

September 14, 2022

WHEREAS, on July 27, 2017, City Council authorized an agreement with Reinvestment Fund, Inc. by Administrative Action 17-6371 to complete the Market Value Analysis (MVA), which identified and categorized neighborhoods in Dallas into distinct market categories to guide the development of City policy; and

WHEREAS, on May 9, 2018, City Council adopted a Comprehensive Housing Policy (CHP) that set citywide production goals for homeownership and rental units for the next three years, set income bands to be prioritized within the production goals, utilized data from the MVA, and set forth various programs, tools and strategies to be used to meet the production goals while also overcoming concentrations of poverty and racial segregation by Resolution No. 18-0704; and

WHEREAS, on March 27, 2019, City Council approved amendments to Dallas City Code Chapters 51A and 20A by adding Article 20A-II to create the Mixed Income Housing Development Bonus (MIHDB), which uses the MVA as part of its framework, by Resolution No. 19-0429 and Ordinance No. 31142, and

WHEREAS, on May 11, 2022, City Council authorized amendments to Chapter 20A to provide for alternative methods to satisfy the requirements of the mixed income bonus program by Resolution No. 22-0743 and Ordinance No. 32195; and

WHEREAS, on May 11, 2022, City Council 1) authorized amendments to the CHP to amend the MIHDB to add a fee in lieu of on-site provision of affordable units and 2) established the MIHDB Fund by Resolution No. 22-0744; and

WHEREAS, on May 11, 2022, City Council authorized amendments to the Dallas Development Code Division 51A-4.1100 to support amendments to the MIHDB by Resolution No. 22-0767 and Ordinance No. 32210; and

WHEREAS, this contract meets the conditions for Special Need/Justification for consultant contracts pursuant to Administrative Directive (AD) 4-5.10.5.6; and

WHEREAS, the MVA is a study that analyzes data that uniquely defines local real estate markets and sub-markets, for the City's use in planning its neighborhood revitalization and investment strategies, and provides the City with validated data, training, and related technical assistance for the City to meaningfully integrate the MVA's data and findings in its housing, economic development, and other coordinated programs; and

WHEREAS, it is in the best interest of the City to execute a four-year consulting contract, with two three-year renewal options, with Reinvestment Fund, Inc. to **(1)** update the MVA, **(2)** complete a Displacement Risk Ratio (DRR) for the City of Dallas, and **(3)** provide associated research and technical support in an amount not to exceed \$236,144.00.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

September 14, 2022

SECTION 1. That the City Manager is hereby authorized to execute a four-year consulting contract, with two three-year renewal options, with Reinvestment Fund, Inc., approved as to form by the City Attorney, to **(1)** update the Market Value Analysis; **(2)** complete a Displacement Risk Ratio or similar tools for the City of Dallas; and **(3)** provide associated research and technical support, in an amount not to exceed \$236,144.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$236,144.00 (subject to annual appropriations) to Reinvestment Fund, Inc. in accordance with this resolution from General Fund, Fund 0001, Department HOU, Unit 4285, Object 3099, Encumbrance/Contract No. HOU-2022-00019856, Vendor VS95074.

SECTION 3. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the contract, until such time as the contract documents are duly approved by all parties and executed.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.