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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street, Room 6ES
Dallas, Texas 75201

Public Notice

210399

POSTED CITY SECRETARY DALLAS, TX

Economic Development Committee

May 3, 2021

1:00 PM

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

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

This Economic Development 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=e2de47e854a0d7145351ef4e45189160b

Call to Order

MINUTES

1. 21-782 Approval of the April 5, 2021 Economic Development Committee Meeting Minutes

Attachments: Minutes

BRIEFING ITEMS

A. 21-783 ForwardDallas Comprehensive Land Use Plan Update
[Peer Chacko, Director, Planning and Urban Design]

Attachments: Presentation

B. 21-784 The Economics of Historic Preservation
[Murray Miller, Historic Preservation Officer, Office of Historic Preservation]

Attachments: Memo
Presentation

BRIEFING MEMORANDUM

C. 21-786 Reauthorization of Public/Private Partnership Program Guidelines and Criteria
[Robin Bentley, Interim Director, Office of Economic Development]

Attachments: Memo

D. 21-789 Authorize: 1) disbursement of funds in an amount not to exceed $254,000 to Vescorp Construction, LLC dba Chavez Concrete Cutting in accordance with the terms and conditions of Master Agreement Service Contract No. MASC-PBW-2020-00012768 for the construction of public sidewalks, curbs, gutters, driveway approaches, and barrier free ramp improvements on Stafford Street from N. Edgefield Avenue to N. Willomet Avenue and on the east side of N. Edgefield Avenue for approximately 300 feet north and approximately 150 feet south of the intersection of Stafford Street and N. Edgefield Avenue (the "Project") as part of the 2020 Sidewalk and Barrier Free Ramp Improvements pursuant to the Targeted Neighborhood Enhancement Program; and 2) receipt and deposit $62,000 from Oaxaca Interests, LLC ('Developer") for Developer's required portion of the Project [Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: Memo

E. 21-790 Authorize a development agreement and all other necessary documents with Gateway Oak Cliff, LP ("Developer") and/or its affiliates in an amount not to exceed $4,245,432**,** payable from current and future Oak Cliff Gateway TIF District Funds, in consideration of the Gateway Oak Cliff Mixed-Income Development Project ("Project") on property currently addressed at 400 South Beckley Avenue in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) [Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: Memo

F. 21-836 Building Permits Update [Kris Sweckard, Director, Sustainable Development and Construction]

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 #: 21-782 **Item #:** 1.

Approval of the April 5, 2021 Economic Development Committee Meeting Minutes

Economic Development
Meeting Record

The Economic Development Committee meetings are recorded. Agenda materials are available online at **www.dallascityhall.com.** Recordings may be reviewed/copied by contacting the Economic Development Committee Coordinator at 214-671-8958

Meeting Date: April 5, 2021 **Convened:** 1:00 p.m. **Adjourned:** 3:44 p.m.

Committee Members Present:
Tennell Atkins, Chair
David Blewett, Vice Chair
Jennifer S. Gates
B. Adam McGough
Omar Narvaez
Jaime Resendez
Chad West

Committee Members Absent:

Other Council Members Present:
Carolyn Arnold
Casey Thomas
Lee Kleinman

Presenters:
Dr. Eric Johnson, Chief Eco. Dev. & Neighborhood Services
Robin Bentley, Interim Director, Office of Economic Development
Kevin Spath, Assistant Director, Office of Economic Development
Kris Sweckard, Director, Department of Sustainable Development and Construction
Trayce McDaniel, President, TIP Strategies
Jeff Marcell, TIP Strategies
Alex Cooke, TIP Strategies

AGENDA

Call to Order (1:00p.m.)

1. **Approval of the March 1, 2021 Meeting Minutes**
   Presenter(s): Tennell Atkins, Chair

   Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the March 1, 2021 Economic Development Committee meeting.

Motion made by: Omar Narvaez	Motion seconded by: Jaime Resendez
Item passed unanimously: X	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

2. **Economic Development Policy and Economic Development Entity**
   Presenter(s): Dr. Eric Anthony Johnson, Chief of Economic Development and Neighborhood Services, City Manager's Office, Robin Bentley, Interim Director, Office of Economic Development, Trayce McDaniel, President, TIP Strategies

   Action Taken/Committee Recommendation(s): No action taken

Motion made by:	Motion seconded by:
Item passed unanimously:	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

3. **Upcoming Agenda Item: Klyde Warren Park/Dallas Arts District Public Improvement District Renewal Call for a Public Hearing to be held on May 26, 2021**
   Presenter(s): Jiroko Rosales, Assistant Director, Office of Economic Development

   Action Taken/Committee Recommendation(s): No action taken

Motion made by:	Motion seconded by:
Item passed unanimously:	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

4. **Authorize a Resolution Designating the Property Addressed as 2323 Bryan Street, Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 18**
   Presenter(s): Robin Bentley, Interim Director, Office of Economic Development

   Action Taken/Committee Recommendation(s): No action taken

Motion made by:	Motion seconded by:
Item passed unanimously:	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

44

5. **Acquisition of property for future central park in Valley View-Galleria Area**
   Presenter(s): Kevin Spath, Assistant Director, Office of Economic Development

   Action Taken/Committee Recommendation(s): No action taken

Motion made by:	Motion seconded by:
Item passed unanimously:	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

6. **Building Permits Update**
   Presenter(s): Kris Sweckard, Director, Department of Sustainable Development and Construction

   Action Taken/Committee Recommendation(s): No action taken

Motion made by:	Motion seconded by:
Item passed unanimously:	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

Adjourn (3:44 p.m.)

APPROVED BY:

Tennell Atkins, Chair
Economic Development Committee

ATTESTED BY:

Tenna Kirk, Coordinator
Economic Development Committee

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-783 **Item #:** A.

ForwardDallas Comprehensive Land Use Plan Update
[Peer Chacko, Director, Planning and Urban Design]

City of Dallas

FORWARD DALLAS

Comprehensive Land Use Plan Update

Council Economic Development Committee
Date May 3, 2021

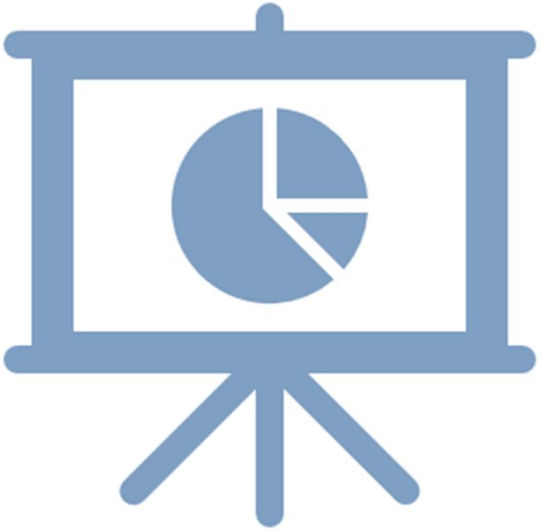
Peer F. Chacko, Director
Planning & Urban Design
City of Dallas

Purpose

- Brief the Council Committee on the ForwardDallas Comprehensive Land Use Plan update prior to launch.

Presentation Overview

- Background
- Project Schedule
- Community Engagement
- Goals and Emphasis
- Proposed CPC Committee
- Next Steps



Consultant Team

- Well-rounded team with national and local experience and strong expertise in scenario planning applied to citywide comprehensive planning:

  - Houseal Lavigne Associates (Lead)
    - National scenario planning & community development expertise
  - Norris Design
    - Local planning & urban design expertise
  - K Strategies
    - Local community outreach & public relations expertise
  - Toole Design
    - National mobility planning expertise
  - ETC Institute
    - National representative sample surveying expertise

*forward*Dallas Plan

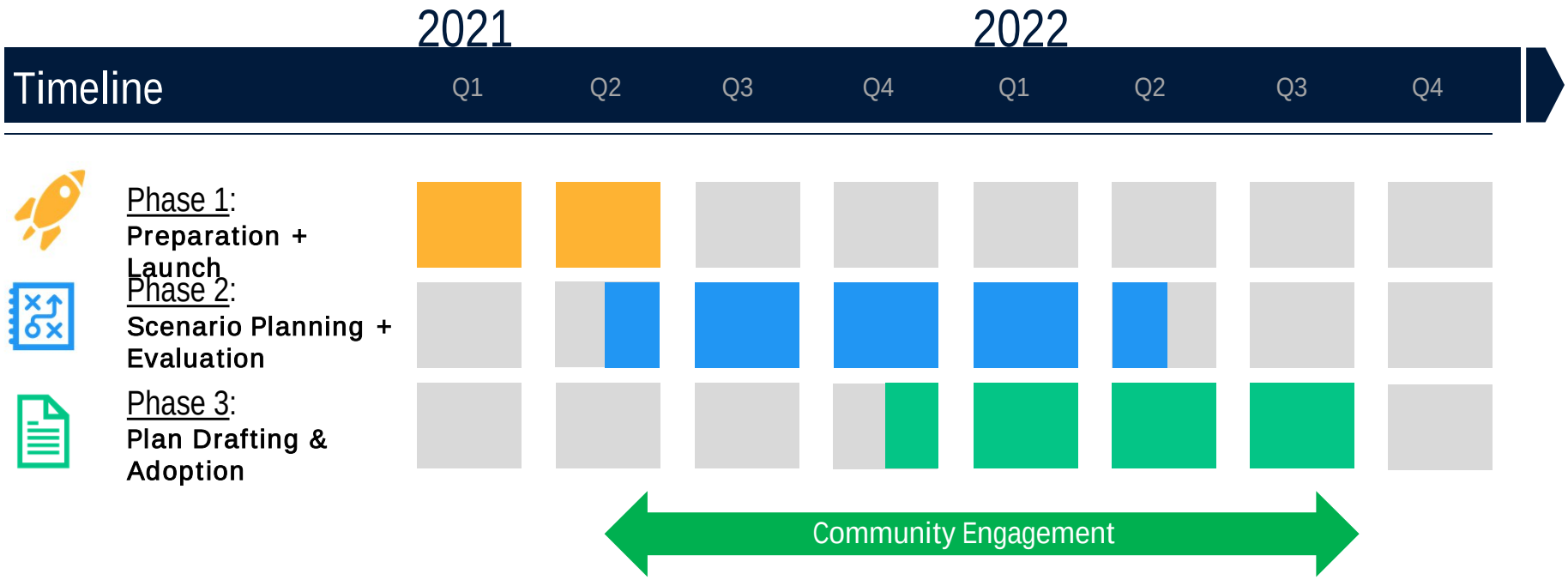
- Dallas' first comprehensive plan was adopted in 2006, by ordinance and referenced in the Dallas Development Code
- Fifteen years hence, it is time for a major update

Community Transformation Roadmap

- The *forwardDallas* comprehensive plan update is a key component of the City's Community Transformation Roadmap

Housing Initiatives (Estimates)	Infrastructure Projects	Transformative Projects	Pilot Initiatives in Support of Social & Economic Growth	Capacity Building in Support of Social & Economic Growth	Resource Development	External Affairs
• 1,000 affordable housing unit challenge • PFC Housing 80% at 50% AMI: 2000 Units • PFC Housing Pilot Initiative: City owned land; RFP 500 Units Innovative concepts • HFC Housing, LIHTC Credit 1700 Units • Site acquisition 300 Units (2) @ 150 Units Each Aligned w/ Community Assets (Commercial Kitchen/Incubator) • Housing for Homeless Initiative 900 units • Housing Nexus Study • Affordable Housing Development Tools Program	• Large Scale (>$10,000,000) • Small / Medium Scale (<$10,000,000)	Physical Projects: • Mall Areas • UNT Dallas Area • Medical District • Urban Core #1 • Biotech Initiative Development Capacity: • Citywide Comprehensive Plan • TOD Plan • Hensley Field Redevelopment Plan • Reimagine City Development Processes • City Parking Code Review • Historic Preservation Streamlining Regulations and Processes • People Mover Demonstration • Parking Code • Convention Center Master Plan	• Integrated Community Development Project • Neighborhood Level Projects (5) • Food Desert Pilots • Smart Cities • Creative Industry Zones	• Underserved Community Revitalization Strategy* • Economic Development Policy & Strategic Plan • Workforce Development: Growth Clusters • Workforce Development: Local Talent • Inner City Small Business Hub • Small Business Commercial Space Reduction Program* • Community Based Development Capacity Building • Review / Streamlining of Housing and Economic Development Policies and Regulations • Invest Dallas Creation* • Small Business Pop-Up Concept	Community Regeneration Fund*: • Affordable Housing Revolving Loan Fund • Small Business Revolving Loan Fund • Historic Preservation Revolving Loan Fund • Underserved Communities Small Businesses • HUD Sec 108 Revolving Loan • AFHTF Housing • Stabilization Fund*	• Dallas Vision and Brand* • Invest Dallas Creation* • Community Relations / Engagement • Dashboard • Roadmap Evaluation • Strategic Partnerships • Program and Policy Alignment and Changes • Outreach • Anchor Institution Economic Development Strategy

FORWARD DALLAS Update Schedule



Community Engagement

- New CPC Comprehensive Land Use Plan Committee will receive regular stakeholder input throughout the process
- Engagement Events and Polls at key milestones will provide a combination of virtual and in-person input opportunities subject to COVID-19 constraints
- New Ambassador Program will proactively involve interested citizens and cultivate grass-roots awareness
- Neighborhoods Summit to kick-off the process and promote community awareness

Community Engagement (Continued)

- Speaker Series in partnership with local professional organizations to generate discussion and interest on topics relevant to the comprehensive plan update
- Youth/Student engagement through collaboration with local schools and colleges
- Representative sample survey will gauge public attitudes/opinions on planning themes

City Council Oversight

- Regular (at least quarterly) Council/Committee briefings will be provided during the update process to receive input and direction at key milestones.
- After the updated plan is adopted, the implementation program will be reviewed, updated and briefed to Council or Council Committee in coordination with the annual budget cycle

FORWARD DALLAS Plan Update Goals

- **Refresh** the citywide land use vision through inclusive community engagement.
- **Strengthen** citywide land use policies to promote equity and sustainable growth.
- **Advance** strategic and proactive implementation.

Focus on Implementation

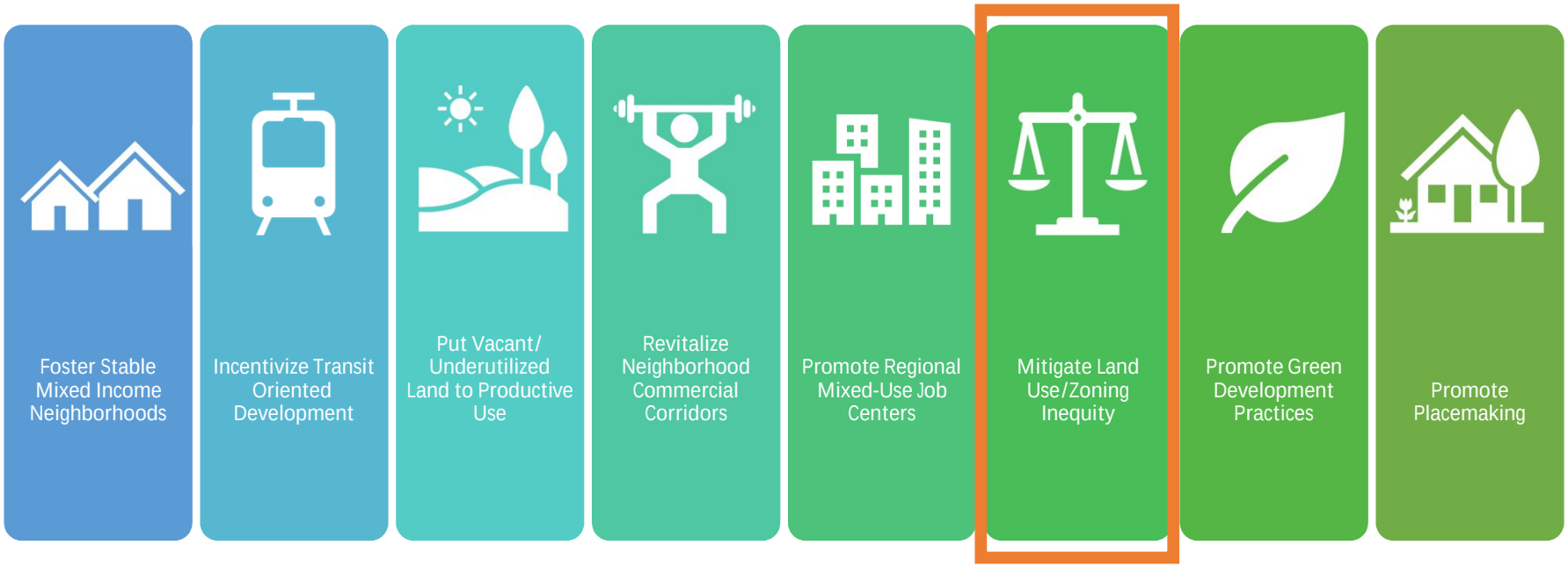
- The updated plan will include a strategic implementation program to promote equity and sustainable growth, monitored and updated annually in coordination with funding cycles
  - Strategic zoning recommendations
  - Strategic infrastructure investment coordination opportunities
  - Strategic community development initiatives

Integration of Recent Citywide Policy

- Recent citywide policy will inform the *forwardDallas* update and be referenced in the updated plan to maintain a living relationship
  - Comprehensive Housing Policy
  - Resilience Plan & Equity Indicators Report
  - Comprehensive Environment and Climate Action Plan (CECAP)
  - Strategic Mobility Plan (Connect Dallas)
  - Economic Development Policy

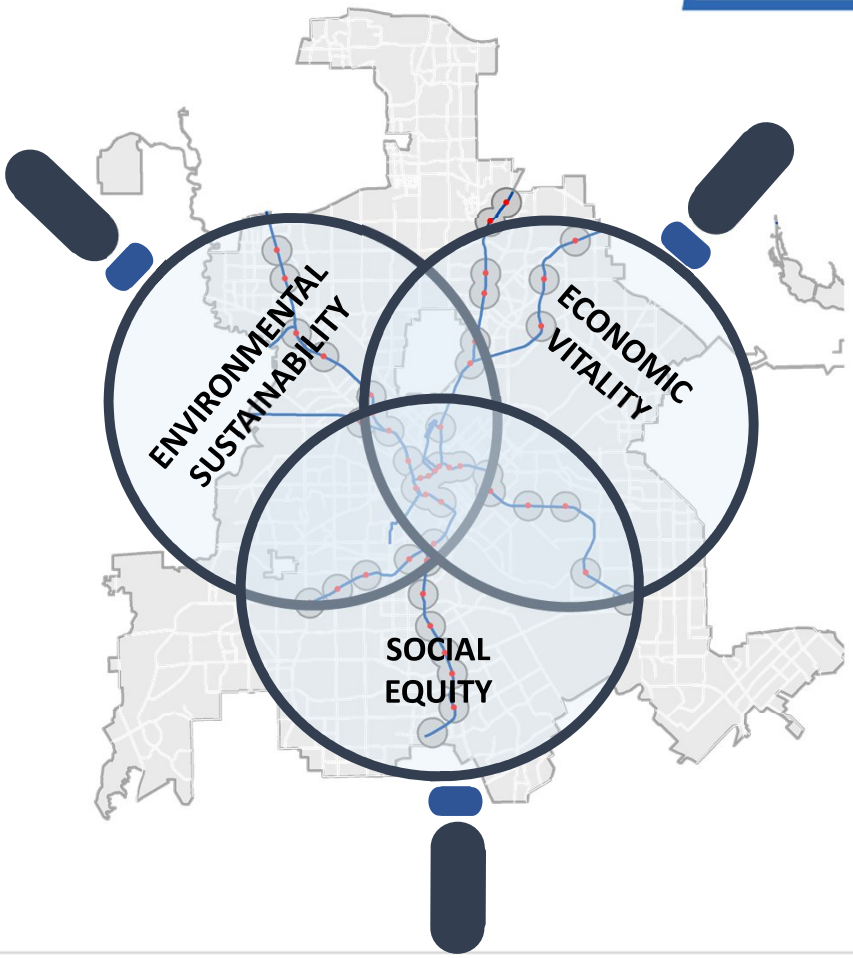
Strategic Land Use Themes

- Preliminary land use themes identified from recent citywide initiatives will inform analyses and community engagement



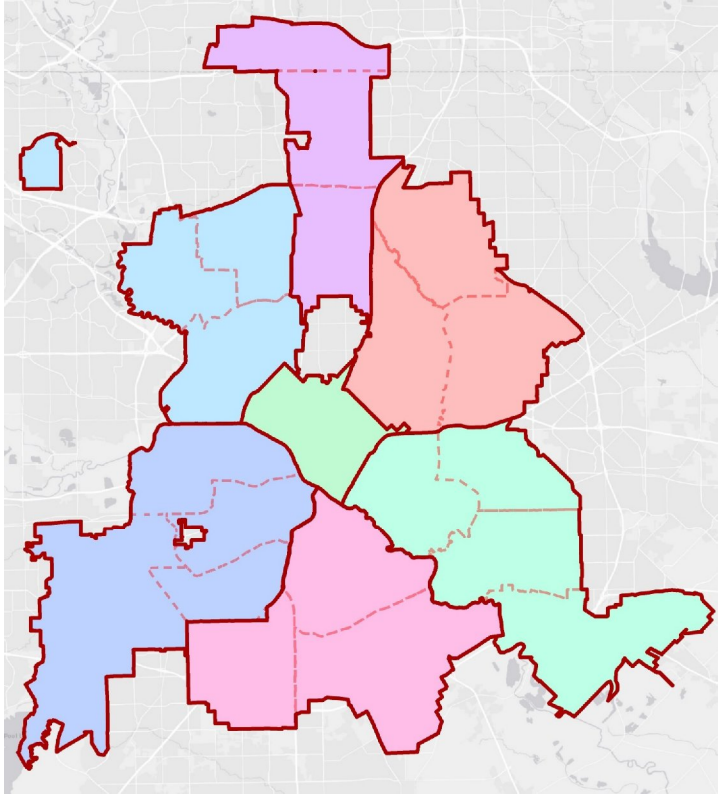
Robust Tools To Evaluate Future Growth

- A data-driven process:
  - Build modelling tools to evaluate alternative "What If" growth scenarios and inform selection of a preferred scenario.
  - Define citywide land use performance metrics.
  - Create reporting tools to regularly monitor cumulative land development impacts.



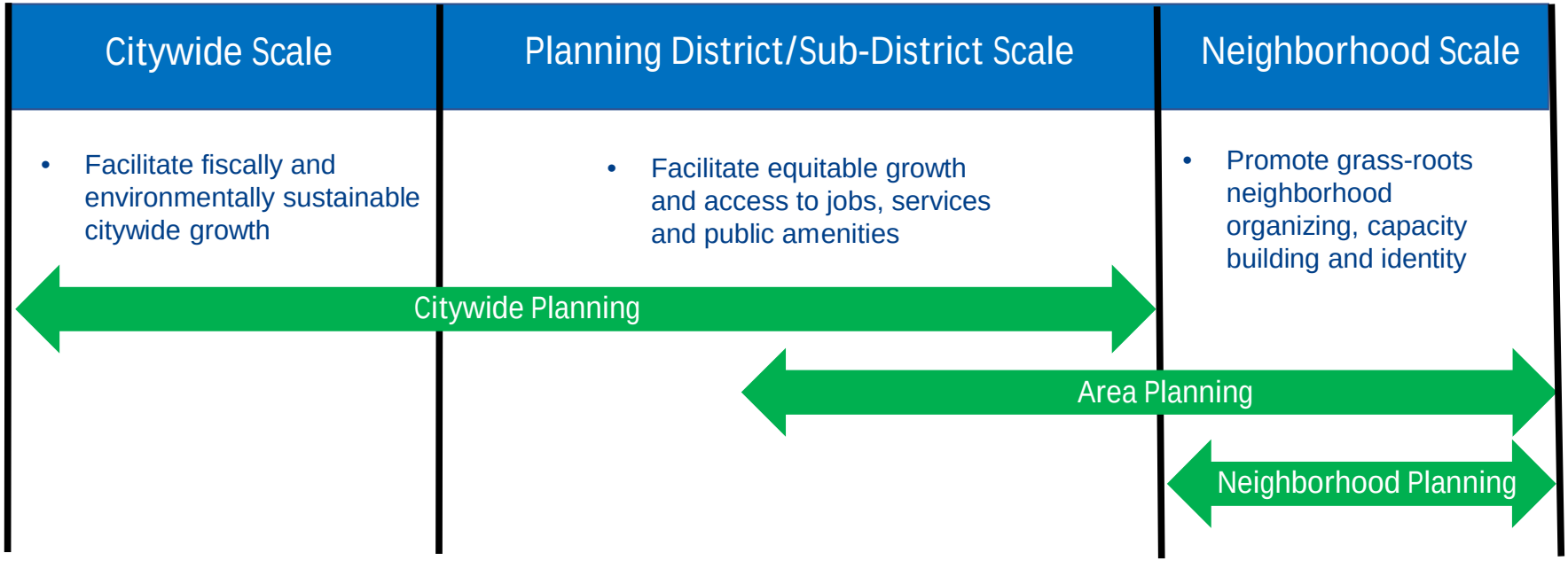
Geographic Framework for Planning

- Planning districts/sub-districts to facilitate:
  - Equity evaluation and mitigation
  - Relatable neighborhood engagement in citywide planning
  - Systematic area planning within the context of the citywide plan

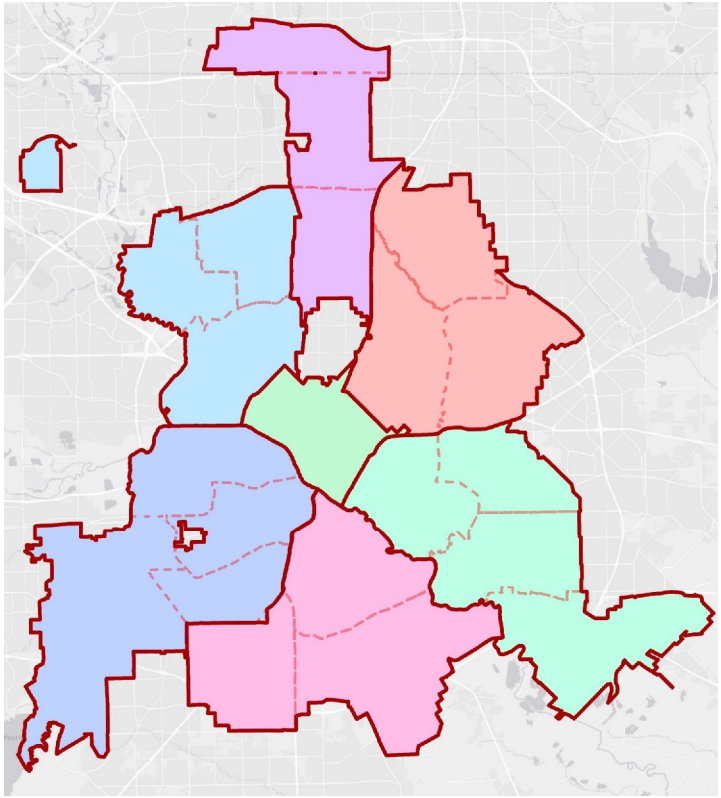


Planning at Different Scales

- Establish a framework for effective planning across different scales to maintain a unified and sustainable vision while promoting equity and neighborhood identity.



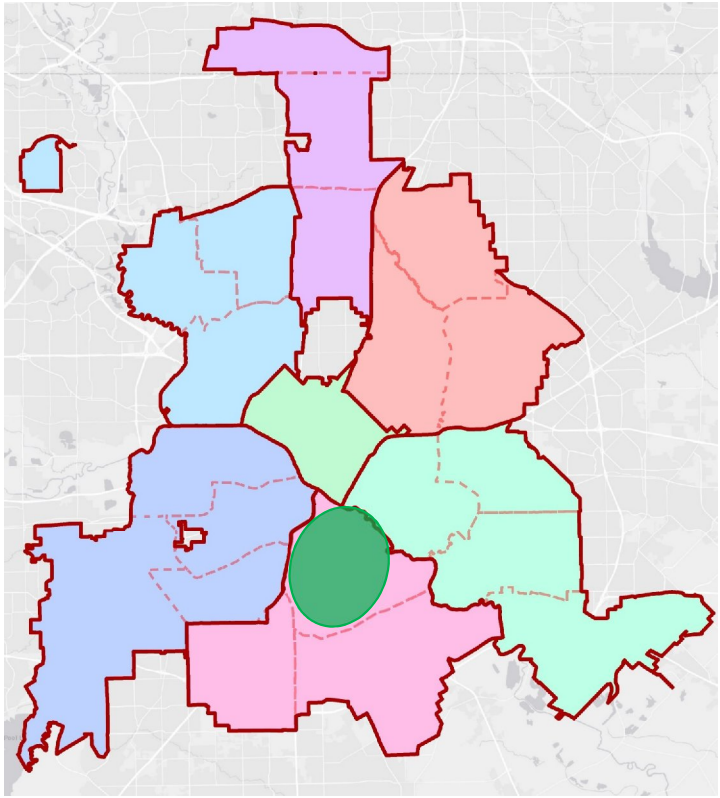
Citywide Planning Role



City-initiated

- Establish broad citywide land use vision and policy
- Identify strategic initiatives to promote equity, economic vitality, and environmental sustainability across planning districts/sub-districts
- Prioritize public initiatives to address strategic citywide land use/development issues.

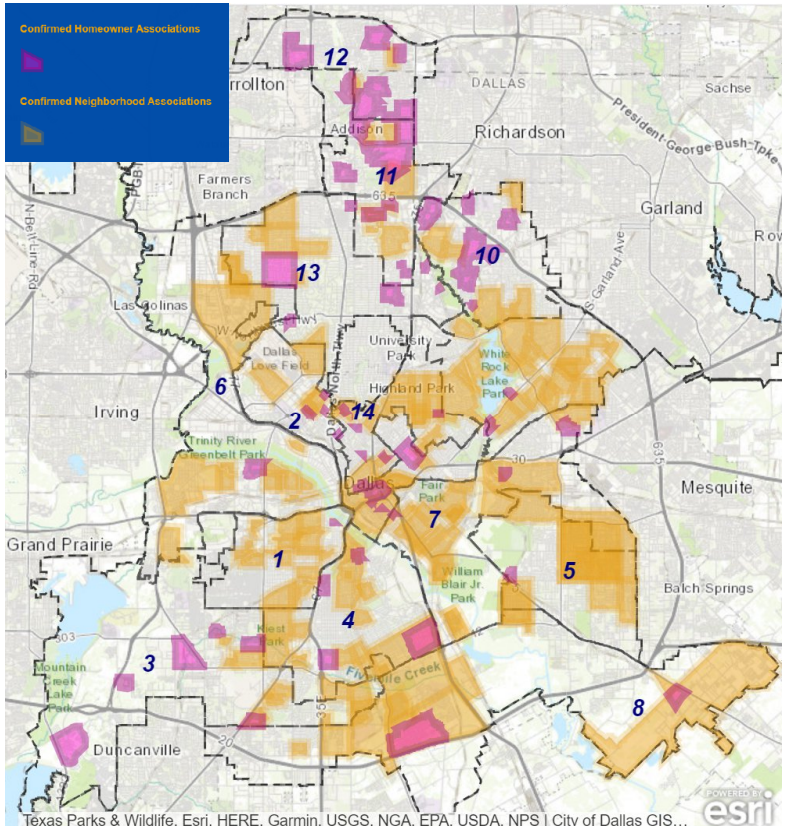
Area Planning Role



City-initiated

- Implement citywide policies and initiatives through localized planning
- Establish detailed land use vision and policy in the context of the citywide plan to proactively align zoning, infrastructure and community development initiatives
- Engage multiple neighborhoods in prioritizing needs

Neighborhood Planning Role



Neighborhood-driven

- Channel grass-roots neighborhood organizing efforts towards meaningful action
- Empower neighborhoods to articulate and promote their own vision and aspirations to influence City actions
- Do not establish City policy, but recognized as important input for area planning and City policy decisions

Area Planning Program

Area planning program initiated in conjunction with the forwardDallas Plan update:

- Systematic long range planning in strategic areas facing imminent land use changes that warrant City intervention
- Action-oriented plans that do not sit on the shelf
- Consistent area planning template to enable easy policy reference and effective inter-agency implementation

Proposed CPC Committee

A new standing City Plan Commission committee to provide recommendations to CPC on actions related to comprehensive land use planning

Purpose:

- Provide oversight and guidance for developing or updating the citywide comprehensive land use plan or area-based land use plans, to facilitate their passage and implementation, and to monitor their progress, in order to advance future land use goals that promote economic vitality, environmental sustainability, and equity throughout Dallas.

New Committee Membership

- 12 to 17 members appointed by CPC Chair, consisting of City of Dallas residents, including three (3) CPC members, with expertise in each of the following areas:
  - Urban design, urban planning, or landscape architecture
  - Neighborhood stabilization and revitalization
  - Real estate development, finance, or economics
  - Multimodal transportation
  - Environmental sustainability
  - Social equity
  - Other expertise relevant to comprehensive land use planning

New Committee Roles

- Oversight and guidance during the comprehensive land use plan update process:
  - Regular review meetings to provide feedback to staff
  - Serve as forum for formal stakeholder input during the update process
  - Provide a formal recommendation to CPC on the draft comprehensive land use plan

New Committee Roles (Continued)

- Monitor, report and recommend action on implementation of the adopted ForwardDallas plan:
  - Review regular staff evaluation of progress and proposed implementation program updates based on established metrics
  - Review and make recommendations on new area plans for adoption and incorporation into the comprehensive land use plan
  - Review and make recommendations on other zoning or development issues relevant to comprehensive plan implementation

Next Steps

May 2021:

- Consultant on-boarding
- Preliminary analysis

June 2021:

- Community engagement launch
- Committee appointments

July 2021:

- Scenario planning preparation

August 2021:

- Community visioning

Action Needed

- Recommend City Council action on the CPC Rules Amendment establishing a new comprehensive land use plan committee.
- City Council can approve, deny or remand to CPC for further action

City of Dallas

FORWARD DALLAS

Comprehensive Land Use Plan Update

Council Economic Development Committee
Date May 3, 2021

Peer F. Chacko, Director
Planning & Urban Design
City of Dallas

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-784 **Item #:** B.

The Economics of Historic Preservation
[Murray Miller, Historic Preservation Officer, Office of Historic Preservation]

Memorandum

CITY OF DALLAS

DATE May 3, 2021

TO The Honorable Members of the Economic Development Committee:
Tennell Atkins (Chair), David Blewett (Vice-Chair), Jennifer Staubach Gates, Adam McGough, Omar Narvaez, Jaime Resendez, Chad West

SUBJECT **The Economics of Historic Preservation**

The Office of Historic Preservation (OHP) appreciates an opportunity to share a brief presentation regarding the Economics of Historic Preservation and to highlight linkages between a key OHP operational matter and the Implementation of the Economic Development Policy.

Background Information

- The 1973 Landmark Program held "reinvigorating decaying neighborhoods and promoting understanding" of historic preservation as key objectives.
- In 2015, the Mayor's Downtown Historic Preservation Task Force recommended ways to improve the preservation program with timelines for implementation.

  Of the nine Task Force recommendations adopted by City Council in 2015, one of those recommendations is currently being undertaken and eight (that were to be implemented over a five-year period by 2020) have not been advanced. Of the eight that have not been advanced, two of the recommendations relate to priority statements outlined in the Vision for Historic Preservation in Dallas:

  1. Review staff priorities to foster efficiencies; and
  2. Shift the focus of the preservation program

- In 2020, a Vision for Historic Preservation in Dallas (the "Vision") identified and developed a strategy for addressing key preservation issues, many of which are related to economic development. Staff received positive feedback from stakeholders, friends and interested parties on the Vision, which included priority statements that the OHP proposed to advance expeditiously:

  - *Ensure that our processes and programs reflect best practices and that our ordinances, regulations and guidelines facilitate efficiency; and*

  - *Free-up staff time currently allocated almost exclusively to regulatory responsibilities (i.e. Certificates of Appropriateness) to support a more balanced Preservation Program that promotes the relationship between historic preservation and economic development*

DATE May 3, 2021

SUBJECT **The Economics of Historic Preservation**

Streamlining OHP's Regulations and Processes

The Vision contains many strategies aimed at broadening and balancing the Historic Preservation Program, including elevating is contribution to economic development, developing strategies that contribute to affordable housing options and focusing on historically underserved communities. Advancing important strategies will require that our regulations and processes be streamlined to free-up staff time to do so.

The Vision outlined an expedited timeframe to bring forth the first step towards streamlining our processes and regulations, which included a proposed amendment to the City Code that would facilitate an expedited review process by allowing for greater administrative review authority.

Administrative Review

Feedback obtained from public presentations, consultation and a workshop designed to solicit additional ideas for practical no-cost solutions for streamlining the OHP's regulations and processes was insufficiently supportive of the concept of administrative review. The matter of administrative review has been under consideration by an Ad-Hoc Committee of the Landmark Commission since January 2021.

Streamlining OHP's regulations and processes, realigning its resources, and updating the powers and duties of the landmark Commission are necessary to advance strategies outlined in the Vision that support the recently launched Economic Development Policy.

The Vision Presentation Video

The Vision presentation may be viewed at https://cityofdallaspreservation.wordpress.com/2020/10/30/vision-plan-streamlining-regulations-and-processes-full-presentation-and-survey/. If you have questions about the Vision for Historic Preservation in Dallas, please contact Murray G. Miller, Director, Office of Historic Preservation at (214) 557-2170 (c).

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

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

The Economics of Historic Preservation

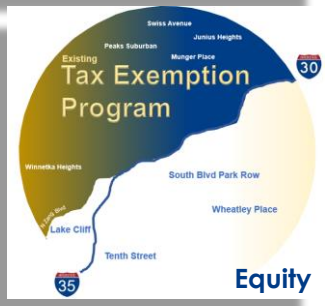
BACKGROUND INFORMATION

1973 Landmark Program - Reinvigorating Decaying Neighborhoods and Promoting Understanding were key aspects of the Landmark Program

2015 Downtown Dallas Historic Preservation Task Force - Shifting the focus of the preservation program was a key recommendation

2019 The Office of Historic Preservation (OHP) - Created to assume an enhanced role within Economic Development & Neighborhood Revitalization

2020 A Vision for Historic Preservation in Dallas - Acknowledged a need to broaden the Historic Preservation program, which included streamlining the OHP's regulations and Processes



22 Reasons Why Preserve
Social, Economic and Cultural Considerations

1. It is essential to the identity and unique character of communities
2. It is essential to cultural, social, economic and environmental sustainability
3. Key ingredients to neighborhood livability and quality of life
4. In an increasingly anonymous form of development – individual character is a precious identity
5. Create a sense of stability
6. Incremental development over time an inspiration for future development
7. Quality and richness of design, construction, craftsmanship and materials
8. Adaptable to contemporary needs
9. Promotes respect for those that came before us
10. Encourages citizen activity in local government about the future
11. Vacant housing and empty lots reduce property values
12. It is the ultimate in recycling - 20% of all landfill is construction waste
13. It saves embodied energy
14. Many preservation practices are "green"
15. It decreases urban sprawl
16. Cultural and heritage tourism is a rapidly-growing industry
17. It is more labor intensive resulting in the creation of more jobs
18. Materials are purchased locally
19. Property values remain stable or rise in historic districts
20. Young people love old buildings and authentic places
21. Night life is more active where a mix of buildings including historic areas
22. To maintain a sense of permanence

2021 Economic Development Policy – includes increasing diverse housing options, reviewing and updating the City's incentive programs, developing processes to promote a responsive and financially sustainable local government, and prioritizing Southern Dallas and communities of color

OHP Issues - Streamlining Regulations/Processes + Realigning Processes and Resources + Program Equity

Next Steps

- Recommend actions required to achieve alignment of OHP's regulations, processes and resources to support the implementation of the Economic Development Policy
- Advance the City Manager's goals for the OHP
- Review and recommend any adjustments to Section 51A-3.103 (c) Powers and duties of the Landmark Commission that would serve to support the Economic Development Policy

City of Dallas

The Economics of Historic Preservation

Economic Development Committee
May 3, 2021

Murray G. Miller, Director
Office of Historic Preservation
City of Dallas

Presentation Overview

- Background/History
- Purpose
- Issues/ Operational or Business Concerns
- Operational Impact
- Next Steps

Background/History

- Reinvigorating Decaying Neighborhoods and Promoting Understanding were key aspects of the Landmark Program (1973)

Background/History

- Reinvigorating Decaying Neighborhoods and Promoting Understanding were key aspects of the Landmark Program (1973)
- Shifting the focus of the preservation program was a key recommendation of the Downtown Dallas Historic Preservation Task Force (2015)

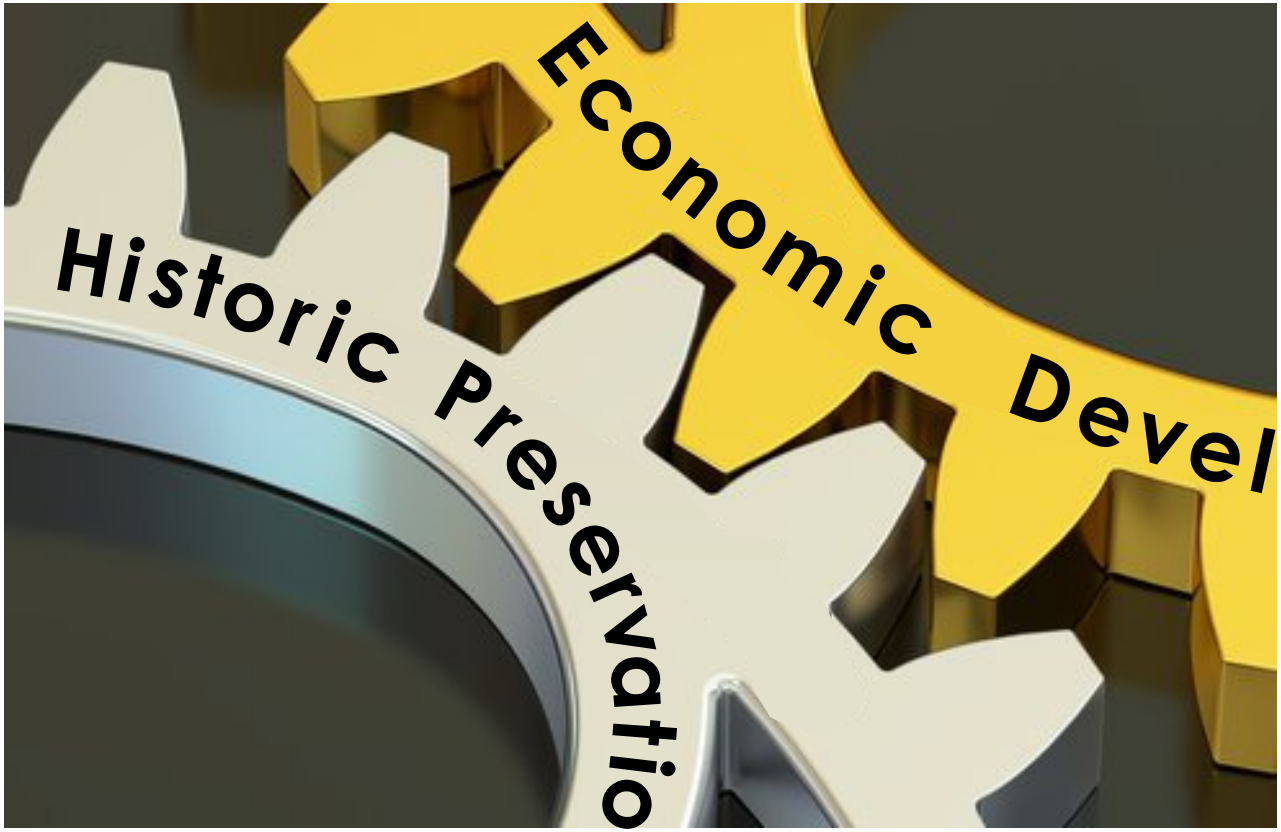
Background/History

- The Office of Historic Preservation was created in 2019 to assume an enhanced role within Economic Development & Neighborhood Revitalization

Background/History

- The Office of Historic Preservation was created in 2019 to assume an enhanced role within Economic Development & Neighborhood Revitalization
- During the first half of 2020, a Vision for Historic Preservation in Dallas acknowledged a need to broaden the program

Purpose



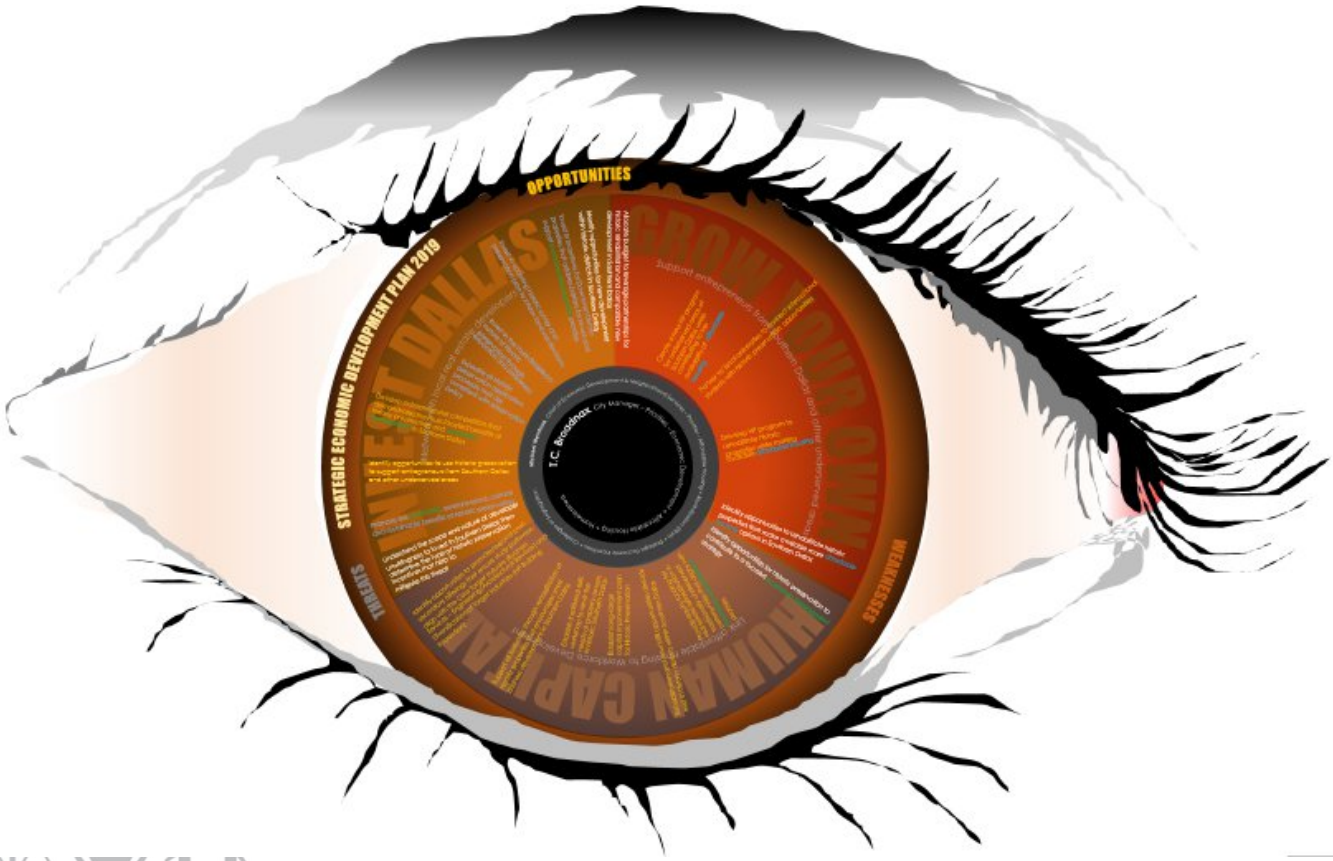
The Vision

- Streamlining OHP's Regulations and Processes

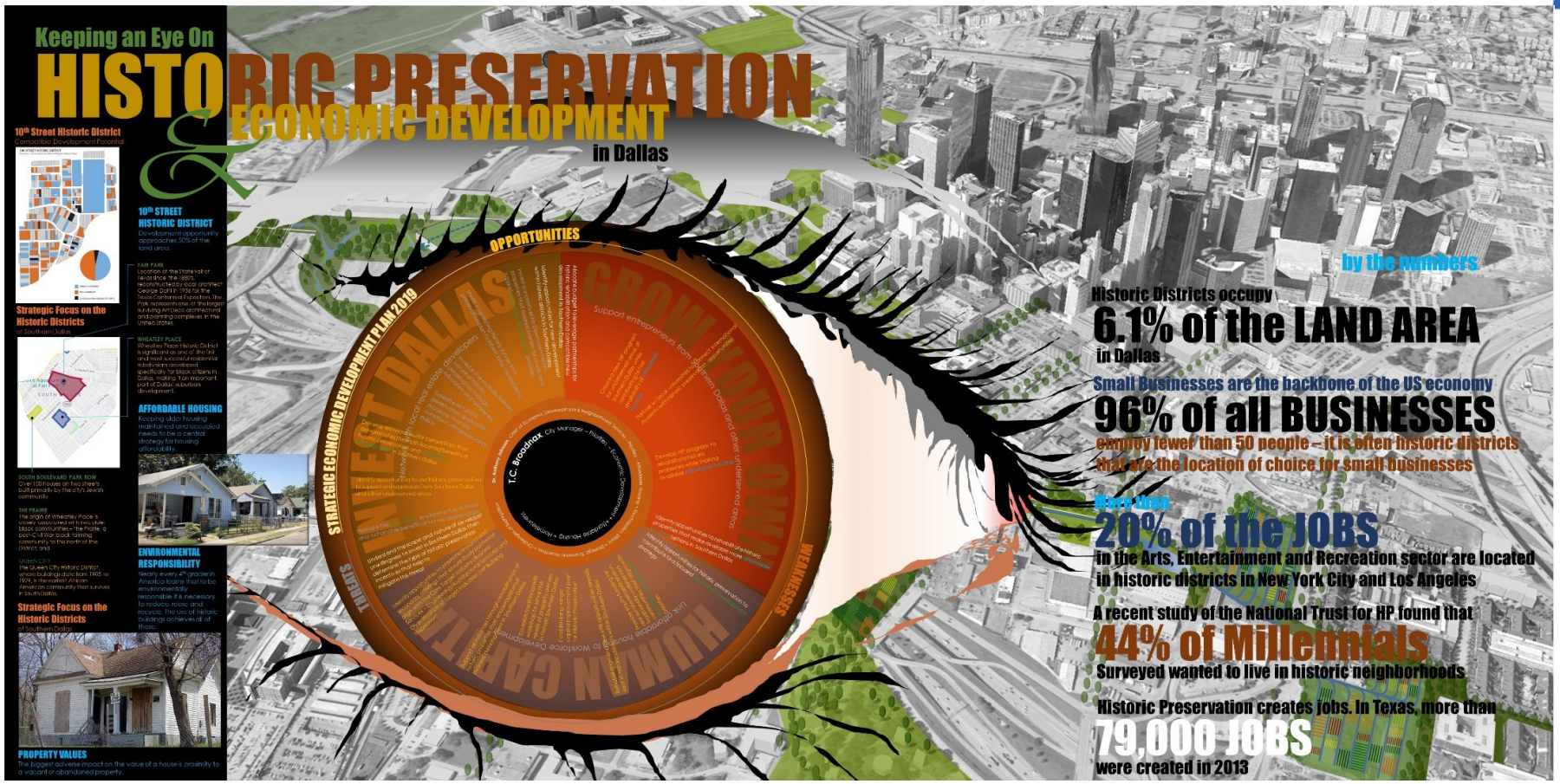
The Vision

- Reinvigorating Decaying Historic Neighborhoods, shifting the focus of historic preservation and Promoting Understanding are essential to align with the goals of Economic Development & Neighborhood Revitalization

The Vision – Keeping an Eye on Historic Preservation in Dallas



The Vision – Keeping an Eye on Historic Preservation in Dallas

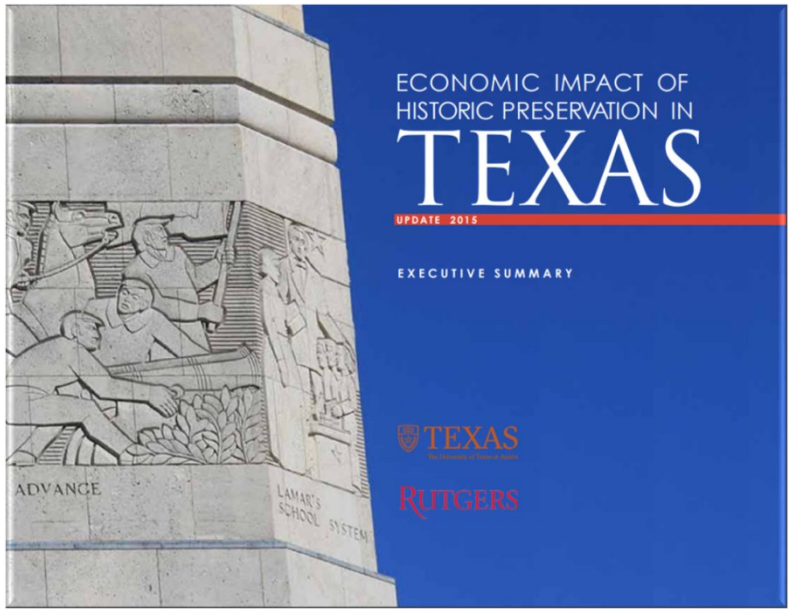


GROW SOUTH DALLAS
Support entrepreneurs from Southern Dallas and other underserved
Allocate budget to leverage partnerships for historic rehabilitation and compatible new development in Southern Dallas
Identify opportunities for new development within historic districts in Southern Dallas
Invest in incentives for Downtown historic properties that address barriers for re-use and support economic development priorities
Invest in updating historic survey and preservation plan to inform land use decisions
Create a new HP program for underserved areas of Southern Dallas while contributing to the availability of affordable housing
Partner w/ local universities to connect international students with historic preservation opportunities
Develop HP program to rehabilitate historic properties while making available affordable housing
Dr. Eric Anthony Johnson, Chief of Economic Development & Neighborhood Services – Priorities – Affordable Hous
T.C. Broadnax, City Manager – Priorities – Economic Develop
Network with local real estate developers
Invest in the multi-disciplinary nature of historic preservation through education and awareness
Expedite all historic preservation application processes that are consistent with preservation policy
Develop entrepreneurial competition that demonstrates the multi-faceted benefits of historic preservation and economic development in Southern Dallas
Identify opportunities to use historic preservation to support entrepreneurs from Southern Dallas and other underserved areas

The Economics of Historic Preservation

• 22 Reasons – Why Preserve

Social, Economic and Cultural Considerations



1. It is essential to the identity and unique character of communities
2. It is essential to cultural, social, economic and environmental sustainability
3. Key ingredients to neighborhood livability and quality of life
4. In an increasingly anonymous form of development – individual character is a precious identity
5. Create a sense of stability
6. Incremental development over time an inspiration for future development
7. Quality and richness of design, construction, craftsmanship and materials
8. Adaptable to contemporary needs
9. Promotes respect for those that came before us
10. Encourages citizen activity in local government about the future

The Economics of Historic Preservation

- 22 Reasons – Why Preserve

Social, Economic and Cultural Considerations

11. Vacant housing and empty lots reduce property values
12. It is the ultimate in recycling - 20% of all landfill is construction waste
13. It saves embodied energy
14. Many preservation practices are “green”
15. It decreases urban sprawl
16. Cultural and heritage tourism is a rapidly-growing industry
17. It is more labor intensive resulting in the creation of more jobs
18. Materials are purchased locally
19. Property values remain stable or rise in historic districts
20. Young people love old buildings and authentic places
21. Night life is more active where a mix of buildings including historic areas
22. To maintain a sense of permanence

The Economics of Historic Preservation

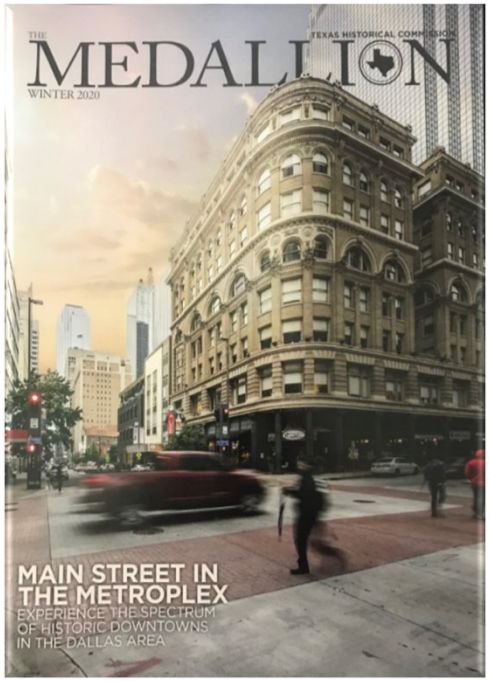
- 22 Reasons – Why Preserve

Social, Economic and Cultural Considerations

12. It is the ultimate in recycling - 20% of all landfill is construction waste

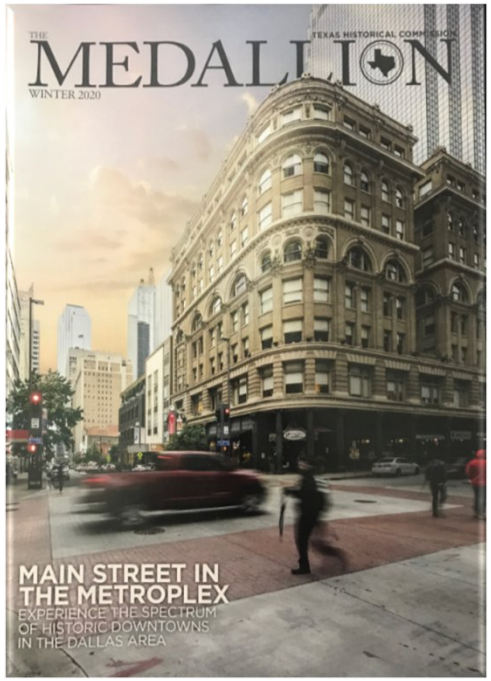
The Economics of Historic Preservation

- Heritage Tourism



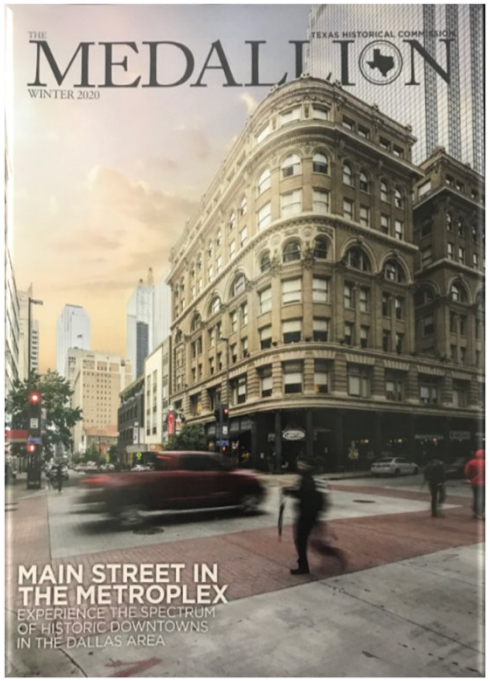
The Economics of Historic Preservation

- Heritage Tourism



The Economics of Historic Preservation

- Heritage Tourism



The Economics of Historic Preservation

- Heritage Tourism

ECONOMIC DEVELOPMENT POLICY CONSIDERATION

Relevant to fostering vibrant, recreational and historical amenities

The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy

- Jobs

The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy

ECONOMIC DEVELOPMENT POLICY CONSIDERATION

Relevant to generating economic vitality

The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy

- Jobs
- Jobs in Knowledge and Creative Class Sectors

The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy

- Jobs
- Jobs in Knowledge and Creative Class Sectors
- Small Business

The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy

ECONOMIC DEVELOPMENT POLICY CONSIDERATION

Relevant to attracting and strengthening businesses while building and preserving communities

The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy

Tenth Street Historic District (demolished 2019)

- Affordable Housing

The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy

- Affordable Housing
- Millennials and Housing

The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy

ECONOMIC DEVELOPMENT POLICY CONSIDERATION

Relevant to providing incentives to increase access to housing

The Economics of Historic Preservation

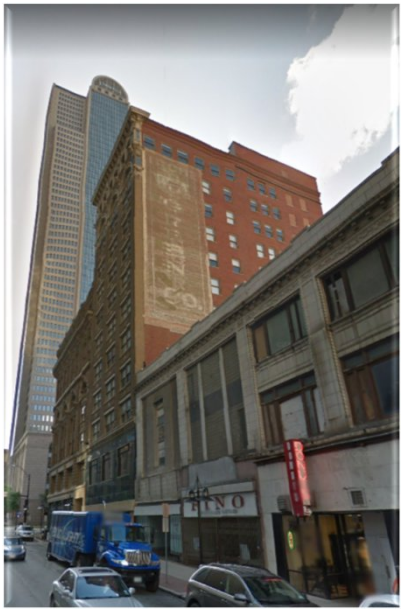
- Historic Preservation is Good for the Local Economy

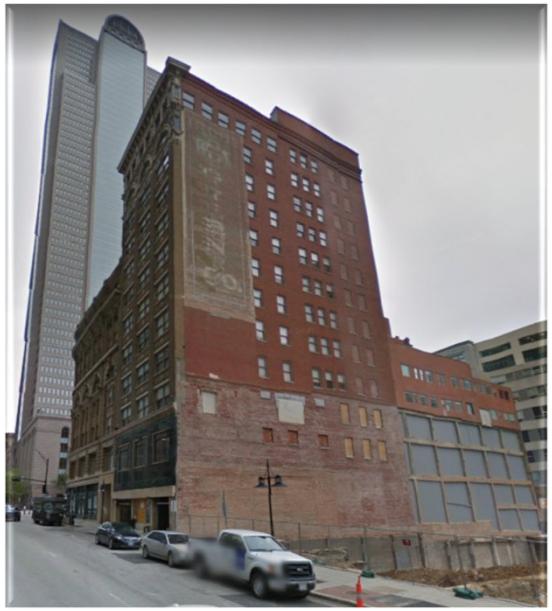
10-YEAR ASPIRATIONAL OUTCOME

Related to increasing diverse housing options

The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy





1611 Main Street (Main and Elm Streets)

- Environmental Responsibility

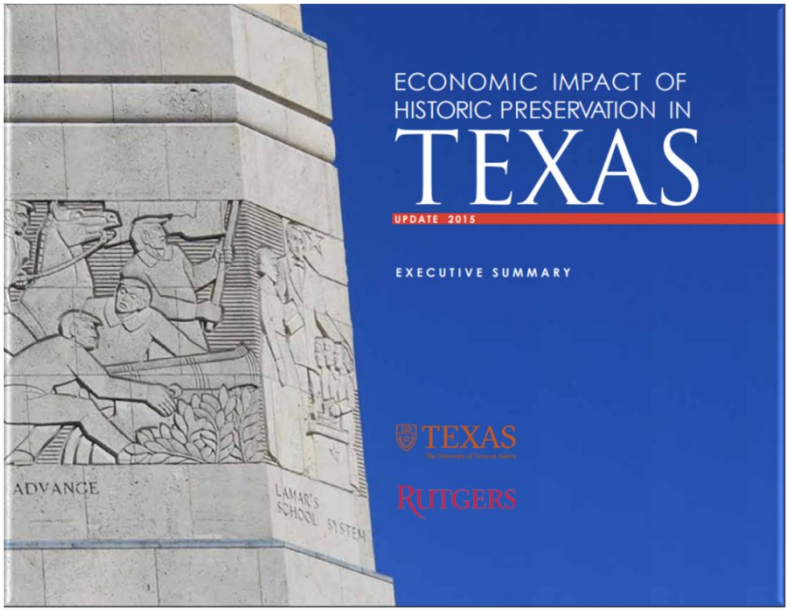
The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy

- Environmental Responsibility
- Property Values

The Economics of Historic Preservation

- Historic Preservation is Good for the Local Economy



- Environmental Responsibility
- Property Values
- Tax Generation

The Economics of Historic Preservation

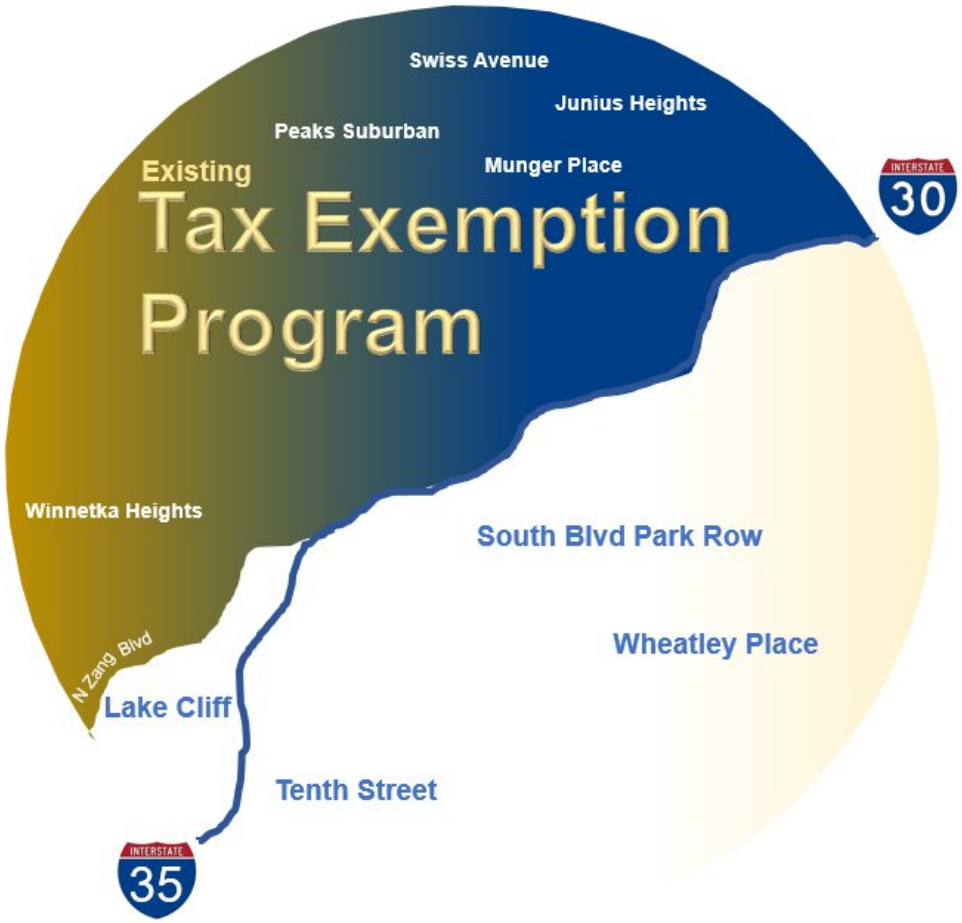
- Historic Preservation is Good for the Local Economy

10-YEAR ASPIRATIONAL OUTCOME

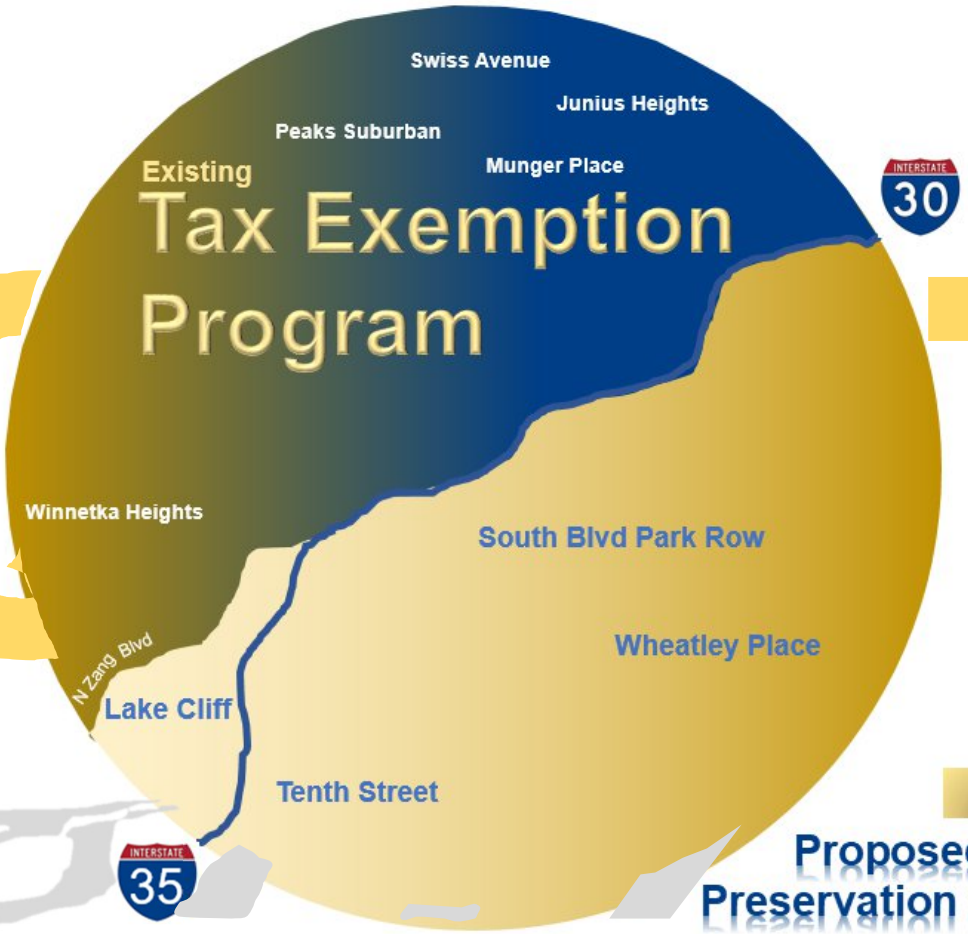
Related to increasing the property tax base in Southern Dallas

Issues/Operational Concerns

- Existing



Issues/Operational Concerns



Issues/Operational Concerns

- Historic Preservation is Good for the Local Economy

TRANSITION PERIOD

Related to the review and update of the City's incentive programs

Issues/Operational Concerns

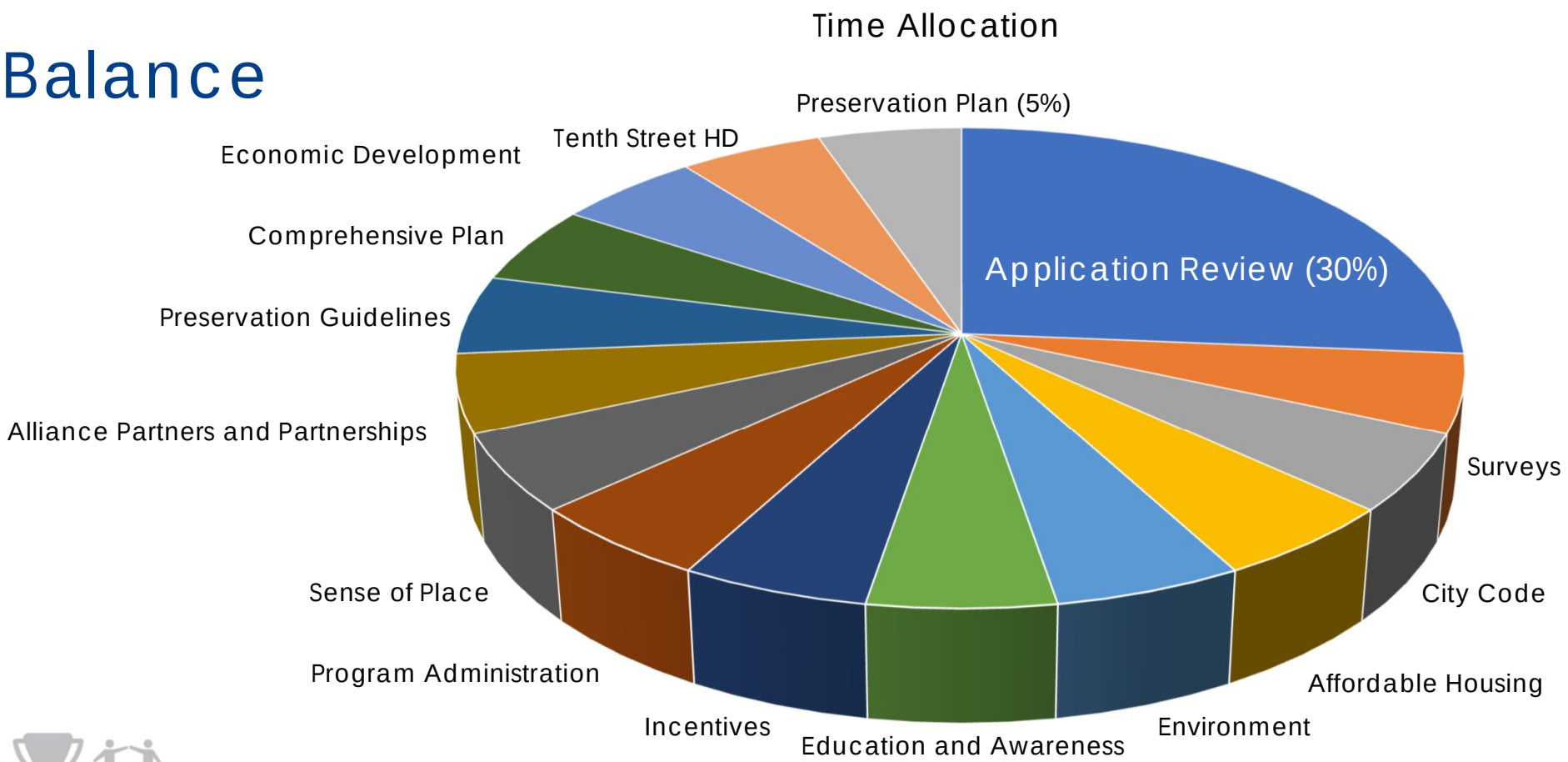
- Historic Preservation is Good for the Local Economy

ECONOMIC DEVELOPMENT MISSION

Related to prioritizing Southern Dallas and communities of color for whom structural disparities have hindered opportunity

Issues/Operational Concerns

- Balance



Issues/Operational Concerns

- Operational Efficiencies that Enable the Recalibration of Resources, Policies, Programs and Services to Advance Equity Goals and Excellence

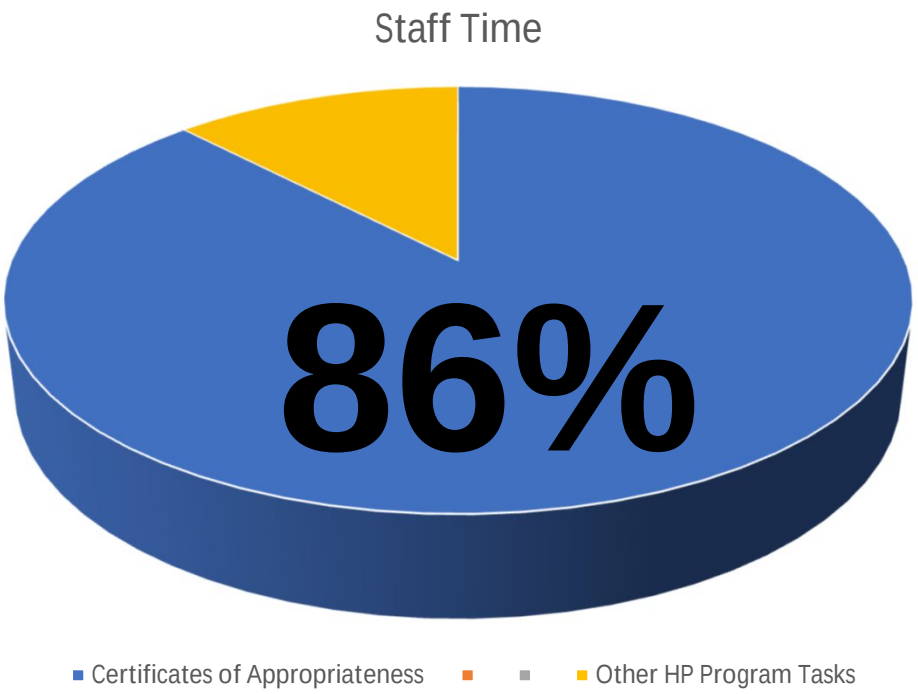
Issues/Operational Concerns

ECONOMIC DEVELOPMENT MISSION

Related to developing processes to promote a responsive and financially sustainable local government

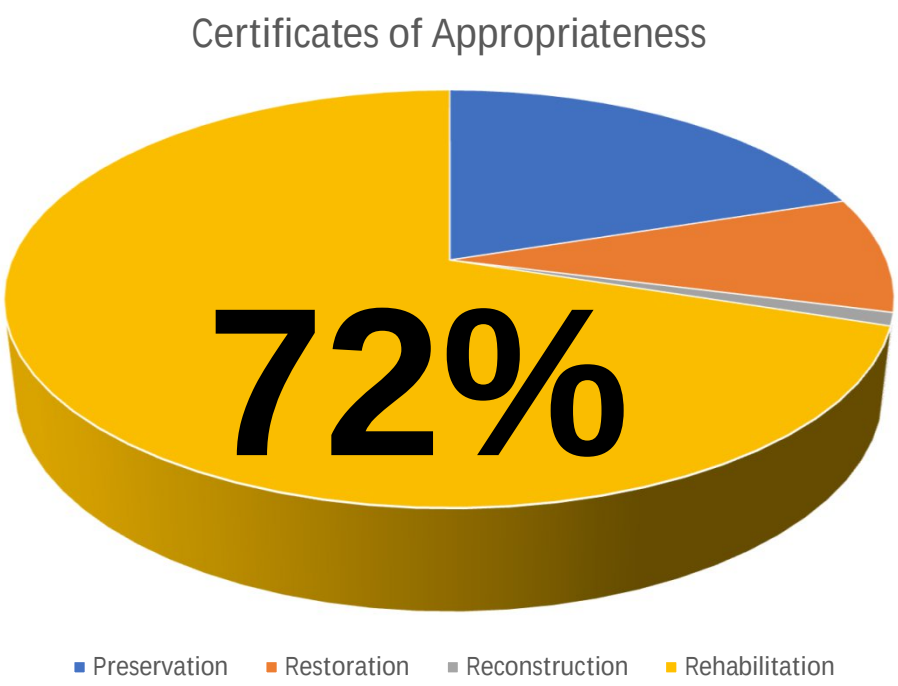
Issues/Operational Concerns

- Certificates of Appropriateness



Issues/Operational Concerns

- Certificates of Appropriateness (LMC)

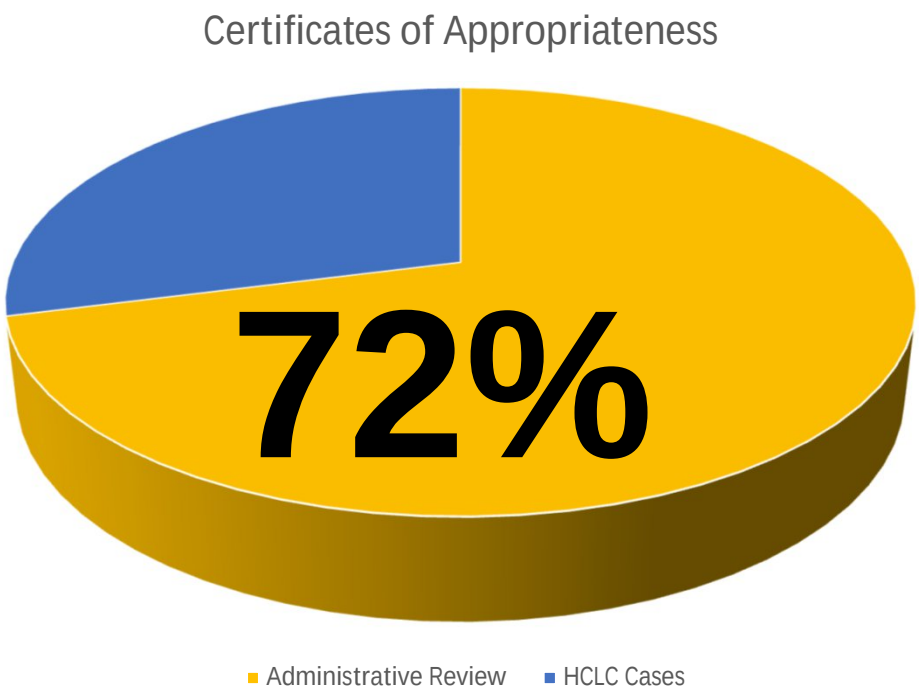


Issues/Operational Concerns

- City of New York

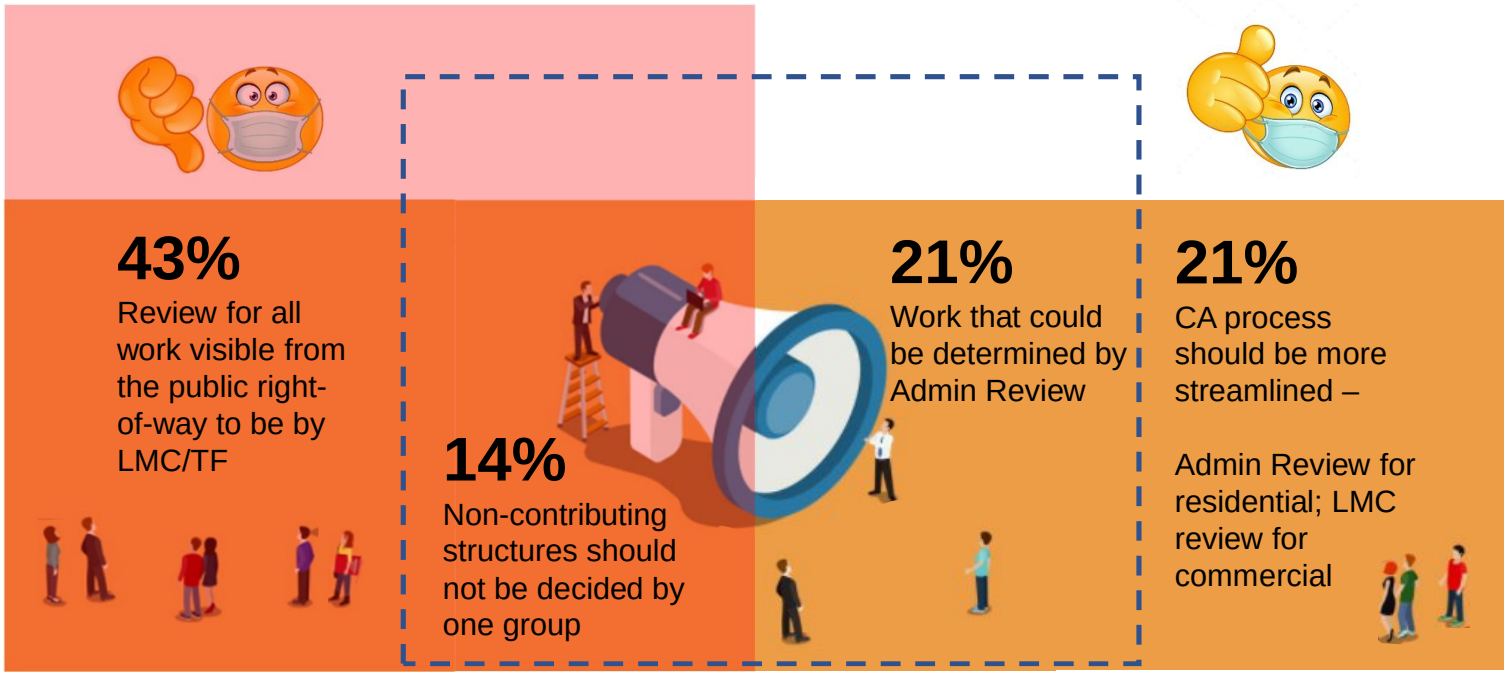
Issues/Operational Concerns

- City of Fort Worth



Issues/Operational Concerns

- Administrative Review



Issues/Operational Concerns

- Streamlining OHP Regulations/Processes

Issues/Operational Concerns

- Streamlining OHP Regulations/Processes
- Increasing OHP Efficiencies

Issues/Operational Concerns

- Streamlining OHP Regulations/Resources
- Increasing OHP Efficiencies
- Realignment of OHP Resources

Issues/Operational Concerns

- Streamlining OHP Regulations/Resources
- Increasing OHP Efficiencies
- Realignment of OHP Resources
- Expediting the OHP Certificate of Appropriateness Process

Issues/Operational Concerns

- Streamlining OHP Regulations/Resources
- Increasing OHP Efficiencies
- Realignment of OHP Resources
- Expediting the OHP Certificate of Appropriateness Process
- Consolidating Preservation Ordinances

Issues/Operational Concerns

- Streamlining Regulations and Processes
- Advancing OHP Code Amendments

EQUITY OBJECTIVES
ECONOMIC DEVELOPMENT POLICY

Necessary to align OHP processes and resources to support implementation of ED policy

Issues/Operational Concerns

- Streamlining is Good for Customer Service, Good for the Construction Industry, which in turn, is Good for the Local Economy

Next Steps

OHP

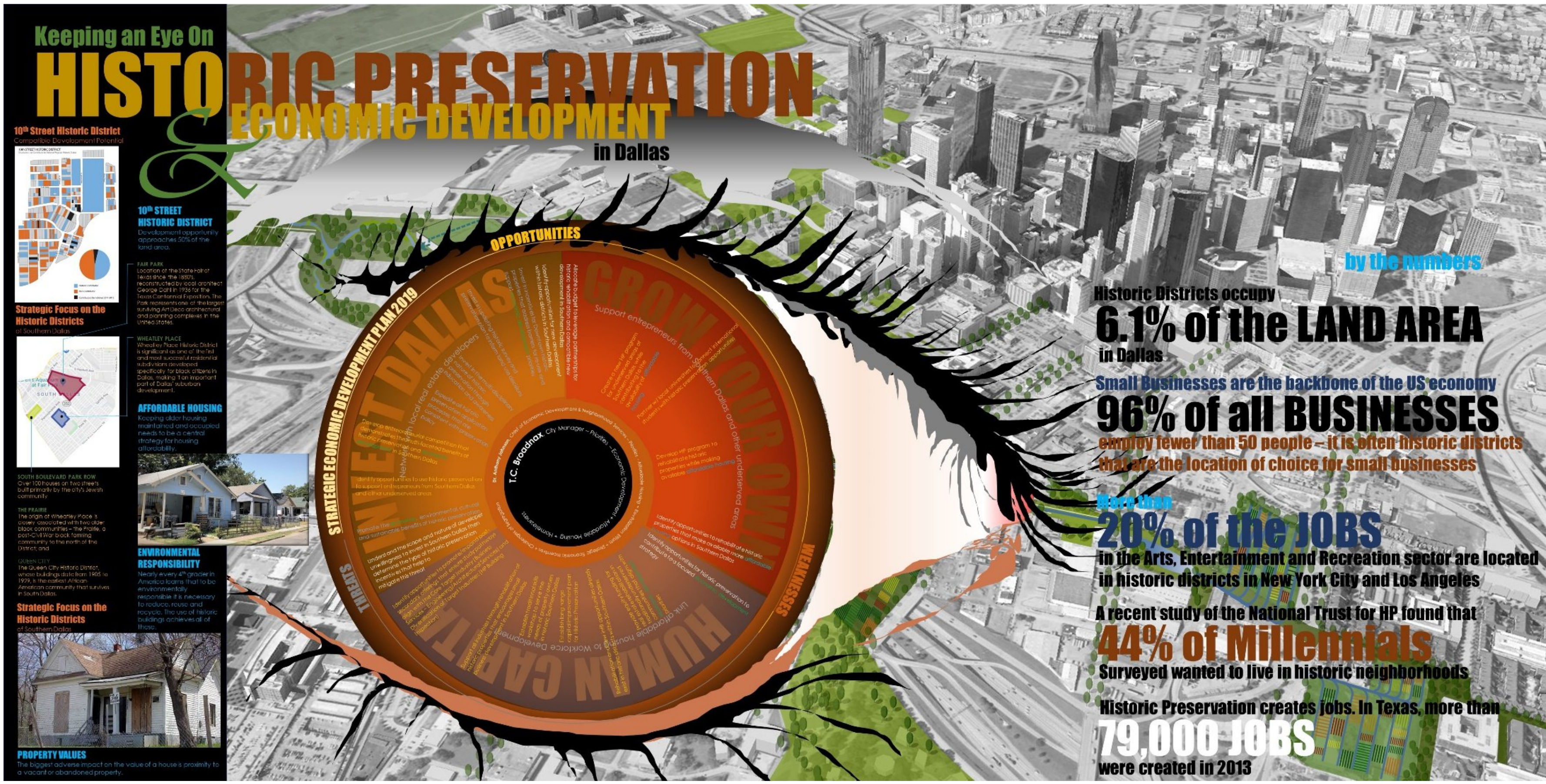
- Review the work of the LMC's Ad-Hoc Committee with the aim of assessing the impact of recommendations on the Office of Historic Preservation's initiatives to support the Economic Development Policy and advance the City Manager's goals for the Office of Historic Preservation

Next Steps

OHP

- Recommend actions required to achieve alignment of its regulations, processes and resources within the one-year Transition Period
- Advance the City Manager's goals for the Office of Historic Preservation
- Support the implementation of the Economic Development Policy

The Vision


Keeping an Eye On
HISTORIC PRESERVATION
& ECONOMIC DEVELOPMENT
in Dallas
10th Street Historic District
10th STREET HISTORIC DISTRICT
Strategic Focus on the Historic Districts
AFFORDABLE HOUSING
ENVIRONMENTAL RESPONSIBILITY
Strategic Focus on the Historic Districts
PROPERTY VALUES
OPPORTUNITIES
STRATEGIC ECONOMIC DEVELOPMENT PLAN 2019
INVEST DALLAS
GROW YOUR OWN
HUMAN CAPITAL
WEAKNESSES
THREATS
T.C. Broadnax
by the numbers
Historic Districts occupy
6.1% of the LAND AREA
in Dallas
Small Businesses are the backbone of the US economy
96% of all BUSINESSES
employ fewer than 50 people – it is often historic districts that are the location of choice for small businesses
More than
20% of the JOBS
in the Arts, Entertainment and Recreation sector are located in historic districts in New York City and Los Angeles
A recent study of the National Trust for HP found that
44% of Millennials
Surveyed wanted to live in historic neighborhoods
Historic Preservation creates jobs. In Texas, more than
79,000 JOBS
were created in 2013

City of Dallas

The Economics of Historic Preservation

Economic Development Committee
May 3, 2021

Murray G. Miller, Director
Office of Historic Preservation
City of Dallas

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-786 **Item #:** C.

Reauthorization of Public/Private Partnership Program Guidelines and Criteria
[Robin Bentley, Interim Director, Office of Economic Development]

Memorandum

CITY OF DALLAS

DATE May 3, 2021

TO Honorable Members of the Economic Development Committee:

Tennell Atkins (Chair), David Blewett (Vice-Chair), Jennifer Staubach Gates,

Adam McGough, Omar Narvaez, Jaime Resendez, Chad West

SUBJECT **Reauthorization of Public/Private Partnership Program Guidelines and Criteria**

On April 5, 2021, the Economic Development Committee was briefed on the proposed Economic Development Policy related to the formation of a new Economic Development Entity, including a recommendation to approve a one-year extension of the Public Private Partnership Guidelines while program review and revision is completed. A motion to move these items forward for consideration on the April 28 City Council agenda was approved after the briefing.

On April 28, 2021, City Council authorized a public hearing to be held on June 9, 2021 concerning an extension of the Public/Private Partnership Program Guidelines and Criteria for the period July 1, 2021 through June 30, 2022.

On June 9, 2021, City Council will hold a public hearing concerning an extension of the Public/Private Partnership Program Guidelines and Criteria for the period July 1, 2021 through June 30, 2022.

The Office of Economic Development is completing new policies to support the Economic Development Strategic Plan. The new policies adopted by council at a future date will replace the PPP Guidelines. While that process is ongoing, staff recommends extending the current Guidelines to allow sufficient time for approval of the Strategic Plan and drafting, review, and approval of new policies to replace the Guidelines.

The Dallas City Council approved the current Guidelines on December 9, 2020, pursuant to Resolution No. 20-1972. The current Guidelines are effective through June 30, 2021.

Should you have any questions, please contact Robin Bentley, Interim Director, Office of Economic Development at 214-671-9942.

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

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

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-789 **Item #:** D.

Authorize: 1) disbursement of funds in an amount not to exceed $254,000 to Vescorp Construction, LLC dba Chavez Concrete Cutting in accordance with the terms and conditions of Master Agreement Service Contract No. MASC-PBW-2020-00012768 for the construction of public sidewalks, curbs, gutters, driveway approaches, and barrier free ramp improvements on Stafford Street from N. Edgefield Avenue to N. Willomet Avenue and on the east side of N. Edgefield Avenue for approximately 300 feet north and approximately 150 feet south of the intersection of Stafford Street and N. Edgefield Avenue (the “Project”) as part of the 2020 Sidewalk and Barrier Free Ramp Improvements pursuant to the Targeted Neighborhood Enhancement Program; and 2) receipt and deposit $62,000 from Oaxaca Interests, LLC (‘Developer”) for Developer’s required portion of the Project
[Kevin Spath, Assistant Director, Office of Economic Development]

Memorandum

CITY OF DALLAS

DATE April 30, 2021

TO Honorable Members of the Economic Development Committee:
Tennell Atkins (Chair), David Blewett (Vice-Chair), Jennifer Staubach Gates, Adam McGough, Omar Narvaez, Jaime Resendez, Chad West

SUBJECT **Public Improvement Project – 1100 and 1200 blocks of Stafford Street**

On May 26, 2021, staff will seek City Council authorization to:

1) Disburse funds in an amount not to exceed $254,000 to Vescorp Construction, LLC dba Chavez Concrete Cutting in accordance with the terms and conditions of Master Agreement Service Contract No. MASC-PBW-2020-00012768 for the construction of public sidewalks, curbs, gutters, driveway approaches, and barrier free ramp improvements on Stafford Street from N. Edgefield Avenue to N. Willomet Avenue and on the east side of N. Edgefield Avenue for approximately 300 feet north and approximately 150 feet south of the intersection of Stafford Street and N. Edgefield Avenue (the "Project") as part of the 2020 Sidewalk and Barrier Free Ramp Improvements pursuant to the Targeted Neighborhood Enhancement Program; and

2) Receive and deposit $62,000 from Oaxaca Interests, LLC ('Developer") for Developer's required portion of this Project

Oaxaca Interests, LLC, a developer and homebuilder, is subdividing two existing single-family lots into seven new lots that will front Stafford Street. The Developer will construct six new single-family homes while an already existing single-family home will remain on one of the newly created lots. As required by the City's development code, the Developer is required to construct public curb, gutter, sidewalk, and barrier free ramp improvements along the frontage of those six lots. Currently, Stafford Street between N. Edgefield and N. Willomet has no existing sidewalk, curb, gutter, or barrier free ramp improvements.

Therefore, the Developer's required installation of sidewalk, curb, gutter, and barrier free ramp improvements along the frontage of those six lots would result in a gap of sidewalk, curb, gutter, and barrier free ramp improvements over the remaining portion of Stafford Street between N. Edgefield and N. Willomet, including where Stafford Street provides pedestrian access to Stafford Park (see attached map on **Exhibit A**).

In order to avoid having a gap in public improvements as well as to ensure a coordinated construction process, it is in the best interest of the City to take the lead on this Project. As a result, staff recommends disbursing funds in an amount not to exceed $254,000 to Vescorp Construction, LLC dba Chavez Concrete Cutting in accordance

with the terms and conditions of Master Agreement Service Contract No. MASC-PBW-2020-00012768 for the construction of this Project.

Prior to the Public Works Department giving notice to Vescorp Construction, LLC dba Chavez Concrete Cutting to proceed with the construction of this Project, the City will receive and deposit $62,000 from the Developer (estimated cost of constructing curb, gutter, sidewalk, driveway approaches, and barrier free ramp improvements along the frontage of Developer's six lots).

The Project is located in West Dallas, an area designated as a Stabilization Area under the Comprehensive Housing Policy. Once complete, the Project will result in multiple enhancements in this West Dallas neighborhood, including:

- Providing neighborhood pedestrian access to Stafford Park
- Filling gaps in the sidewalk network
- Improving stormwater drainage
- ADA compliance/accessibility as part of the Transition Plan
- Preventing vehicles from driving and/or parking on parkways and sidewalks

Pursuant to the Targeted Neighborhood Enhancement Program (the "Program"), staff recommends funding the City portion of this Project with 2017 general obligation bond funds specifically from the Council District 6 discretionary allocation of Proposition I. The purpose of the Program is to promote economic development by providing funding for neighborhood enhancements in neighborhoods designated as Revitalization Areas, Stabilization Areas, or Emerging Market areas under the Comprehensive Housing Policy adopted by City Council Resolution No. 18-0704 on May 9, 2018, and as amended.

Financing
ECO (I) Fund (2017 Proposition I Bond Funds--District 6 discretionary allocation): $192,000

Total Developer's Cost	$62,000
Total City of Dallas Cost	$192,000
Grand Total Cost of Improvements (this action)	**$254,000**

DATE April 30, 2021

SUBJECT **Public Improvement Project – 1100 and 1200 blocks of Stafford Street**

Should you have any questions, please contact Kevin Spath, Assistant Director in the Office of Economic Development, at (214) 670-1691 or kevin.spath@dallascityhall.com

Regards,

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

c: Honorable Mayor and City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
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M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
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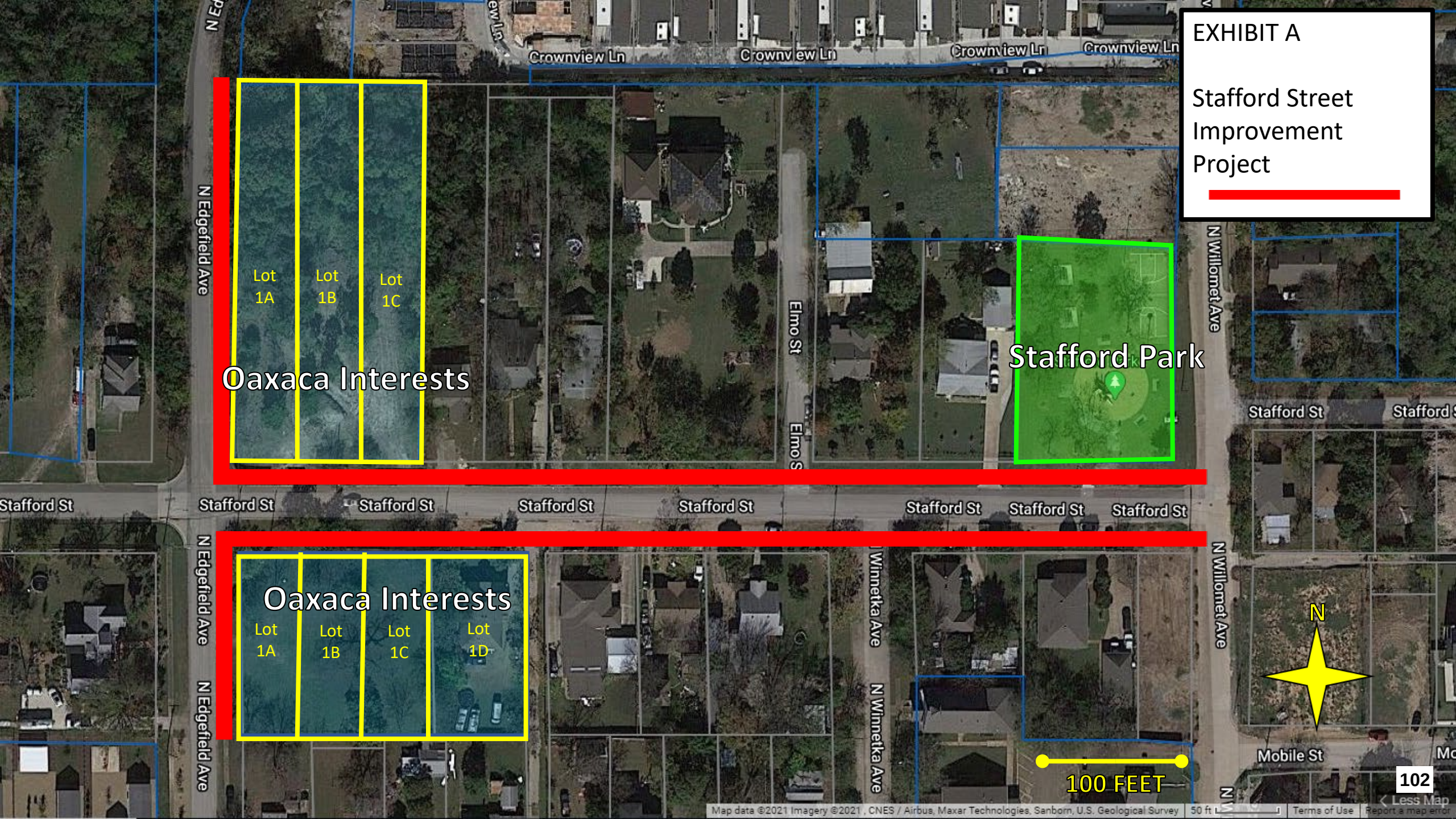
EXHIBIT A
Stafford Street Improvement Project
Crownview Ln
Crownview Ln
Crownview Ln
Crownview Ln
N Edgefield Ave
Lot 1A
Lot 1B
Lot 1C
Oaxaca Interests
Elmo St
Elmo St
Stafford Park
N Willomet Ave
Stafford St
Stafford St
Stafford St
Stafford St
Stafford St
Stafford St
Stafford St
Stafford St
N Edgefield Ave
Oaxaca Interests
Lot 1A
Lot 1B
Lot 1C
Lot 1D
N Winnetka Ave
N Winnetka Ave
N Willomet Ave
N
Mobile St
100 FEET
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City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-790 **Item #:** E.

Authorize a development agreement and all other necessary documents with Gateway Oak Cliff, LP ("Developer") and/or its affiliates in an amount not to exceed $4,245,432**,** payable from current and future Oak Cliff Gateway TIF District Funds, in consideration of the Gateway Oak Cliff Mixed-Income Development Project ("Project") on property currently addressed at 400 South Beckley Avenue in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District)
[Kevin Spath, Assistant Director, Office of Economic Development]

Memorandum

CITY OF DALLAS

DATE April 30, 2021

TO Honorable Members of the Economic Development Committee:
Tennell Atkins (Chair), David Blewett (Vice-Chair), Jennifer Staubach Gates, Adam McGough, Omar Narvaez, Jaime Resendez, Chad West

SUBJECT **Gateway Oak Cliff: A Mixed-Income Development Project in the Oak Cliff Gateway Tax Increment Financing (TIF) District**

On June 9, 2021, staff will seek City Council authorization to:

1) execute a development agreement and all other necessary documents with Gateway Oak Cliff, LP ("Developer") and/or its affiliates in an amount not to exceed $4,245,432, payable from current and future Oak Cliff Gateway TIF District Funds, in consideration of the Gateway Oak Cliff Mixed-Income Development Project ("Project") on property currently addressed at 400 South Beckley Avenue in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District); and

2) increase appropriations in an amount not to exceed $4,245,432 in the Oak Cliff Gateway TIF District Fund

The Project is located on a 3-acre site at 400 South Beckley Avenue. The site is currently occupied by the Dallas County Government Center (Oak Cliff Sub-Courthouse). Dallas County will be moving the operations at this facility to a new facility currently under construction at 702 E. Jefferson Boulevard.

The Project will include a total of 230 residential units, including 32 efficiency units, 101 one-bedroom units, 71 two-bedroom units and 26 three-bedroom units.

The total Project cost is estimated at $45,968,851, including a new four-story building wrapped around a central parking garage and interior courtyards along with a clubhouse, pool, playground, and other amenities.

The Project financing includes 4% Low Income Housing Tax Credits ("LIHTC") that will commit the Developer to providing 80% of the units for households earning a maximum of 60% Area Median Income (AMI).

For the past year, City staff have been working with Developer to review an incentive application and negotiate a TIF subsidy offer of a $4,245,432 for public infrastructure and an economic development grant as gap financing needed to facilitate this Project. The TIF subsidy shall be payable upon completion of the Project and Developer's satisfaction of all terms and conditions in the development agreement.

DATE April 30, 2021

SUBJECT **Gateway Oak Cliff: A Mixed-Income Development Project**

See the attached **Exhibit A** for more detailed information regarding the Project as well as the proposed terms, conditions, and requirements of the TIF subsidy.

Should you have any questions, please contact Kevin Spath, Assistant Director in the Office of Economic Development, at (214) 670-1691 or kevin.spath@dallascityhall.com

Regards,

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

c:
Honorable Mayor and City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Exhibit A

Gateway Oak Cliff

A Mixed-Income Development Project in the Oak Cliff Gateway TIF District

Economic Development Committee
May 3, 2021

Kevin Spath, Assistant Director
Office of Economic Development
City of Dallas

Presentation Overview

- Background
- Proposed Project
- Staff Recommendation
- Next Steps

- Appendix

Background: Oak Cliff Gateway TIF District

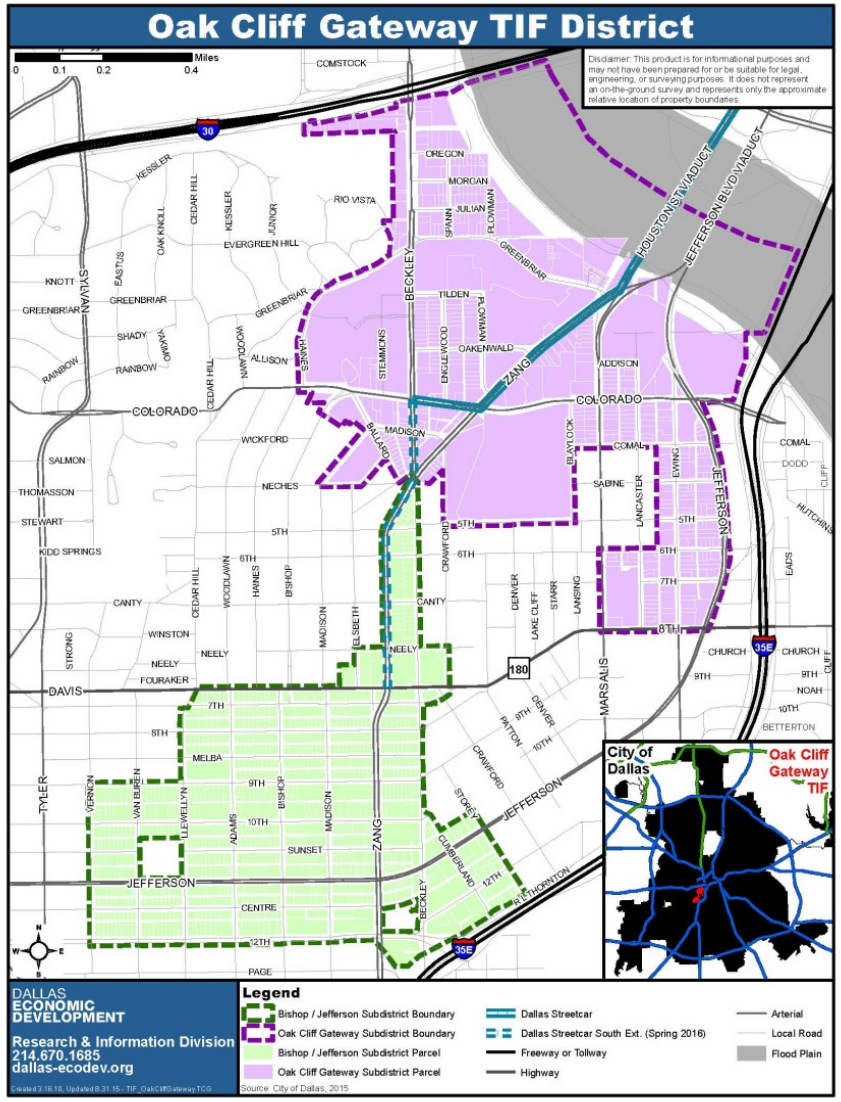
- Created in 1992 to encourage redevelopment in north Oak Cliff area

- District was amended in 2014 to:
  - Create Bishop/Jefferson Sub-district
  - Extend term of original boundary of district (Oak Cliff Gateway Sub-district)
  - Continue City participation in Oak Cliff Gateway Sub-district at 85% (County participation ended in 2016)
  - Set City participation at 90% and County participation at 65% in new Bishop/Jefferson Sub-district

- Oak Cliff Gateway Sub-district, as amended, expires in 2027

- Bishop/Jefferson Sub-district expires in 2044

- To date, taxable value of real property has increased by $624 million within the District, an increase of 428% above the base value



Background: Location of Project

Gateway Oak Cliff (the "Project") is located at 400 South Beckley Avenue in City Council District 1 in the Bishop/Jefferson Sub-district of the Oak Cliff Gateway TIF District

Background: Existing Conditions

- Project site is currently occupied by the Dallas County Government Center (Oak Cliff Sub-Courthouse). Dallas County will be moving to a new facility currently under construction at 702 E. Jefferson Boulevard.

Proposed Project: Summary

Project Developer: Gateway Oak Cliff, LP, a Texas limited partnership, with equity investment in the form of 4% Low Income Housing Tax Credits (LIHTC) from National Equity Fund

Project Summary: Developer submitted an incentive application to the Office of Economic Development for the Gateway Oak Cliff Mixed-Income Development (the "Project")

- 230 apartments, of which 184 apartments (80%) shall be rent restricted for households earning a maximum of 60% AMI
- total Project cost estimated at $45.9 million

Bedroom Type	RESID UNITS
Efficiency	32
1 Bedroom	101
2 Bedroom	71
3 Bedroom	26
Total Units	**230**

Proposed Project: Summary

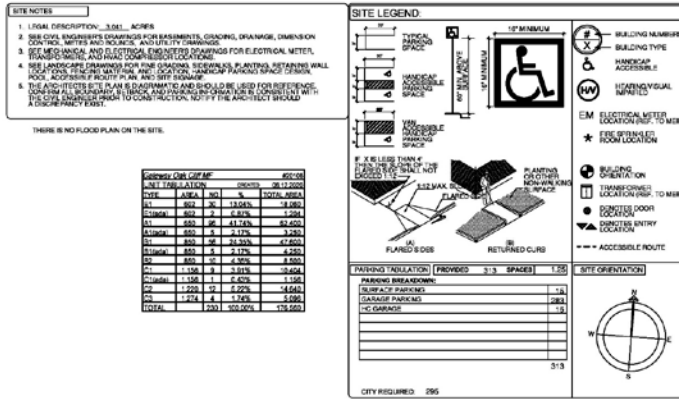
- In June 2020, the City's Urban Design Peer Review Panel ("UDPRP") reviewed the Project and commended the development team for bringing much needed affordable housing to this area of the City
- UDPRP recommendations:
  - Explore low-impact development techniques as a part of on-site stormwater management in order to minimize the size of on-site/below-grade retention
  - Recognize the unique context within North Oak Cliff and use architectural massing and façade design to fit the development better into the neighborhood context and help set the standard for future development
  - Shift the massing away from the alley and towards 12th Street in order to create a more urban experience on 12th Street and a more pedestrian-friendly alley
  - Provide direct access to ground-level units from public streets and provide more design detail to the public realm
  - Ensure preservation of as many substantial trees as possible on the perimeter of the site and inside the future courtyard.
- As a result, Developer made changes to accommodate UDPRP's recommendations

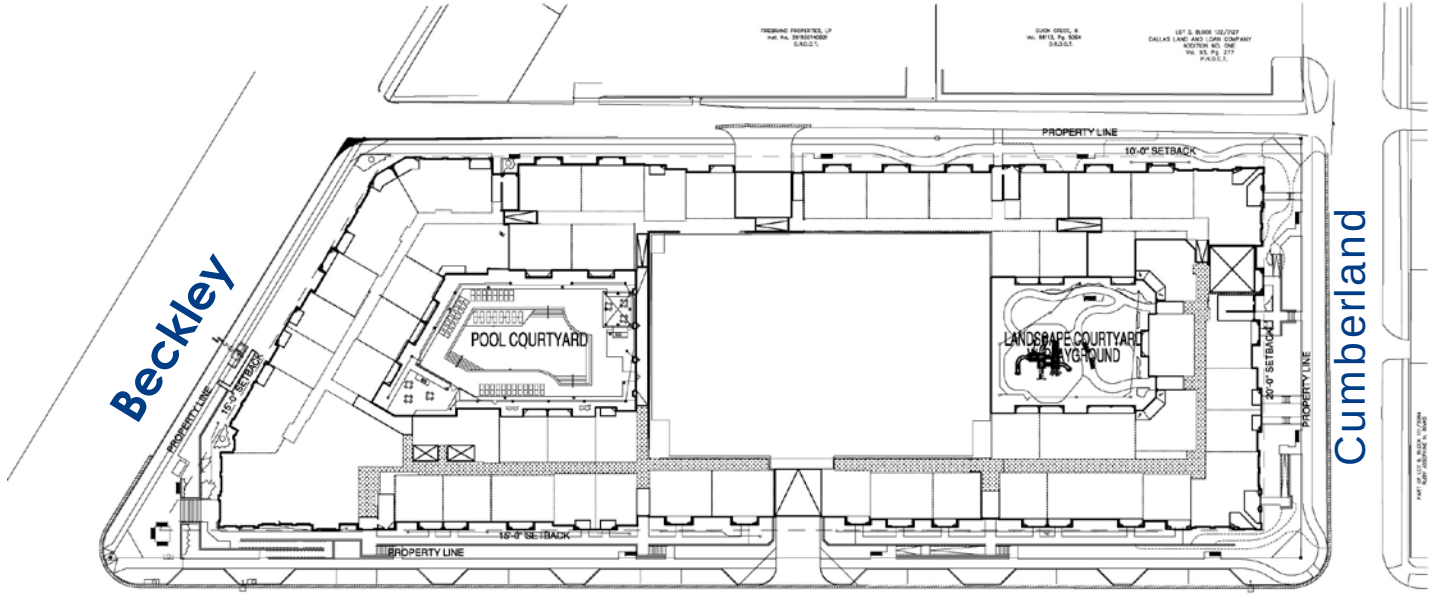
Proposed Project: Elevations

Source: HEDK Architects

Proposed Project: Site Plan

Note: Streetscape treatments along the adjacent rights-of-way (Beckley Avenue, 12th Street, Cumberland Street, and public alley) including overhead utility relocation/consolidaton where feasible, pedestrian lighting, tree preservation and/or mitigation, upgraded sidewalks, landscaping, and potential relocation of the DART bus stop will require additional collaboration with staff due to existing site conditions and will be finalized prior to permit submittal.





Source: HEDK Architects

Proposed Project: MVA

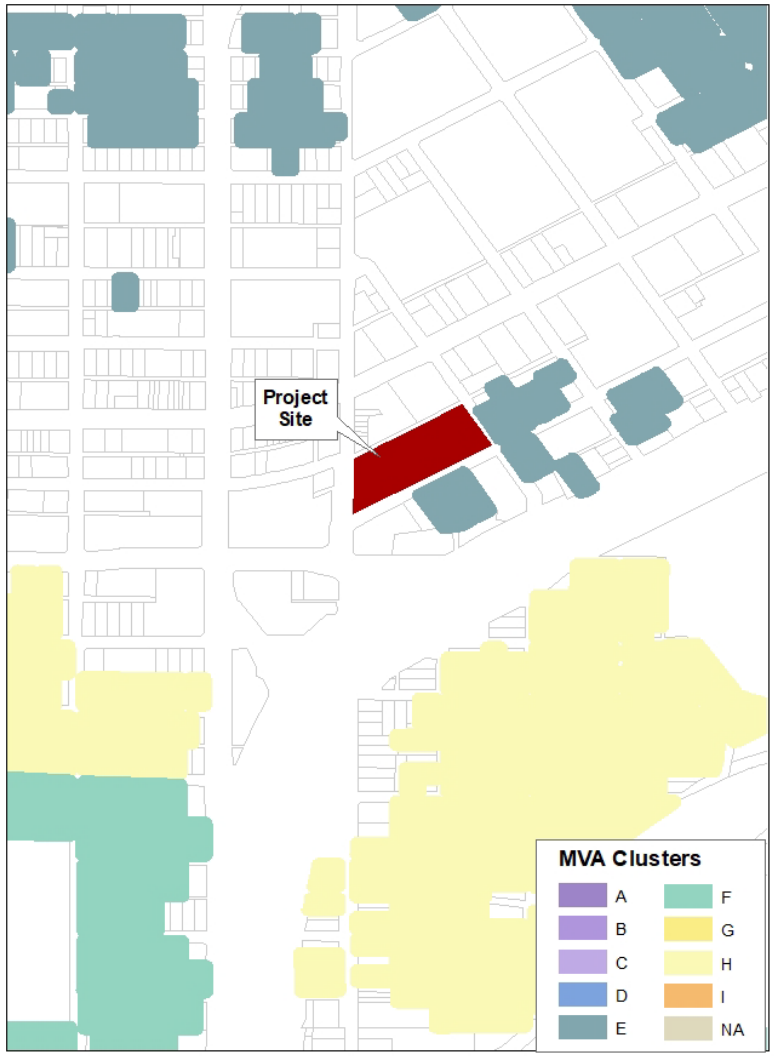
Market Value Analysis (MVA)

- Market Value Analysis (MVA) is a tool to assist residents and policy-makers to more precisely target intervention strategies in weak residential markets and support sustainable growth in stronger residential markets

- located on a non-residential tract; surrounded to the north and east by residential market type E. Market type E reflects a middle residential real estate market in Dallas. Market type H is also immediately south, representing a weak residential real estate market

- existing use on the project site and much of the surrounding property is commercial or institutional uses.

- will provide much needed mixed-income housing in a rapidly changing neighborhood



Proposed Project: Budget

Uses	Amount	Percent
Acquisition	$200,000	0.4%
Demolition	$350,000	0.8%
On-Site Improvements	$3,829,572	8.3%
Off-Site Infrastructure	$340,394	0.7%
Building (Hard) Construction Costs	$27,699,886	60.3%
Contingency	$1,596,869	3.5%
Professional Fees	$1,189,200	2.6%
Soft Costs	$4,512,385	9.8%
Reserves	$1,069,000	2.3%
Developer Fee	$5,181,545	11.3%
Total Uses	**$45,968,851**	**100.0%**

Staff Recommendation: TIF Funding

- Authorize a development agreement and all other necessary documents with Gateway Oak Cliff, LP and/or its affiliates in an amount not to exceed $4,245,432 payable upon completion of the Project and Developer's satisfaction of all terms and conditions in the development agreement

Category	Amount
Environmental Remediation and Demolition	$350,000
Public Infrastructure Improvements	$695,354
Economic Development Grant^	$3,200,078
TOTAL (amount not to exceed)	**$4,245,432**

Note: Funding could be less if final (actual documented) costs for the demolition and public infrastructure improvements are less. Funds may be shifted from one category to another as long as the total amount of TIF funding does not exceed $4,245,432; however, the grant component will be limited to $3,840,094. No interest shall accrue on any portion of the TIF funding. Related design, engineering, and professional services may be included in these categories.

^ Grant pursuant to the adopted Oak Cliff Gateway TIF Grant Program and will offset the cost of mixed-income housing and function to help to make the project financially viable.

Staff Recommendation: TIF Funding

- To facilitate the TIF Subsidy for the Project, Staff proposed that the Oak Cliff Gateway TIF District Board of Directors amend the District's Increment Allocation Policy
  - The District's Increment Allocation Policy provides the prioritization rules for annual disbursement of current and future TIF funds
  - The amendment creates a "Mixed-Income Project Leveraging Non-City Funds" category for projects leveraging state or federal assistance
  - A Mixed-Income Project Leveraging Non-City Funds would:

    a) be eligible to receive the District's Available Cash (not otherwise allocated or set aside), and

    b) 50% of the Shared Increment, subject to the satisfaction of all Project terms and conditions, until the Project is paid in full (if there are additional TIF District Projects eligible for TIF payment)

Notes:

- Amendment would become effective once the existing obligation for the Bishop Arts Station Project has been fully paid. Other existing obligations from current funds including Hogg Elementary School improvements and Dallas Streetcar support are not impacted.
- Gateway Oak Cliff Mixed-Income Development Project could be paid in full upon completion of construction and satisfaction of all Project requirements

Staff Recommendation: Conditions

- Developer will invest and document a minimum of $30,000,000 in eligible expenditures in the Project, including site acquisition, off-site infrastructure, on-site preparation, site amenities, building construction/finish-out/furnishings, and professional fees

- Project will include a minimum of 230 residential units, of which 80% (184 units) shall be set aside and rent restricted for households earning a maximum of 60% of the Area Median Income for a minimum period of 15 years (although anticipated to be set aside for 45 years for LIHTC)

- At least 10% of the Project's residential units must be set aside and leased to voucher holders or abide by any amendments to Ordinance 30246 and Chapter 20A

- Developer will obtain a building permit by December 31, 2022; a foundation permit may constitute meeting the obligation of this requirement

- Construction of the Project, including associated public improvements/streetscape improvements, will be substantially complete by December 31, 2024 **or the placed in-service deadline established by Texas Department of Housing and Community Affairs (TDHCA)** as evidenced by letter of acceptance, certificate of completion, or similar documentation from the City

Staff Recommendation: Conditions

- Developer will execute a 20-year Operating and Maintenance Agreement for all non-standard public improvements

- Developer will make a good faith effort to comply with City's Business Inclusion and Development ("BID") goal of 32% participation by certified Minority/Women-owned Business Enterprises ("M/WBE") for all hard construction expenditures of the Project and meet all reporting requirements

- Developer shall submit an Affirmative Fair Housing Marketing Plan for approval

- Until the Project has passed final building inspection and all required paperwork for payment has been submitted, Developer will submit to the Office of Economic Development quarterly status reports for ongoing work on the Project as well as public improvements (reporting information that will already be provided to the lender, tax credit investor, and TDHCA will be accepted)

- Developer will construct the Project (public and private improvements) in substantial conformance with the conceptual site plan and conceptual renderings approved by the City's Planning and Urban Design Department, addressing the comments provided by the Urban Design Peer Review Panel on June 26, 2020; allowable minor modifications may include those required for compliance with development regulations

Staff Recommendation: Conditions

- For all permanent employment opportunities, Developer shall submit a written plan describing how Developer or property management group will use and document best efforts to recruit and hire residents of the city of Dallas. At a minimum, the written plan shall describe how local recruitment will be targeted through local advertisement, community outreach, local engagement, participation in local job fairs, and/or coordination with local hiring sources

- Director of the Office of Economic Development may authorize minor modifications to the Project, including, but not limited to, adjustment in unit type, unit mix, set-aside duration, and/or qualifying Area Median Income (only if also consistent with the Texas Department of Housing and Community Affairs Project requirements and in compliance with Oak Cliff Gateway TIF District Policies and Plans)

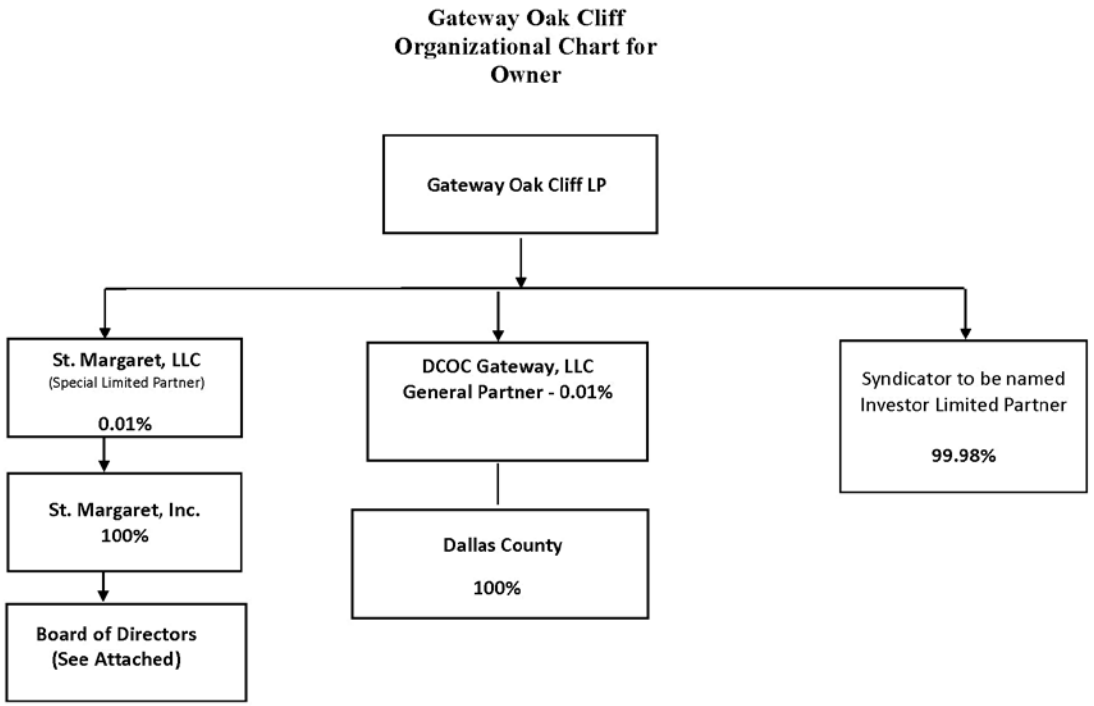
- With approval of the TIF Board and Director of the Office of Economic Development, deadline extension up to 12 months may be granted

Next Steps

- On April 26, 2021, the Oak Cliff Gateway TIF District Board of Directors reviewed and recommended for approval TIF funding for the Gateway Oak Cliff Mixed-Income Development Project in an amount not to exceed $4,245,432

- An agenda item will be placed on the City Council voting agenda on June 9, 2021

Appendix: Ownership Structure



- Limited Partners/Owners
  - 0.01% owned by DCOC Gateway, LLC (General Partner or GP)
    - 100% by Dallas County Housing Finance Corp
  - 0.01% owned by St. Margaret, LLC (Special Limited Partner)
    - 100% by St. Margaret, Inc. (non-profit corporation)
  - 99.98% owned by a to be formed investor Limited Partner
    - National Equity Fund is the syndicator

Co-Developers:
65% - Carleton Development, Ltd. (Carleton)
35% - St. Margaret, LLC

Senior Lender:	Citi Community Capital
Construction Lender:	Citi Community Capital
LIHTC Syndicator:	National Equity Fund

Appendix: Development Team

Role	Party Name
Owner Entity/Primary Contact	Gateway Oak Cliff, LP
Developer	Carleton Development, Ltd.
Architect	HEDK Architects
Contractor	Treymore Construction, LLC (an affiliate of Carleton Development, Ltd.)
Property Management	Carleton Residential Limited Partnership (an affiliate of Carleton Development, Ltd.)

Appendix: Project History

- On May 12, 2020, Dallas Housing Finance Corp ("DHFC") authorized a preliminary inducement of private activity bonds in an amount not to exceed $33,000,000
- On May 25, 2020, Housing and Homeless Solutions Committee ("HHS") was briefed on the Project
- On May 27, 2020, City Council held a public hearing and authorized a Resolution of No Objection for 4% Low Income Housing Tax Credit application to Texas Dept of Housing & Community Affairs ("TDHCA")
- On January 6, 2021, an application for allocation of $33,000,000 in private activity bonds was submitted to Texas Bond Review Board and a reservation was received
- On January 25, 2021, HHS was briefed regarding the bond issuance
- On January 27, 2021, City Council approved bond issuance by DHFC
- On April 12, 2021, Developer received notice from TDHCA that Project was awarded 4% LIHTCs
- On April 26, 2021, Oak Cliff Gateway TIF District Board of Directors reviewed Project and recommended City Council authorization of a development agreement with Gateway Oak Cliff, LP and/or its affiliates in an amount not to exceed $4,245,432

Appendix: Oak Cliff Gateway TIF District Budget

Category	Estimated TIF Expenditures (Current dollars)	Allocated to Date	Pending Allocation for Gateway OC Project	Balance
Oak Cliff Gateway Sub-district *Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial, etc. *Façade Improvements *Environmental Remediation and Demolition *Pedestrian Linkages/Lighting *Economic Development Grants	$32,724,483	$18,596,326		$14,128,157
Bishop/Jefferson Sub-district *Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial, etc. *Façade Improvements *Environmental Remediation and Demolition *Pedestrian Linkages/Lighting *Economic Development Grants	$30,188,111	$11,250,000	$4,245,432	$14,692,679
Educational/Training Facilities	$742,369	$742,369		$0
Streetcar Support	$950,000	$475,000		$475,000
Administration	$2,766,552	$1,142,417		$1,624,135
Total Project Costs	**$67,371,515**	**$32,206,112**	**$4,245,432**	**$30,919,971**

Budget shown in total dollars. TIF Plan shows budget in net presetne value (NPV)

Appendix: Projected Tax Increment

- Property is currently tax-exempt (owned by Dallas County)
- Property will remain tax-exempt under the structure to be established with the general partner of Gateway Oak Cliff, LP being a public entity. The land will remain in title to Dallas County and will be leased to Gateway Oak Cliff, LP
- Although the Project will not generate tax increment, TIF Subsidy will provide the public benefit of mixed-income housing in an area that has seen new housing primarily at market rate and allow for public streetscape improvements that would not otherwise occur.
- Based on current projections, sufficient tax increment from the overall TIF district is anticipated to be available when the Project is complete and eligible for payment.

Appendix: Underwriting

- Project has also been through underwriting process with LIHTC application to TDHCA
- Developer's amended incentive application requested $4,991,121 in TIF funding
- National Development Council (NDC), under contract with the City, conducted independent underwriting of the incentive application
- Conclusions of independent underwriting:
  - Development team: highly qualified to carry out the project
  - Equity investors: as a tax credit project, nearly one-third of project funding comes from equity generated from the LIHTCs; the tax credit investor requires several guarantees including completion. Should the Developer not perform, the investor may intercede to complete the project. Audited Financial Statements for the guarantor General Partner involved in the ownership structure were reviewed and show more than $3.8M in liquid assets to fund guarantees
  - Permanent debt capacity of Project: Maximized
  - Appraisal and Market Study: applicant's assumptions are consistent with information presented
  - Cost estimates of Project: costs reasonable in current market; development costs could be higher than projected since the figures provided by the developer do not represent contracted prices
  - Rationale for subsidy: main driver of the subsidy need is that, even with the 4% credit now fixed at 4%, it does not fully cover the cost of constructing an income/rent restricted unit. The mixture of some market rate units alleviates the gap somewhat but not fully. Also, a significant increase in Treasury yield has impacted the pricing of permanent debt and the cost of building materials has risen.
  - Rational for subsidy based on Returns: 6.06% IRR for tax credit investor; within reasonable range; no undue enrichment

Appendix: Permanent Sources

Staff, in consultation with the underwriter, structured the proposed TIF Subsidy to balance the uncertainty created by potential higher construction costs and the increased cost of permanent debt with requiring the Developer to maximize non-City resources in filling the gap

- defers 35% of the developer fee to be used as project financing so that there is capacity to direct the remainder towards construction contingency, if needed

Permanent Sources	Amount	Percent
Permanent Loan (Citi Community Capital)	$24,300,000	53%
3rd Party Equity as 4% LIHTC (National Equity Fund)	$15,623,419	34%
Deferred Developer Fee	$1,800,000	4%
City (Oak Cliff Gateway TIF Funds)	$4,245,432	9%
Total Uses	**$45,968,851**	**100%**

Appendix: Mixed-Income Housing Development Bonus (MIHDB)

- Current zoning is MU-1
- Developer has sought a Mixed-Income Housing Development Bonus (MIHDB) administered by the City's Housing Department. MIHDB allows additional density, removes the floor area ratio (FAR) limits for residential uses, and provides for a parking reduction.
    - Project density will be approximately 80 units per acre (as opposed to maximum 15-25 units per acre)
    - Project will provide 1.25 parking spaces per unit (as opposed to 1 space per bedroom, plus guest parking)
    - Project will not be limited by the maximum FAR of 1.1
- In exchange for MIHDB, Project must provide 5% of the units for households earning maximum 80% AMI (20 year restricted covenant)

Gateway Oak Cliff

A Mixed-Income Development Project in the
Oak Cliff Gateway TIF District

Economic Development Committee
May 3, 2021

Kevin Spath, Assistant Director
Office of Economic Development
City of Dallas

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-836 **Item #:** F.

Building Permits Update
[Kris Sweckard, Director, Sustainable Development and Construction]

Memorandum

CITY OF DALLAS

DATE April 29, 2021

TO Honorable Members of the Economic Development Committee

SUBJECT **Building Permits Update**

Sustainable Development & Construction, with assistance from supplemental plan reviewers, has eliminated the "backlog" of Single Family New Construction and Addition permits and significantly reduced review times. The current estimated combined timeframe for conducting the first prescreen (1 business day) and first plan review of a single family project is within 4 weeks. That is an improvement from 15 weeks at the end of December 2020.

As of Thursday, April 29th, 2021, there were 132 single family projects in the first plan review stage (compared to 642 on October 30, 2020). Of those 132 projects:

- 85% have been in the queue for less than 2 weeks
- 11% have been in the queue for 2-3 weeks
- 4% have been in the queue for 3-4 weeks

The timeframe for first review of commercial plans is approximately 6 weeks and there are 898 projects in the plan review step as of April 29th. The number of commercial plans is consistent with past numbers and there has not been a backlog or longer review times as there was with single family projects. Longer-term initiatives like the Workflow Evaluation & Staffing Study and Posse Permitting System replacement will work to improve all review times.

Should you have any questions, please contact Kris Sweckard, Director of Sustainable Development & Construction, at (214) 671-9293.

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

c: Honorable Mayor and City Council
T.C. Broadnax, City Manager
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