

**May 4, 2022 CITY COUNCIL BRIEFING AGENDA
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Briefing Agenda dated May 4, 2022. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



T.C. Broadnax
City Manager

4/29/2022

Date



M. Elizabeth Reich
Chief Financial Officer

04/29/2022

Date

RECEIVED

2022 APR 29 PM 4: 31

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

220461

POSTED CITY SECRETARY
DALLAS, TX



COUNCIL BRIEFING AGENDA

May 4, 2022

9:00 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

The City Council Briefing meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council Briefing on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](https://cityofdallastv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m40ddeccfd34e5e0669f6fe3ecd88b530>

Invocation and Pledge of Allegiance

Special Presentations

Open Microphone Speakers

VOTING AGENDA

1. [22-1073](#) Approval of Minutes of the April 20, 2022 City Council Meeting
2. [22-1074](#) Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

CASTING OF LOTS

Office of Procurement Services

3. [22-1008](#) Casting of lots to identify the recommended vendor resulting from tie bids between Premier Truck Group and Stewart & Stevenson Power Products, LLC on Group 37; between Premier Truck Group, Stewart & Stevenson Power Products, LLC, and Industrial Power, LLC on Group 215; between Premier Truck Group and Stewart & Stevenson Power Products, LLC on Group 217; between Premier Truck Group and Stewart & Stevenson Power Products, LLC on Group 218; and between Premier Truck Group and Stewart & Stevenson Power Products, LLC on Group 221 in response to bid BA22-00018004 for a five-year master agreement for the purchase of original equipment manufacturer parts

BRIEFINGS

- A. [22-1068](#) FY 2022-23 and FY 2023-24 Biennial Budget Update
Attachments: [Presentation](#)
- B. [22-1070](#) FY 2022-23 HUD Consolidated Plan Budget - Council Discussion and Amendments
Attachments: [Presentation](#)
- C. [22-1071](#) Illegal Dumping & Blight Abatement Strategic Plan Update Follow Up
Attachments: [Presentation](#)
- D. [22-1072](#) Short-Term Rental Regulations
Attachments: [Presentation](#)

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Legal issues related to the lawsuit styled David Session v. Board of Adjustment; No. DC-22-03741.

Adjournment

The above schedule represents an estimate of the order for the indicated briefings and is subject to change at any time. Current agenda information may be obtained by calling (214) 670-3100 during working hours.

Note: An expression of preference or a preliminary vote may be taken by the Council on any of the briefing items.

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
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1073

Item #: 1.

SUBJECT

Approval of Minutes of the April 20, 2022 City Council Meeting



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1074

Item #: 2.

AGENDA DATE: May 4, 2022

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary's Office

SUBJECT

Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)



Agenda Information Sheet

File #: 22-1008

Item #: 3.

AGENDA DATE: May 4, 2022

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Procurement Services

SUBJECT

Casting of lots to identify the recommended vendor resulting from tie bids between Premier Truck Group and Stewart & Stevenson Power Products, LLC on Group 37; between Premier Truck Group, Stewart & Stevenson Power Products, LLC, and Industrial Power, LLC on Group 215; between Premier Truck Group and Stewart & Stevenson Power Products, LLC on Group 217; between Premier Truck Group and Stewart & Stevenson Power Products, LLC on Group 218; and between Premier Truck Group and Stewart & Stevenson Power Products, LLC on Group 221 in response to bid BA22-00018004 for a five-year master agreement for the purchase of original equipment manufacturer parts

BACKGROUND

When a request for bids results in identical bids where neither bidder is a resident of the City (or where both are residents), then the City is required to break the tie bids. This is known as the "casting of lots" under Section 271.901 of the Texas Local Government Code. The City breaks the tie by having the Mayor randomly select a sealed envelope containing a bidder's name during a City Council meeting. The selected bidder will be the winner of the contract, and the item to award the contract will be presented to the City Council during a voting agenda meeting.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1068

Item #: A.

FY 2022-23 and FY 2023-24 Biennial Budget Update



City of Dallas

FY 2022-23 and FY 2023-24 Biennial Budget Update

**City Council Briefing
May 4, 2022**

M. Elizabeth Reich, Chief Financial Officer

**Jack Ireland, Director
Budget and Management Services**

Presentation Overview



- Discuss biennial budget process
- Review FY 2022-23 “planned” budget
- Identify community engagement
- Outline next steps



Biennial Budget Process



- Each year, City Manager proposes a balanced biennial budget to City Council
 - First year of biennial is adopted by City Council
 - FY 2021-22 budget was adopted on September 22, 2021
 - Second year is balanced “planned” budget that demonstrates the sustainability of budget decisions made for first year
 - FY 2022-23 is planned and balanced
- “Planned” budget then serves as starting point for development of next biennial budget
 - All revenue and expense assumptions are analyzed and updated as necessary
 - FY 2022-23 recommendations will be presented on August 9, 2022
 - Revenue and expense assumptions are made for the second year to create the next biennial
 - FY 2023-24 “planned” budget will be included on August 9, 2022



Biennial Budget Process

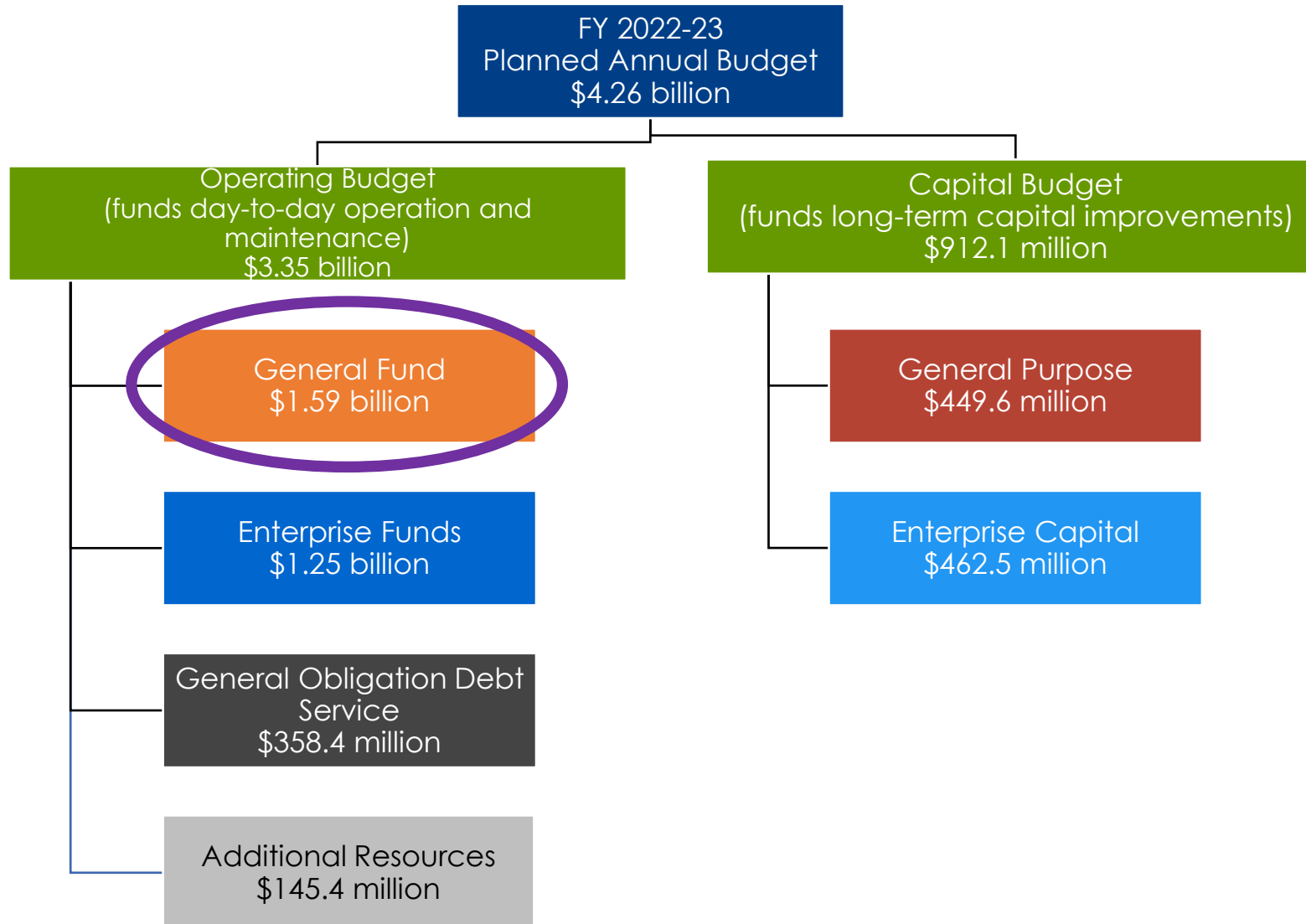


Date	Activity
March 9	Budget Public Hearing*
March 28-31	Budget Town Hall Meetings – Listening Sessions in Advance of Budget Preparation*
May 4	Budget Workshop
May 25	Budget Public Hearing*
June 15	Budget Workshop
August 9	Budget Workshop: City Manager's Recommended Budget
August 11- 25	Budget Town Hall Meetings*
August 17	Budget Workshop
August 24	Budget Public Hearing*
August 31	Budget Workshop: Consider Amendments (straw votes anticipated)
September 7	Adopt budget on First Reading
September 21	Adopt tax rate and budget on Final Reading
October 1	Fiscal year begins

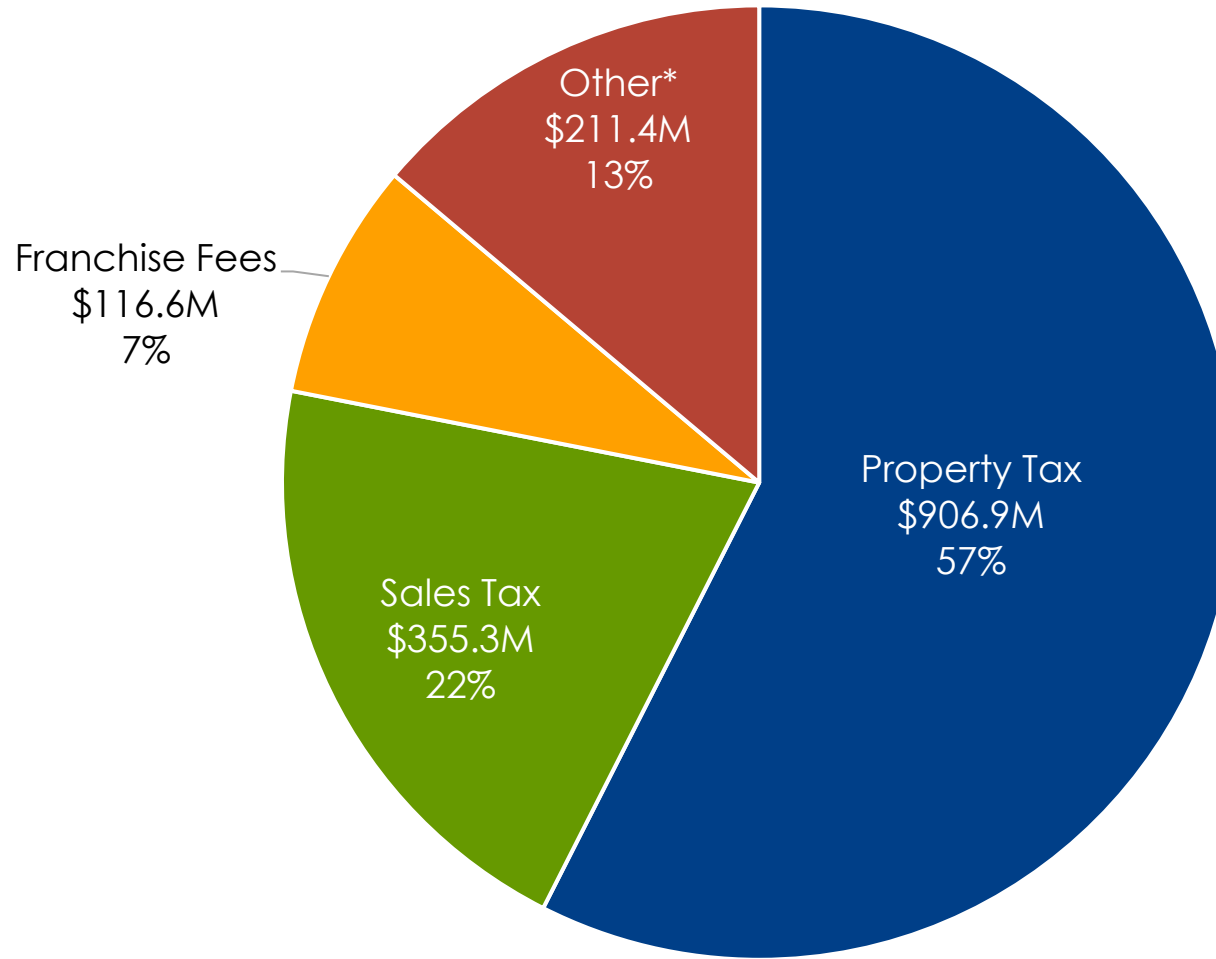


**Opportunities for Public Input*

FY 2022-23 Planned Budget



FY 2022-23 Planned Budget General Fund Revenue



General Fund
Revenue =
\$1.59 Billion



*Note: Other revenues include charges for service, fines, intergovernmental transfers, etc.

Property Tax



- Revenue is governed by State law and is based on (1) property value, (2) exemptions, and (3) tax rate
 - SB2 caps revenue for property taxed in the prior year excluding new construction to 3.5% growth
- Dallas, Collin, Denton, and Rockwall Central Appraisal Districts (CADs) have recently provided estimated values to property owners
 - Homestead property values are capped at 10% growth annually
 - Owners may protest values to their CAD by May 15 or 30 days after the notice was mailed by the CAD
 - Each CAD will provide total preliminary values to City in mid-May
 - Staff monitor values each week through the summer as protests are settled through the Appraisal Review Board Process
 - State law requires each CAD to certify value by July 25



Property Tax



- Appraisal district contact information

Appraisal District	Telephone Number	Website
Dallas	(214) 631-0910	https://www.dallascad.org/
Collin	(469) 742-9200	https://www.collincad.org/
Denton	(940) 349-3800	https://www.dentoncad.com/
Kaufman	(972) 932-6081	https://kaufman-cad.org/

- In compliance with FMPC #23, over-65 and disabled property tax exemption is being reviewed with modifications being presented to GPFM on May 23 and for City Council consideration during June



Property Tax



- Current tax rate is \$0.7733 per \$100 valuation
 - General Fund: \$0.5658 or 73%
 - Debt Service: \$0.2075 or 27%
- Average tax rate split between FY 1998-99 and FY 2021-22
 - General Fund: 71%
 - Debt Service: 29%
- City Council has lowered the adopted tax rate for the last six years, a total reduction of 2.37¢ or 3.0%
- Property tax revenue amounts equivalent to tax rate reductions
 - 1.00¢ = \$15.4 million revenue foregone
 - 0.50¢ = \$7.7 million revenue foregone
 - 0.25¢ = \$3.8 million revenue foregone



Sales Tax



- Sales tax is most volatile source of revenue and is affected by local, national, and global factors
- Revenue in current year is better than projected and has rebounded more quickly than anticipated following 2020 COVID outbreak
- With only five months of actual collections, the current year forecast is now \$375.5 million compared to \$344.3 million budgeted
- Five-year forecast including FY 2022-23 and FY 2023-24 will be updated by contract economist in June after receiving two more months of data (increased revenue projection is anticipated)



Other Revenues



- In compliance with FMPC #12, fees for services are being reviewed to ensure full cost recovery based on current City Council policy
 - Housing
 - Office of Environmental Quality and Sustainability
 - Public Works
 - Criminal Nuisance Abatement (DPD, DFR, CCS, ATT)



Expenses Aligned to Strategic Priorities



**ECONOMIC
DEVELOPMENT**

To be known as a business-friendly city that supports job creation, private investment, a broadened tax base, and economic opportunities for all members of our community.



**ENVIRONMENT &
SUSTAINABILITY**

To be a global leader focused on sustainability, conservation, climate change, and environmental justice to build a more resilient city.



**GOVERNMENT PERFORMANCE
& FINANCIAL MANAGEMENT**

To be a well-managed and fiscally responsible city focused on delivering effective and efficient government services.







**HOUSING &
HOMELESSNESS SOLUTIONS**

To ensure housing opportunities for all residents while promoting fair housing and affordable choices throughout every area of the city while working to eliminate homelessness.



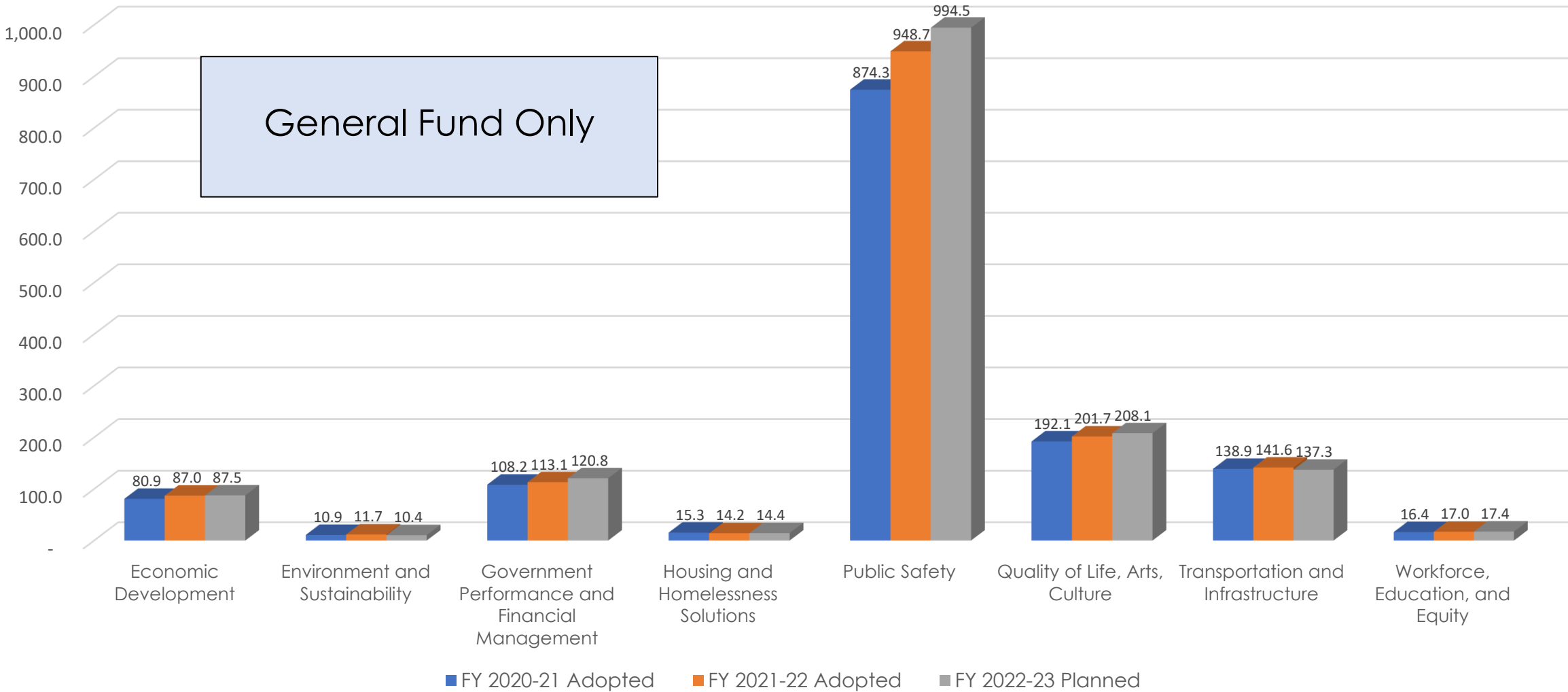
Expenses Aligned to Strategic Priorities



 PUBLIC SAFETY	To be the safest large city in the United States while serving and protecting our diverse community with integrity, respect, and equity.
 QUALITY OF LIFE, ARTS, & CULTURE	To be a world-class city that fosters clean and appealing neighborhoods while offering recreational, educational, and cultural activities that enhance the quality of life for our residents and visitors.
 TRANSPORTATION & INFRASTRUCTURE	To protect and enhance the city's transportation and infrastructure network while continuing to deliver innovative, safe, and equitable infrastructure solutions and moving Dallas forward with a "service first" mentality.
 WORKFORCE, EDUCATION, & EQUITY	To be recognized as a city that is equitable, inclusive, and welcoming for all residents and visitors.



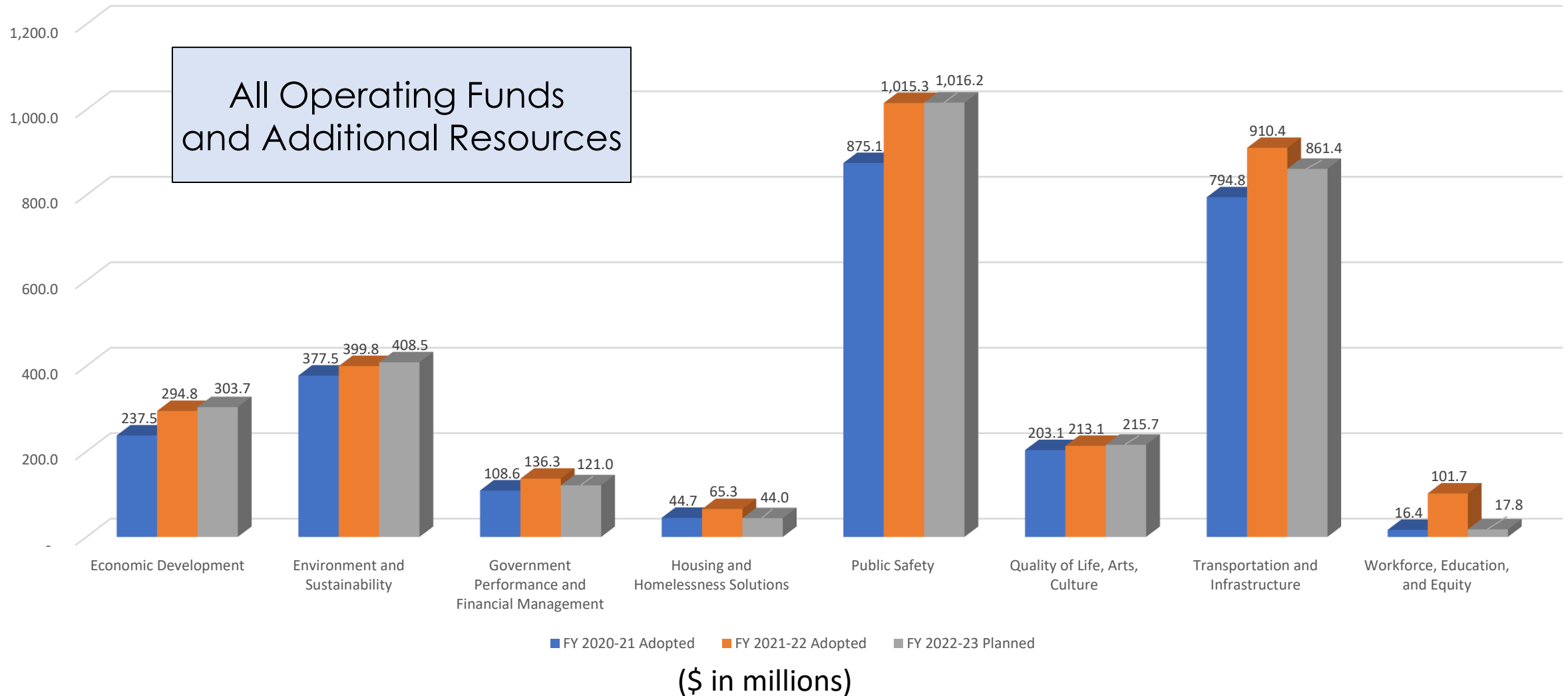
Expenses Aligned to Strategic Priority



(\$ in millions)



Expenses Aligned to Strategic Priority



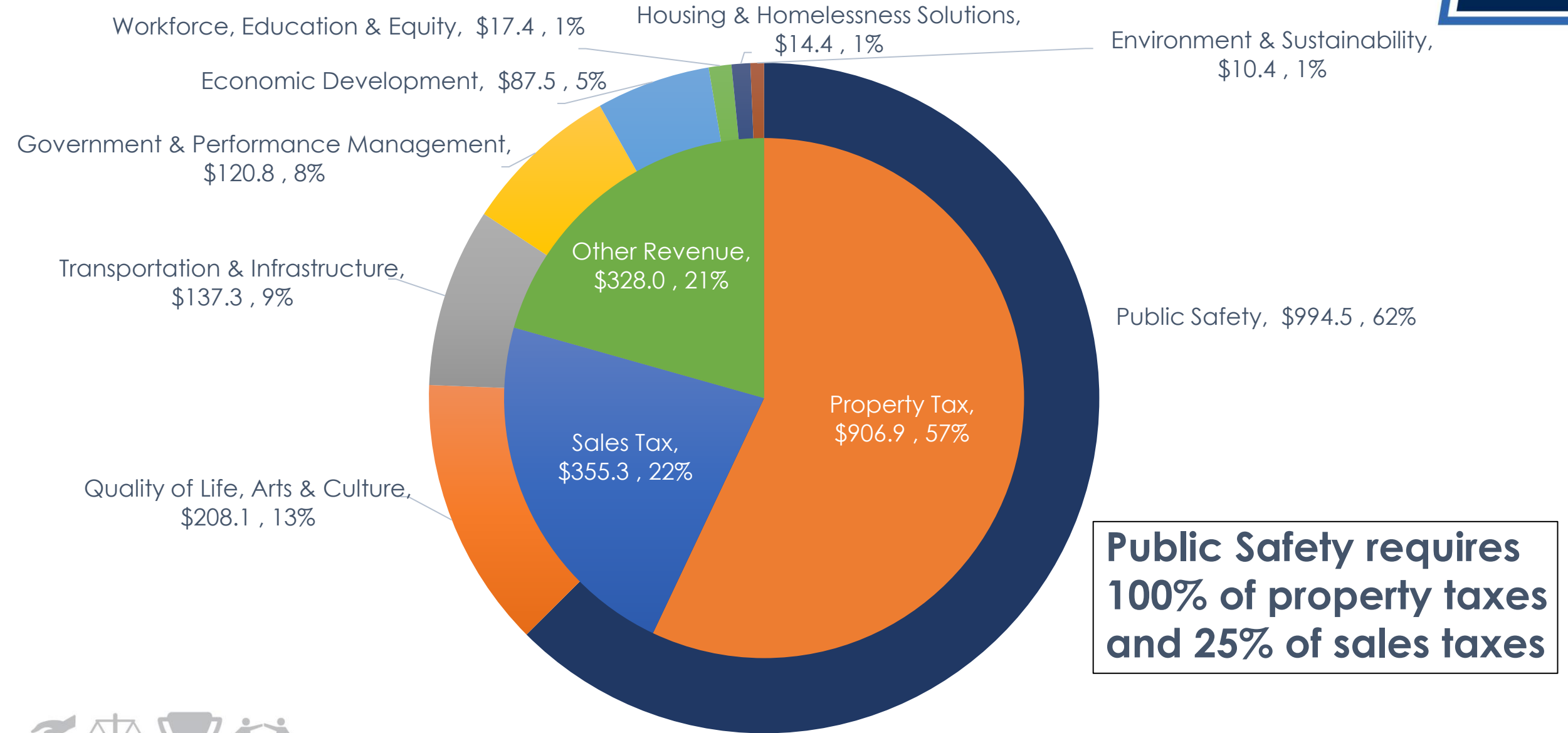
Expense Drivers



- Ensure community and MCC priorities are addressed including following examples:
 - Employ multipronged approach to reduce crime
 - Improve the City's permitting process
 - Further CECAP and environmental initiatives
- Consider inflationary factors that affect expenses
 - Living wage increase is more than expected
 - Fuel increases during current year are expected to continue
 - Master agreement and contract service provider costs will be passed on to City
- Implement the remaining market pay adjustments for police and fire uniformed personnel as agreed in the current Meet and Confer agreement that expires on September 30, 2022



Expenses and Revenues by Strategic Priority



Community Engagement



- Spring listening sessions held March 28 - 31
 - Led by Mayor and City Council Office (MCC)
 - 18 total sessions
 - 435 attendees
- Top 3 points of discussion
 - Environmental/Sustainability
 - Streets and roads
 - Public safety



Community Engagement



- Three public hearings held at City Council meetings – March 9, May 25, and August 24
- Biennial Community and Business Survey conducted by Allied-SCSS April-May using statistically valid methods with results anticipated to be available at June 15 budget workshop
- Annual Budget Priority Survey being conducted May 2 through July 2
 - Online survey available (additional languages)
 - Paper surveys distributed to high impact equity areas at recreation centers and libraries
- Council-hosted budget town hall meetings planned for August 11-25



Next Steps



- City Council members are invited to submit their top three budget priorities to City Manager by May 25 with follow-up meetings with CFO in June if requested
- Update budget briefing will be provided to City Council on June 15
- FY 2022-23 recommended budget and FY 2023-24 planned budget will be presented to City Council on August 9





City of Dallas

FY2022-23 and FY 2023-24 Biennial Budget Update

**City Council Briefing
May 4, 2022**

M. Elizabeth Reich, Chief Financial Officer

**Jack Ireland, Director
Budget and Management Services**



Appendix

10% Cap on Homestead Property Values



Section 23.23 of the Texas Property Tax Code

Sec. 23.23. Limitation on Appraised Value of Residence Homestead.

(a) Notwithstanding the requirements of Section 25.18 and regardless of whether the appraisal office has appraised the property and determined the market value of the property for the tax year, an appraisal office may increase the appraised value of a residence homestead for a tax year to an amount not to exceed the lesser of:

(1) the market value of the property for the most recent tax year that the market value was determined by the appraisal office; or

(2) the sum of:

(A) 10 percent of the appraised value of the property for the preceding tax year;

(B) the appraised value of the property for the preceding tax year; and

(C) the market value of all new improvements to the property.

(b) When appraising a residence homestead, the chief appraiser shall:

(1) appraise the property at its market value; and

(2) include in the appraisal records both the market value of the property and the amount computed under Subsection (a)(2).

(c) The limitation provided by Subsection (a) takes effect as to a residence homestead on January 1 of the tax year following the first tax year the owner qualifies the property for an exemption under Section 11.13. The limitation expires on January 1 of the first tax year that neither the owner of the property when the limitation took effect nor the owner's spouse or surviving spouse qualifies for an exemption under Section 11.13.





City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1070

Item #: B.

FY 2022-23 HUD Consolidated Plan Budget - Council Discussion and Amendments



City of Dallas

FY 2022-23 HUD Consolidated Plan Budget: City Council Discussion and Amendments

**City Council Briefing
May 4, 2022**

**Elizabeth Reich
Chief Financial Officer**

**Jack Ireland, Director
Chan Williams, Assistant Director
Budget & Management Services**

Purpose



- Update status of HUD grant allocation amounts for FY 2022-23 HUD Consolidated Plan Budget
- Review timeline for budget development
- Consider City Council amendments (if necessary)



HUD Grant Allocations



- On March 15, 2022, federal government approved an appropriations bill that includes HUD funding for FY 2022-23

Program	FY 2021 (\$ in billions)	FY 2022 (\$ in billions)
Community Development Block Grant	3.45	3.3
Emergency Solutions Grant	0.29	0.29
HOME Investment Partnership Program	1.35	1.50
Housing Opportunities for Persons with AIDS	0.43	0.45

- HUD has 60 days following appropriation to publish grant allocations
 - Final HUD grant allocations **have not been received**, and are not expected until mid-May



HUD Grant Allocations



- In order to meet statutory deadline requirements, development of the City's FY 2022-23 Consolidated Plan Budget had to begin in January using preliminary estimates and could not wait for notification of actual grant amounts
 - For budget development purposes, level funding was assumed for all four grants
- **Once final allocation amounts are received, the City Manager will propose either increases or decreases as necessary to balance the budget with available resources, including capped categories**



Budget Development Timeline



DATE	ACTIVITY
January – February	Community engagement consisting of 8 virtual meetings
March 3, 2022	City Manager's recommended budget presented to Community Development Commission
March and April	CDC committees reviewed recommended budget
April 7, 2022	CDC approved recommended budget with no amendments
April 20, 2022	City Manager's recommended budget presented to City Council
April 28, 2022	City Council amendments submitted to City Manager
May 4, 2022	City Council discussion of proposed amendments (if necessary)
May 11, 2022	City Council preliminary adoption of recommended budget, and call public hearing
May 12, 2022	Public review begins for 30 days
May 25, 2022	Public hearing at City Council meeting
June 22, 2022	City Council final adoption of FY 2022-23 HUD Consolidated Plan Budget
August 15, 2022	FY 2022-23 Consolidated Plan Budget (and Action Plan) submitted to HUD
October 1, 2022	FY 2022-23 Consolidated Plan Budget (and Action Plan) begins



City Council Amendments



- During the briefing on April 20, Council members were invited to submit amendments to the FY 2022-23 HUD Consolidated Plan Budget to the City Manager by Thursday, April 28.
- As of Friday, April 29, 2022 at 12:00 p.m., no City Council proposed amendments have been received.





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City of Dallas

FY 2022-23 HUD Consolidated Plan Budget: City Council Discussion and Amendments

**City Council Briefing
May 4, 2022**

**Elizabeth Reich
Chief Financial Officer**

**Jack Ireland, Director
Chan Williams, Assistant Director
Budget & Management Services**



Appendix

**FY 2022-23 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A	B	C
Project Name	FY 2021-22 Amended Budget	FY 2022-23 City Manager's Proposed Budget
<u>SOURCE OF FUNDS</u>		
Community Development Block Grant		
Entitlement (grant)	15,086,728	15,086,728
Program Income - Housing Activities	500,000	200,000
One-Time Revenue	0	2,000,000
	15,586,728	17,286,728
Home Investment Partnership		
Entitlement (grant)	5,897,968	5,897,968
Program Income - Housing Activities	500,000	500,000
	6,397,968	6,397,968
Emergency Solutions Grant		
Entitlement (grant)	1,290,230	1,290,230
Housing Opportunities for Persons with AIDS		
Entitlement (grant)	7,943,508	7,943,508
TOTAL SOURCE OF FUNDS	31,218,434	32,918,434

USE OF FUNDS

Community Development Block Grant		
Public Services (15% of CDBG maximum amount allowed)	2,265,163	2,297,030
Housing Activities	7,948,038	7,948,038
Public Improvements	2,400,000	4,024,314
Fair Housing and Program Oversight (20% of CDBG max amount allowed)	2,973,527	3,017,346
	15,586,728	17,286,728
HOME Investment Partnerships Program		
HOME Programs	6,397,968	6,397,968
Emergency Solutions Grant		
ESG Programs	1,290,230	1,290,230
Housing Opportunities for Persons with AIDS		
HOPWA Programs	7,943,508	7,943,508
TOTAL USE OF FUNDS	31,218,434	32,918,434

**FY 2022-23 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A Project Name	B FY 2021-22 Amended Budget	C FY 2022-23 City Manager's Proposed Budget
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)		
<u>CDBG - Public Services</u>		
CD01 Out-of-School Time Program - Provide after school and summer programs for low/mod income youth ages 6-12 Monday - Friday through structured recreational, cultural, social and life skills activities. 24 CDBG funded sites. FY 2022-23: estimated 2,800 children to be served. (PKR)	851,424	851,424
CD02 Early Childhood and Out of School Time Services Program - . The program enables low/moderate-income parents to work and adolescent parents to attend school by providing child care referral, support and services. Contracts with providers ensures access to quality child care services. Support levels based on cost and need, for infant or toddler care, underserved communities, quality programs, and parent workshops. Funds will also pay for intake, assessments and provide direct client services. FY 2022-23: estimated 314 children to be served. (OCC)	650,000	681,867
Youth Programs Sub-Total	1,501,424	1,533,291
CD03 Community Court Program - The Community Court, a unique program, provides restoration to the community where the crime is committed, seeks to rehabilitate individuals, deters further criminal action, and encourage defendants to become productive members of the community. FY 2022-23: estimated 1,020 clients to be served.	763,739	763,739
<ul style="list-style-type: none"> • South Dallas / Fair Park Community Court • South Oak Cliff Community Court • West Dallas Community Court 	227,104 273,790 262,845	296,772 203,203 263,764
Other Public Services (Non-Youth) Sub-Total	763,739	763,739
Total CDBG - Public Services	2,265,163	2,297,030
CDBG - Public Services 15% Cap	2,298,027	2,297,030
Under/(Over) Cap	32,864	(0)
CDBG - Public Services Cap Percentage	14.8%	15.0%
<u>CDBG - Housing Activities</u>		
CD04 Dallas Homebuyer Assistance Program - Provide no interest, deferred payment loans for down-payment, principle reduction and closing cost assistance. FY 2022-23: estimated 11 loans to be administered.	400,000	400,000
Homeownership Opportunities Sub-Total	400,000	400,000
CD05 Home Improvement and Preservation Program (HIPP) - Provide an all-inclusive repair and rehabilitation program for single-family owner-occupied housing units and landlord/rental multi-family units, with the purpose of making needed improvements and preserving affordable housing. FY 2022-23: TBD households to be served.	3,094,038	3,094,038
CD06 Support for Home Improvement and Preservation Program (HIPP) - Provide direct service, delivery staff, to implement the Home Improvement Preservation Program.	1,560,000	1,560,000

**FY 2022-23 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A		B	C
Project Name		FY 2021-22 Amended Budget	FY 2022-23 City Manager's Proposed Budget
CD07	Residential Development Acquisition Loan Program - Provide loans and grants to affordable housing developers for acquisition, relocation, and demolition to support affordable housing development for low income households at 80% or below AMFI. FY 2022-23: TBD units to be developed.	2,894,000	2,894,000
	Homeowner Repair/Development Sub-Total	7,548,038	7,548,038
	Total CDBG - Housing Activities	7,948,038	7,948,038
<u>CDBG - Public Improvements</u>			
CD08	Public Facilities and Improvements - Provide improvements to public facilities and infrastructure within eligible areas.	2,400,000	2,024,314
CD09	NEW - Sidewalk Improvements - Provide sidewalk improvements in eligible areas.	0	1,000,000
CD10	NEW - ADA Improvements - Provide improvements and upgrades to public facilities.	0	1,000,000
	Public Improvement Sub-Total	2,400,000	4,024,314
	Total CDBG - Public Improvement	2,400,000	4,024,314
<u>CDBG - Fair Housing and Planning & Program Oversight</u>			
CD11	Fair Housing Division - Provide housing discrimination investigations, fair housing education and outreach, and citizen referrals.	585,206	623,432
CD12	Citizen Participation/CDC Support/HUD Oversight - Budget & Management Services/Community Development Division. Provide coordination of ConPlan budget development, citizen participation, and reporting to HUD as primary City liaison.	958,048	1,129,062
CD13	HUD Environmental Review - Budget & Management Services. Provides compliance for City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas.	199,737	220,929
CD14	Community Care Management Support - Provide salaries and operational support to manage and administer CDBG-funded public service programs in the Office of Community Care.	203,390	178,890
CD15	Housing Management Support - Provide operational support for the management and administration for serving housing related CDBG programs.	1,027,146	865,033
	Total CDBG - Fair Housing and Planning & Program Oversight	2,973,527	3,017,346
	CDBG - FH/PLN/Program Oversight 20% Cap	3,017,346	3,017,346
	Under/(Over) Cap	43,819	(0)
	CDBG - FH/PLN/Program Oversight Cap Percentage	20%	20%
	TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT	15,586,728	17,286,728

**FY 2022-23 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A Project Name	B FY 2021-22 Amended Budget	C FY 2022-23 City Manager's Proposed Budget
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)		
HM01 CHDO Development Loan Program - Provide loans to City-certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low to moderate income households earning up to 80% Area Median Family Income. (15% minimum)	900,000	884,696
HM02 CHDO Operating Assistance - Provides loans and grants to affordable housing developers for acquisition, relocation, and demolition to support affordable housing development for low income households at 80% or below AMFI.	150,000	0
HM03 NEW - HOME Project Cost - Project implemented in conjunction with Project #20 (HOME DHAP). Primary Purpose: Direct assistance provided to eligible homebuyers for down payment, principle reduction, and closing costs based on borrowers' need and debt capacity.	0	450,000
HM04 HOME Program Administration - Provide operational support for the administration and servicing of the HOME programs which are housing based. (10% maximum)	589,796	589,796
HM05 Dallas Homebuyer Assistance Program - Provide no interest, deferred payment loans for down-payment, principle reduction and closing cost assistance. DHAP is offered to homebuyers up to eighty percent (80%) Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. FY 2022-23: estimated 11 households to be served.	400,000	400,000
HM06 Housing Development Loan Program - Provide private and nonprofit organizations with loans for the development of single family housing (1-4units) and multifamily housing (5 or more units); FY 2022-23 estimated 75 homes funded.	4,358,172	4,073,476
TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM	6,397,968	6,397,968
EMERGENCY SOLUTIONS GRANT (ESG)		
ES01 Emergency Shelter - Provide (i) payment of operational costs for shelters or transitional housing facilities for homeless persons, and (ii) essential services to homeless persons residing in shelters or transitional housing facilities. Emergency Shelter and Street Outreach costs combined are limited to 60.0% of the grant. FY 2022-23 estimated 4,500 persons to be served (OHS)	538,680	627,847
ES02 Street Outreach - Provide direct services designed to meet the immediate needs of unsheltered homeless persons by connecting them with emergency shelter, housing, and/or critical health services. Emergency Shelter and Street Outreach costs combined are limited to 60.0% of the grant. FY 2022-23 estimated 272 persons to be served (OHS)	177,682	146,291
Essential Services/Operations Sub-Total	716,362	774,138

**FY 2022-23 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A		B	C
Project Name		FY 2021-22 Amended Budget	FY 2022-23 City Manager's Proposed Budget
ES03	Homeless Prevention - Provide financial assistance and housing relocation/stabilization services to persons at-risk of homelessness and meet income limit below 30% of the area median income. Provide short-term (3 months) and medium-term (4 - 24 months) rental assistance; payment of rental arrears up to 6 months. FY 2022-23 estimated 102 persons to be served. (OCC)	246,086	246,086
	Homeless Prevention Sub-Total	246,086	246,086
ES04	Rapid Re-Housing - Provide the rapid re-housing assistance to persons who are homeless, to include: (i) housing relocation and stabilization services (HRSS) service costs (ii) HRSS financial assistance and (iii) rental assistance (including short-term (3 months) and medium-term (4-24 months) rental assistance and one-time payment of up to 6 months of rental arrears. FY 2022-23 estimated 29 persons to be served (OHS)	238,782	178,003
	Rapid Re-Housing Sub-Total	238,782	178,003
ES05	ESG Administration - Provide monitoring, reporting, and evaluation of contracts and related activities. Administrative costs are limited to 7.5% of the grant. (OHS)	66,000	69,003
ES06	ESG Administration - Provide monitoring, reporting, evaluation and environmental review for program activities. Administrative costs are limited to 7.5% of the grant. (BMS)	23,000	23,000
	Program Administration Sub-Total	89,000	92,003
	TOTAL EMERGENCY SOLUTIONS GRANT	1,290,230	1,290,230
<u>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</u>			
HW01	Emergency/Tenant Based Rental Assistance - Provide financial assistance and staff costs for emergency short-term rent/mortgage/utility assistance, long-term tenant-based rental assistance, and permanent housing placement, to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2022-23 estimated 434 households to be served. (OHS)	2,232,600	2,455,000
HW02	Emergency Tenant Based Rental/Financial Assistance - Provide financial assistance and staff costs for emergency short-term rent/mortgage/utility assistance, long-term tenant-based rental assistance, and permanent housing placement, to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2022-23 estimated 320 households to be served. (OCC)	2,223,252	2,223,252
HW03	Facility Based Housing - Provide housing operation costs, including lease, maintenance, utilities, insurance and furnishings) <i>and supportive services, as well as rehabilitation/repair/acquisition</i> , at facilities and master leasing that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2022-23 estimated 234 households to be served. (OHS)	2,640,000	2,385,000

**FY 2022-23 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A Project Name	B FY 2021-22 Amended Budget	C FY 2022-23 City Manager's Proposed Budget
HW04 Housing Placement & Other Support Services - Provide supportive services to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice and respite care for affected children. FY 2022-23 estimated 38 households to be served. (OHS)	97,400	150,000
HW05 Housing Information Services/ Resource Identification - Provide housing navigation services consisting of a housing resource center with direct one-on-one housing referral assistance and online searchable housing database and web resources, for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2022-23 estimated 175 households to be served. (OHS)	150,000	150,000
Program Services - Sub-Total	7,343,252	7,363,252
HW06 Program Administration/ City of Dallas - Provide administrative oversight, evaluation, technical assistance, and HMIS client-level data collection for grant funds and program activities. Administrative costs are limited to 3.0% of the grant. (OHS)	120,600	120,600
HW07 Program Administration/ City of Dallas - Provide administrative oversight, evaluation, technical assistance and environmental review for grant funds and program activities. Administrative costs are limited to 3.0% of the grant. (BMS)	103,714	103,714
HW08 Program Administration/ City of Dallas - Provide administrative oversight, evaluation, technical assistance and environmental review for grant funds and program activities. Administrative costs are limited to 3.0% of the grant. (OCC)	13,990	13,990
HW09 Program Administration/ Project Sponsors - Provide administrative oversight, evaluation, and technical assistance for grant funds and program activities.	361,952	341,952
Program Administration Sub-Total	600,256	580,256
TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS	7,943,508	7,943,508
GRAND TOTAL CONSOLIDATED PLAN BUDGET	31,218,434	32,918,434



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1071

Item #: C.

Illegal Dumping & Blight Abatement Strategic Plan Update Follow Up



City of Dallas

Illegal Dumping & Blight Abatement Strategic Plan Follow Up

City Council Briefing
May 4, 2022

Andres Espinoza, Director (I)
Code Compliance Services
Department
City of Dallas



Presentation Overview

- Background/History
- Purpose
- Plan Update
- Issues/ Operational or Business Concerns
- Operational Impact
- Proposed Action
- Next Steps





Presentation Overview

Summer 2019

- Media Story Illegal Dumping

Summer 2019

- Strategic Illegal Dumping Plan Internal Discussions
- Identified Process Deficiencies
- Identified Needs

Fall 2020

- City Manager Top 25 Goals
- Council Approved Resources
- Started Plan Implementation

Spring 2021

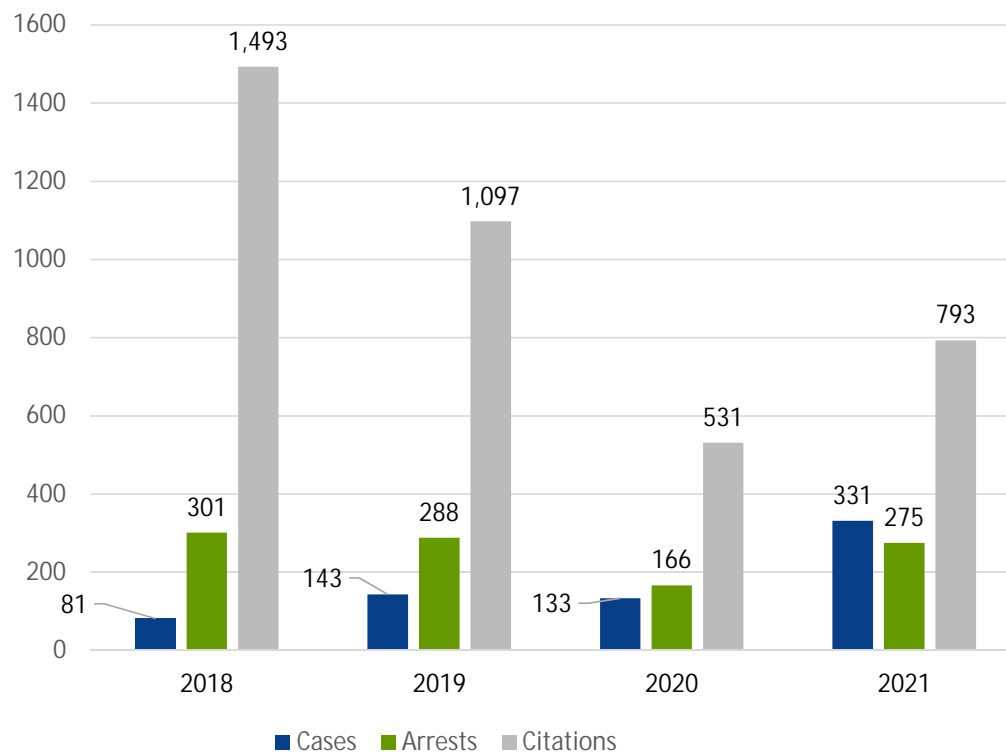
- Quality of Life
- Full Council Briefing
- Full Plan Implementation
- Ongoing Plan Evaluation and Improvements



Background/History



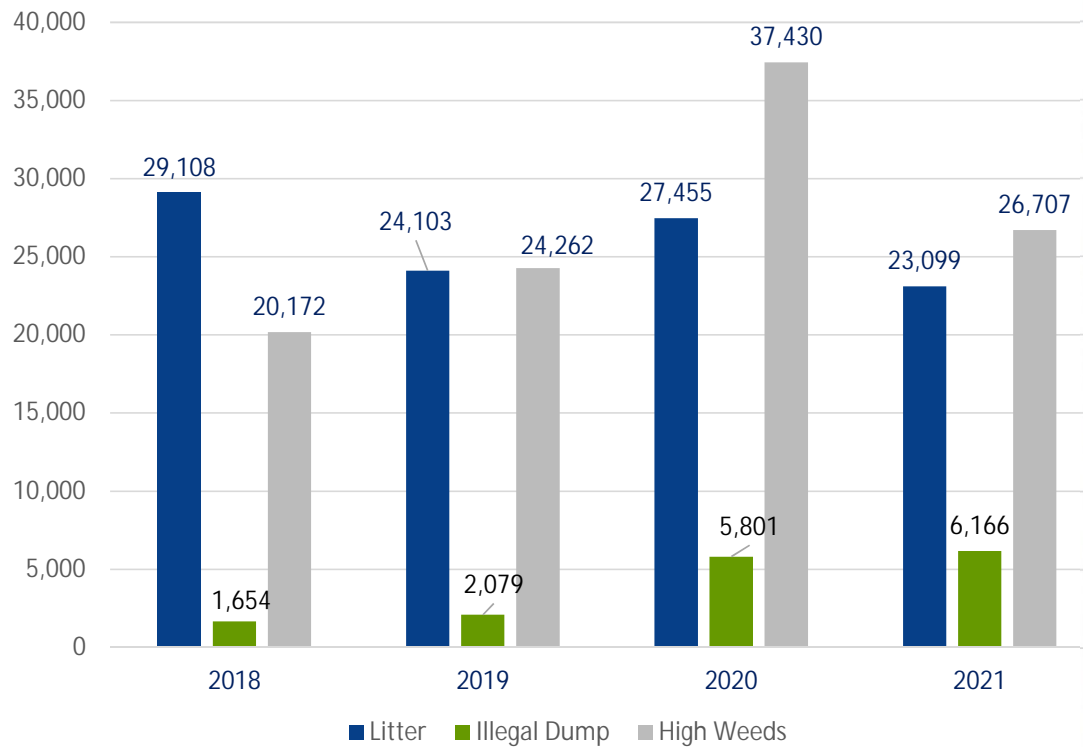
Dallas Marshal Totals





Background/History

311 Code Concerns



May 9, 2022 at 1:34 PM



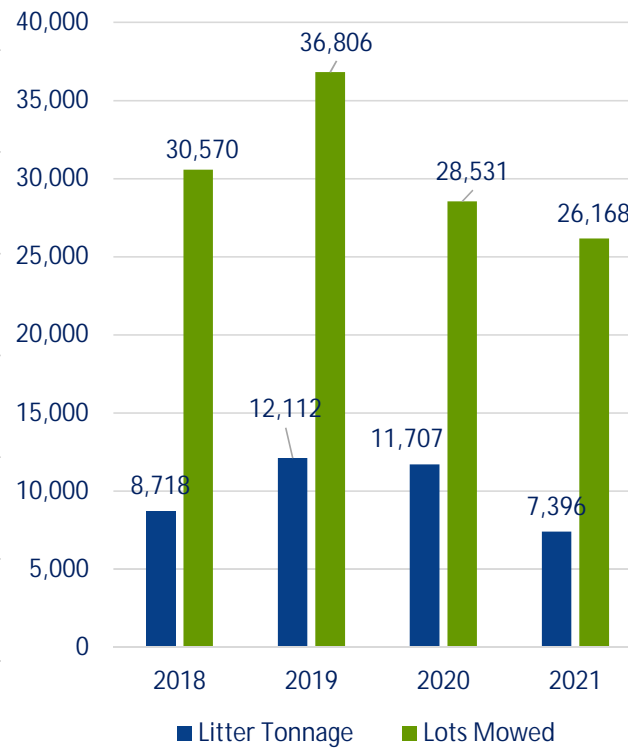


Background/History

Illegal Dumping Abatement Totals



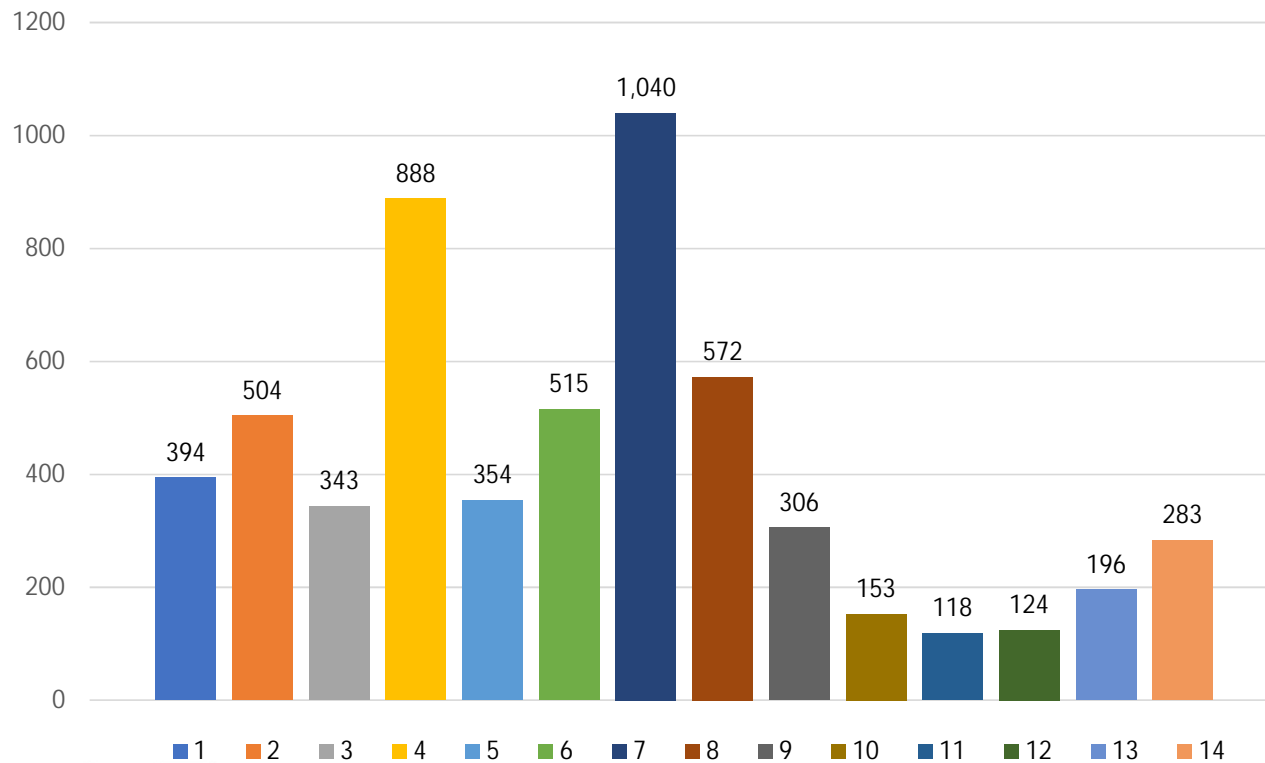
Mow Clean Totals





Background/History

Illegal Dumping 311 Code Concerns by Council District FY2021





Purpose of the Plan



- Improve the Quality of Life

Reduce crime, blight, and promote development

- Reduce investigation and abatement response times

- Proactive approach

- Foster partnerships and promote community/public awareness





Strategic Plan Update



\$947K allotted under Budget FY 2021



Proactivity and Response Times



Personnel and Equipment



Community Engagement and Special Projects

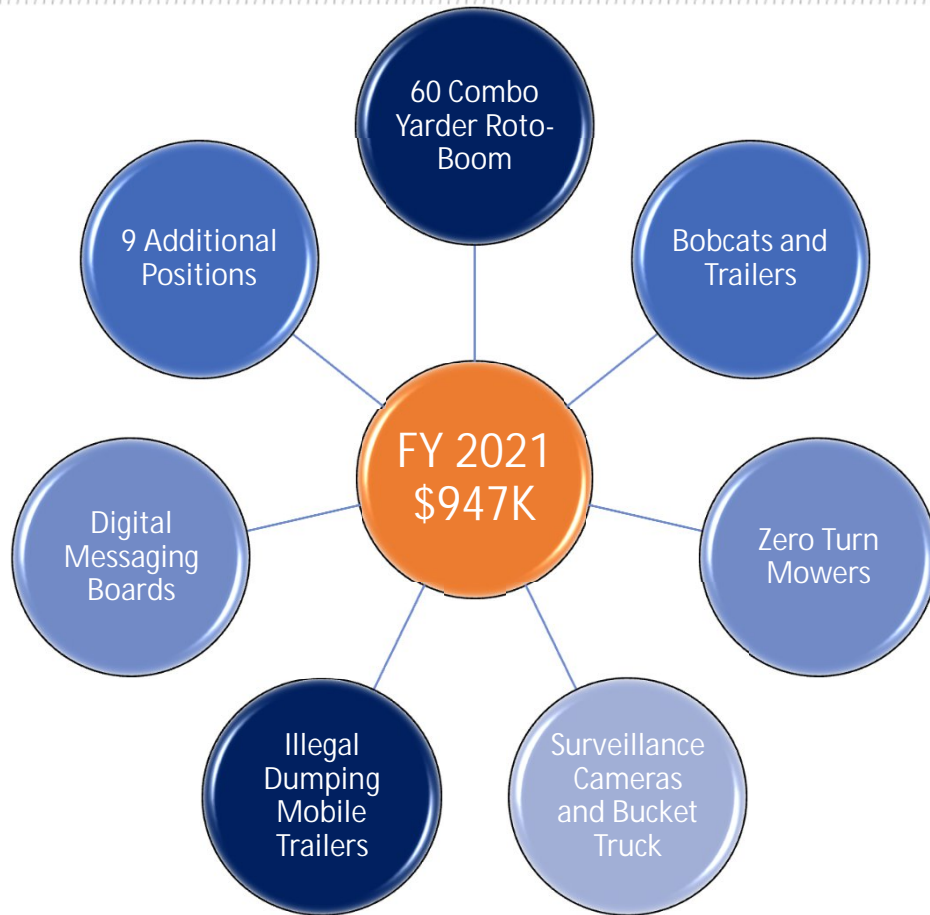


•Ordinances and Marketing Campaign





Strategic Plan Update





Issues/ Operational or Business Concerns



Recruitment

- Onboarding Process
- Qualified Candidates
- Competitive salaries

Facilities

- Insufficient storage space
- Parking
- Rehabilitation Remodel

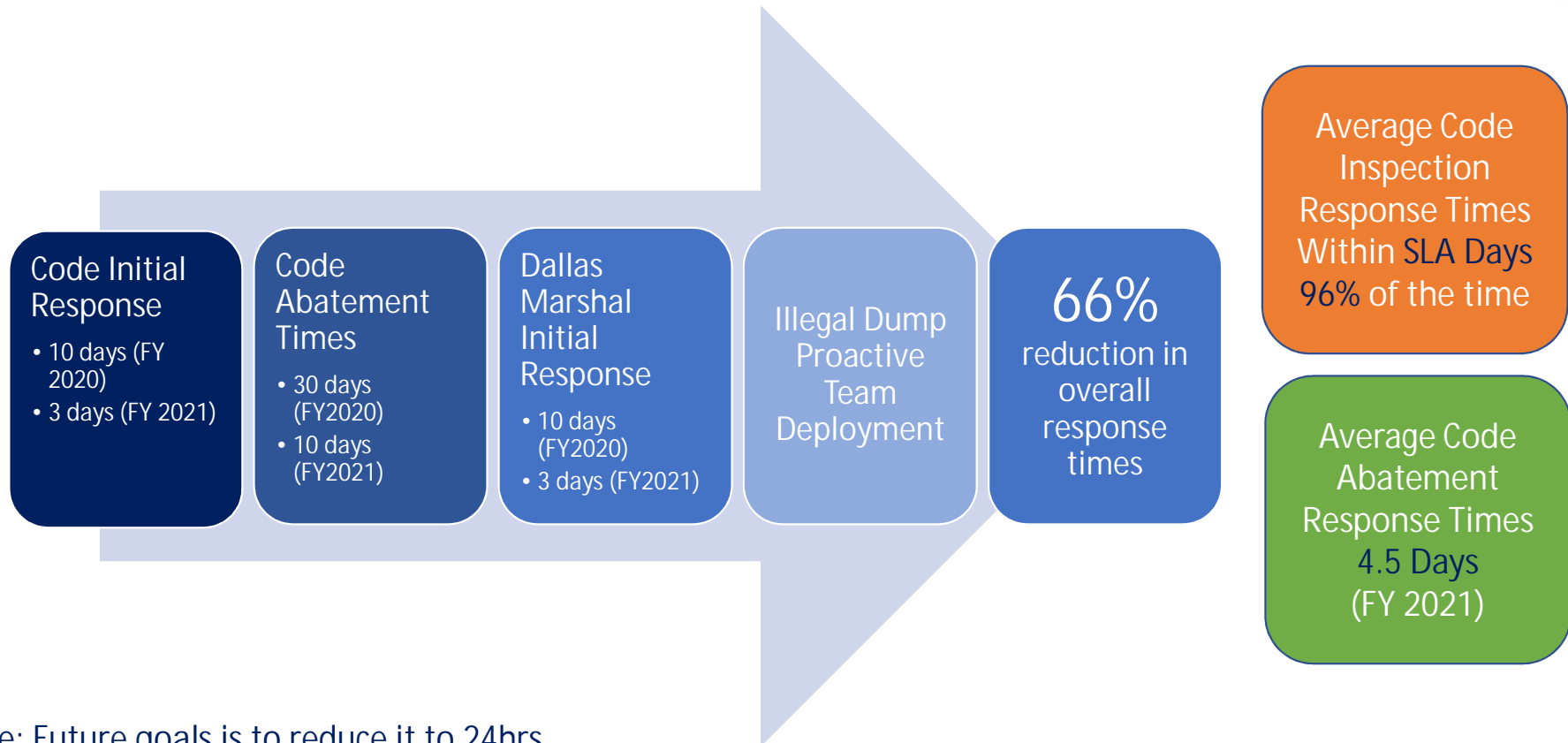
Equipment

- Downtime
- Supply Chain Issues



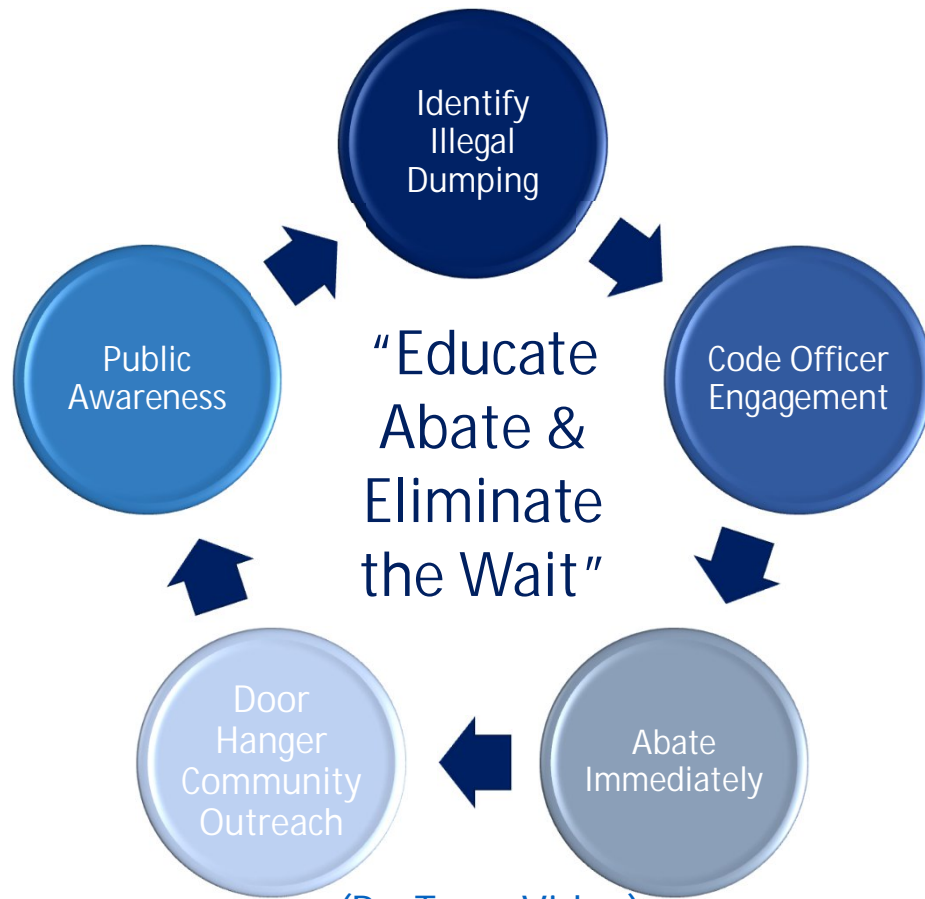


Operational Impacts

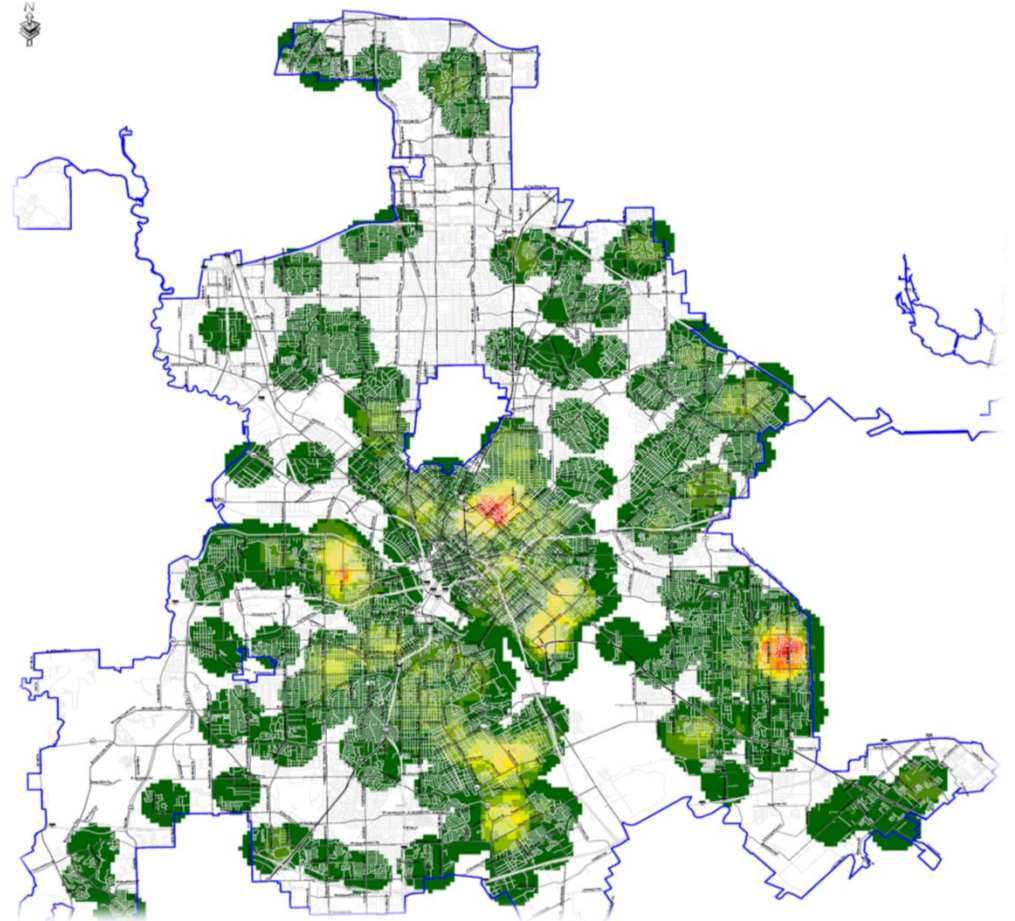




Pro-active Illegal Dump Team



[\(ProTeam Video\)](#)





Operational Impacts

Community Trash Off Events

- 24 Total events (FY 2021)
- Bulk Trash Collected 435,000 lbs.
- BOPA (Batteries, Oil, Paint, Antifreeze) 88,000 lbs.
- Shredding 33,000 lbs.
- Tires Collected 3,500
- CCS, Sanitation, Dallas Marshal, DPD





Operational Impacts

City Property Identification

- 800 Properties Stenciled
- 50 “Vibrant Not Vacant” Signs Installed per Month
- Outreach
- 260 Neighborhood Community Engagement Meetings (FY 2021)
- Community awareness

**VIBRANT
NOT
VACANT**



City of Dallas

THIS LOT IS OWNED BY THE CITY OF DALLAS.
FOR CONCERNS OR TO REPORT ILLEGAL DUMPING,
PLEASE DIAL 311 OR CALL 214-671-CODE.





Proposed Actions

Vacant Lot Registration

- Approved February 2022
- Finalizing software updates
- Go Live Fall 2022
- Continue to identify City owned lots

Scrap Tire Ordinance

- Draft Amendment complete
- Brief Quality of Life Committee April 2022
- Intended to decrease illegally dumped tires

Increase Frequency of Community Trash Off Events

- Community desires more
- Council district equity
- Reduce illegal dumping

Additional Abatement Teams

- Increase proactivity
- Reduce 311 service requests
- Deploy additional teams hot zones
- Reduce response times





Next Steps

Tire Ordinance Update, Summer 2022

Vacant Property Registration, Fall 2022

Add Proactive Dumping Team, Fall 2022

Increase Trash Off Events, Fall 2022

Establish a Neighborhood Code Advisory Work Group, Fall 2022

City Lot Identification, Winter 2022





Illegal Dumping & Blight Abatement Strategic Plan Follow Up City Council Briefing May 4, 2022

Andres Espinoza, Director (I)
Code Compliance Services
Department
City of Dallas





City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1072

Item #: D.

Short-Term Rental Regulations

Short-Term Rental Regulations



City of Dallas

Dallas City Council
May 4, 2022

Andres Espinoza, Interim Director
Code Compliance Services

Julia Ryan AICP, Director
Planning and Urban Design

Presentation Overview



- What is a Short-Term Rental
- History and Prior Action
- Where We Are Today
- 2021-22 Short-Term Rental Task Force
- STR Task Force Recommendations and Options
- Staff Proposed Supplemental Recommendations (3 Choices)
- Next Steps



Presentation Purpose



- Provide a briefing on the Short-Term Rental Task Force Recommendations
- Summarize the process for a Zoning Code Amendment



What is a Short-Term Rental?



Include rooms or whole houses, condominiums and apartments that rent daily or weekly and are a growing alternative to hotels (less than 30 days).



What is a Short-Term Rental – in Dallas?

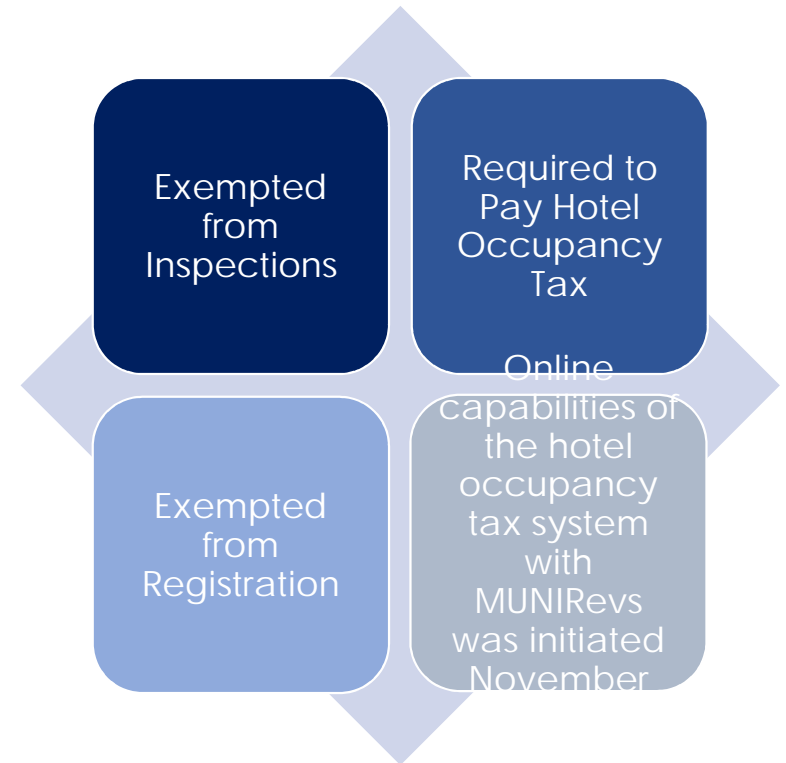


Per Dallas City Code, short-term rental has the definition given that term in Section 156.001(b) of the Texas Tax Code, as amended.

Chapter 156 Hotel Occupancy Tax

156.001(b) For purposes of the imposition of a hotel occupancy tax under this chapter, Chapter 351 or 352, or other law, "hotel" includes a short-term rental. In this subsection, "short-term rental" means the rental of all or part of a residential property to a person who is not a permanent resident under Section 156.101.

Exempted from the current Single Family Rental Registration Program



History and Prior Action



- City staff briefed Quality of Life, Arts & Culture committee on Short Term Rental Regulations on February 18, 2020 to:
 - ☐ Update the committee on current practices relating to STRs in Dallas
 - ☐ Receive direction from Committee on:
 - The need for additional enforcement of current STR registration and other city-wide requirements and
 - The need for additional regulations





History and Prior Action

- Committee chaired by Councilmember Arnold requested a STR Task Force make initial recommendations on the regulation of STR properties
- Councilmembers with the most STRs were asked to appoint 2-3 people each with Chair appointed by Councilmember Arnold (not staff lead)
 - ❑ Task Force members included representatives from Council Districts 1, 2, 10, 13, and 14; Councilmembers Blackmon and Blewett attended Task Force meetings
- STR Task Force began meeting monthly in June 2020
 - ❑ Developed recommendations December 2020



History and Prior Action



- Staff briefed STR Task Force's recommendations to Committee on January 19, 2021
- Briefed committee in closed executive session on legal issues regarding regulation of STRs on February 23, 2021
- Briefed committee on options to regulate STRs on March 23, 2021
- Received 534 responses to online web survey initiated April 16 – May 5, 2021



History and Prior Action



- Provided white paper analysis of the impact of STRs on surrounding neighborhoods by memorandum on May 3, 2021
- Held public hearing at City Council meeting on May 5, 2021



Prior Action



- On December 2, 2021, City Plan Commission voted to authorize public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses," and Section 51A-4.205, "Lodging Uses," to define a new use called "Short Term Rental Lodging," and related regulations.
 - CPC process pending Council Directions-
Department of Planning & Urban Design



Where We Are Today



Purpose is to seek direction on the following:

- Task Force recommendations
- Strategically solve nuisance related issues associated with STRs (noise, parking, litter, crime, etc.)
- Policy guidelines related Zoning
- Approved Zoning locations for STRs
- 3 Council considerations



Where We Are Today



- Short-Term Rentals have grown in popularity, leading to:
 - ❑ Additional “potential” city revenue
 - ❑ Reinforcement as a place to visit
 - ❑ Nuisance, enforcement and city resource challenges
- Dallas does not have a Short-Term Rental Ordinance
- There are 1,174 active STRs currently paying HOT with Controller’s Office as of April 14, 2022



Where We Are Today



- Challenge to identify STRs
- Process to fairly monitor responsible operators/owners while holding accountable all STR operators/owners.
- Define where they will be allowed and how to operate



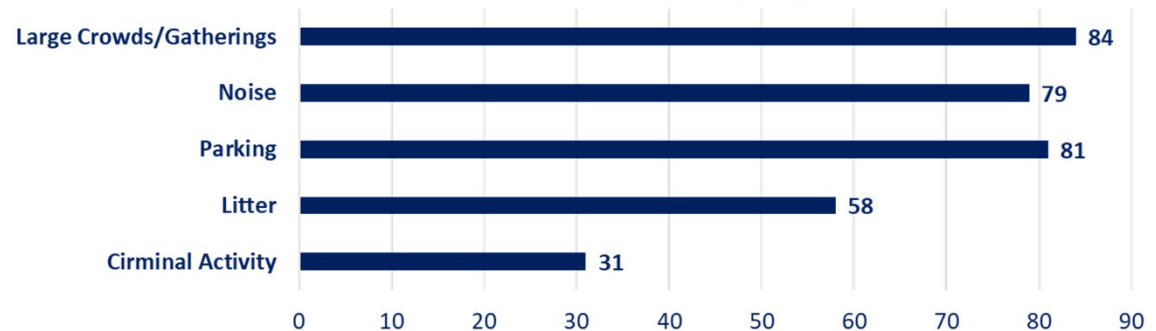
Where We Are Today – 311/911



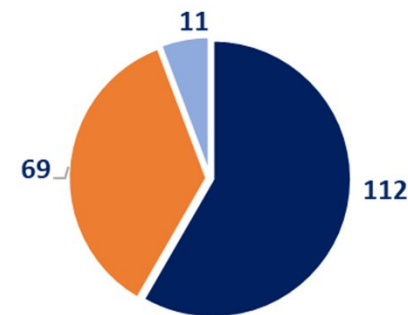
STR Service Request Tracking Tool

- 112 complaints for 69 locations received since October 2020
- Code and DPD respond to concerns

311 STR Concerns by Type



STR Complaints by Address Location



■ Total Complaints ■ Total Addresses ■ Addresses >1

Note: Complaints are not inclusive of total number **of complaints** that may have resulted from Short-Term rental **disturbances**



2021-22 Short-Term Rental Task Force



- New STR Taskforce formed in 2021
 - ❑ MPT West, Chairman Bazaldua Co-Chairs
 - ❑ 1 STR Owner Occupied
 - ❑ 1 STR Commercial Owner
 - ❑ 1 STR Platform
 - ❑ 4 Community Stakeholders (Residents/Business Owners)
- Purpose: Outline registration requirements, condition of the property, protect/health/safety of guests and community and develop enforcement regulations



2021-22 Short-Term Rental Task Force



- Seven (7) meetings Nov. 2021-Feb. 2022, including public discussion and taskforce recommendations
(add link)

Responsible owners not
the problem
Support Regulations
Supplemental income
Majority do what's right
Guests are vetted and
properties (cameras and
noise meters) monitored
Fair/balanced regulations

Favor of STR
Regulation

Opposed and
did not want
STR's in Single
Family Zones

Noise, parking, trash,
parties, crime/safety
concerns, absentee
owners/platforms,
property damage
Desire for zoning solution
Drives up property sales
costs
Investor profit at expense
of community,
enforcement falls on
neighbors/City



STR Task Force Recommendations



Task Force Proposed Recommendations

Initial Proposals	Yes/No	Task Force Recommendations
License/Registration – 100% cost recovery. Required for all STRs in order to operate.	✓	Task Force voted unanimously in favor of a licensing and registration program for a fee at 100% cost recovery.
Maximum Occupancy – Propose max 2 adults per bedroom, 10 people per home	✓	Task Force voted in favor of permitting 3 adults per bedroom per State Code 92.010 - 6 members voting in favor and 2 against
Advertising - No outdoor advertising or signage on the property as a short-term rental	✓	Task Force unanimously voted in favor of prohibiting on-premise advertising as a short-term rental. CAO to follow up with additional information regarding off-premise advertising as a short-term rental only



STR Task Force Recommendations – Cont.



Task Force Proposed Recommendations

Initial Proposals	Yes/No	Task Force Recommendations
Noise/Sound Equipment - No amplified sound equipment or noise outside	✓	Addressed through Chapter 30 Noise of the Dallas City Code
Emergency Contact - Must have emergency contact located in the City of Dallas for guests to contact, with contact information displayed in the property and on file with the city	✓	Task Force voted in favor of STR owner posting emergency contact information inside the STR for guests. Neighbors within 100 feet will be provided emergency contact of STR owner and instructed to direct complaints to 311 - passed with 5 members voting in favor and 2 members voting against
Off Street Parking Requirement - One space per two adults	✓	Task Force did not adopt any parking requirements in single family neighborhoods; STRs in <u>non-single-family areas</u> would be subject to established requirements of existing PD passed with 4 members voting in favor and 3 members voting against



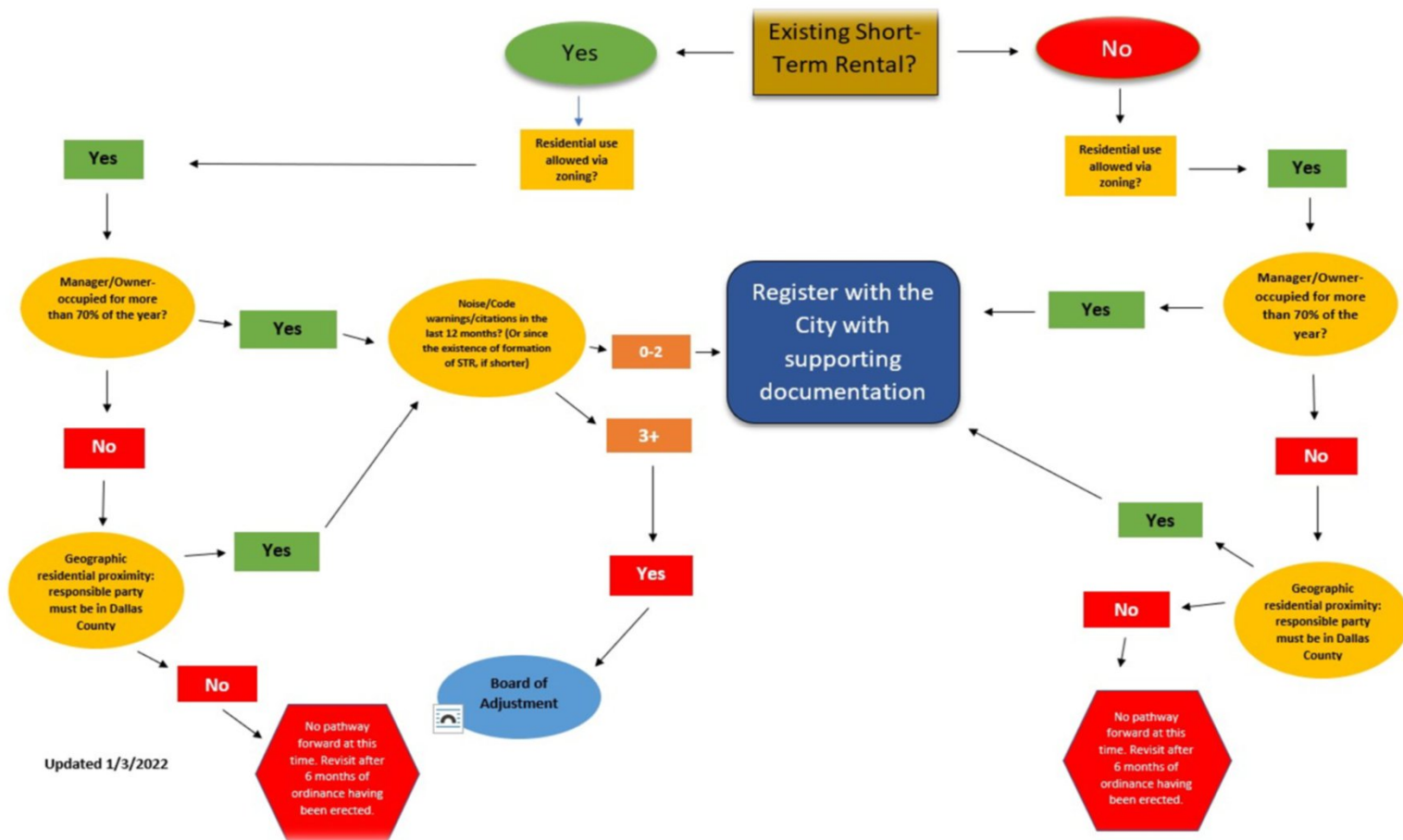
STR Task Force Recommendations – Cont.



- Task Force Recommendations were advanced to the Quality of Life, Arts and Culture Committee January 2022.



Short-Term Rental Flow Chart



Proposed Ordinance Amendments in Response to STR Task Force Recommendations



Amend Article VII, Chapter 27 "Registration and Inspection of Rental Properties and Condominiums"

Identify a contact person that can respond to location within one hour to contact occupants about the complaints

Provide guests with local contact person; safety plan and good neighbor requirements; life safety measures and insurance

Require annual notification to property owners within 100 feet of STR property with 24/7 contact information of STR property or host

Establish online annual permit fee and require registration prior to advertisement on STR platform.

Require permit number in all ads and posted publicly in the rental unit and occupancy limits enforced according to advertised limits

Set occupancy limits to no more than 3 people per bedroom



Proposed Ordinance Amendments in Response to STR Task Force Recommendations



Amend Article VII, Chapter 27 "Registration and Inspection of Rental Properties and Condominiums"

Distinguish between owner or non-owner occupied including Accessory Dwelling Units (ADU) – occupied for 70% of the year

Responsible party/owner must reside in Dallas County

Set strict noise limits after 10 pm and prohibit amplified sound at any hour

Prohibit events, e.g., parties, weddings, catered events, etc.

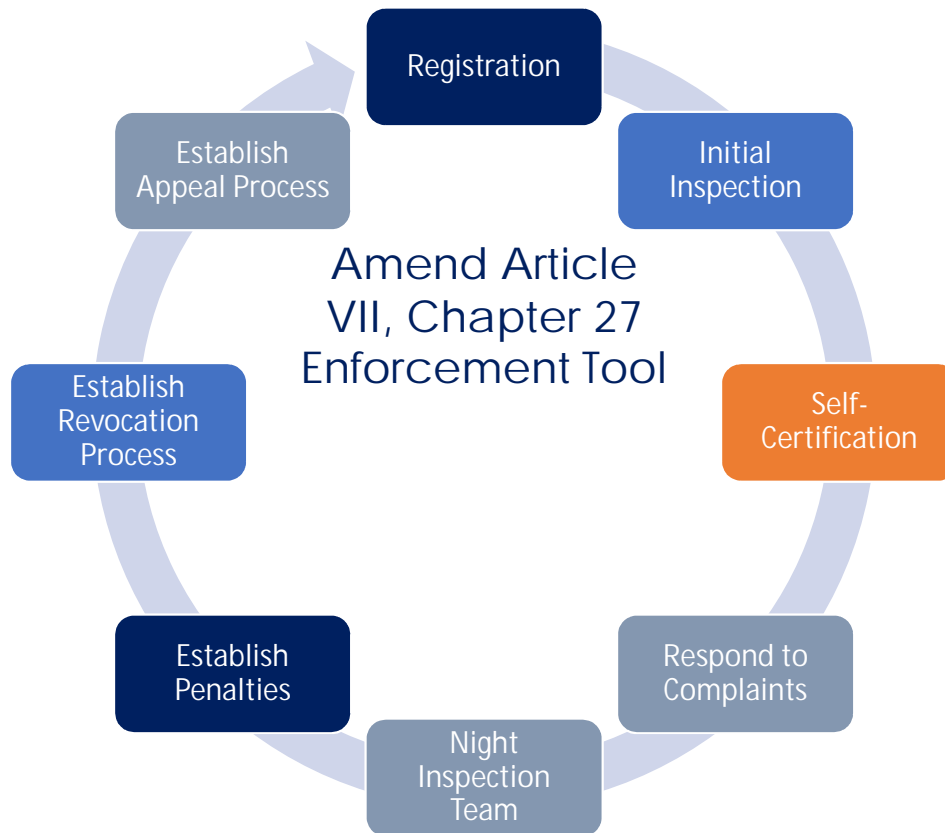
Apply the "habitual" nuisance Ordinance standards(occupancy, noise and other code violations)for problem property's

Seek agreements with major STR listing platforms, must comply with HOT requirements, streamline collection of HOT payments and require valid City permit number prior to listing

Prohibit on premise advertising as a STR



Proposed Enforcement



“Revocation” Enforcement Tool
May occur after three substantiated disturbances within one year; STR permit will be revoked, and the address barred from applying for new permit for one year

- ❑ Includes but is not limited to parking, noise, litter, destruction of property, disorderly conduct or failure to pay hotel occupancy taxes
- ❑ Locations with three or more substantiated complaints prior to establishment of regulations are referred to Board of Adjustment for review



Options for Council Consideration



No Change

- | | |
|--|---|
| <ul style="list-style-type: none">• Collect HOT from registered STRs | <ul style="list-style-type: none">• Continued nuisance issues in established neighborhoods – noise, litter, parking, crime• Limited ability for City to intervene• Continued City resources utilized in response to complaints• Difficult to enforce• Difficulty collection of HOT payments• Unfair competitive advantage to those who do not pay HOT• Potential loss of long-term affordable housing inventory |
|--|---|



Options for Council Consideration



Create Short-Term Rental Ordinance and Registration Program

- Ability to notify owner/operator property conditions when needed to get a faster response
- Partner with major STR platforms to prevent unregistered STRs from advertising
- Collect additional HOT
- Initial inspection will ensure minimum requirements
- City can require owner/operator notify guests of local codes
- Registration fee to cover cost of program
- Owner, neighborhood, City partnerships
- Overnight response/monitoring required
- Additional resources will be needed to respond overnight
- Ordinance amendment required – can take up to 6 months





Zoning Code Amendments

Processes and Procedure

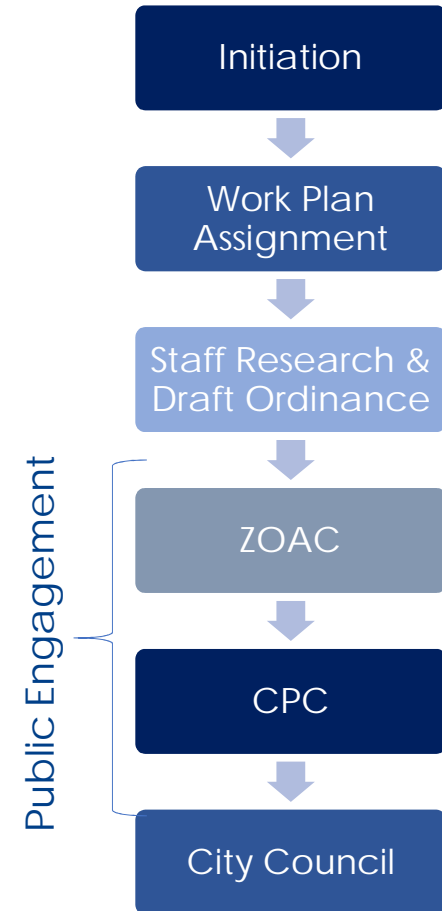
Julia Ryan, AICP, Director
Planning and Urban Design
City of Dallas



What Would a Zoning Option Look Like?



- Consider City Council policy objectives
- Several roles involved – from City Council to CPC
- Minimum 4 months to 2 years for a single amendment (ZOAC-City Council)
- Timeline is dependent on scope, complexity, public interest, and legal considerations
- Engagement may include public and neighborhood meetings, industry coordination, and public hearings



Texas Zoning Ordinance Summary



Houston: Nothing

San Antonio: Permit

Austin: Varies, tiers based on owner occupancy and zoning; permit

Arlington: Defined as temporary use; allowed in all districts with supplementary standards; permit

Waco: Permit

Fort Worth: Not allowed in residential; no permit

Corpus Christi: Permit

El Paso: Nothing



Considerations



- Considerations policy guideline for the zoning code amendment:
 - Definition of an STR
 - Housing (housing supply for a certain category of housing; or a tool to stabilize neighborhood)
 - Tourism (type of tourism that are affected – weekend, long-term, support areas or activities in the city, for residents, for visitors)
 - Economic development tool (effect on local-based initiatives, support business, shared economy)
 - Location (cluster or dispersion)
 - Types of STR (by room, by entire house, by multifamily unit;)



What Are Your Policy Objectives?



- Managing an authorized hearing without clear direction can delay the process.
- When undertaking a zoning amendment, consider:
 - ☐ Where should STRs be allowed or disallowed?
 - ☐ How will enforcement be addressed?
 - ☐ Will this be in tandem with a complimentary registration ordinance?



Zoning Options for Council Consideration



“Zoning Amendment Option” – Ordinance/Registration with Zoning

- | | |
|--|--|
| <ul style="list-style-type: none">• Prescribe where a use is allowed/not allowed• Any change in zoning is a public process• Works in tandem with associated registration ordinance in other cities | <ul style="list-style-type: none">• Possible length of time to establish a zoning ordinance• Land use category can regulate land use, not operational regulations• Zoning runs with the land<ul style="list-style-type: none">• Potential inconsistent outcome of areas already zoned PD• Opens the door for PD rezonings |
|--|--|



Next Steps



- Receive direction from City Council on regulatory program for owners of residential properties used as Short-Term Rentals
- Begin drafting appropriate ordinance amendments based on feedback
- Seek Council approval for proposed ordinance amendments





Short-Term Rental Regulations

Dallas City Council
May 4, 2022

Andres Espinoza, Interim Director
Code Compliance Services

Julia Ryan, Director
Planning and Urban Development

Appendix: STR Task Force Meetings 2021-2022



Meeting Date	Summary of Discussion
November 15, 2021	Introduced Task Force members, discussed meeting schedule, City Attorney's provided law update on regulation, began discussion of flow chart on proposal to register short term rentals with the City.
November 29, 2021	Further review and modification to the flow chart; CAO to evaluate proposal for legal challenges.
December 17, 2021	Finalized Process Flow Chart, began discussion of proposed recommendations, STR violations and enforcement.
January 3, 2022	Continued discussion on proposed recommendations and enforcement.
January 18, 2022	Completed discussion of proposed recommendations, enforcement strategy, department resource needs and estimated fees.
January 31, 2022	Public hearing at Special Called Quality of Life, Arts and Culture Committee meeting to receive stakeholder input.
February 22, 2022	Presented stakeholder input to Quality of Life, Arts and Culture Committee.



Appendix: Why Change the Zoning Code?



- Outdated Zoning Code: Last comprehensive update March 1, 1987
- Process improvements: to keep up to date with changing processes, technologies, and building standards
- Updated City priorities: to implement adopted city plans, policies, and procedures such as CECAP, ForwardDallas, Housing Policy, etc.



Mayor and City Council Role



Authority:

- Sets policy
- Establish the vision for Dallas' future development through comprehensive planning/zoning implementation
- Authorize a review of a zoning code amendment

Role:

- Hold a public hearing and hear/consider public feedback.
- Vote to establish policy



City Staff Role



Authority:

- Initiate an amendment for a code correction or adopted City policy implementation measure

Role:

- Use adopted policy as a guide to develop, research, write, and shepherd code amendments through the adoption process
- Manage code amendments in coordination with adopted plans/policies and affected departments



ZOAC Authority



Authority:

- Reviewing potential amendments to the City's Development Code with direction from adopted policy and City staff

Role:

- Review staff reports and make recommendations to the City Plan Commission



CPC Authority



Authority:

- Act as an advisory body to the city council in relation to any changes...in the zoning ordinances and regulations to be enforced therein.
- Authorize a review of a zoning code amendment for City Council adoption

Role:

- Hold a public hearing and hear/consider public feedback.
- Vote to make a recommendation to the City Council

