

Dallas Housing Policy 2033 Implementation Update



City of Dallas

**Housing & Homelessness
Solutions Committee
April 23, 2024**

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City of Dallas

Presentation Overview



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 - Pillar 1 – Equity Strategy Target Areas
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 - Pillar 3 – Citywide Preservation
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 - Pillar 6 – Engagement
 - Pillar 7 – Education
- Inclusive Housing Task Force
- Neighborhood Revitalization Strategy Area
- Action Plan
- Next Steps



Background



- On April 13, 2023, City Council adopted the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog (DHRC)
 - 7 Pillars of Housing Equity
 - Goals for each Pillar that are **S**pecific, **M**easurable, **A**chievable, **R**elevant, **T**ime-Bound, **I**nclusive, and **E**quitable (SMARTIE)
 - DHRC captures all housing programs and corporations
 - Quarterly Implementation Updates



Background



DHP33 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents.

Pillar	Policy Statement/Aim
1 Equity Strategy Target Areas	Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach
2 Citywide Production	Increase production to improve housing affordability for a broad mix of incomes in all areas of the city
3 Citywide Preservation	Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city
4 Infrastructure	Prioritize infrastructure investments in equity strategy target areas
5 Collaboration and Coordination	Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders
6 Engagement	Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide City's housing investment decisions
7 Education	Develop a city-wide, collaborative campaign to increase YIMBYism (Yes in My Back Yard) for housing affordability and the people who need it



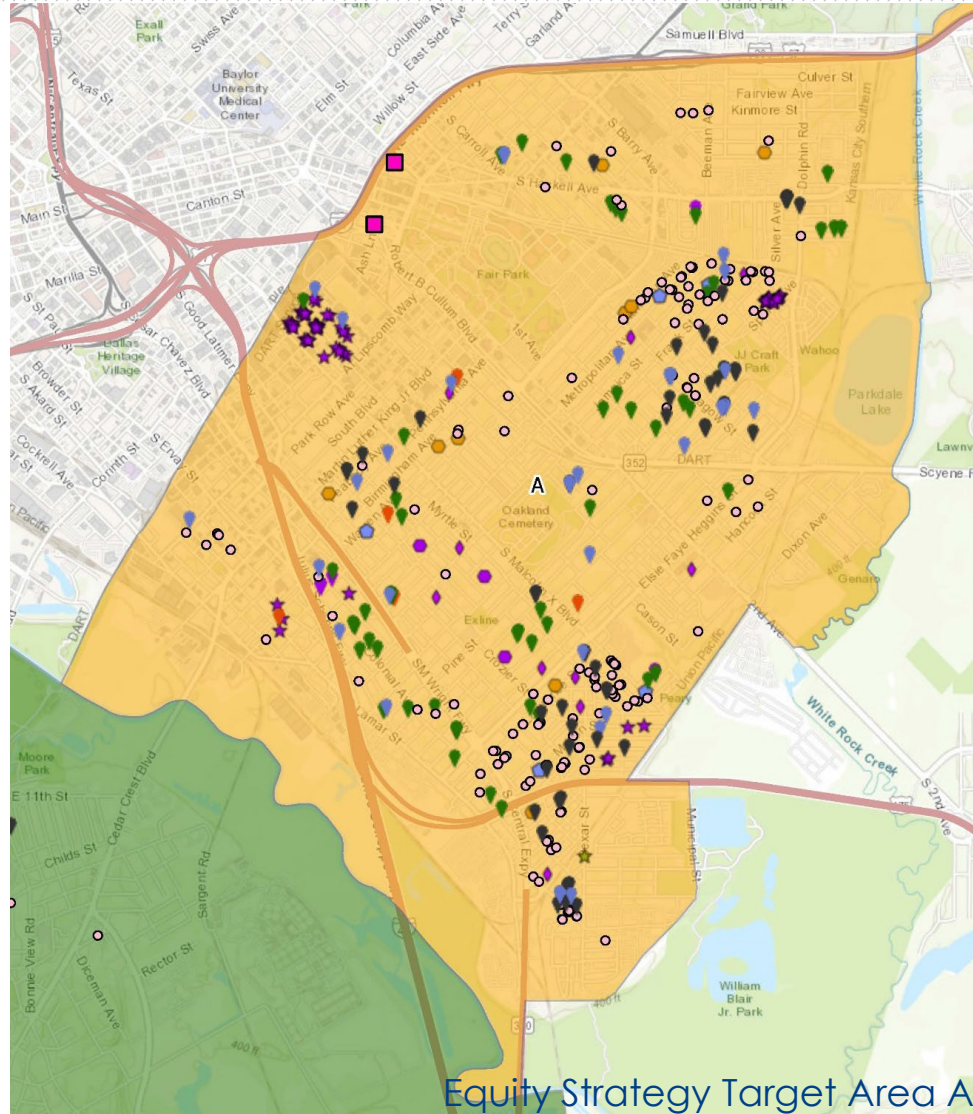
DHP33 UPDATE Pillar 1 - Equity Strategy Target Areas



Pillar 1	Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach	Percent Complete
Equity Strategy Target Area		
By March 31, 2024, establish measurable indicators of progress in reducing identified disparities for each target area		80%
By December 31, 2024, establish neighborhood eligibility criteria for anti-displacement investments		50%
By December 31, 2024, select strategy target areas, and establish measurable indicators of progress in reducing identified disparities in each target area		80%
By December 31, 2024, ensure that each City Service Area's boundaries overlap with the boundaries of at least one established strategy target area to ensure a citywide approach to reducing disparities		100%
By December 31, 2027, analyze equity strategy target area to assess continuity or consider potential creation of new areas		0%
By December 31, 2033, evaluate the impact of DHP33 in established equity strategy target areas and determine readiness to adopt additional		0%



DHP33 UPDATE Pillar 1 - Equity Strategy Target Areas



Housing Activity

- Land Bank and Land Transfer properties under construction
- DPFC project under construction
- Development Projects under construction
- Home Repairs completed and underway

Equity Strategy Target Areas ESTAs

- A
- B

Land Bank and Land Transfer Under Construction FY 2023-2024 ESTA

- Under Construction, Land Bank Program
- Under Construction, Land Transfer Program
- Land Transfer Lots

Land Bank Lots Available March 2024 ESTA

- Available
- Not Yet Advertised and Available
- Redemption Period

DPFC Projects FY 2023-2024

- Under Contract
- Under Construction

NOFA Projects FY 2023-2024 ESTA

- Council Approved
- Under Construction
- Closed FY 23-24
- DHAP Completed FY 2022-2023_ESTA

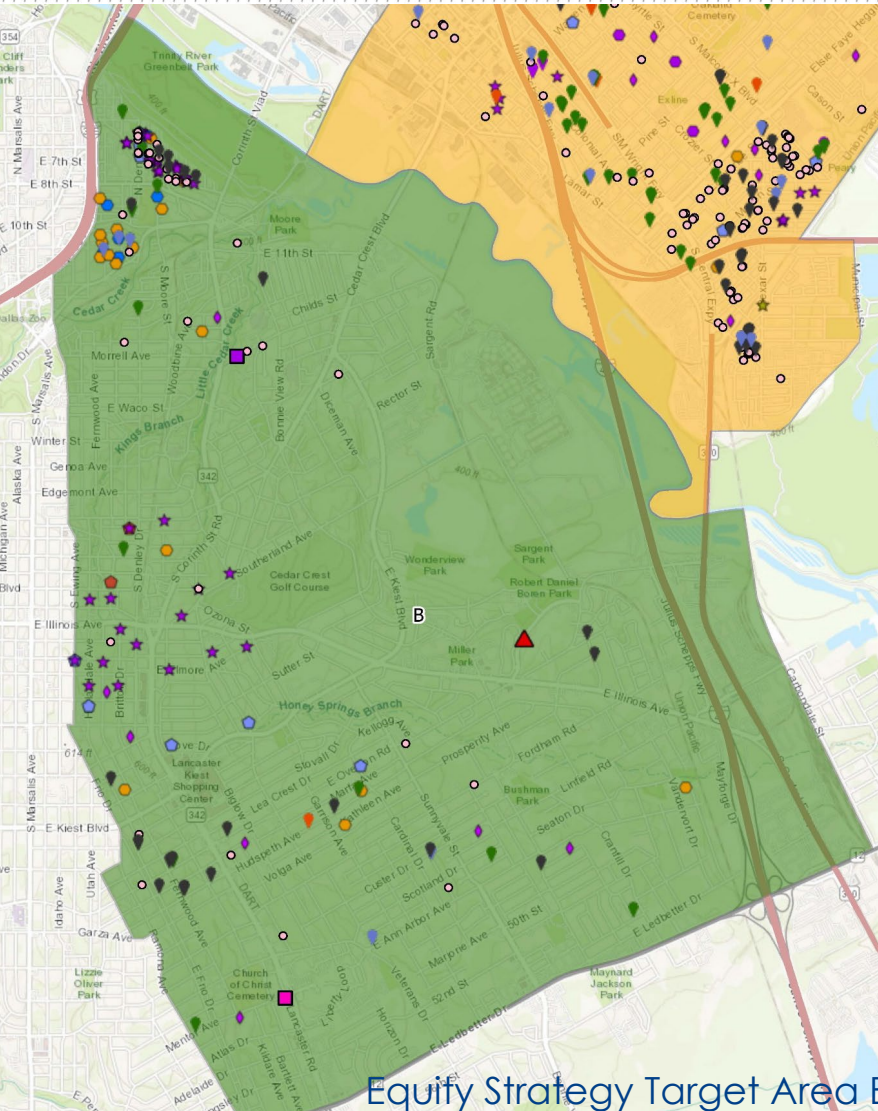
Home Repairs FY 2023-2024

- Completed FY 2023-2024
- Under Contract

- Under Construction
- Completed FY 2022-2023
- DPFC Projects FY 2022-2023
- Under Contract
- Under Construction
- Highways
- City Limits
- Dallas



DHP33 UPDATE Pillar 1 - Equity Strategy Target Areas



Equity Strategy Target Area B

Housing Activity

- Land Bank and Land Transfer properties under construction
- DPFC project under construction
- Development Projects under construction
- Home Repairs completed and underway

Equity Strategy Target Areas ESTAs



Land Bank and Land Transfer Under Construction FY 2023-2024 ESTA

- Under Construction, Land Bank Program
- Under Construction, Land Transfer Program
- Land Transfer Lots
- Land Bank Lots Available March 2024 ESTA
- Available

- Not Yet Advertised and Available
- Redemption Period
- Under Construction
- DPFC Projects FY 2023-2024
- Under Contract
- Under Construction
- NOFA Projects FY 2023-2024 ESTA
- Council Approved

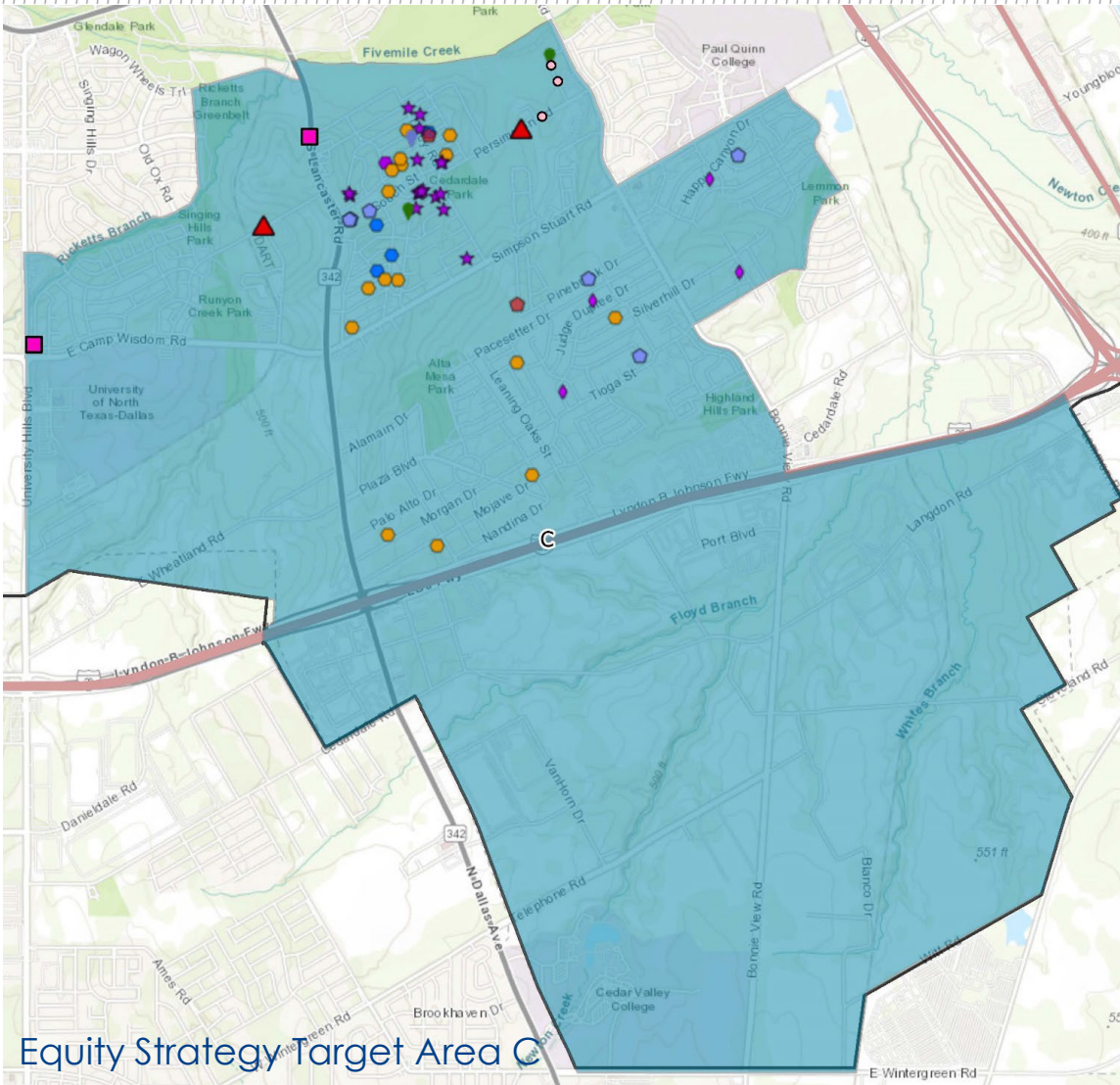
- Under Construction
- Closed FY 23-24
- DHAP Completed FY 2022-2023_ESTA
- Home Repairs FY 2023-2024
- Completed FY 2023-2024
- Under Contract
- Under Construction
- Completed FY 2022-2023

DPFC Projects FY 2022-2023

- Under Contract
- Under Construction
- Under Construction
- Highways
- City Limits
- Dallas



DHP33 UPDATE Pillar 1 - Equity Strategy Target Areas



Housing Activity

- Land Bank and Land Transfer properties under construction
- DPFC project under construction
- Development Projects under construction
- Home Repairs completed and underway

Equity Strategy Target Areas ESTAs

- B
- C

Land Bank and Land Transfer Under Construction FY 2023-2024 ESTA

- Under Construction, Land Bank Program
- Land Transfer Lots

Land Bank Lots Available March 2024 ESTA

- Available

- Under Construction
- Under Contract
- Under Construction
- Completed FY 2022-2023
- Under Construction
- Highways
- City Limits
- Dallas

DPFC Projects FY 2023-2024

- Under Construction
- Closed FY 23-24

NOFA Projects FY 2023-2024 ESTA

- Under Construction
- Completed FY 2023-2024

Home Repairs FY 2023-2024

- Completed FY 2023-2024

Equity Strategy Target Area C



DHP33 UPDATE Pillar 2 – Citywide Production



Pillar 2 Citywide Production	Increase production to improve housing affordability for a broad mix of incomes in all areas of the city	Percent Complete
	By December 31, 2024, create a database of developments to manage project timelines and expenditures	75%
	By December 31, 2033, increase production of dedicated affordable rental housing units by 10% each year for households at 0% to 120% of Dallas Area Median Income	0%
	By December 31, 2033, increase production of dedicated affordable ownership housing units by 5% each year for households at 0% to 120% of Dallas Area Median Income	0%



DHP33 UPDATE Pillar 3 – Citywide Preservation



Pillar 3 Citywide Preservation		Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city	Percent Complete
By December 31, 2024, create a database of affordable housing to target for preservation			0%
By December 31, 2033, increase preservation of multi-family rental units by 10% each year for households at 0% to 120% of Dallas Area Median Income			0%
By December 31, 2033, increase preservation of single-family owner-occupied units by 5% each year for households at 0% to 120% of Dallas Area Median Income			0%



DHP33 UPDATE Pillar 4 – Infrastructure



Pillar 4 Infrastructure	Prioritize infrastructure investments in equity strategy target areas	Percent Complete
By December 31, 2024, identify infrastructure priorities that support the development or preservation of affordable housing for needs such as but not limited to: internet access, transportation enhancements, floodplain mitigation, and stormwater drainage systems		25%
By December 31, 2025, assess the value of infrastructure needs in target areas and establish a 10-year budget to address those needs		0%
By December 31, 2033, reduce identified infrastructure deficits from the baseline by 5% each year that supports the development and preservation of affordable housing		0%



DHP33 UPDATE Pillar 5 – Collaboration and Coordination



Pillar 5 Collaboartion and Coordination	Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders	Percent Complete
By December 31, 2023, identify internal and external agreements to develop and execute that support DHP33 goals		100%
By March 31, 2024, execute top ten agreements identified and initiate implementation plan to support DHP33 goals		90%
By March 31, 2025, execute the remaining priority agreements identified to advance the development and preservation of affordable housing		0%

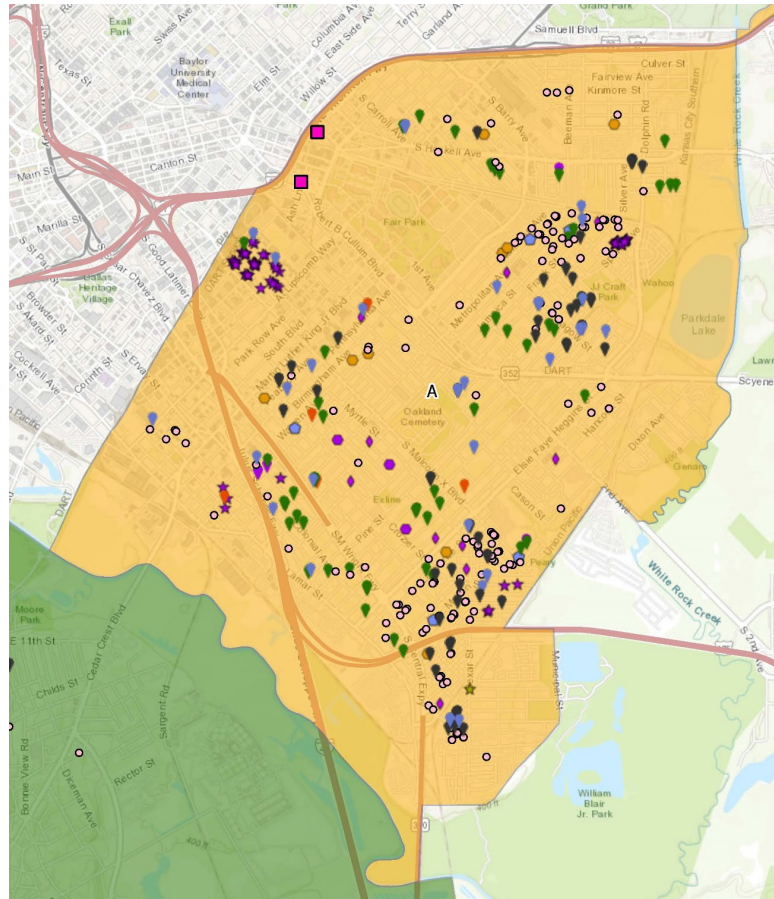
- Housing agreements underway with:
 - Office of Equity and Inclusion
 - Office of Homeless Solutions
 - Office of Community Care
 - Office of Economic Development
 - Department of Development Services
 - Department of Dallas Code Compliance
 - Office of Integrated Public Safety Solutions
 - Dallas Water Utilities
 - Department of Public Works
 - Department of Planning and Urban Design



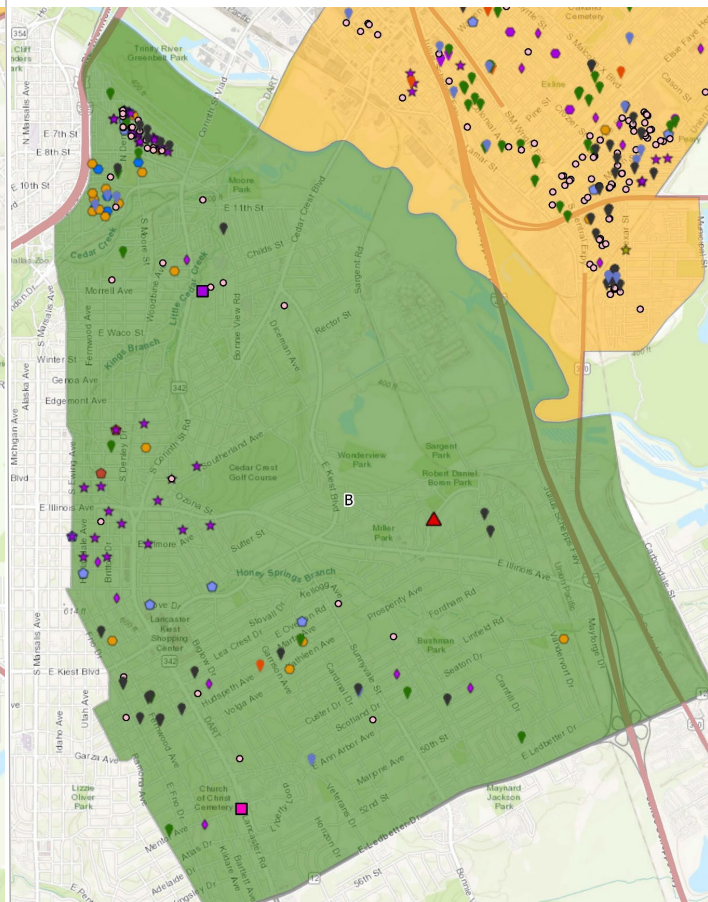
DHP33 UPDATE Pillar 5 – Collaboration and Coordination



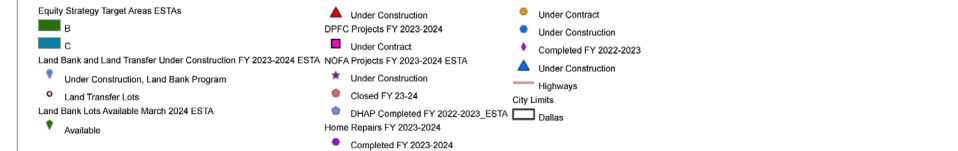
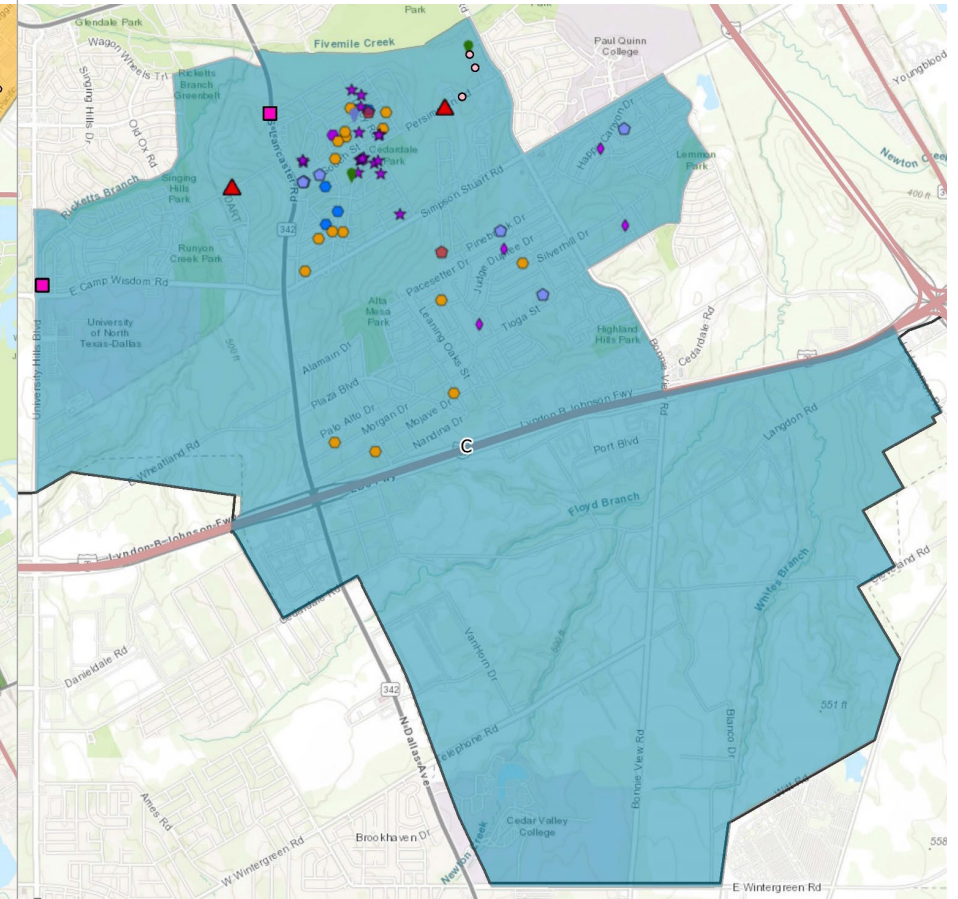
Equity Strategy Target Area A



Equity Strategy Target Area B



Equity Strategy Target Area C



DHP33 UPDATE Pillar 5 – Collaboration and Coordination



The **Racial Equity Plan (REP)** is intended to advance equity and assist City leaders by establishing short-, mid-, and long-term goals to minimize existing inequities. The REP is the product of City leadership, community input, and intentional deliberation with City departments focused on advancing equity by closing disparity gaps for residents with the greatest need. The **REP** (pg. 85) established Department Progress Measures. The measures for housing that have been incorporated in DHP33 are:

	Status
Complete revisions to the Comprehensive Housing Policy based on the Equity Audit by December 2022	completed
Develop a strategy for identifying neighborhoods most at risk of gentrification and displacement by December 2023	completed
Complete at least three impact assessments of catalytic projects, neighborhood revitalization efforts, or housing programs to ensure equitable program impacts by October 2024	tbd
Increase the proportion of unrestricted market-rate units in City-supported developments in equity priority areas from 11% to 30% by October 2027	underway
Designate three to five Neighborhood Revitalization Strategy Areas and collaborate with community members, City of Dallas services, developers, nonprofits, and other organizations to bring \$100 million of investment to historically disadvantaged communities by December 2027	underway



DHP33 UPDATE Pillar 5 – Collaboration and Coordination



The **Economic Development Policy** fosters economic growth and social progress for all residents. It is a powerful and proactive mechanism that supports hyperlocal investments, new job creation, and corporate relocation. It is the tool needed to foster resilient and prosperous communities. DHP33 supports the interdepartmental planning and external collaboration needed for the City to successfully take the following housing-related actions outlined in the Economic Development Policy:

	Status
Prioritize the preservation of naturally occurring affordable housing (NOAH) and aging low-income housing tax credit (LIHTC) developments	discussions
Leverage publicly owned transit adjacent properties to develop mixed-income housing	underway
Dedicate revenue streams to eliminate infrastructure deficits in historically disinvested communities and preserve affordability for long-term residents at risk of displacement	underway
Develop affordable housing for educators and staff in proximity to higher education institutions	tbd
Pursue non-traditional sources of funding (for example, loan funds consisting of public/private capital focused on building mixedincome/mixed-use developments) and align incentive use with affordable housing goals to support the production of mixedincome development projects	underway
Undergo regulatory review to remove barriers to affordable development	HOME program
Establish housing tools beyond HUD programs that expand capacity to support market rate development in adding workforce housing	PFC/HFC/MIHDB
Conduct trainings, workshops, and capacity-building initiatives	ongoing
Explore funding options to create a funding pool for gap financing and review underwriting process for developer scale and equity	50% in target areas
Convene CDCs, developers, and neighborhood partners to identify needs.	discussions



DHP33 UPDATE Pillar 5 – Collaboration and Coordination



ForwardDallas Land Use update is the citywide visionary plan that establishes guidelines for how public and private land should be used and what the city should look like. These decisions about the use and design of land affect almost everything, including employment opportunities, commute times, access to green space, air quality, and food access. As ForwardDallas is developed, staff and city consultants will work to increase the production of housing in a targeted manner that aligns with the goals of DHP33

Status
Pending Adoption





The Comprehensive Environmental and Climate Action Plan (CECAP) was released by the City of Dallas on April 22, 2020 - the 50th anniversary of the first Earth Day - in recognition of the need for community-oriented and data-driven solutions to the environmental challenges we face as a city, a state, and a nation. CECAP states that:	
Zero Net Energy (ZNE) building requirements could increase the cost of new construction and pose a barrier to new affordable housing development. The City will evaluate the cost implications for these new low income housing developments along with an estimate of the return on investment. The upfront cost may be higher than existing, the significantly reduced ongoing energy costs will benefit low-income residents.	discussions
The City will develop a public facing land use strategy in a holistic and comprehensive manner that aligns mixed income housing and jobs around transit and is coordinated with DART’s long-range transit plan.	underway
The city needs to synergize land use and housing with transportation infrastructure to increase access to walking and biking options and public transit.	discussions



- Other initiatives underway
 - Historic Preservation Plan
 - Infrastructure items; wifi, fire hydrants, lighting
 - Parks, Trails



DHP33 UPDATE Pillar 6 - Engagement



Pillar 6 Engagement	Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide City's housing investment decisions	Percent Complete
	By December 31, 2023, provide staffing resources to carry out the sustainable community engagement structure	100%
	By December 31, 2024, build a network of community stakeholders that represents the demographics of Dallas communities	25%
	By December 31, 2033, use engagement as the mechanism to drive program design, resource allocations, and communications with stakeholders	0%



DHP33 UPDATE Pillar 6 - Engagement



Engagement Activities	People Engaged/ Respondents
Engagement for DHP33 formation In-person meetings, virtual meetings, focus groups, interviews, and consultations with City staff (2,065), social media (7,083), interactions on Housing Equity Story Map (1,847)	10,995
Engagement for Equity Strategy Target Areas Housing and Community Needs Survey (641), virtual and in person meetings (50), focus groups (60), tele-town hall (3,192)	3,943
Upcoming Housing Preference Survey Goal of 100 per City Council District	TBD
Total Reach	14,938



DHP33 UPDATE Pillar 7 – Education



Pillar 7 Education	Develop a city-wide, collaborative campaign to increase YIMBYism (Yes in My Back Yard) for housing affordability and the people who need it	Percent Complete
	By December 31, 2023, establish a live dashboard with publicly accessible data of government-subsidized and naturally occurring affordable housing units in Dallas	25%
	By December 31, 2024, invest in a storyboard of historical events and activities that influenced affordable housing in Dallas	0%
	By December 31, 2033, use network of community stakeholders representing the demographics of Dallas communities to develop and deploy educational resources on the value of affordable housing and the people who need it	2%



Inclusive Housing Task Force



- The Inclusive Housing Taskforce (Taskforce) is to ensure the effective implementation of the DHP33 and will act as an advisory body that helps inform staff of community concerns, and support for affordable housing projects. Members can provide input as staff work on policies and programs offered by the Housing Department.
- Up to 24 members – 12 representing communities, 3 development/business, 4 advocacy, 3 philanthropy, 2 faith based
- Serve up to 3 years with option for another 3 years
- Members selected by Chair of WEE and HHSC, Housing Staff, Community Member
- Meetings held every other month in communities
- Application process launched February 29, 2024, and closes May 3, 2024
 - Annual Application period
 - Two applications, (1) for community member on selection panel; and (2) application to be a member
- Members and the organizations they represent cannot be recipients of City of Dallas funding
- Members should live in Dallas or the organization they represent must serve Dallas residents



Neighborhood Revitalization Strategy Areas (NRSA)



- NRSA is a method to target CDBG resources in support of community revitalization
- NRSA supports the ESTA by reducing eligibility qualifications allowing Housing to serve more residents
- NRSA must have viable solutions to address affordable housing and economic opportunity
- TDA is assisting Housing with submission of the plans to HUD as part of the FY 2024-29 Consolidated Plan submission. Each NRSA will include:
 - A defined Geography within each of the Equity Strategy Target Areas
 - An assessment of the housing market and economic conditions of the areas
 - A strategy that will produce measurable results



Action Plan - Target Areas & Citywide Strategy



- HR&A consulting group has been engaged to develop a 5-Year Action Plan that will document and organize all current and future activities with baseline metrics to track progress in the target areas
- The Action Plan will have a Citywide and Equity Strategy Target Area approach



Next Steps



- Action Plan
 - Finalize and brief HHSC Fall 2024
- Inclusive Housing Task Force
 - Close Applications May 3, 2024
 - Select members by end of May 2024
 - Inaugural meeting in June 2024
- Engagement
 - Citywide Housing Preference Survey launch in May/June 2024
- Update on DHP33 in Winter 2024





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4.23.24**

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Appendix A – MOU efforts



Department / Office		Project / Program Collaborations	
Office of Equity and Inclusion	Annual MLK symposium	Anti-Displacement Homebuyer Assistance Fund	Emerging Developers Fund
Office of Homeless Solutions	PSH developments	Vacant Lot Cleanup	
Office of Community Care	HQS Inspections	Senior Affairs Commission	
Office of Economic Development	Development Project Alignment, mixed use, TODs	TIF use of funds	ECO Plan Policy collaboration
Department of Development Services	Affordable Housing Permit Team	Board Member Land Bank	Multi-Department Collaboration
Department of Dallas Code Compliance	Dallas Tomorrow Fund	MOU Fees	Board Member Land Bank
Office of Integrated Public Safety Solutions	Vacant Lot Cleanup	Multi-Department Collaboration	CPTED assessments
Dallas Water Utilities	Unserved Areas Program	Flood Plain Development Coordination	Multi-Department Collaboration
Department of Public Works	Five Mile Projects	Housing Infrastructure Support	Multi-Department Collaboration
Department of Planning and Urban Design	Forward Dallas review	Historic Preservation review	Support of goals in area plans and neighborhood plans

