

Memorandum



CITY OF DALLAS

DATE July 31, 2020

TO T.C. Broadnax, City Manager, Honorable Mayor and Members of the City Council

SUBJECT **Housing and Homelessness Committee One-Year Update**

Each Council term, the Mayor of Dallas appoints Council members to serve on committees charged with moving various priorities forward and progressing as a city. In October 2019, I was very honored to have been appointed Chair of the Housing and Homelessness Solutions Committee.

Housing and Homelessness Solutions (HHS) is a HUGE umbrella for a daunting task: moving the needle on ending homelessness in Dallas and increasing the availability of affordable housing units. In 2018, Council passed the City's first Comprehensive Housing Policy (CHP), and this new Council continues to advocate for modifications to that policy that are needed to expand and protect our affordable housing inventory. As we kick off the second year of our terms, I want to reiterate my commitment to this work, recognize our progress, and share some of my goals for the coming year.

I am deeply grateful to my Committee colleagues, Vice Chair Casey Thomas (D3), Carolyn King Arnold (D4), Jaime Resendez (D5), Paula Blackmon (D9), Lee Kleinman (D11), and Cara Mendelsohn (D12) and for their contributions and hard work this past year, and to Mayor Johnson for supporting our efforts. All of you bring beautifully unique perspectives and life experiences to HHS, and I am excited to see where we go in 2021!

Key accomplishments from October 2019 to now that we can be proud of include passage of four (4) new housing policies and confirmed production (built or under construction or rehabilitation) of 2,626 affordable homes (depicted by purple text below). And these numbers *do not even include* lots that are for sale or upcoming mixed-income projects recently teed up by the City Plan Commission:

Housing

- **Public Facilities Corporation (PFC)**: an entity established to issue bonds, finance development and lend money to partnering entities to support the growth and development of mixed-income housing. **New Policy** approved in June 2020.
- **Neighborhood Empowerment Zones**: a financial incentive to fund construction and preservation of single-family homes, duplexes and owner-occupied multi-family units reserved for income-qualified owners and tenants. The plan includes special equity incentives for housing police officers, firefighters, healthcare workers and teachers. COVID has slowed the rollout of this program, but applications will be accepted beginning Fall 2020. **New Policy** approved in January 2020.

DATE
SUBJECT

July 31, 2020
Housing and Homelessness Committee One-Year Update

- **Title and Property Assistance Program (TAPA).** Provides legal assistance to low-to-moderate income families on title and property issues. TAPA is designed to establish marketable title, encourage neighborhood stability, prevent foreclosures, and enable homeowners to become eligible for funding to invest in their homes. New “Pilot” Policy launched in June 2020.
 - In support of Council’s emphasis on equity, DACA focuses on Southern Dallas. Households in targeted areas that have household income less than or equal to 120% of the Dallas AMI are potentially eligible, with preference given to households in geographical areas that have been denied funding for the City’s housing programs due to lack of ownership clarity, who reside in an eligible historic district, or who are within one of the City’s eligible Reinvestment Strategy Areas. Interested parties may listen in to a discussion with David Noguera and Lauren Cadillac (Legal counsel for TAPA) [here](#). More info regarding eligible areas of the City is [here](#), and the TAPA Program is [here](#).
- **1,000-Unit Affordable Housing Challenge.** Joint effort with builders to identify parcels in TOD (transit-oriented development) areas for affordable projects. Potentially utilizes DART land and under-utilized City property. New “Pilot” Policy launched July 2020.
- **Mixed-Income Development Bonuses** are working. From July 2019 through June 2020, Council approved 8 zoning cases with a mixed income element. The cases generally exchanged height, FAR, and maximum dwelling units per acre for between 5% and 15% of the units being reserved for households between 51% and 100% of AMI. As a gauge of growth in interest in development bonuses - in the previous year, Council approved only 8 cases with mixed income bonuses. Looking forward, CPC reviewed 5 cases on the June 19, 2020 docket alone.
- **2019 Single Family NOFA.** Released in May 2019, the 2019 Single Family NOFA resulted in the approval of over \$60 million in housing development throughout the City. With an investment of just over \$9.6 million, each City dollar leverages over \$5 of private investment that will yield **331 units** of high-quality affordable housing.

Project Name	Council Dist.	Project Type	Total Project Cost	Total NOFA Request	% of TPC	# of Units	Leverage
Builders of Hope - Revitalize West Dallas	6	Homeownership	\$ 3,636,872.00	\$ 1,141,922.00	31%	20	\$ 2.18
City Wide CDC - Lisbon Villages Estates	4	Homeownership	\$ 3,467,500.00	\$ 950,000.00	27%	20	\$ 2.65
*Confia Homes - Cedar Crest	4	Homeownership	\$ 3,640,000.00	\$ -	0%	18	
*Dallas Area Habitat for Humanity	7	Homeownership	\$ 7,129,217.00	\$ -	0%	53	
Dallas Housing Foundation	7	Homeownership	\$ 6,367,368.00	\$ 1,427,000.00	22%	34	\$ 3.46
EDCO	7	Homeownership	\$ 1,032,455.00	\$ 502,200.00	49%	5	\$ 1.06
Golden SEEDS	4	Homeownership	\$ 5,187,672.00	\$ 1,400,000.00	27%	22	\$ 2.71
Muse Family Foundation	7	Homeownership	\$ 4,089,100.00	\$ 1,172,000.00	29%	13	\$ 2.49
Notre Dame Place (Bonton Rental)	7	Rental	\$ 3,406,500.00	\$ 730,000.00	21%	35	\$ 3.67
Notre Dame Place	4	Homeownership	\$ 20,965,000.00	\$ 1,600,000.00	8%	99	\$ 12.10
Texas Community Builders	7	Homeownership	\$ 2,545,590.00	\$ 741,730.00	29%	12	\$ 2.43
			\$ 61,467,274.00	\$ 9,664,852.00	16%	331	\$ 5.36

DATE

July 31, 2020

SUBJECT

Housing and Homelessness Committee One-Year Update

- **Low-Income Housing Tax Credits:** Evaluated and passed resolutions for 11 mixed-income LIHTC developments that will produce 1,929 new or substantially renovated units, **1,721 units** of which are within the 0-120% AMI targets. These LIHTC developments are distributed throughout the city and include areas of high opportunity, transit-oriented development (TOD) sites near DART train stations, Redevelopment/Stabilization Reinvestment Strategy Areas (RSA), and sites that complement other targeted redevelopment efforts of the City.
- **Major Housing Milestones:** 2019-funded projects had groundbreakings this year—The Galbraith (2400 Bryan), Palladium Redbird, and the Estates at Shiloh. These projects provide a combined 781 mixed-income units, **482 units** of which are within the 0-120% AMI targets, 264 of the units at the Estates at Shiloh are reserved for seniors aged 55 and above. The City is a partner in each project and provided over \$26,000,000 in soft financing and conditional grants to support the development of this mixed-income housing through competitive NOFA processes. Also, the City of Dallas Housing Finance Corporation is active in each development and serves as the general partner and landowner of the properties. The construction schedule for each development remains on time for completion in Q4 2021.
- **Land Bank and Land Transfer Programs:**
 - Via the 2019 NOFA, **269 lots** were approved for sale to 10 developers for the construction of new affordable housing units serving homebuyers earning 60-120% AMI.
 - Sold **92 Land Bank lots** for the construction of single-family affordable housing units.
 - Launched standing application for the Land Transfer Program in July 2020 to sell 321 lots currently in inventory and any new lots that may become available.
 - Closings scheduled for the remaining inventory of 40 Land Bank lots to be sold to 4 developers for the construction of affordable housing units.
 - 43 single-family affordable housing units have been completed or are under construction to date.

Homelessness Solutions

- Ramped up the Kay Baily Hutchison Convention Center to shelter homeless individuals during inclement weather. The City sheltered 1300 homeless individuals during inclement weather in 2019-20. It is anticipated that Council will vote on a **Inclement Weather Ordinance** in September 2020.
- MDHA launched challenge to **End Veteran Homelessness** in Dallas by end of 2020. As of July 31, 2020, **49 veterans** have been housed by MDHA and **54 veterans** have been housed by the City. As of the 2019 Point in Time count, 368 veterans still need housing.

DATE

July 31, 2020

SUBJECT

Housing and Homelessness Committee One-Year Update

- The City launched a Rapid Rehousing initiative to provide housing and rental assistance to 300 individuals or families experiencing homelessness by the end of 2020. This program is supported by seven service providers that are providing case management, mental health, income growth and housing stabilization services to guests of the Kay Bailey Hutchison Convention Center Shelter

COVID-19

COVID-19, of course, presented and continues to present many new hurdles for our City, especially in the housing and homelessness world. Staff and Council rose the challenge:

- Opened the Convention Center to shelter homeless individuals during COVID-19. The response by OHS to the COVID-19 crisis was extraordinarily successful. Innovative mitigation strategies developed in collaboration with Dallas emergency shelter providers prevented all but a handful of virus infections among our vulnerable homeless population. 45,290 overnight stays (1,625 unduplicated guests) have been served by the City as of July 31, 2020.
- Passed an Evictions Ordinance which provided additional protections for residential tenants in the wake of COVID-19.
- Initiated a Rental & Mortgage Assistance Program, and utilized \$6M in CARE Act and \$4.5M in CDBG funding to help approximately 2,750 individuals. OHS utilized \$6.4M to provide 1,625 homeless individuals with resources and housing assistance during COVID-19.

Goals for 2020 - 2021

In addition to pushing forward initiatives mentioned above such as the 1,000-Unit Affordable Housing Challenge and Ending Veterans Homelessness, we have many new opportunities to protect existing and create new affordable homes and help reduce the number of individuals who experience homelessness.

Here are some of my priorities:

- **Top Budgetary Priorities for 2020 – 2021:**
 - Adequately fund the Housing Department to provide for an increase in staff tasked specifically with *administering and marketing existing CHP programs*.
 - Fund initiatives that will *promote a fast lane in the City's permitting offices for mixed income projects*, including a concierge program for projects that produce mixed income homes and a consulting study on best practices.

DATE
SUBJECT

July 31, 2020

Housing and Homelessness Committee One-Year Update

- Leverage CARE Act funds with general funds and private donations to rapidly increase our rapid rehousing stock and continue to protect our most vulnerable from evictions.
- Engage in community discussions about expanding the ability for homeowners to build **accessory dwelling units** (ADUs or “granny flats”) citywide.
- Build the **PFC Board** and receive initial applications.
- Support efforts by the Meadows Foundation, MDHA, and Clutch Consulting Group in transforming the Dallas’ **homelessness response system**.

Last but not least, I recognize that the Comprehensive Housing Policy is an amazing document – it serves as the first housing policy for Dallas and as a playbook for how staff should administer programs. Hundreds of people poured thousands of hours into its creation. It’s time to take the CHP to the next level and add tangible goals, a clear vision, and a path of how to reach those goals.

As we move into 2021, I pledge to bring together elected officials, stakeholders, and community leaders to start these discussions. Together, we are strong, and I know that all of us are ready to hit the ground running on August 1, 2020!



Chad West
Councilmember, District 1

c: Dr. Eric Anthony Johnson, Chief, Economic Development and Neighborhood Services
Kevin Oden, Director (Interim), Office of Homeless Solutions
Peer Chacko, Director, Planning & Urban Design
Rocky Vaz, Director, Office of Emergency Management
David Noguera, Director, Housing and Neighborhood Revitalization
Kris Sweckard, Director, Sustainable Development & Construction
Robert Perez, Director, Public Works
Michael Rogers, Director, Transportation
DART, Board of Directors
Gary Thomas, President, DART
Carl Falconer, President & CEO, Metro Dallas Homeless Alliance
Ann Margolin, Chair, Citizen Homelessness Commission