. This includes a Plat Map, Traffic Worksheet, Rezoning Landscape Plan, Rezoning Representation & Coordination with City of Dallas, and Additional ALTA Survey.

The 2006 Bond Election provided \$41.495 million dollars in general obligation bonds to provide funds for promoting economic development in the Southern Sector. On December 12, 2007, City Council approved an amendment to the Public/Private Partnership Program to set forth the Economic Development Program for Southern Dallas. This project will be implemented under the amended program.

Over the period of 2003-2008, master planning, leveraging of capital investments, public/private developments, and redevelopment took place in the Frazier Neighborhood Investment Program (NIP) Area. In order to implement components of the master plan,

catalyst projects for new public/private development and redevelopment have been considered by City Council on an individual basis.

ICDC is one of the key Frazier Neighborhood community stakeholders and was authorized by the City to undertake the Spring Avenue Revitalization which is a component of the master plan. On February 20, 2008, City Council approved the first economic development loan for ICDC to begin acquisition of improved and unimproved properties, address any relocation issues, address environmental remediation, and demolish existing improvements in order to begin revitalization efforts.

ICDC purchased over forty-four improved and unimproved properties along Spring Avenue and Brashear Street within the Frazier area. The majority of these properties were remediated and demolished for redevelopment. ICDC facilitated design and partial implementation of improvements along Spring Avenue, Troy, Benton, Brashear and Elsie Faye Heggins with public utilities, new streets, and pedestrian amenities to include street furniture, street trees, enhanced lighting and wider sidewalks. ICDC has also built a 5,600 square foot commercial building that is currently leased by North Texas Prism Health (formerly AIDS Arms). Upon completion of the construction of North Texas Prism Health, \$1,634,823.00 of the loan was forgiven by the City.

ICDC successfully built homes along the 4800 block of Spring Avenue. These homes are part of Frazier Courtyard Homes, a single-family subdivision for low- to moderate-income residents built in collaboration with Dallas Area Habitat for Humanity.

Since inception of ICDC in 1986, ICDC has:

- Constructed over 250 affordable homes in South Dallas/Fair Park, maintaining history by building homes consistent with the existing homes;
- Constructed a 16,000 square foot multi-use complex on Spring Avenue, which includes offices, a Homeownership Center, a Business Incubation Center, dental office, pharmacy, and beauty salon; and
- Constructed a 5,900 square foot South Dallas Training Center, in partnership with Dallas College (formerly DCCCD).

Background on Public Infrastructure on Spring Ave.

Prior to 2014, the Neighborhood Investment Program (NIP) was developing the Spring Avenue corridor for street, sidewalk and utility improvements. During that year, the NIP was sunset, resulting in a loss of funding, creating incomplete infrastructure along Brashear Street, Troy Street and Spring Avenue. This significantly, affected the development plans of ICDC.

Prior to NIP sunset, the City of Dallas Real Estate Division purchased the home at 4850 Brashear Street and provided relocation for the residents to construct the Troy/Spring Realignment, which also experienced significant delays. The building at 4850 Brashear Street, still owned by the City, remains unsecured and abandoned and is an

impediment to the redevelopment of the 4800 block of Spring Avenue, Brashear Street and Troy Street.

The extension will enable the City of Dallas to complete the infrastructure along Brashear Street, Troy Street and Spring Avenue as well as enable ICDC to complete ongoing work related to the development of the Mill City Market Garden in partnership with Texas Discovery Gardens and the development of the Mill City Townhomes.

Recommendation

Staff recommends City Council authorize an amendment to Resolution No. 13-1795 previously approved on October 8, 2013, with South Dallas Fair Park Inncity Community Development Corporation (ICDC), in the amount of \$3,400,000.00 of which \$1,634,823.00 of the lien was released for after completion of the medical center, to **(1)** extend the term of Agreement date by three years, **(2)** allow for the City of Dallas to demolish the building at 4850 Brashear Street, **(3)** convey the property at 4850 Brashear Street to ICDC, **(4)** and for ICDC to complete ongoing work related to the Development of the Mill City Townhomes on Spring Avenue.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@DallasCityHall.com or 214-670-3619.



Dr. Eric Anthony Johnson
Chief of Economic Development & Neighborhood Services

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| TC Broadnax, City Manager | Jon Fortune, Assistant City Manager |
| Chris Caso, City Attorney | Joey Zapata, Assistant City Manager |
| Mark Swann, City Auditor | M. Elizabeth Reich, Chief Financial Officer |
| Billierae Johnson, City Secretary | M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion |
| Preston Robinson, Administrative Judge | Directors and Assistant Directors |
| Kimberly Bizer Tolbert, Chief of Staff to the City Manager | |
| Majed A. Al-Ghafry, Assistant City Manager | |