

RECEIVED

**SPECIAL CALLED MEETING FOR HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA**

2016 AUG 25 PM 4: 56

CITY SECRETARY
DALLAS, TEXAS

MONDAY, August 29, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

Chair, Councilmember Scott Griggs
Vice-Chair, Councilmember Carolyn King Arnold
Mayor Pro Tem Monica R. Alonzo
Councilmember Tiffinni A. Young
Councilmember Mark Clayton
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

BRIEFINGS

2. Briefing Memo: Affordable Housing Policy: TIF Districts and Public Private Partnership Program
All Districts
Karl Zavitkovsky
Director
Office of Economic Development
3. City of Dallas Housing Policies
All Districts
Bernadette Mitchell
Director
Housing/Community Services

Adjourn



Scott Griggs, Chair
Housing Committee

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.

A quorum of the City Council may attend this Council Committee meeting

4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

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 pistola 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 propiedad con una pistola a la vista. "

Housing Committee

Meeting Record August 15, 2016

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department Staff Coordinator at 214-670-3906.

Meeting Date: August 15, 2016

Meeting Start time: 11:01 A.M.

<p>Committee Members Present: Scott Griggs (Chair) Carolyn King Arnold (Vice Chair) Tiffinni A. Young Monica R. Alonzo Mark Clayton Casey Thomas, II</p> <p><u>Other Council Members Present:</u> Philip Kington B. Adam McGough Adam Medrano Lee Kleinman</p>	<p>Staff Present: Alan Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS Karl Zavitkovsky,</p> <p><u>Other Presenters:</u> Troy Broussard, Dallas Housing Authority Brooke Etie, DHA</p>
--	---

AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of August 1, 2016 Minutes of the Housing Committee**
 Presenter(s): **CM Scott Griggs**

Action Taken/Committee Recommendation(s): Motion made to approve the minutes

Motion made by: CM Monica Alonzo	Motion seconded by: CM Mark Clayton
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

2. **Dallas Housing Authority Housing Choice Voucher (HCV) Program-All Districts**
 Presenter(s): **Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services**

Information Only: **X**

Action Taken/Committee Recommendation(s):

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

3. Affordable Housing Policy: TIF Districts and Public Private Partnership Program-All Districts

Presenter(s): Alan Sims, Chief of Neighborhood Plus/ Bernadette Mitchell, Director of Housing/Community Services/Karl Zavitkovsky, Director of Office of Economic Development

Information Only:

Action Taken/Committee Recommendation(s): Item will be brought back to the Committee for further discussion and voted upon with recommendations to move forward to full Council.

Motion made by:	Motion seconded by:
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. Home Improvement Rebate Program-All Districts

Presenter(s): Alan Sims, Chief of Neighborhood Plus/ Bernadette Mitchell, Director of Housing/Community Services

Information Only:

Action Taken/Committee Recommendation(s): Motion made to move forward with the recommendations discussed and to include duplexes and condominiums.

Motion made by: CM Casey Thomas	Motion seconded by: CM Monica Alonzo
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

5. UPCOMING AGENDA ITEMS

August 24, 2016

- A. Authorize (1) acceptance of a grant from the U.S. Department of Housing and Urban Development to provide housing placement, rental assistance, and supportive services for ex-offenders with HIV/AIDS, for the period October 1, 2016 through September 30, 2019; (2) establishment of appropriations in the amount of \$746,853; and (3) execution of any and all agreements and other documents required by the grant – Districts All
- B. Authorize (1) the acceptance of a Continuum of Care Grant (Gateway to Permanent Supportive Housing) from the U.S. Department of Housing and Urban Development in the amount of \$802,120, to provide rental assistance and case management for single chronically homeless persons and to provide funding for three staff positions to carry out the program for the period October 1, 2016 through September 30, 2017; (2) a local cash match in an amount not to exceed \$200,530; (3) a Memorandum of Understanding between the City of Dallas and Eban Village to provide an In-kind Contribution in the amount of \$16,680; and (4) execution of the grant agreement – Districts All
- C. Authorize (1) the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for My Residence Program (Rapid Re-housing) in the amount of \$491,080, to provide tenant-based rental assistance and case management for homeless families and single homeless persons and to provide funding for two staff position to administer the program for the period October 1, 2016 through September 30, 2017; (2) a local cash match in an amount not to exceed \$122,770; and (3) execution of the grant agreement - Total not to exceed \$613,850 – Districts – All

Housing Committee
August 15, 2016
Meeting Record

- D. Authorize (1) the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for Operation Relief Center, Inc. in the amount of \$101,408, to provide sponsor-based rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2016 through September 30, 2017; (2) a contract between the City of Dallas and Operation Relief Center, Inc. to provide sponsor-based rental assistance to homeless veterans with disabilities and an In-Kind Contribution in the amount of \$25,352 as match; and (3) execution of the grant agreement – Districts All
- E. Authorize (1) the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for Shelter Plus Care in the amount of \$1,540,810, to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities for the period October 1, 2016 through September 30, 2017; (2) a local cash match in the amount of \$385,203; (3) a Memorandum of Understanding between the City of Dallas and AIDS Arms, Inc. to provide an In-kind Contribution in the amount of \$74,960; (4) a Memorandum of Understanding between the City of Dallas and Metrocare Services to provide an In-kind Contribution in the amount of \$74,990; (5) a Memorandum of Understanding between the City of Dallas and ABC Behavioral Health to provide an In-kind Contribution in the amount of \$41,250; and (6) execution of the grant agreement – Districts All
- F. Authorize a contract with the Texas Department of State Health Services Office of Title V and Family Health, Division for Family and Community Health Services and the City of Dallas Women, Infants and Children Program to continue the Lactation Resource and Training Center Strategic Expansion Program for the period September 1, 2016 through August 31, 2017 – Districts All
- G. Authorize a public hearing to be held on September 28, 2016 to receive comments on the proposed sale of six unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to East Dallas Community Organization, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – Districts 2, 7
- H. Authorize on-site reconstruction of six homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4102 Baker Avenue in the amount of \$103,000; 10904 Oakview Drive in the amount of \$103,000; 2447 Brandon Street in the amount of \$103,000; 931 Lawton Drive in the amount of \$103,000; 6615 Lockheed Avenue in the amount of \$103,000; and 2612 Stephenson Street in the amount of \$103,000 – Districts 1, 2, 5, 6, 7, 8
- I. Authorize an amendment to Resolution No. 15-1586, previously approved on August 26, 2015, to change the awarded reconstruction contractor of one home located at 2507 Harlandale Avenue from Nickerson Construction Company to Weldon Harris DBA Weldon's Interprises District 4
- J. Authorize an amendment to Resolution No.15-1988 approved on October 28, 2015 for a housing development loan to Dallas Housing Acquisition and Development Corporation for construction of ten single family homes located on scattered sites in the Bottom Neighborhood to (1) increase the loan amount from \$1,500,000 to \$2,300,000; (2) increase the number of homes to be constructed from 10 to 11; and (3) extend the completion date from September 9, 2017 to December 31, 2017 – District 4

**Housing Committee
August 15, 2016
Meeting Record**

**Addendum
August 24, 2016**

- K. Authorize (1) an amendment to Resolution No. 15-1893 approved on October 14, 2015, to extend the FY2016 grant from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from the period of September 1, 2015 through August 31, 2016 to September 1, 2015 through August 31, 2017 and (2) acceptance of an HCC grant from DSHS in the amount of \$2,613,607 for the period of September 1, 2016 through August 31, 2017 – Districts All

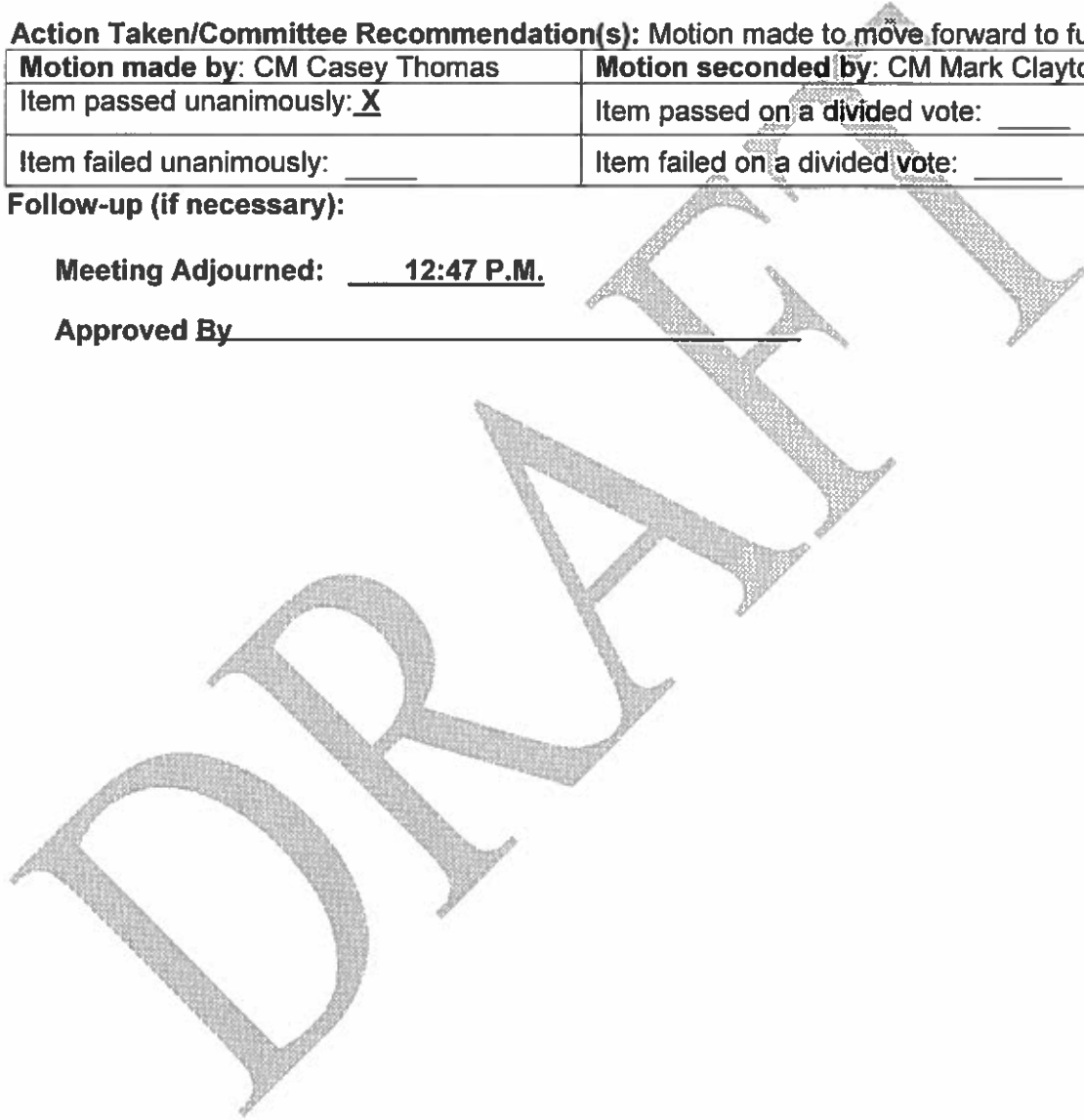
Action Taken/Committee Recommendation(s): Motion made to move forward to full council.

Motion made by: CM Casey Thomas	Motion seconded by: CM Mark Clayton
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 12:47 P.M.

Approved By _____



Memorandum



CITY OF DALLAS

DATE August 26, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Affordable Housing Policy: TIF Districts and Public Private Partnership Program

On Monday, August 29, 2016, you will be considering revisions to the current Tax Increment Financing Districts policies. Please see the attached memo provided to the full City Council on August 19, 2016 from the Office of Economic Development.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Christopher D. Bowers, Interim City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Memorandum



DATE August 19, 2016

TO The Honorable Mayor and Members of the City Council

SUBJECT **Response to Housing Committee Questions Regarding the Impact of Affordable Housing Requirements on Residential Project Feasibility**

On August 15, 2016, the Housing Committee was briefed on the affordable housing policy as it relates to TIF districts and the Public Private Partnership Program (PPP). Current mixed income policy guidelines require that all residential developments receiving TIF and/or PPP program subsidies must set aside 20% (10% in the Downtown Connection and City Center TIF Districts) of the units for families earning less than 80% of area median family income (AMFI) for a period of fifteen (15) years. Affordable units must be distributed geographically and unit size. Maximum rents are set each year at 30% of AMFI requirements and all units share access to project amenities.

BACKGROUND

When a development project incorporates affordable units, revenue decreases, but costs remain the same. This typically lowers the yield below what investors are willing to accept. This funding gap varies widely based upon the type of development, the level of household income (AMFI) targeted and the percentage of units rented at those targeted rates.

In order to effectively implement the affordable component of the mixed income housing guidelines, gap funding incentives or compensatory payments are required. These might take the form of TIF subsidies, tax abatements, housing vouchers, reduced parking requirements, fee waivers, public land write-downs or direct subsidies from a housing trust fund or other dedicated revenue source.

Predictability and the perception that all parties are treated equally is important to the development community. Of equal importance is the flexible use of a variety of tools to achieve mixed income housing goals. By incorporating policies that are consistent with these elements, the City will improve the probability of proactive developer engagement in the production of an increased number of affordable units and also increases its ability to achieve other policy objectives such as strong urban design, M/WBE contracting goals, infrastructure improvements and development of strong urban neighborhoods.

DIRECT IMPACT OF PROPOSED POLICY CHANGES ON TIF PROGRAM

In general, the proposed impact of Affordable Housing Policy changes related to existing TIF Districts will be limited. The changes apply only to “high opportunity” areas. This means that, the policy, if adopted:

Will bring about **no change in operations** for the following TIF Districts (requirements to remain for 20% of units to be affordable at the 80% AMFI rate):

**Cedars
Oak Cliff Gateway
Farmers Market
Sports Arena
Southwestern Medical
Grand Park South
Vickery Meadow
Design District
Deep Ellum
Fort Worth Avenue
Maple Mockingbird**

And have **limited impact** on the following Districts (requirements to remain for 20% of units to be affordable at the 80% AMFI rate for all projects not located in the portion of the TIF District that is classified as a high opportunity area):

Davis Garden (a small portion of the TIF District located along Ft Worth Avenue east of Hampton Road is included – no projects are planned)

TOD (much of the Mockingbird and Lovers Lane station areas are included in the high impact areas – but no residential projects requiring TIF assistance are being planned);

Cypress Waters (the entire area is classified as a high impact area – but no additional projects are expected to require TIF subsidies)

Mall Area (the portion of the TIF District located closest to the Galleria is classified as a high opportunity area but the remainder of the Valley View area and Southwest Center Mall area is not)

Greatest impact will be felt in the following TIF Districts (10% of affordable units will be required to be affordable at 50% of AMFI and 10% of affordable units will be required to be affordable at 80 of AMFI):

**Downtown Connection
 City Center**

Skillman Corridor (a large portion of the TIF District south of Royal Lane is classified as a high opportunity area)

TREC's February 16, 2016, presentation to the Housing quantified the cost of providing affordable housing at rates required by the existing TIF Mixed Income Housing Guidelines. This analysis indicated that the subsidy per unit varies greatly. The greater the differential between market rent and subsidized rent, the greater the subsidy required. Land costs vary greatly by location; and construction costs also vary significantly by product type, etc.

OED staff applied the proposed policy changes to a residential project of 250 units. Approximately 50 units would be the required set-aside to meet proposed affordable requirements. Below is a chart that illustrates the amount of subsidy that would be required to fund the gap between market and affordable units for this hypothetical project.

Total Project - 250 Units (200 - 1BR; 50 - 2BR)	Market Rent		Current Affordable Requirement 20% Affordable @ 80% AMFI		Proposed Affordable Requirement			
	1 BR	2 BR	1BR (40 units)	2BR (10 Units)	10% Affordable Units @ 80% AMFI		10% Affordable Units @ 50% AMFI	
					1BR (20 Units)	2BR (5 Units)	1BR (20 Units)	2BR (5 Units)
Rents (1BR - \$900 mo/ft, 2 BR \$200 mo/ft)	\$1,611	\$2,148	\$931	\$1,109	\$931	\$1,109	\$378	\$491
Rent/Sqft	\$1.79	\$1.79	\$1.03	\$0.92	\$1.03	\$0.92	\$0.42	\$0.41
Difference - Market & Affordable Rents	-	-	\$0.76	\$0.87	\$0.76	\$0.87	\$1.37	\$1.38
Funding Gap Per Unit Annually	-	-	\$8,160	\$9,351	\$8,160	\$12,468	\$14,796	\$19,884
Funding Gap Per Unit (15 yrs)	-	-	\$122,400	\$140,265	\$122,400	\$187,020	\$221,940	\$298,260
Subtotals	-	-	\$4,896,000	\$1,402,650.00	\$2,448,000	\$935,100	\$4,438,800	\$1,491,300
Total Affordable Gap for Project Under Each Scenario				\$6,298,650.00		\$9,313,200		

Note: This is for illustrative purposes only. Rents, construction and land costs vary dramatically. The example is based on a downtown Dallas project.

The TIF program maximizes its limited amount of funding available to make projects financially feasible. A disproportionate funding allocation to support affordable housing objectives reduces funding availability for other eligible and equally important items such as infrastructure, environmental abatement and public improvements.

ALTERNATIVE SOLUTIONS

One possible way to increase TIF funding for affordable housing in high opportunity areas is to reconfigure TIF Mixed Income Housing requirements. If the intent of proposed changes to the Affordable Housing Policy is to promote more equity in

housing type by neighborhood, it may be desirable to **decrease** the required amount of affordable housing required in areas with a low proportion of market rate housing and divert savings in the amount of subsidy required in these areas to better fund affordable housing in high opportunity areas (TIF funds can be spent outside the district where the increment is generated for the purpose of supporting affordable housing).

Other sources of funding including tax abatements, housing vouchers, reduced parking requirements, fee waivers, public land write-downs or direct subsidies from a housing trust fund or other dedicated revenue source will also likely be needed to help subsidize affordable housing in high opportunity areas.

Should you have any questions or concerns, please contact me at (214) 670-3296.



Ryan S. Evans
First Assistant City Manager

C: A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager-Mayor & Council

Memorandum



CITY OF DALLAS

DATE August 26, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT City of Dallas Housing Policies

On Monday, August 29, 2016, you will be reviewing Housing Policies and voting on them in order to move them forward for full City Council consideration. The Housing Policies summary is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Christopher D. Bowers, Interim City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

CITY OF DALLAS HOUSING POLICIES

BACKGROUND

The City of Dallas believes that every resident has the right to safe, decent, affordable, and fair housing, regardless of their race, color, national origin, religion, sex, sexual orientation, disability, familial status, or source of income. The City also recognizes that minority and disabled citizens make up a disproportionate number of the City's residents living in poverty, and that racially and ethnically concentrated areas of poverty are harmful to the City of Dallas as a whole.

In support of its citizens, and in compliance with HUD's recently issued *Affirmatively Furthering Fair Housing Final Rule*, the City supports the following policies. This document is not intended as a comprehensive housing policy. Rather, this document will serve as a framework for the creation of a comprehensive housing policy that will include the foundational elements enumerated below along with a number of additional components also described in this document. Many of the foundational elements and components require further consideration by the Housing Committee and City Council. A comprehensive housing policy will be finalized and adopted by December 31, 2016, after consideration and action on all individual elements and after all components have been incorporated within the comprehensive framework. The goal of a comprehensive policy will be to: 1. create and maintain available and affordable housing throughout Dallas, 2. promote greater fair housing choices, and 3. overcome patterns of segregation and concentrations of poverty.

The foundational elements of the policy document of the City of Dallas include;

1. Support all ownership housing opportunities throughout Dallas

- Committee Briefing in November and December 2015
- Committee Forwarded to City Council in December 2015
- City Council Adopted in January 2016

As Adopted by Council:

The City recognizes that ownership builds wealth, stabilizes neighborhoods, and provides opportunities for greater housing choices. Therefore, the City will invest in creating ownership housing in all areas of Dallas.

2. Source of Income Ordinance (Chapter 20A)

- Committee Briefing in January and May 2016
- Committee Forwarded to City Council in June 2016
- City Council Deferred Item June 2016

Committee Recommendation:

As a first alternative for Council consideration, a proposed amendment to Chapter 20A would prohibit discrimination on the basis of any lawful, regular, verifiable source of income.

Alternative Committee Recommendation:

As a second alternative for Council consideration, a proposed amendment to Chapter 20A would prohibit discrimination on the basis of any lawful, regular, verifiable income, except as prohibited by state law. As permitted by state law, the second alternative ordinance would require that residential developments receiving city subsidy or increases in zoning density or floor area ratio refrain from source of income discrimination, including Housing Choice Vouchers and other housing subsidies. Finally, the second alternative ordinance adds a new “safe harbor” defense, which states that property owners are safe from source of income discrimination claims if 10% of their residential units are leased to housing voucher holders.

3. Housing placement policy for multifamily rental units using Housing Tax Credits (HTC’s)

- Committee Briefing in June 2016
- Committee Approved in June 2016
- City Council Briefing Planned for September 2016

As Adopted by the Housing Committee, with Staff’s further recommendations shown in underline:

This housing placement policy guides the development community to carefully select the site for Housing Tax Credit (HTC) projects that desire City support:

- o Multifamily rental units seeking to be developed as new construction using housing tax credits shall not receive City support, including a resolution of “no objection” unless they are in census tracts meeting all of the criteria for “High Opportunity Areas”
 - o High Opportunity Areas defined as:
 - Dallas census tracts with less than 15% poverty rate; and
 - in the attendance zone of an elementary school that has a state accountability rating of “Met Standard” from the Texas Education Agency
- o Multifamily rental units seeking to be developed as a rehabilitation project using housing tax credits shall be considered city wide, subject to the City’s obligations to affirmatively further fair housing and uphold the Fair Housing Act, and shall not receive City support, including a resolution of “no objection” without proposed increased capital improvements, investment, and maintenance.
- o Allow support of all HTC projects if located in census tracts covered by an approved and funded Concerted Revitalization Plan (CRP)

4. Voluntary Inclusionary Program

- Committee Briefings in May and August 2016
- Committee directed staff to move forward with community engagement and bring back changes

Staff recommendation:

- The voluntary inclusionary program provides that all multifamily developments requesting subsidy or other City of Dallas consideration agree to a minimum of 10% of all units offered for households at 0% to 50% of the Area Median Family Income (AMFI), and
- A voluntary inclusionary zoning policy be adopted after reviewing the recommendations of the Department of Sustainable Development.

5. Tax Increment Financing (TIF) District Policy

- Committee Briefing in February and August 2016
- Committee memo distributed August 19, 2016
- Committee to reconsider August 29, 2016

Staff Recommendation:

Require Tax Increment Financing (TIF) District housing or mixed use projects in High Opportunity Areas that receive assistance to provide 20% of the units to households at 80% of the Area Median Family Income (AMFI) with half of the units to households at 50% AMFI and below

Alternative Staff Recommendation:

Require Tax Increment Financing (TIF) District housing or mixed use projects that receive assistance to provide:

- 20% of the units to be reserved for households at//or below 80% of Area Median Family Income (AMFI); or,
- 10% at 50% of AMFI; or,
- 5% at 30% of AMFI

6. Home Improvement Rebate Program

- Committee Briefing in August 2016
- Committee Forward to City Council in August 2016

As adopted by the Housing Committee:

- Single family homes and duplexes
- Homes built on or before 1985
- Current taxes and insurance
- Dallas County Appraisal District (DCAD) assessed total value of the property does not exceed \$200,000
- Must be located in a Neighborhood Plus Target Area or a Neighbor Up designated area

7. Chapter 27 Minimum Housing Standard Ordinance to ensure safe, sanitary, and healthy habitability standards for all residents of Dallas

- Committee Briefing in January and March 2016
- Committee Forwarded to City Council
- City Council briefed on May 18, 2016 and August 17, 2016 with consensus on the following proposed changes:

- Clarifying the required conditions that must be met in order to have a compliant structure, and removing vague language
 - Introducing healthy housing provisions that address conditions that affect asthma or other respiratory conditions
 - Modifying and clarifying landlord and tenant responsibilities
 - Providing that all required repairs must be performed in a workmanlike manner
 - Restructuring the property standards layout to improve readability
 - Providing a maximum indoor temperature that applies throughout the year, not just April – October
 - Adjusting fine amounts based on severity of violations
 - Strengthening multi-tenant rental property regulations
 - Introducing single-family rental home inspections
- City Council straw votes on August 17, 2016 added the following proposed changes
 - Requiring refrigerated air equipment capable of maintaining a room temperature at a maximum of 82 degrees F.
 - Requiring a device to supply hot water with a minimum temperature of 110 degrees F., measured at the water outlet
 - Requiring that when a written lease is utilized, that it must be provided in the primary language of the tenant when the tenants primary language is one of the five most common languages in Dallas County
 - Requiring a full-time manager to oversee the day-to-day operations of the property, if the property has 60 units or greater
 - City Council final vote scheduled for September 28, 2016

8. Housing Mobility Program for voucher holders to be developed with the Dallas Housing Authority and other regional housing partners to affirmatively further fair housing choices throughout the Region, includes Landlord Sublease/Guarantor Program

- Committee Briefing on August 15 & 29, 2016

Staff Recommendation:

In order to promote housing choices, the City of Dallas will encourage regional mobility for housing choice voucher holders by entering into an agreement with the Dallas Housing Authority to support this service along with Master Leasing/Guarantor Programs.

9. Each project considered by the Housing or Economic Development Departments shall be evaluated by the Office of Fair Housing to ensure the project affirmatively furthers fair housing and otherwise complies with the City’s obligation under the Fair Housing Act.

- Committee Briefing on August 3, 2015

Staff Recommendation:

Require the above noted policy to be implemented upon adoption of the complete Housing Policy document and that procedures be developed to ensure implementation with all relevant departments.