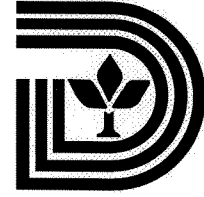


# Memorandum



CITY OF DALLAS

DATE August 29, 2008

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dr. Elba Garcia, Vonciel Jones Hill, Angela Hunt, Linda Koop, Pauline Medrano

SUBJECT Mayor's Work Group on Affordable Housing

On Tuesday, September 2, 2008, you will be briefed on Mayor's Work Group on Affordable Housing. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez', written over a circular scribble.

A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Deborah Watkins, City Secretary  
Tom P. Perkins, Jr., City Attorney  
Craig Kinton, City Auditor  
Judge C. Victor Lander, Judiciary  
Ryan S. Evans, First Assistant City Manager  
David O. Brown, Interim Assistant City Manager  
Ramon Miguez, P.E., Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Dave Cook, Chief Financial Officer  
Jerry Killingsworth, Housing Director  
Jeanne Chipperfield, Budget Director, Office of Financial Services  
Helena Stevens-Thompson, Assistant to the City Manager

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# Mayor's Work Group on Affordable Housing

## Land Bank and Affordable Housing Study Subgroup Recommendations to the Housing Committee

September 2, 2008



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# PURPOSE

To provide recommendations from Mayor's Work Group Subgroups in the areas of Land Bank and Affordable Housing Study

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# SUBGROUPS

- Mayor's Affordable Housing Work Group presented concerns
- Subgroups formed to address concerns\*
  - SWAT Team
  - Demonstration Project
  - Affordable Housing Study
  - Funding
  - Land Bank
- Subgroups met and developed assessments, recommendations, and implementation ideas

\*See Exhibit A for listing of members of Subgroups

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# Land Bank Subgroup

- Assessments

- Modifying the Land Bank Program Statement and supporting legislation to change the state statutes will:
  - Allow affordable homebuyers more time to become qualified
  - Expand development opportunities
  - Expand the scope of the land bank
  - Allow developers to obtain more lots in a given area to gain economies of scale for development
  - Allow Land Bank process to work more efficiently

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# Land Bank Subgroup (cont.)

- Recommendations for Amending the Land Bank Program Statement
  - Eliminate community meetings if packaged in groups of 10 or fewer lots
  - Modify lot assessment criteria to reflect prior 2007 statute changes including:
    - Decrease years of delinquent taxes from 6 consecutive years to 5 total years
    - Expand vacant property to include uninhabitable vacant buildings
  
- Recommendations for Amending the State Land Bank Statute
  - Extend the holding period for land bank inventory from 3 years to 4 years
  - Extend the construction timeline for developers from 2 years to 3 years
  - Provide for a lease purchase option by low-income households
  - Provide for a lot exchange for future use in a planned development
  - Provide for future mixed-use development in a project with a housing component on the land bank lot
  
- Additional Suggestions
  - Extend invitation to Economic Development and Code Enforcement Departments to attend DHADC Board Meetings

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# Land Bank Subgroup (cont.)

- Implementation
  - First Recommendation
    - Program Statement Changes to City Council
  - Second Recommendation
    - Presented to Legislative Committee
    - Work with lobbyist to find a sponsor
    - Attempt to get Legislative changes enacted

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# Affordable Housing Study Subgroup

- ❑ A Housing Study is needed to quantify supply and demand for housing
- ❑ A Housing Study is also needed to quantify supply and demand for affordable housing

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# Affordable Housing Study Subgroup

## ■ Assessments

- ❑ A number of housing studies exist for specific uses (e.g. Market Product Facts (MPF) for apartment occupancy)
- ❑ A number of planning documents exist for setting goals based on reasonable assumptions as to growth (e.g. ForwardDallas!)
- ❑ There are no snapshots of existing housing stock by geographic area or by demographics

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# Affordable Housing Study Subgroup (cont.)

## ■ Recommendations

### Phase I:

- Housing Finance Corporation (HFC) would issue a Request for Qualifications & Proposal to commission a Housing Study to determine the current supply and demand of Dallas' housing stock
  - The scope of the study would:
    - utilize domain experts
    - gather data to show demographic and geographic supply and demand
    - include cost data
    - include transportation and job data
    - supply the City with a detailed report

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# Affordable Housing Study Subgroup (cont.)

## Phase II:

- Once the detailed report is complete, the commissioned group would continue their work by bringing stakeholders together to discuss the report and determine future needs in affordable housing

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# Affordable Housing Study Subgroup (cont.)

## ■ Implementation

- ❑ HFC would issue RFQ/RFP with the scope of the study detailed & HFC would participate in funding the study
- ❑ Mayor's Affordable Housing Work Group and the HFC would review the candidates and identify funding sources for Phase I of the study in October 2008
- ❑ Study would begin by November 2008
- ❑ Study results for Phase I presented to City Council Housing Committee in May 2009
- ❑ Phase II would begin by June 2009

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# NEXT STEPS

- October 8, 2008 City Council Action Item on Land Bank to change Urban Land Bank Program Statement
- Continue working with Legislative Committee to get changes to the Land Bank State statute enacted
- HFC would issue RFQ/RFP in September 2008
- Review of candidates and identification of funding sources for Phase I of the study in October 2008
- Commissioned group to begin study in November 2008

# Exhibit A

<b>Issue</b>	<b>Work Group Members</b>	<b>City Staff</b>
<b>SWAT Team</b>	<b>Steven Bradley*</b> <b>Mike Maberry*</b> <b>Peter Urrutia*</b>	<b>Mark Obeso</b>
<b>Demonstration Project</b>	<b>Diane Ragsdale;</b> <b>John Greenan;</b> <b>Norm Wilbur;</b> <b>Dan Hopkins*</b>	<b>Cobbie Ransom</b>
<b>Funding</b>	<b>Steven Bradley*;</b> <b>Regina Nobles;</b> <b>Sherman Roberts</b>	<b>Charles Brideau</b>
<b>Land Bank</b>	<b>Cyndy Lutz;</b> <b>Robert Camacho*</b>	<b>Terry Williams</b>
<b>Affordable Housing Study</b>	<b>Ann Allison;</b> <b>Bruce French*</b>	<b>Bernadette Mitchell</b>

(\*for-profit developers or partners)