

FY 2019-20 Annual Budget: Economic & Neighborhood Vitality

City Council Briefing

August 21, 2019

**Michael Mendoza,
Chief of Economic
Development &
Neighborhood Services**



Overview

- Strategic Priority Statement
- Organizational Structure
- FY 2018-19 Accomplishments
- FY 2019-20 Budget by Strategic Priority and Department
- FY 2019-20 Budget Highlights
- Response to City Council Questions
- Dallas 365 Measures
- Appendix

Strategic Priority Statement

Strengthen and grow the business community while planning and strengthening the long-term vitality of Dallas neighborhoods by expanding housing options and creating job opportunities



Organizational Structure

Economic & Neighborhood Vitality

Building Services

Office of Economic Development

Tax Increment Financing (TIF) District Payments

Management Services

Housing & Neighborhood Revitalization

Planning & Urban Design

Sustainable Development & Construction

Dallas Fire-Rescue

FY 2018-19 Accomplishments

- Office of Economic Development
 - \$46 million in City investments leveraged \$1.02 billion in private investment (\$22 for every \$1)
 - 5,591 jobs created or retained (5,026 to be created + 565 to be retained)
 - Facilitated City Council approval of many project incentives, including an Uber office, new distribution centers for HD Supply and Home Depot, and retail redevelopment at Square 67 Shopping Center
 - Facilitated City Council approval of program/services, including:
 - Transfer of \$7 million in TIF district funds to seed the new Dallas Housing Trust Fund
 - Creation of Southern Dallas Investment Fund Program to support small business development

FY 2018-19 Accomplishments

- Planning and Urban Design
 - Awarded 16 grants totaling more than \$106,000 for small-scale neighborhood enhancement projects and completed two Kaboom grant projects to install sidewalk art
 - Hosted two Operation Beautification cleanup events involving more than 150 groups and 2,300 volunteers who collected over 12 tons of trash citywide
 - Added 50+ neighborhood organizations to the City's database (240 total) and conducted 25 capacity-building workshops with 645 neighborhood representatives
 - Launched PolicyMap, a web-based data mapping tool, to provide users with planning-related geographic data
 - Provided recommendations for over 680 private development projects and completed conceptual design work to provide input on TxDOT I-30 reconstruction plans, the DART D2 light rail, and several City bond-funded street improvement projects
 - Launched RFQ-RFP process for the Hensley Field Reuse and Redevelopment Master Plan

FY 2018-19 Accomplishments

- Housing and Neighborhood Revitalization
 - Produced and occupied 318 new units, preserved 21 single-family homes, supported 21 homebuyers with homebuyer assistance, and sold 81 land bank lots for affordable housing development
 - Awarded a competitive \$2.3 million HUD grant to perform lead paint hazard control and healthy homes repairs
 - Secured a contract provider (TDA) to assist in redesigning programs and compliance infrastructure
 - Modernized project management system by moving to a cloud-based system, Neighborly, that serves staff and program participants
 - Collaborated with Housing Policy Taskforce to implement the Land Transfer Program to redevelop surplus and tax foreclosed land, the Low-Income Housing Tax Credit Policy, and mixed-income housing development bonuses

FY 2018-19 Accomplishments

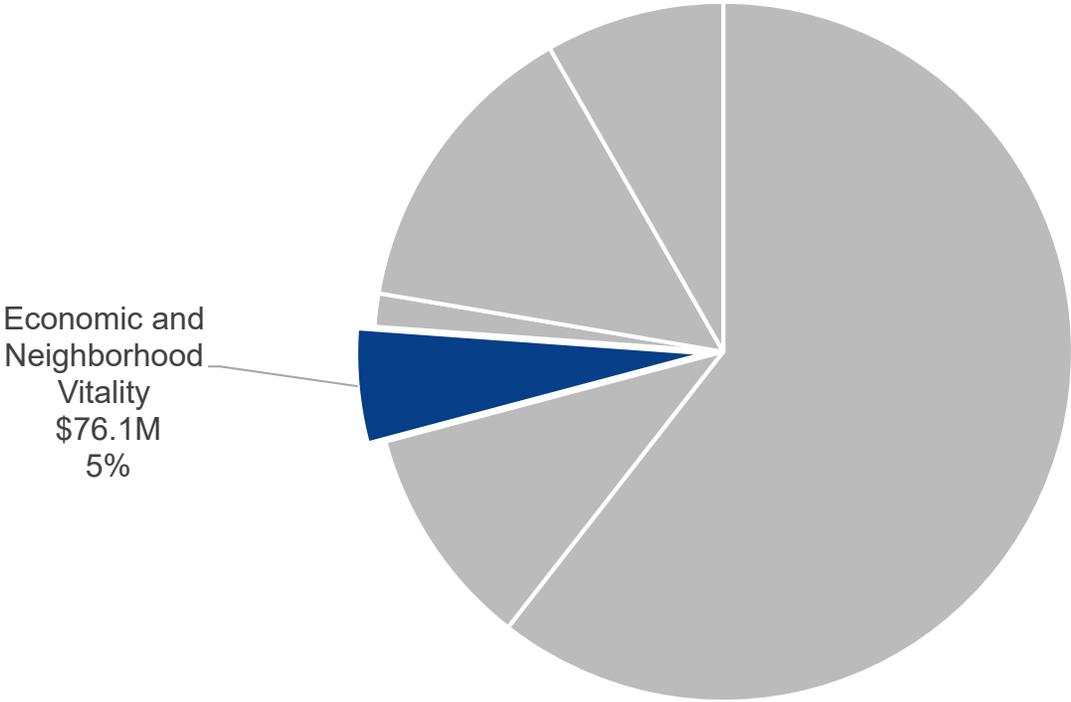
- **Sustainable Development and Construction**

- Facilitated an estimated \$4.5 billion in permit valuations related to construction activity
- Implemented electronic plan review and facilitated adoption with the development community to submit building plans electronically, automating the process, reducing paper files, and minimizing time customers spend at the Permit Center
- Partnered with Park and Recreation to implement the Park Land Dedication ordinance for new residential development
- Encouraged affordable housing in new developments by creating mixed-income housing development bonuses as approved by the City Council
- Established a panel of development community stakeholders and experts to regularly evaluate operations and recommend enhancements based on best practices

FY 2018-19 Accomplishments

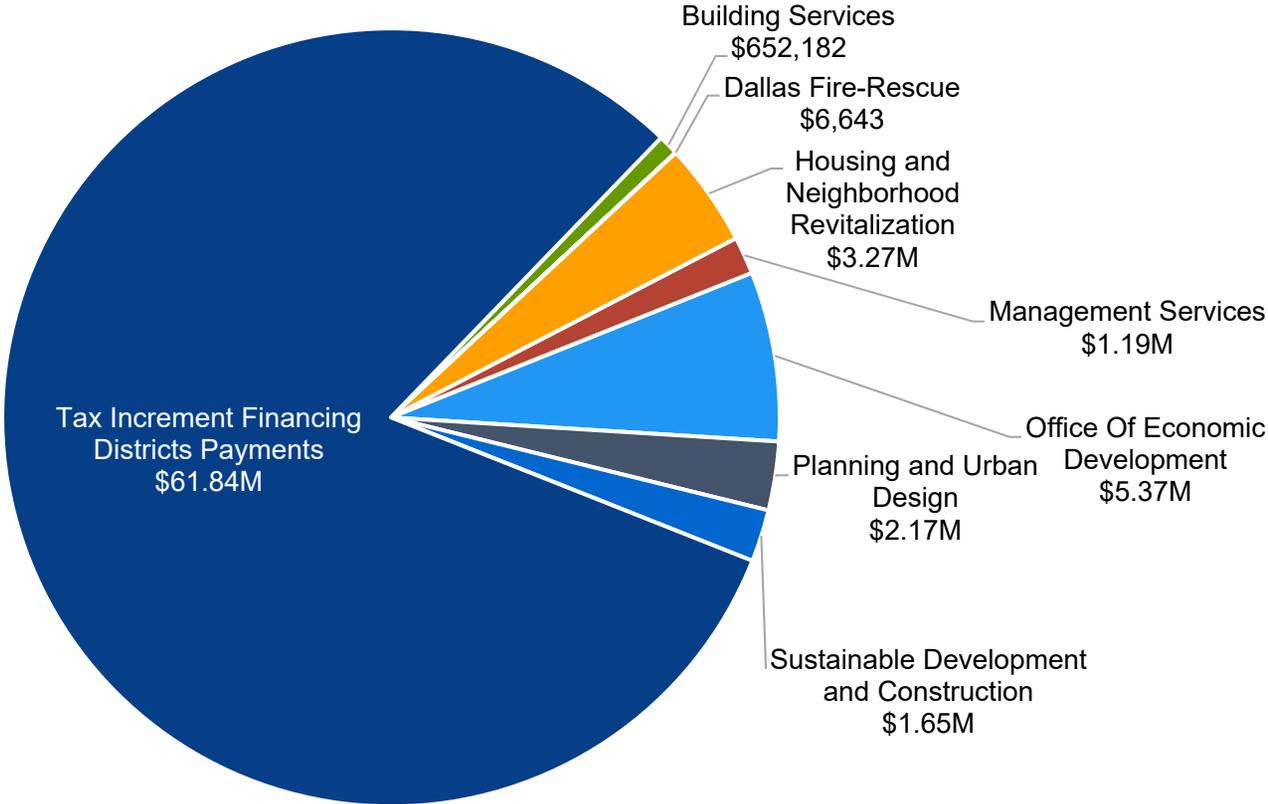
- Dallas Fire-Rescue: New Construction
 - Completed 10,806 inspections
 - Completed 834 reinspections
 - Completed 20,599 special tests

FY 2019-20 Budget by Strategic Priority



General Fund only

Strategic Priority Budget by Department



General Fund only

FY 2019-20 Budget Highlights

- Further affordable housing throughout the city as prescribed in the Comprehensive Housing Policy through the 2020 Notice of Funding Availability
- Update the City's Comprehensive Plan to incorporate more recent policy initiatives and encourage strategic land development while promoting equity, sustainability, and neighborhood revitalization
- Stimulate small businesses and startups in opportunity areas through training and other workforce development services

FY 2019-20 Budget Highlights

- Broaden investment in minority- and women-owned businesses based in Dallas through capacity-building resources and training
- Spur new development in the 19 Tax Increment Financing (TIF) districts throughout the city by reinvesting \$85 million in property tax revenue
- Relocate Building Inspection staff from the Oak Cliff Municipal Center or renovate facility to provide a safer and more functional workplace and improve service experience for customers and staff
- Analyze the Development Code for necessary updates to ensure the orderly development of Dallas

Response to City Council Questions

1. Please provide an update on the Meek St. project from Carbondale St. to Hull St. (pg. 449)
 - This is a PBW project, and the project is under construction (awarded February 27, 2019)
2. What is the repayment schedule for advances and reimbursements in the TOD TIF? (pg. 451)
 - The forecast for reimbursements is provided below and assumes tax increments are collected as estimated, appropriations become available, and developers meet all requirements.

Project	FY 2019-20 Estimate	FY 2020-21 Estimate
Lancaster Urban Village	\$2,777,326	\$2,504,112
Alamo Drafthouse Cinema	\$214,105	\$139,338

FY 2019-20 Dallas 365 Measures

Department	Measure	Target
Office of Economic Development	Number of jobs created or retained through written commitment	5,000
Housing & Neighborhood Revitalization	Number of Dallas Homebuyer Assistance Program (DHAP) loans provided	45
Housing & Neighborhood Revitalization	Total number of new housing units occupied	230
Sustainable Development & Construction	Percentage of single-family permits reviewed in three days	85%
Sustainable Development & Construction	Percentage of inspections performed same day as requested	98%

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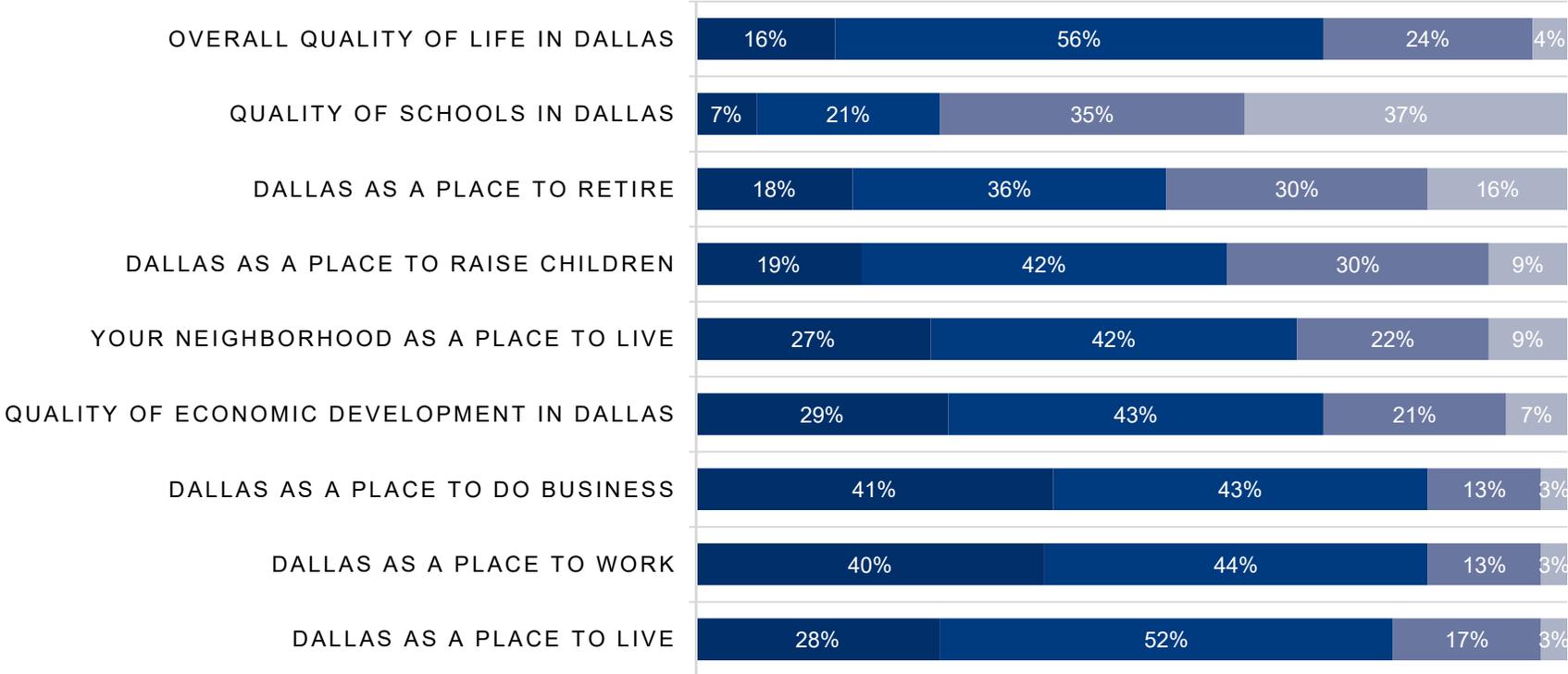
Appendix

- Community Survey Highlights
- Services by Strategic Priority

Community Survey Highlights

QUALITY OF LIFE RATINGS

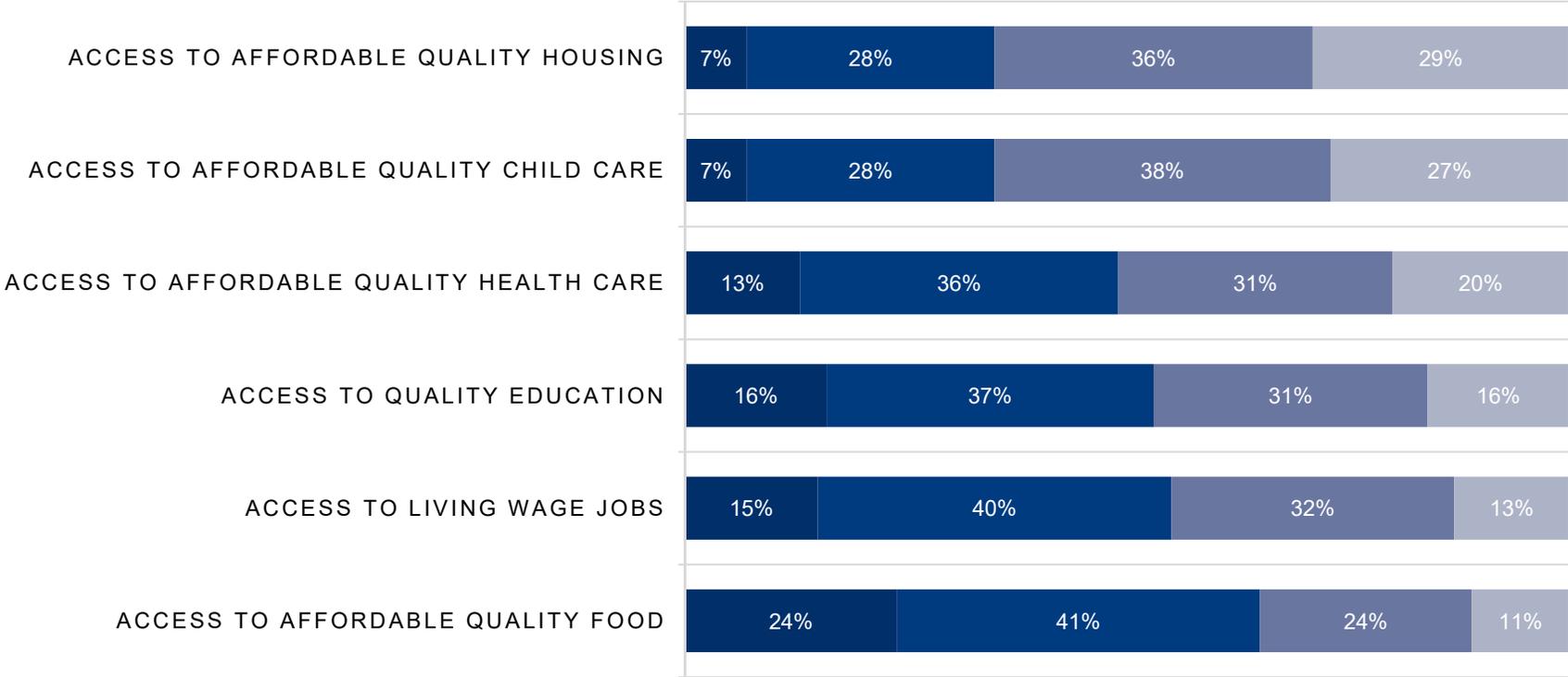
■ Excellent (4) ■ Good (3) ■ Fair (2) ■ Poor (1)



Community Survey Highlights (cont.)

RATINGS OF ACCESS TO GOODS & SERVICES

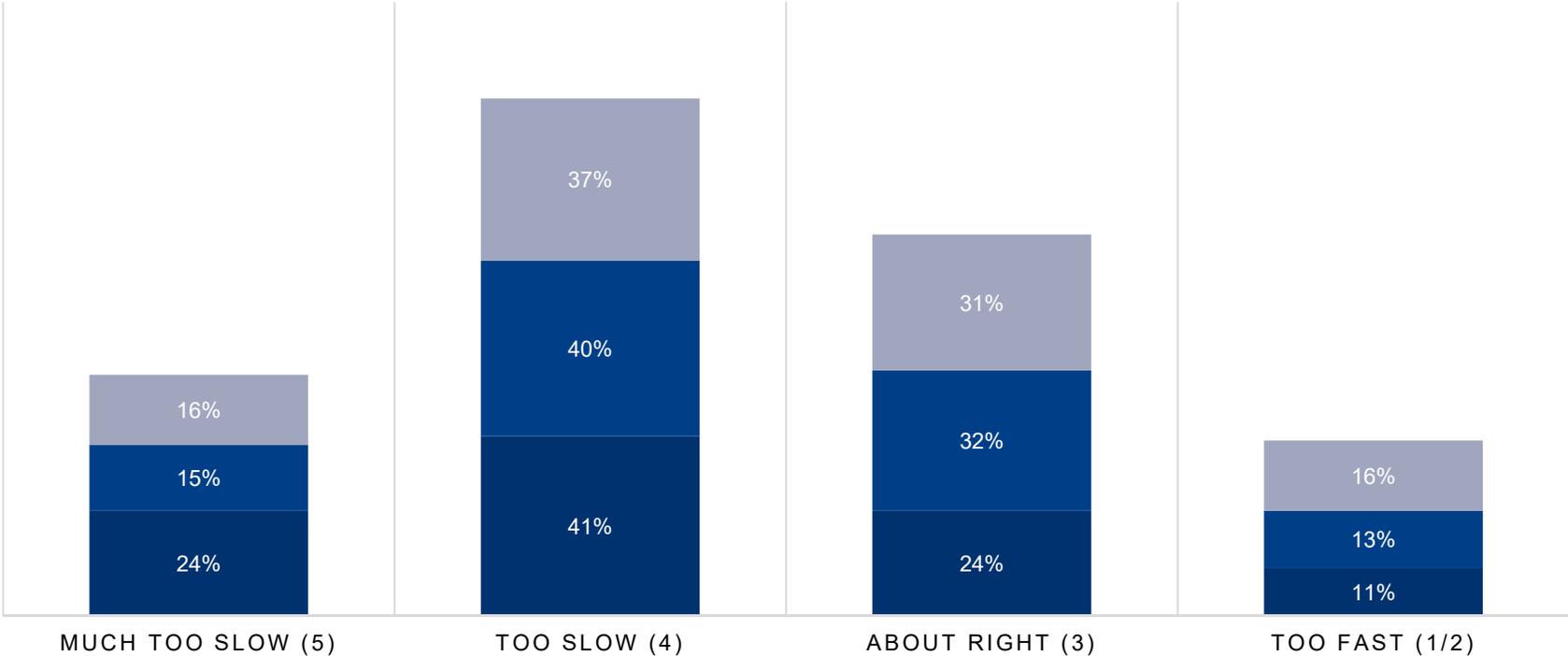
■ Excellent (4) ■ Good (3) ■ Fair (2) ■ Poor (1)



Community Survey Highlights (cont.)

RATINGS OF THE SPEED OF GROWTH IN DALLAS OVER THE PAST TWO YEARS

■ Job Growth ■ Retail Growth ■ Population Growth



Services by Strategic Priority

Department/Service	FY 2019-20 Total Budget	FY 2020-21 Total Planned	FY 2019-20 General Fund Budget	FY 2020-21 General Fund Planned
Building Services				
Bullington Truck Terminal and Thanksgiving Square	652,182	653,611	652,182	653,611
Dallas Fire-Rescue				
Fire Inspection for New Construction	6,643	125,450	6,643	125,450
Housing and Neighborhood Revitalization				
Housing Administration	1,651,179	1,647,031	1,651,179	1,647,031
Housing Preservation	1,475,849	1,505,555	1,475,849	1,505,555
New Development	143,199	146,031	143,199	146,031
Management Services				
Office of Fair Housing and Human Rights	561,786	578,413	561,786	578,413
Office of Historic Preservation	626,199	696,178	626,199	696,178

Services by Strategic Priority

Department/Service	FY 2019-20 Total Budget	FY 2020-21 Total Planned	FY 2019-20 General Fund Budget	FY 2020-21 General Fund Planned
Non-Departmental				
Tax Increment Financing Districts Payments	61,839,201	70,261,806	61,839,201	70,261,806
Office Of Economic Development				
Area Redevelopment	734,375	797,208	734,375	797,208
Business Development	1,717,920	1,795,044	1,717,920	1,795,044
Community Development	539,081	566,738	539,081	566,738
Creative Industries	321,349	342,466	321,349	342,466
Targeted Development	2,053,120	2,201,609	2,053,120	2,201,609
Planning and Urban Design				
Neighborhood Vitality	895,516	910,957	895,516	910,957
Planning and Design Studio	1,277,412	1,305,496	1,277,412	1,305,496

Services by Strategic Priority

Department/Service	FY 2019-20 Total Budget	FY 2020-21 Total Planned	FY 2019-20 General Fund Budget	FY 2020-21 General Fund Planned
Sustainable Development and Construction				
Authorized Hearings	511,158	637,300	511,158	637,300
Conservation District	388,290	396,861	388,290	396,861
Construction Plan Review and Permitting	15,286,076	15,946,213	0	0
Engineering - Inspection Review for Private Development	2,315,282	2,674,694	0	0
Express Plan Review	1,667,400	1,456,961	0	0
Field Inspections of Private Development Construction Sites	10,129,768	10,150,083	0	0
GIS Mapping for Private Development	1,145,551	1,030,400	0	0
Historic Preservation	0	0	0	0

Services by Strategic Priority

Department/Service	FY 2019-20 Total Budget	FY 2020-21 Total Planned	FY 2019-20 General Fund Budget	FY 2020-21 General Fund Planned
Private Development Records and Archival Library	1,179,680	1,181,994	0	0
Private Development Survey	468,371	617,054	0	0
Real Estate and Relocation	749,518	881,170	749,518	881,170
Subdivision Plat Review	583,681	565,457	0	0
Zoning - Board of Adjustment	1,775,181	1,741,833	0	0
Capital				
Capital Improvements	126,368,473	136,171,132	0	0
Debt				
Debt Service	41,860,529	45,722,830	0	0
Economic and Neighborhood Vitality Total	278,923,969	302,707,575	76,143,977	85,448,924