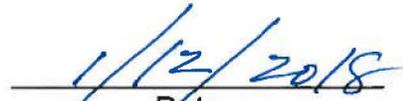


**JANUARY 17, 2018 CITY COUNCIL BRIEFING AGENDA
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Briefing Agenda dated January 17, 2018. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.


for T.C. Broadnax
City Manager


Date


Elizabeth Reich
Chief Financial Officer


Date

RECEIVED

2018 JAN 12 PM 6:40

CITY SECRETARY
DALLAS, TEXAS



COUNCIL BRIEFING AGENDA

January 17, 2018
Date

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

If you need interpretation in Spanish language, please contact the City Secretary's Office at 214-670-3738 with a 48 hour advance notice.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-3738 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act.

The Council agenda is available in alternative formats upon request.

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Si necesita interpretación en idioma español, por favor comuníquese con la oficina de la Secretaría del Ayuntamiento al 214-670-3738 con notificación de 48 horas antes.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-3738 (aparato auditivo V/TDD). La Ciudad de Dallas está comprometida a cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben de abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"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 pistol 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 esta propiedad con una pistola a la vista."

AGENDA
CITY COUNCIL BRIEFING MEETING
WEDNESDAY, JANUARY 17, 2018
CITY HALL
1500 MARILLA STREET
DALLAS, TEXAS 75201
9:00 A.M.

9:00 am Invocation and Pledge of Allegiance 6ES

 Special Presentations

 Open Microphone Speakers

VOTING AGENDA 6ES

1. Approval of Minutes of the January 3, 2018 City Council Meeting
2. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

ITEM FOR INDIVIDUAL CONSIDERATION

City Attorney's Office

3. Authorize **(1)** settlement of the lawsuit styled *City of Dallas v. Dallas County Schools, et al.*, Cause No. DC-17-17570; **(2)** appropriate funds for the Dallas County Schools Dissolution Committee Crossing Guard payroll in an amount not to exceed \$2,400,000 with a transfer of FY 2017-18 General Fund appropriations in the amount of \$759,321 from the Child Safety Funds held by the Dallas Police Department to Management Services (Office of Strategic Partnerships and Government Affairs); and **(3)** an increase in appropriations in an amount not to exceed \$1,640,679 in Management Services (Office of Strategic Partnerships and Government Affairs) from General Fund Contingency Reserve - Total not to exceed \$2,400,000 - Financing: General Funds (\$759,321) and Contingency Reserve Funds (\$1,640,679)

BRIEFINGS 6ES

- A. Market Value Analysis (MVA): City of Dallas
- B. 2017 Bond Program Implementation

Lunch

AGENDA
CITY COUNCIL BRIEFING MEETING
WEDNESDAY, JANUARY 17, 2018

Closed Session 6ES

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- City of Dallas v. Dallas County Schools, et al. Cause No. DC-17-17570.
- City of Dallas v. Delta Airlines, Inc. et al. Cause No. 3:15-CV-02069-K.
- Legal issues related to the Atmos Energy Corp. Mid-Tex Division statement of intent to raise rates.
- Mary Dawes, et al. v. The City of Dallas, et al. Civil Action No. 3:17-CV-01424-D.
- Davis Ruiz, et al. v. Russell Trask, et al. Cause No. DC-17-16974.

Open Microphone Speakers 6ES

The above schedule represents an estimate of the order for the indicated briefings and is subject to change at any time. Current agenda information may be obtained by calling (214) 670-3100 during working hours.

Note: An expression of preference or a preliminary vote may be taken by the Council on any of the briefing items.

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

DEPARTMENT: City Secretary

AGENDA DATE: January 17, 2018

COUNCIL DISTRICT(S): N/A

SUBJECT

Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

AGENDA ITEM # 3

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: January 17, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

CMO: Larry Casto, 670-3491

MAPSCO: N/A

SUBJECT

Authorize **(1)** settlement of the lawsuit styled *City of Dallas v. Dallas County Schools , et al.*, Cause No. DC-17-17570; **(2)** appropriate funds for the Dallas County Schools Dissolution Committee Crossing Guard payroll in an amount not to exceed \$2,400,000 with a transfer of FY 2017-18 General Fund appropriations in the amount of \$759,321 from the Child Safety Funds held by the Dallas Police Department to Management Services (Office of Strategic Partnerships and Government Affairs); and **(3)** an increase in appropriations in an amount not to exceed \$1,640,679 in Management Services (Office of Strategic Partnerships and Government Affairs) from General Fund Contingency Reserve - Total not to exceed \$2,400,000 - Financing: General Funds (\$759,321) and Contingency Reserve Funds (\$1,640,679)

BACKGROUND

On December 27, 2017, the City filed a lawsuit styled *City of Dallas v. Dallas County Schools, et al.*, Cause No. DC-17-17570, in the 193rd Judicial District Court of Dallas County, Texas (the Lawsuit) to require Dallas County Schools or the Dissolution Committee to continue the school crossing guard program through the current school year, to obtain funds held by the Dissolution Committee for the funding of the School Crossing Guard Program, to obtain an accounting of revenues and expenses relating to the School Crossing Guard Program and the School Bus Stop Arm Camera Enforcement Program, and to recover for alleged breaches of the School Crossing Guard Interlocal Agreement and a related Interlocal Agreement (Stop Arm Camera ILA).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council was briefed in Executive Session and Open Session on January 3, 2017.

City Council will be briefed in Executive Session on January 17, 2017.

FISCAL INFORMATION

Future year funding will be considered during FY 2018-19 budget development

General Fund - \$759,321

Contingency Reserve Funds - \$1,640,679

January 17, 2018

WHEREAS, on November 7, 2017, Dallas County voters approved the dissolution of Dallas County Schools; and

WHEREAS, on December 18, 2017, the Dissolution Committee for Dallas County Schools, as a result of their dire financial situation, voted to discontinue administering the School Crossing Guard Program after January 31, 2018; and

WHEREAS, taking over the School Crossing Guard Program on February 1, 2018, would be a significant financial and operational burden for the City, and could potentially risk the safety of school children; and

WHEREAS, on December 27, 2017, a lawsuit styled *City of Dallas v. Dallas County Schools, et al.*, Cause No. DC-17-17570, in the 193rd Judicial District Court of Dallas County, Texas, was filed by the City seeking to require the Dallas County Schools or the Dissolution Committee to continue the operation of the school crossing guard program through the current school year, to obtain funds held by the Dissolution Committee for the funding of the School Crossing Guard Program, to obtain an accounting of revenues and expenses relating to the School Crossing Guard Program and the School Bus Stop Arm Camera Enforcement Program, and to recover for alleged breaches of the School Crossing Guard Interlocal Agreement and the Stop Arm Camera Interlocal Agreement;

WHEREAS, the parties have agreed to a settlement of the case whereby the Dissolution Committee will continue to operate the School Crossing Guard Program through the current school year and the City will pay the crossing guard payroll in a total amount not to exceed of \$2,400,000; and

WHEREAS, it is in the best interest of the City to settle this lawsuit.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the proposed settlement agreement for the lawsuit, styled *City of Dallas v. Dallas County Schools, et al.*, Cause No. DC-17-17570, with City payment for crossing guard payroll in an amount not to exceed \$2,400,000 is hereby approved.

SECTION 2. That the Chief Financial Officer is hereby authorized to transfer funds not to exceed \$1,640,679 from Fund 0001, Department NBG, Unit 1000, Revenue Code RTRF, to Fund 0001, Department MGT, Unit 1145, Revenue Code 9229; and a clearing entry, in the same amount, to Fund 0001, Department BMS, BSA 0991 (Debit) and to Fund 0001, Department BMS, BSA 0950 (Credit).

January 17, 2018

SECTION 3. That the City Manager is hereby authorized to increase Management Services (Office of Strategic Partnerships and Government Affairs) budget appropriations not to exceed \$1,640,679 from \$26,465,890 to \$28,106,569 in Fund 0001, Department MGT, Unit 1145, Object 3070; increase total General Fund expenditure and revenue appropriations by \$1,640,679, from \$1,276,679,909 to \$1,278,320,588.

SECTION 4. That the City Manager is hereby authorized to decrease the Dallas Police Department appropriations in an amount not to exceed \$759,321, from \$465,522,805 to \$464,763,484 in Fund 0001, Department DPD, Unit 2121, Object 3070 and increase the Management Services (Office of Strategic Partnerships and Government Affairs) appropriations in an amount not to exceed \$759,321, from \$28,106,569 to \$28,865,890 in Fund 0001, Department MGT, Unit 1145, Object 3070.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Memorandum



CITY OF DALLAS

DATE January 12, 2018

TO The Honorable Members of the Economic Development and Housing Committee:
Tennell Atkins (Chair), Rickey D. Callahan (Vice-Chair), Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Kevin Felder, and Omar Narvaez

SUBJECT **Market Value Analysis (MVA): City of Dallas**

On January 17, 2018, the City Council will be briefed on the citywide Market Value Analysis (MVA). The MVA is a data-based tool to assist policymakers, residents and other stakeholders to understand the local residential real estate market and help inform its policies around housing program design, production levels, and incentives. Utilizing a spatial and statistical cluster analysis, the MVA categorizes census block groups across the city into distinct market types. This is based on ten variables that make up the algorithm to reflect market strength or weakness as well as other key factors that can help public officials and private investors target intervention strategies more effectively.

The MVA has been conducted by Reinvestment Fund (RF), a socially responsible non-profit organization that focuses on building wealth and opportunity for low-wealth communities and low and moderate-income individuals through promotion of socially and environmentally responsible development. RF has conducted MVAs in over 30 cities and states around the country, included Houston and San Antonio in Texas. It has been used in other jurisdictions to inform decision making related to issues such as focused code enforcement efforts, developing effective land banking strategies, evaluating development opportunities, and guiding federal Neighborhood Stabilization Program investments. RF is AA rated by S&P and AAA+1 by Aeris.

Since 1999, Dr. Goldstein has led the policy team at RF. He is the President of Policy Solutions at Reinvestment Fund. Dr. Goldstein has conducted detailed spatial and statistical analyses in many cities and regions across the US. Those studies are used by local government to craft policy responses and allocate scarce resources based on local conditions. He also has conducted studies of mortgage foreclosures and abusive lending practices. His work supported civil rights and consumer protection cases brought by federal, state and local governments.

RF has worked with a local Steering Committee selected by the Economic Development and Housing Council Committee which has helped secure data, provide input on data

limitations, contribute local knowledge and helped validate models and methods. The Steering Committee consisted of representatives of the following organizations:

Gables Residential	HMK	The Real Estate Council
Dallas Area Habitat for Humanity	Builders of Hope CDC	East Dallas Community Corporation
Frazier Revitalization	Inclusive Communities Project	Mathews Southwest
Dallas City Center	South Dallas Fair Park Innercity CDC	TR Hoover CDC
Citywide CDC	Opportunity Dallas	South Fair CDC
Poverty Task Force	Hines	Metro Tex

The City of Dallas does not currently have an objective geographic analytical tool to serve as a transparent basis for evaluating policies, program investments to provide a benchmark to measure progress over time. The MVA is a tool that can help fill this gap. While RF will do a variety of additional overlays to the MVA (e.g., school district boundaries), we will have all the data and mapping files gathered and cleaned by RF and expect to incorporate it into our workflow going forward.

Should you have any questions, please contact me at (214) 671-5257.



Raquel Favela
Chief of Economic Development & Neighborhood Services

c: Honorable Mayor and members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors



REINVESTMENT
FUND



Market Value Analysis (MVA): City of Dallas

January 17, 2018

Reinvestment Fund builds wealth and opportunity for low-wealth communities and low and moderate income individuals through the promotion of socially and environmentally responsible development.

We achieve our mission through

Capital.

Grants, loans, and equity investments

Knowledge.

Information and policy analysis

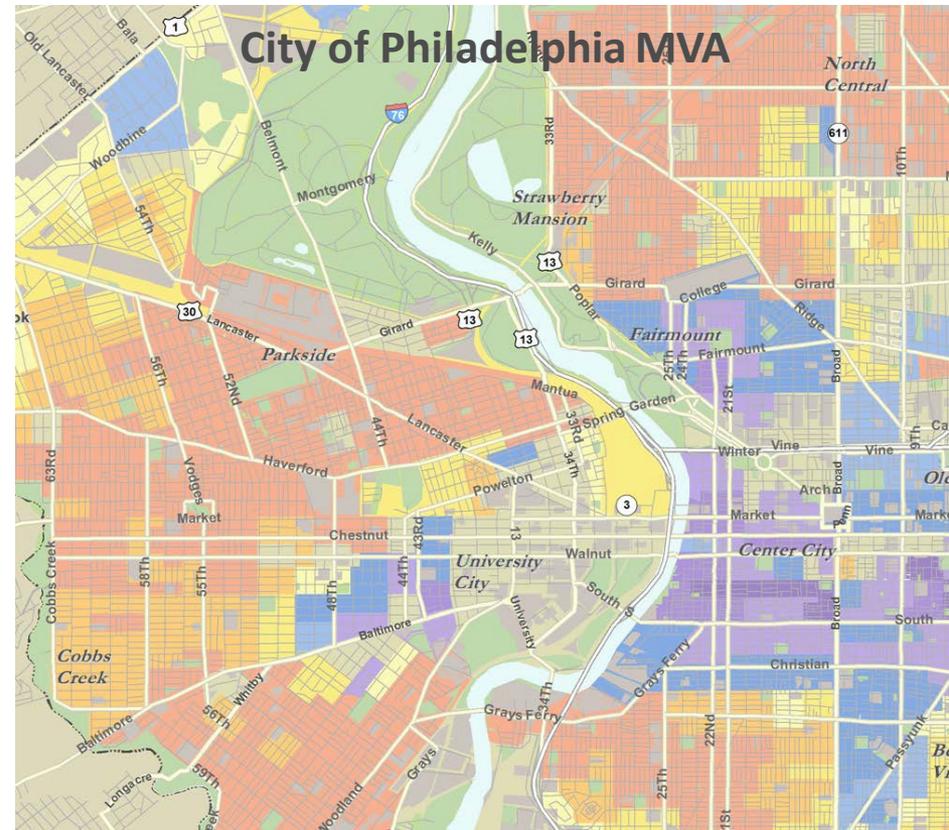
Innovation.

Products, markets, and strategic partnerships

The Market Value Analysis

The **Market Value Analysis (MVA)** is a tool to assist residents and policymakers identify and understand the elements of their local real estate markets. It is an objective, data-driven, tool built on local administrative data and validated with local experts.

With an MVA, public officials and private actors can more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets.

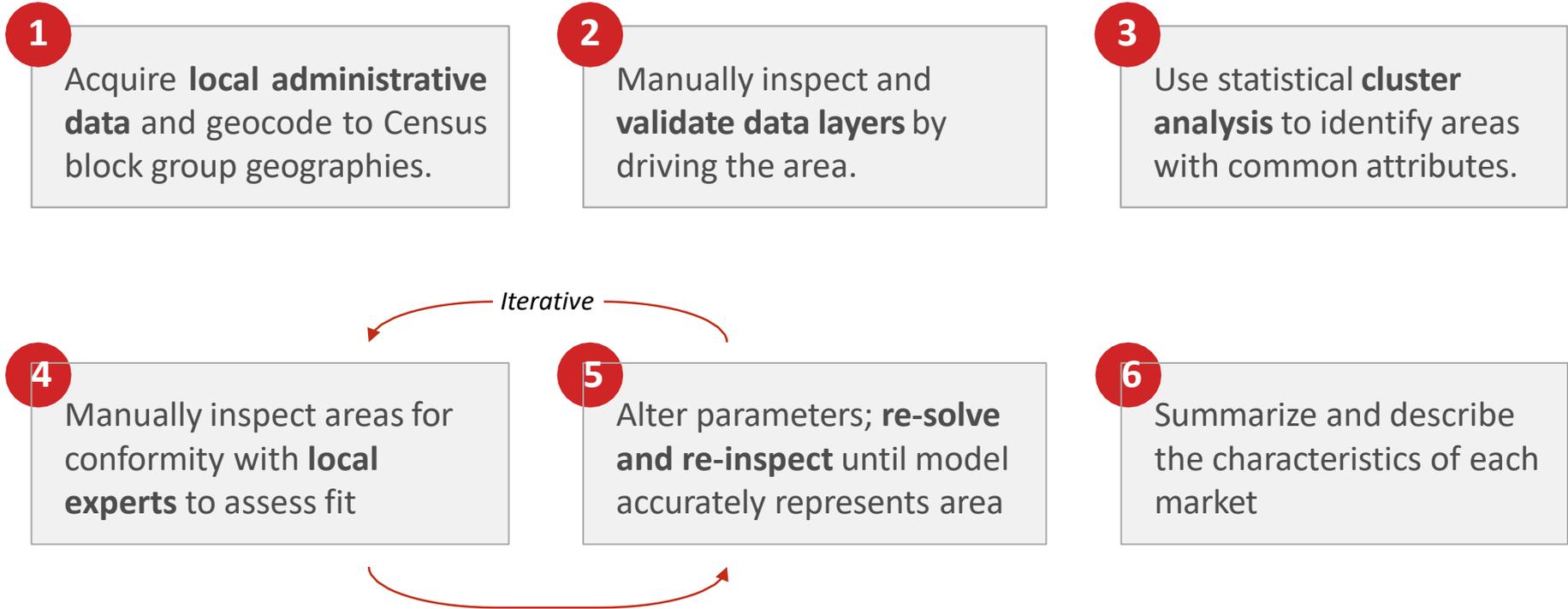


MVAs have been funded by government agencies, local foundations, and financial institutions in cities and counties around the country:

- Philadelphia, PA
- Washington, DC
- Baltimore, MD
- San Antonio, TX
- Camden, NJ
- Newark, NJ
- Selected (8) NJ regions
- Kansas City, MO
- New Orleans, LA
- State of Delaware
- Detroit, MI
- Houston, TX
- Milwaukee, WI
- Pittsburgh, PA
- St. Louis, MO
- Atlantic City, NJ
- Allegheny County, PA
- Reading Area, PA
- Jacksonville, FL
- Wilmington, DE
- Prince George's County, MD
- Indianapolis, IN
- Selma, AL
- Dallas, TX
- Bethlehem, PA



- Component of a local land banking strategy (Phila., NOLA, Wilmington)
- Guide capital budget (Detroit)
- Focus code enforcement (Phila., Baltimore, Indianapolis, NOLA)
- Benchmark quality of life measures (Phila.)
- Transportation planning (St. Louis)
- Target statewide Strong Neighborhoods Revolving Loan Fund (DE/DSHA)
- Inform LIHTC QAP (DE/DSHA)
- Develop CDBG ConPlan / Comprehensive plan (Detroit, Wilmington, St. Louis)
- Assessment of Fair Housing (Phila.)
- Assess changes in the market over time (Phila., Baltimore, Pittsburgh)
- Evaluate development opportunities (Pittsburgh, Phila., Houston, Detroit, St. Louis, cities in NJ)
- Target demolition and acquisition activities (Baltimore, Phila., Detroit, NOLA)
- Select transformative tipping point projects (Phila., Baltimore, Pittsburgh, NOLA)
- Engage partners – philanthropic, non-profit, government – in coordinated efforts to rebuild neighborhoods (Baltimore, Milwaukee, NOLA)
- Guide federal Neighborhood Stabilization Program Investment (States of PA & NJ, Houston, Detroit)



Lessons from 15+ years of experience

Validating Data is Critical.

Researchers must visit the city to understand the data

Geographic Scale Matters.

Census tract and MSA geographies are too large to accurately reflect real markets.

One Size Does Not Fit All.

Measurement scales and the appropriate number of clusters are different in every city.

Integrate Local Knowledge.

All Models are tested with local experts to incorporate qualitative feedback from each geography.

The **Local Steering Committee** works with the Reinvestment Fund team to help adapt the MVA methodology to the local context, review interim findings, and affirm final results.

Tasks and Responsibilities

Help Team Secure
Local Housing Data

Help Validate Models
and Methods

Contribute Local
Knowledge of Markets

Advise on Data Issues
and Limitations

Support Dissemination
with Community

Recommend Strategic Actions
for Public & Private Actors

Organizations on the Dallas Steering Committee

- Gables Residential
- HMK
- The Real Estate Council
- Dallas Area Habitat for Humanity
- Builders of Hope CDC
- East Dallas Community Organization
- Frazier Revitalization
- Residential Strategies
- Inclusive Communities Project
- Matthews Southwest
- Dallas City Center
- South Dallas Fair Park Innercity CDC
- City of Dallas: Planning, Housing, Econ. Dev., Code Compliance, & Fair Housing Depts.
- TR Hoover CDC
- City Wide CDC
- Opportunity Dallas
- SouthFair CDC
- Poverty Task Force
- Hines
- MetroTex



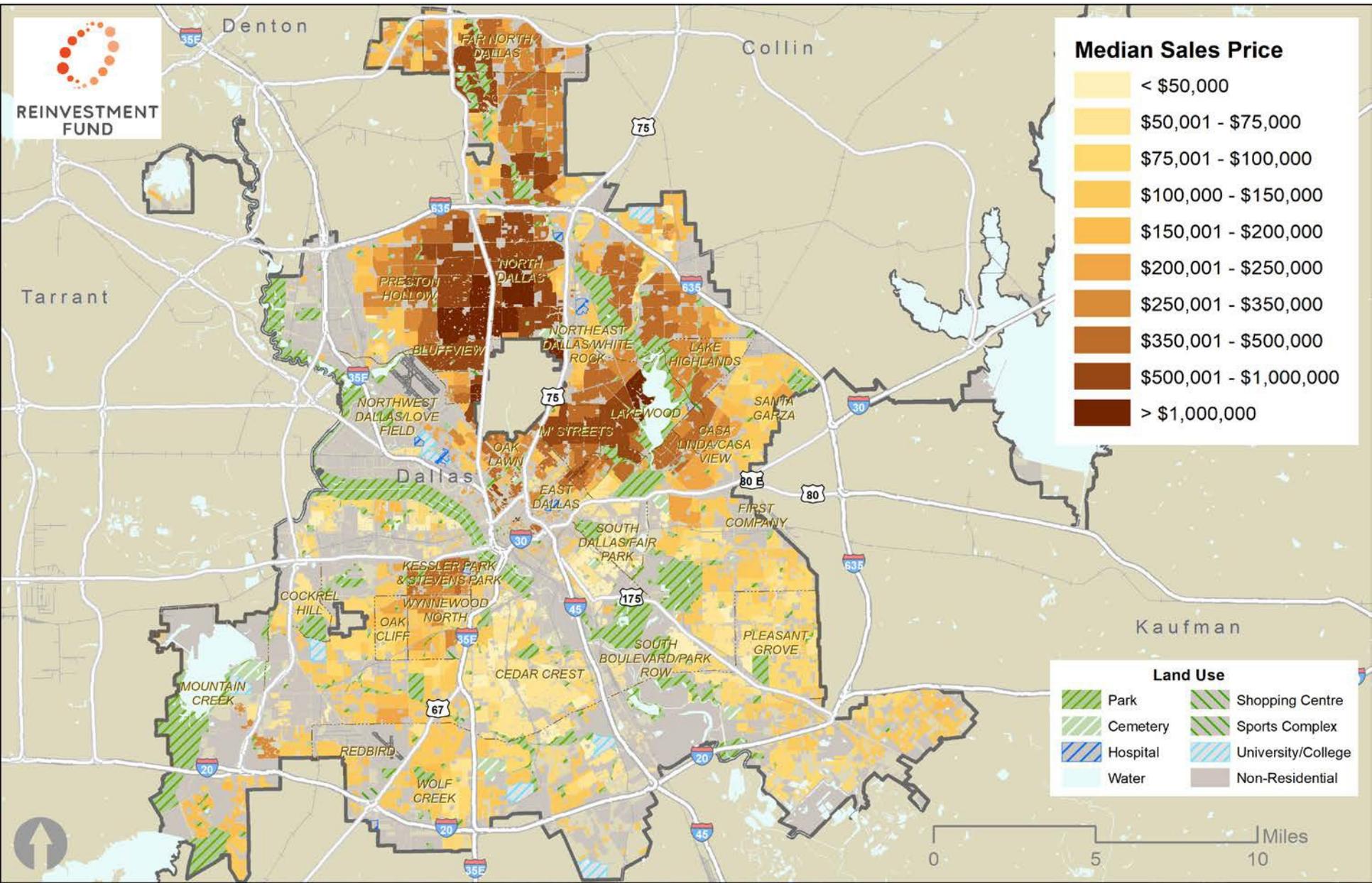
I. Market Characteristics

Analyzing the characteristics of the residential real estate market in Dallas, Texas.

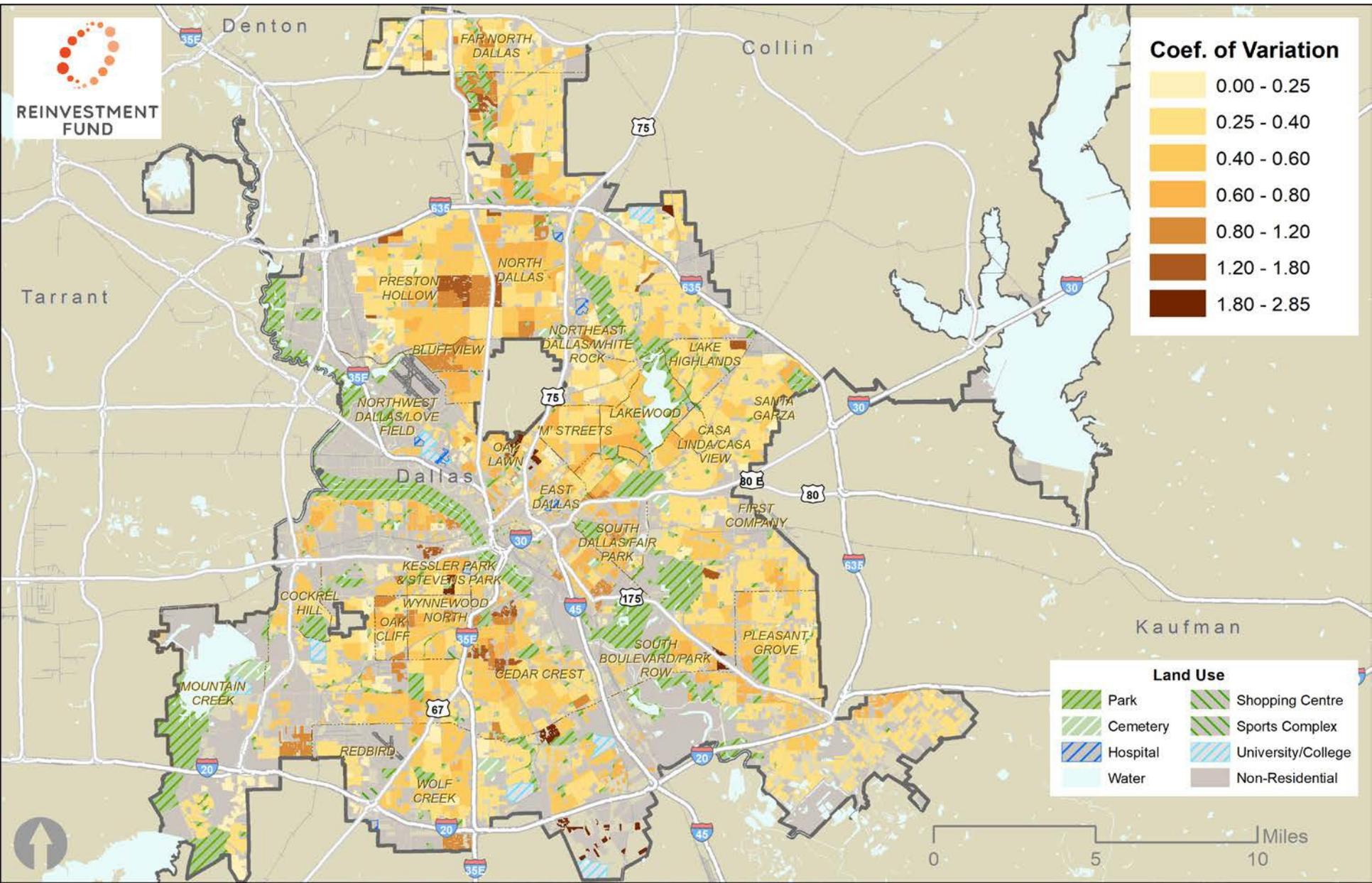
- Market Indicators

		Possible Dallas MVA Indicators
Value	Evaluating recent real estate transactions	<p><i>Median Home Value 2015q3-17q2 (InfoUSA)</i></p> <p><i>Price to Rent (ACS, Zillow)</i></p> <p><i>Variance of Sales Prices 2015q3-17q2 (InfoUSA)</i></p>
Investment and Stress	Leading indicators of growth or decline	<p><i>Foreclosures as Share of Owner Occupancy 2015q3-17q2 (Foreclosure Listing Service, Inc.)</i></p> <p><i>Share of Homes with Permits over \$1k 2015q3-17q2 (City of Dallas)</i></p> <p><i>Share of New Construction Permits 2015q3-17q2 (City)</i></p>
Blight and Vacancy	Quantifying market distress and strength	<p><i>Share of Homes with Code Violation Lien 2015q3-16q2 (City)</i></p> <p><i>Share of Vacant Residential Properties 2016 (Valassis)</i></p>
Ownership and Housing Characteristics	Understanding occupancy and housing stock	<p><i>Percent Owner Occupied Households (ACS, 2015)</i></p> <p><i>Share of Rentals with Subsidy (City, HUD, ACS)</i></p>

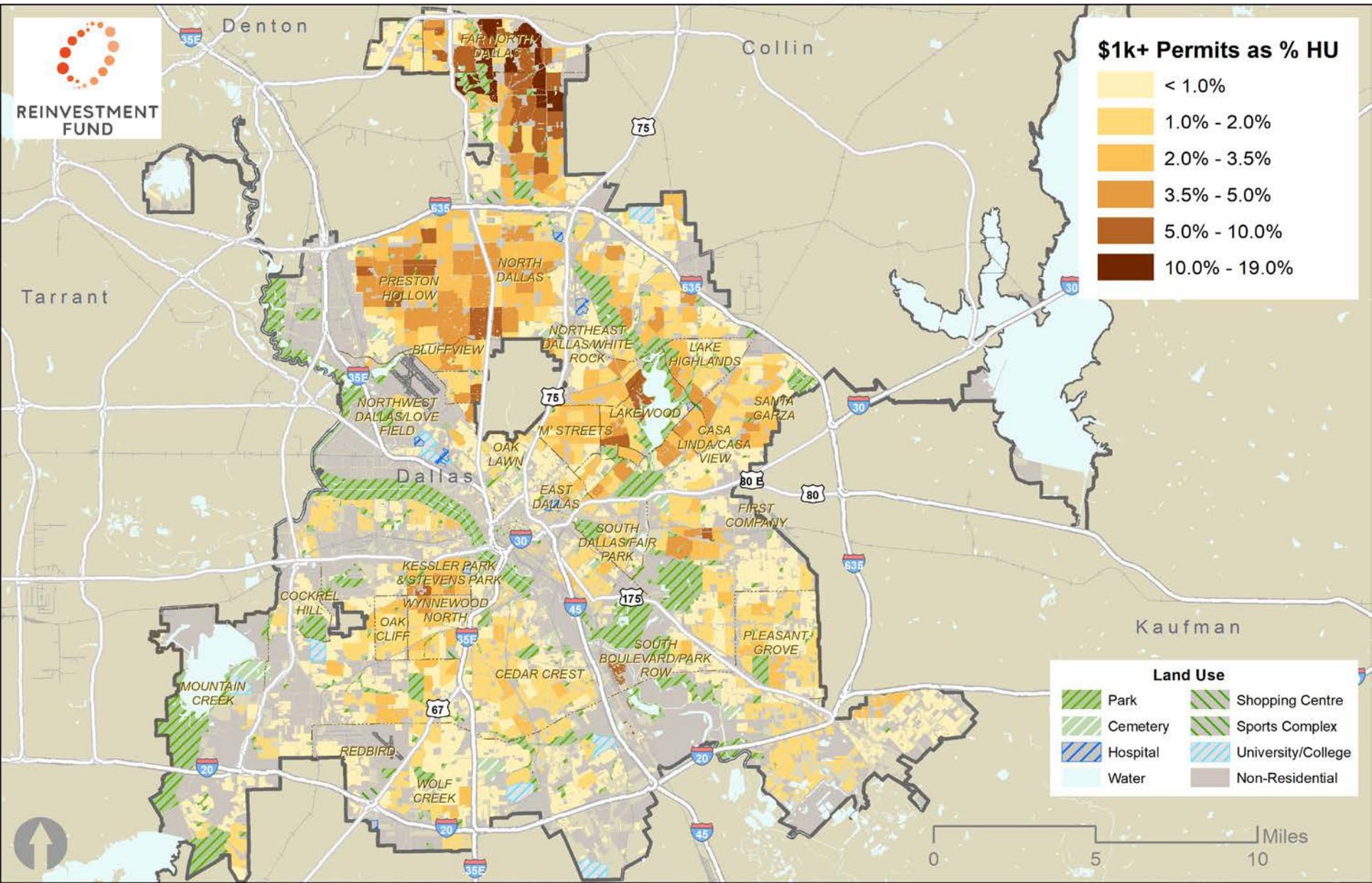
Median Sales Price 2015q3 – 2017q2; Price to Rent



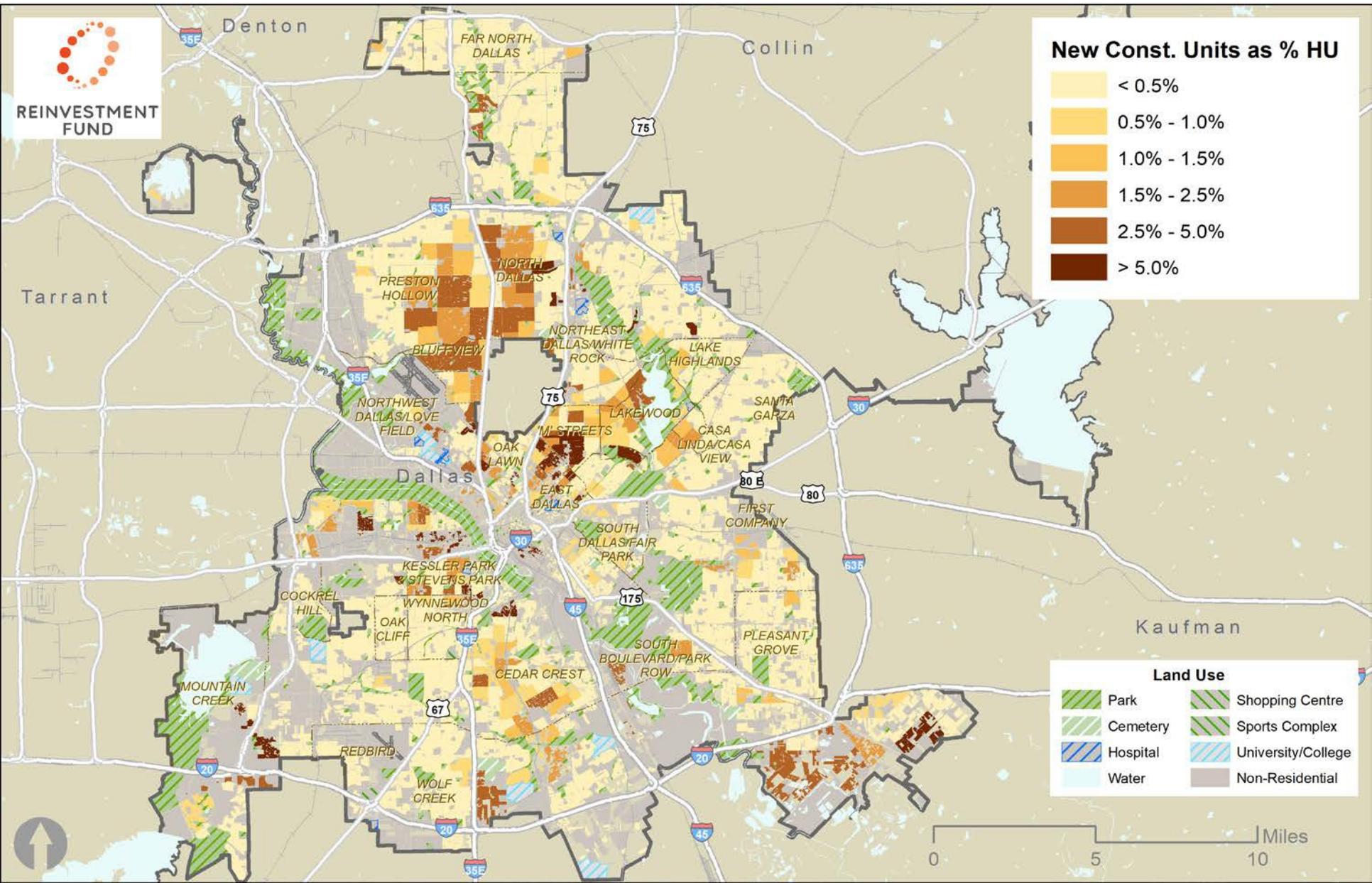
Sales Price Variation 2015q3 – 2017q2



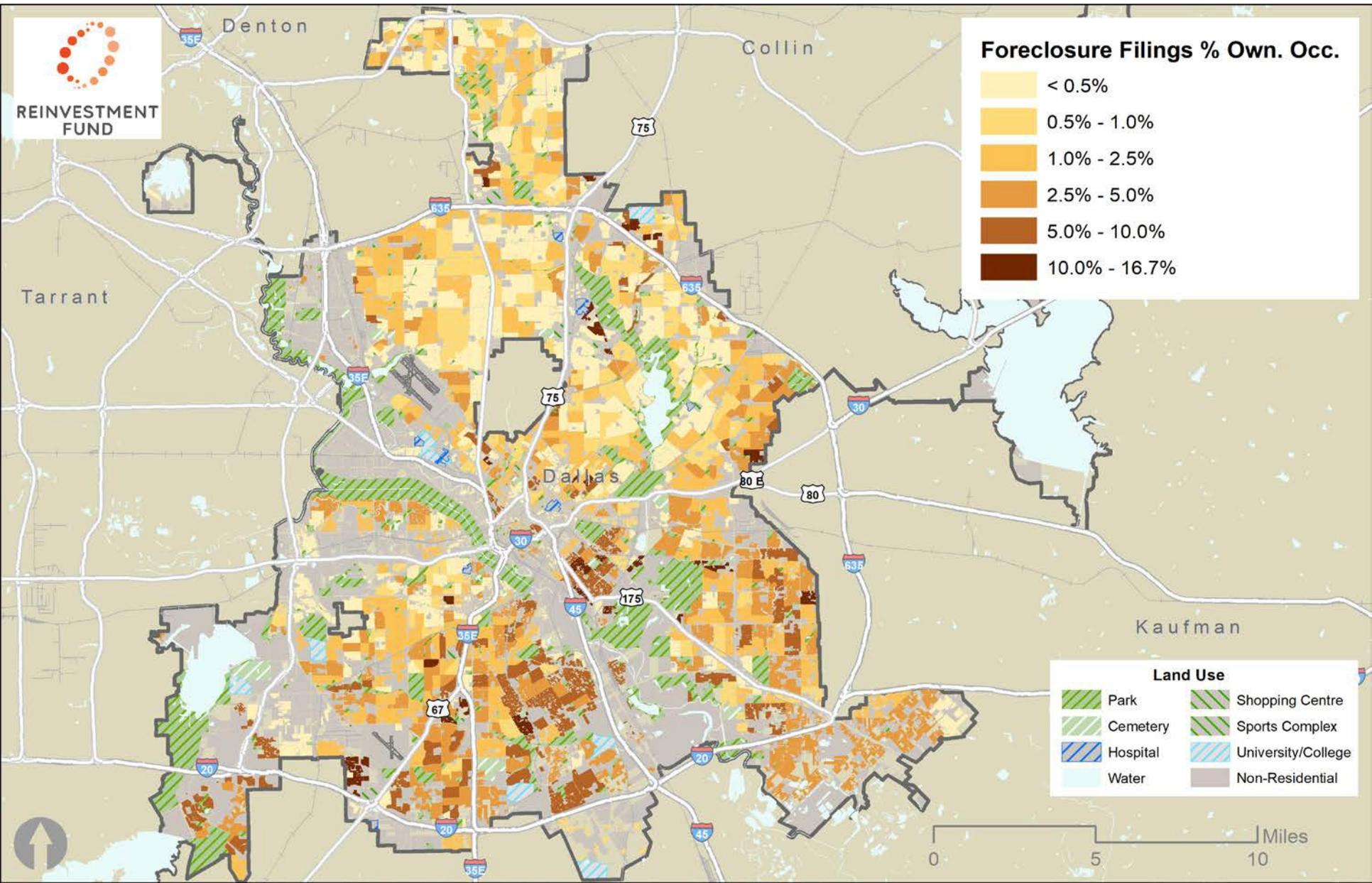
Share of Homes with Permits over \$1k 2015q3 – 2017q2



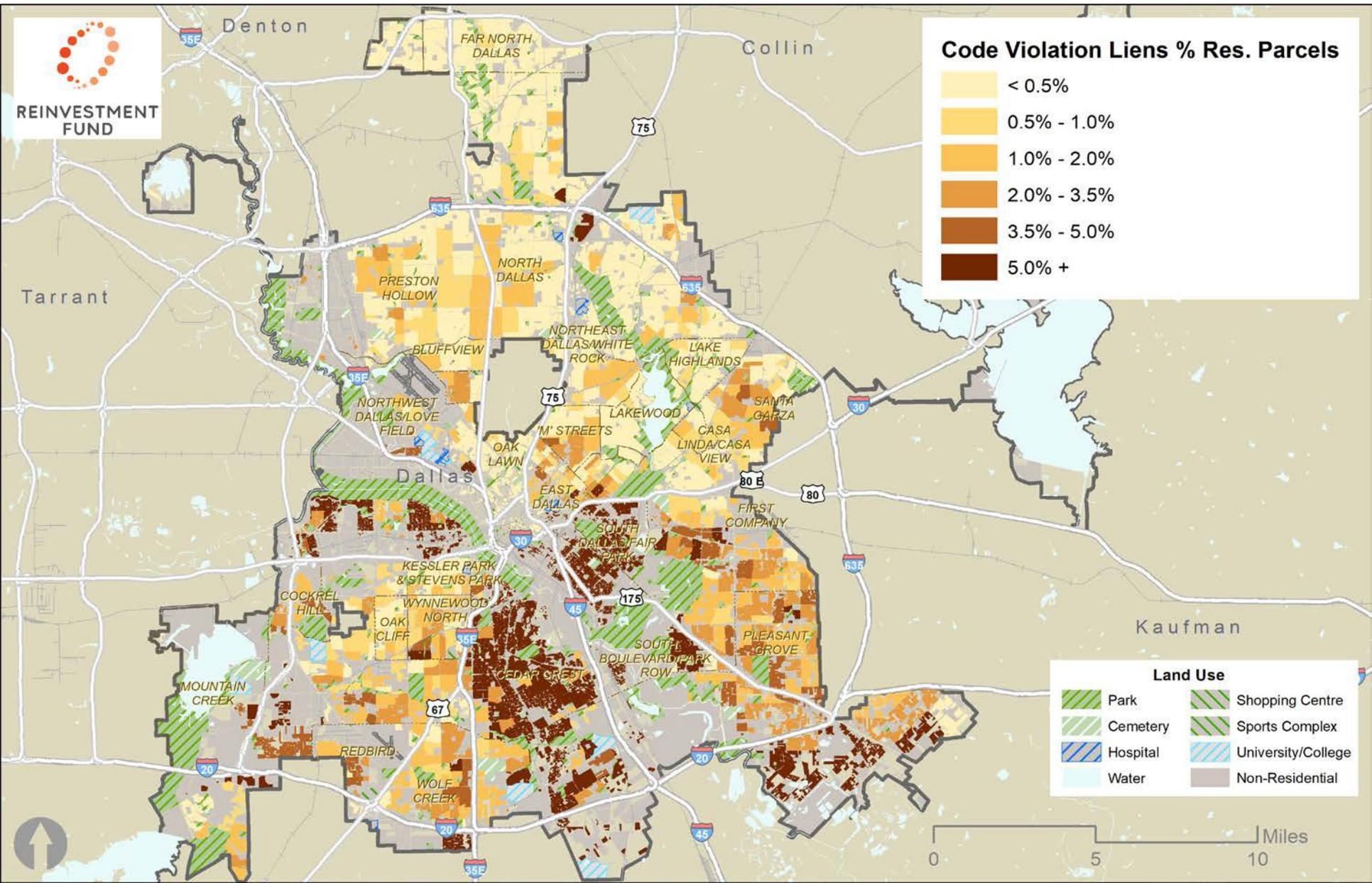
Share of New Construction Permits 2015q3 – 2017q2



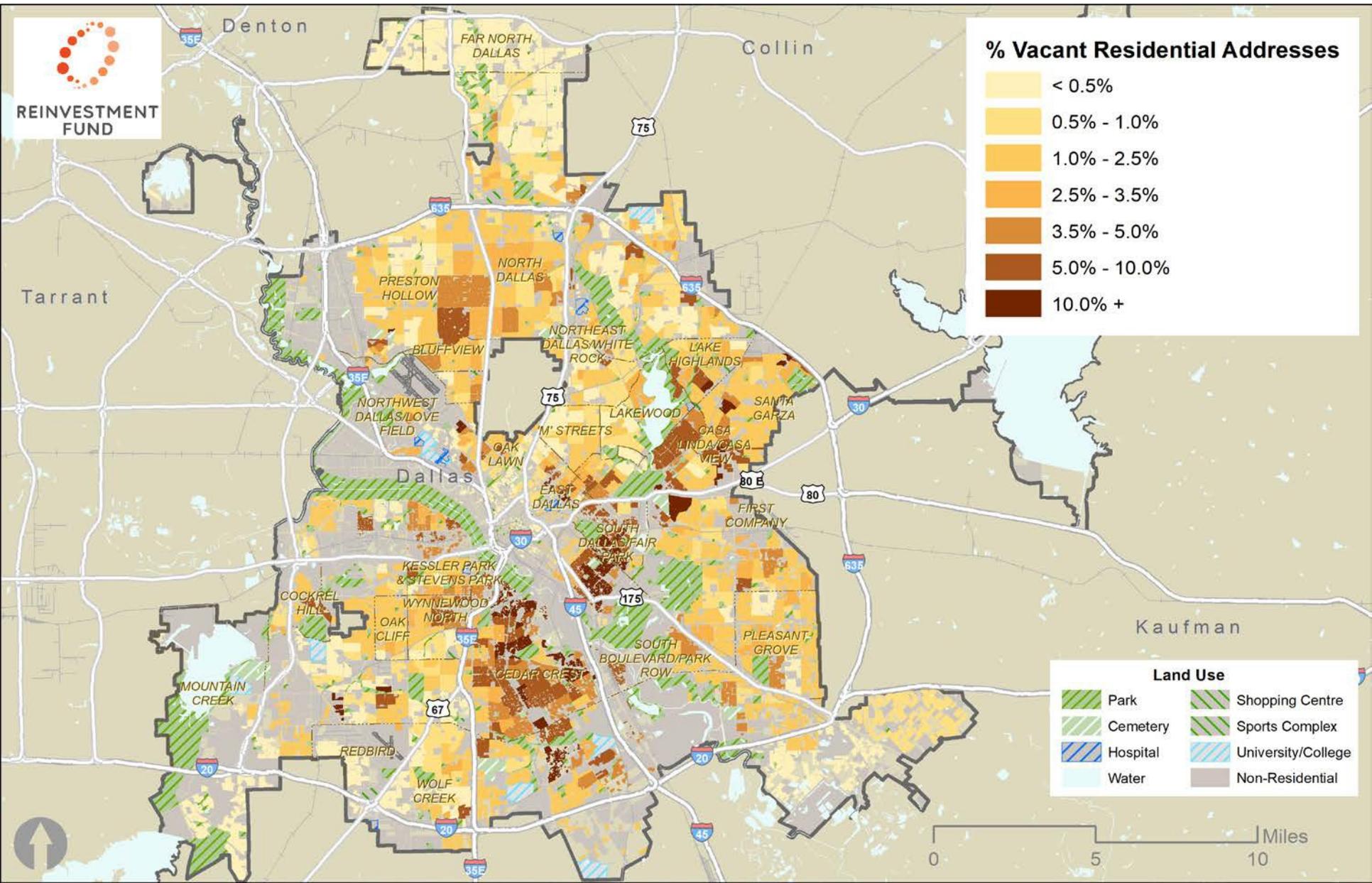
Foreclosure Filings as a Share of Owner Occupied Properties 2015q3-2017q2



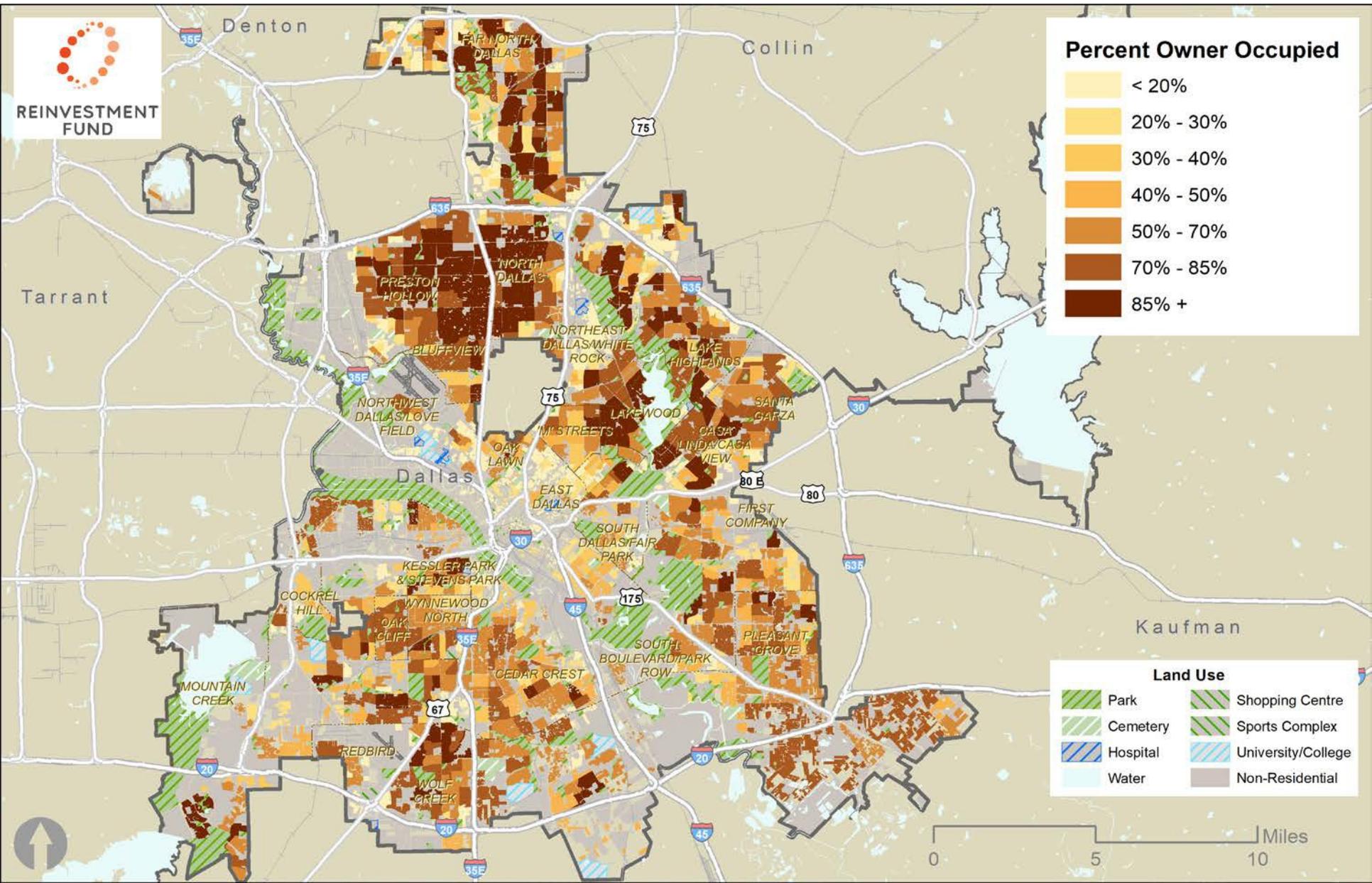
Share of Properties with Code Violation Liens 2015 – 2017q2



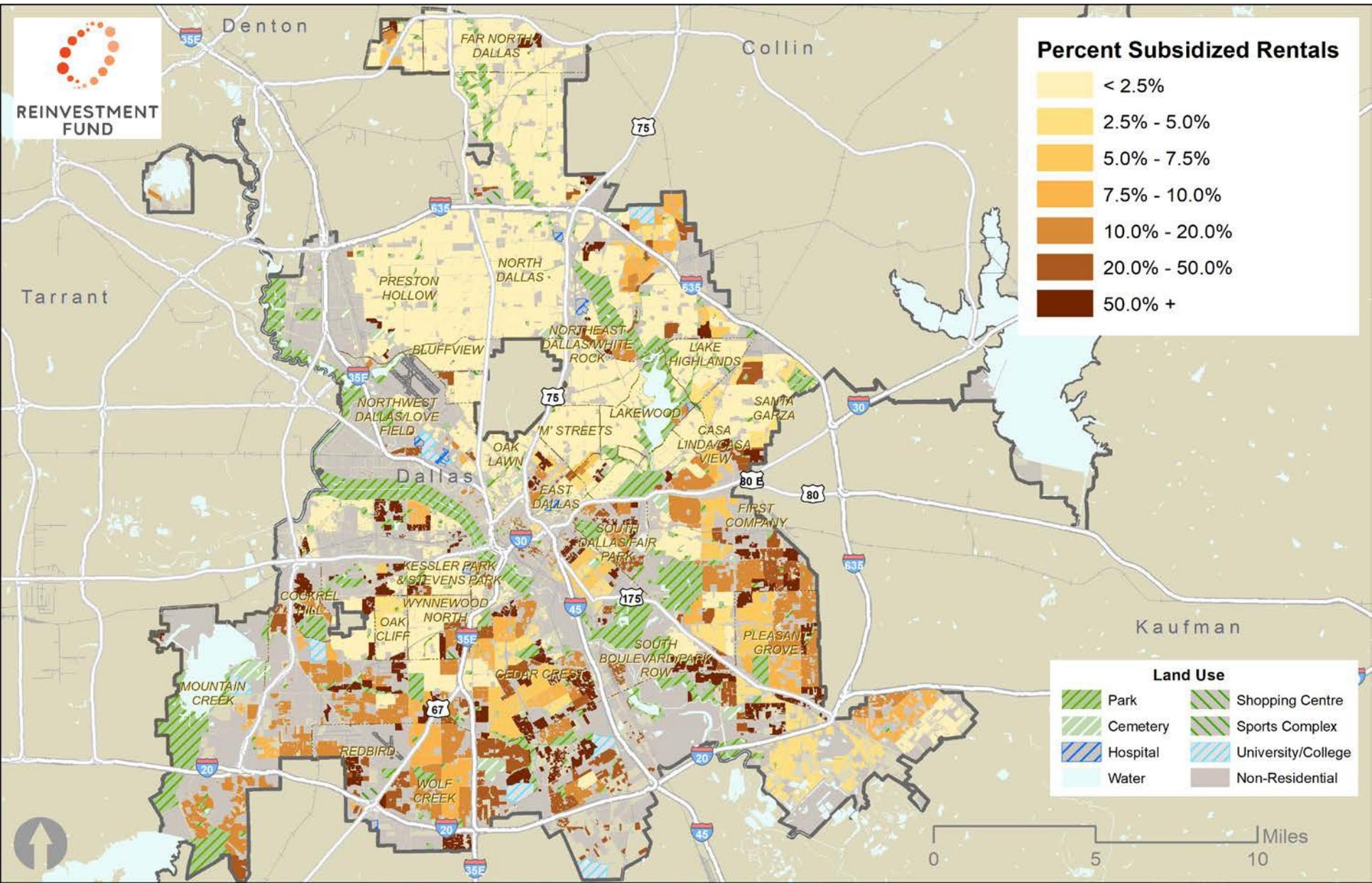
Share of Vacant Residential Properties



Percent Owner Occupied Households



Share of Rental Units with Public Subsidy



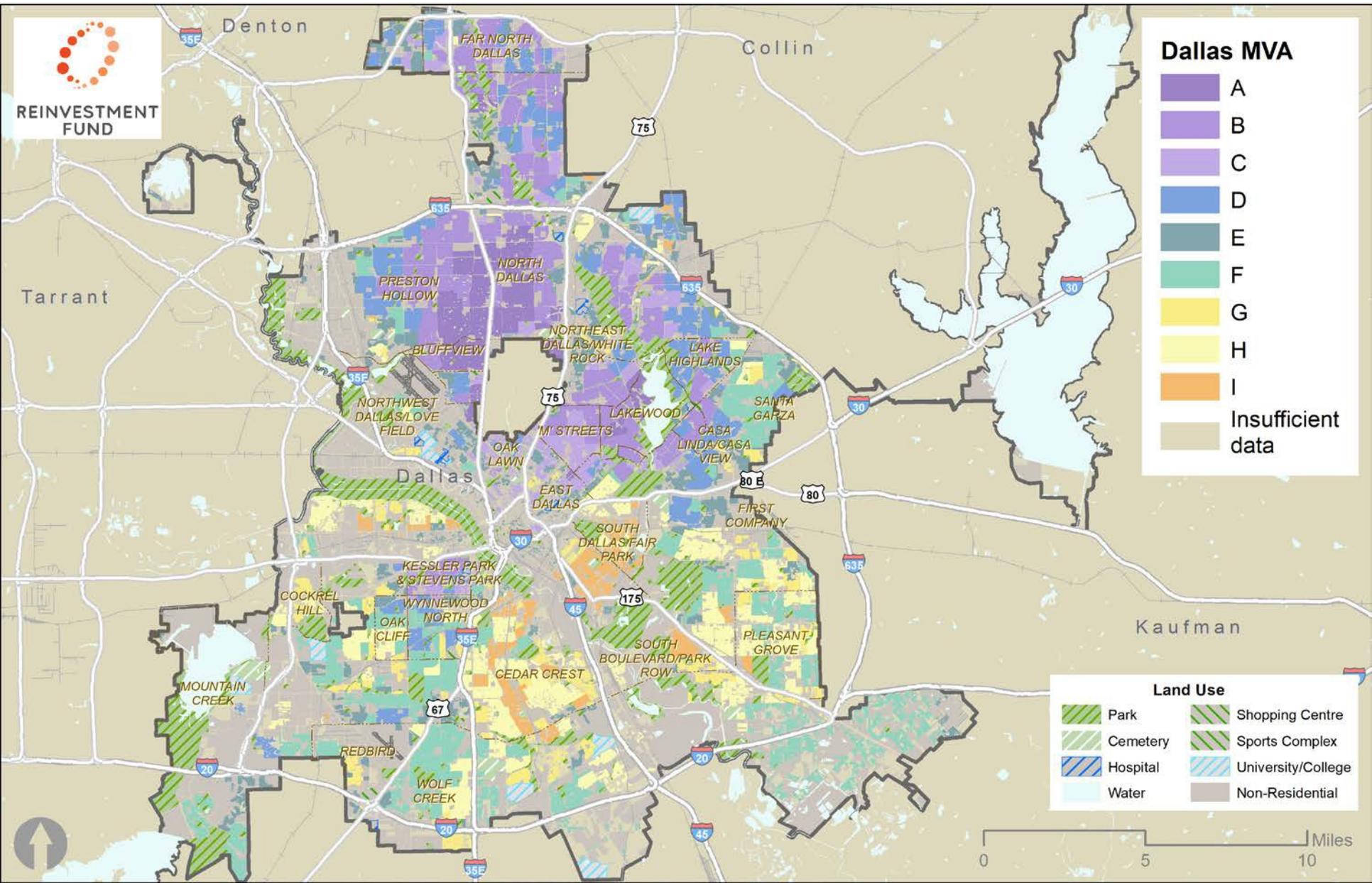


II. Market Value Analysis Results

Characterizing the strength of residential real estate markets in Dallas, Texas

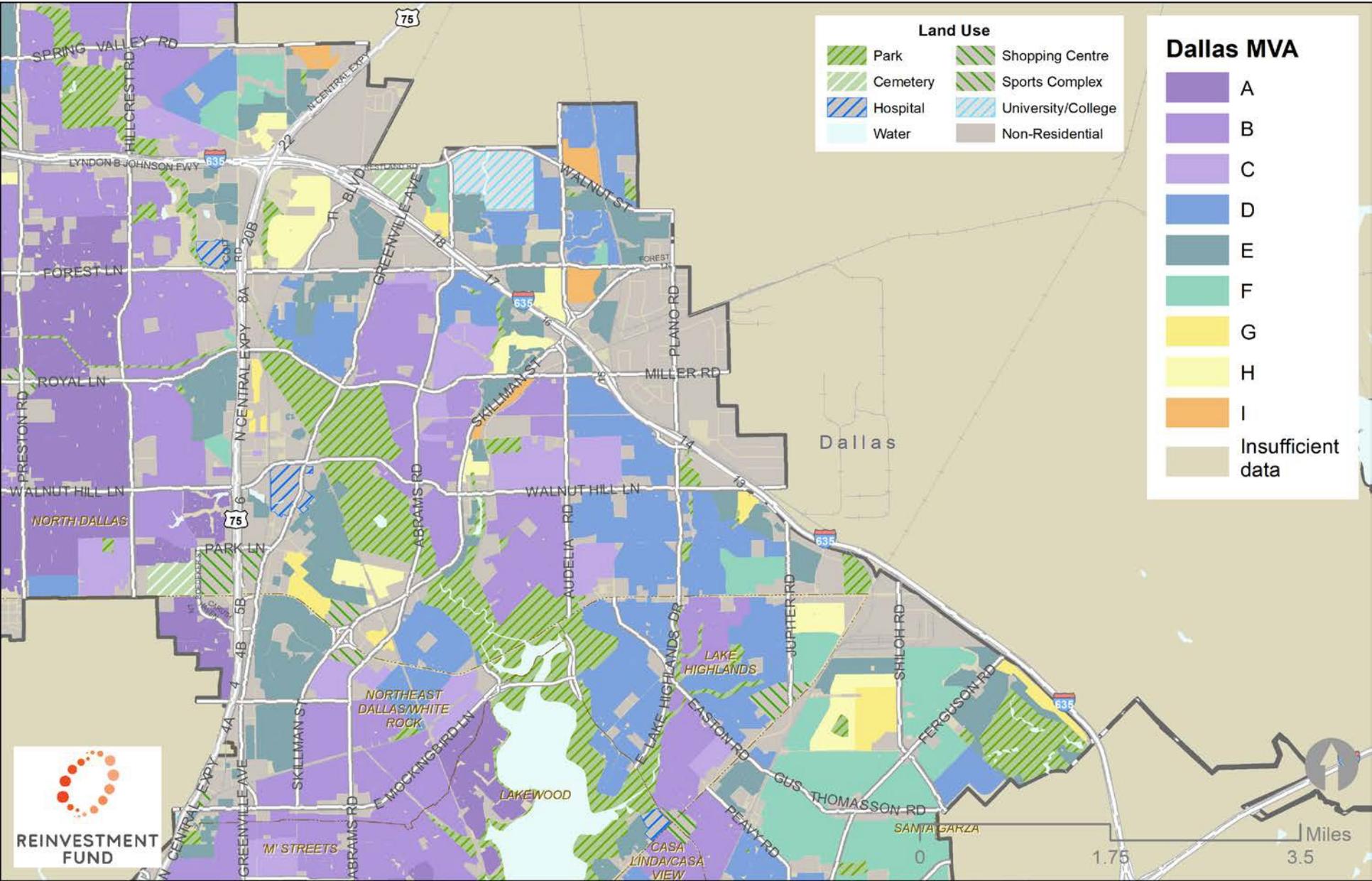
- Interpreting the MVA
- Market Characteristics
- Dallas Maps

Dallas MVA



Average Characteristics for Dallas Market Types

	*Household Density was not included in the MVA model and is included here for descriptive purposes.									
	Median Sales Price	Variation Sales Price	Household Density*	Percent Owner Occupied	Pct. New Construction Units	Pct. Rehab. Permits	Percent Subsidized Households	Percent Code Violations	Percent Vacant Homes	Percent Foreclosure Filings
A (29)	\$1,073,300	0.57	3.0	81%	2.6%	3.6%	1%	1%	2.4%	>1%
B (97)	\$463,900	0.48	3.7	85%	1.2%	4.4%	2%	>1%	1.2%	>1%
C (87)	\$390,500	0.40	8.5	31%	1.8%	1.2%	4%	1%	1.7%	1%
D (99)	\$267,100	0.42	4.9	69%	0.5%	2.9%	4%	1%	1.8%	>1%
E (233)	\$140,300	0.32	15.6	13%	1.1%	0.3%	13%	2%	2.3%	3%
F (128)	\$117,600	0.44	5.0	73%	0.3%	1.5%	8%	2%	1.8%	3%
G (61)	\$91,300	0.41	12.3	26%	0.4%	0.6%	63%	4%	3.8%	7%
H (126)	\$72,400	0.55	5.7	60%	0.4%	1.3%	8%	6%	3.7%	4%
I (48)	\$41,500	0.76	7.1	46%	0.7%	1.0%	17%	21%	7.5%	5%
Avg. Dallas Block Group	\$133,300	0.44	8.5	48%	0.9%	1.6%	12%	3%	2.6%	1%



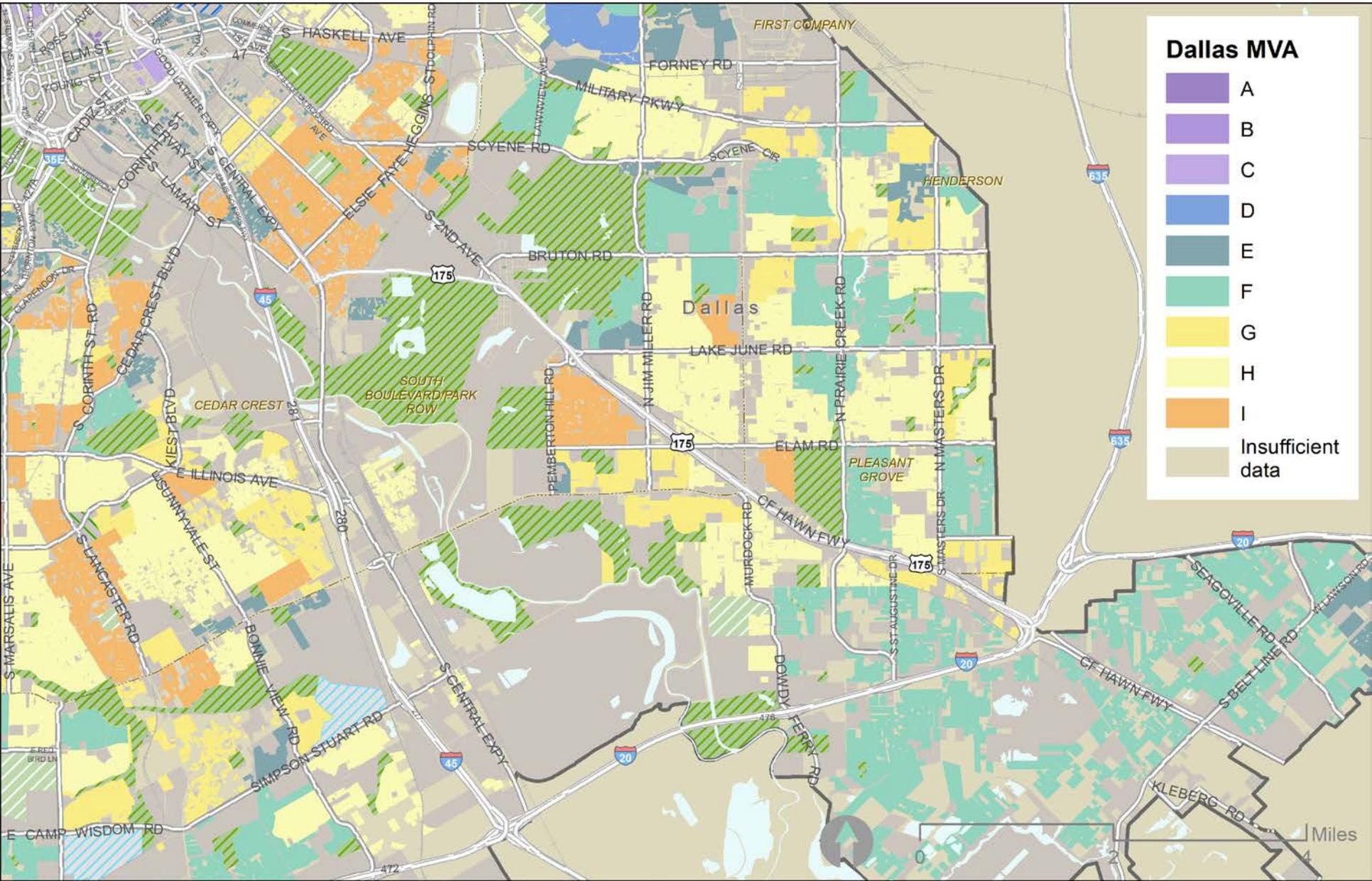
Land Use

	Park		Shopping Centre
	Cemetery		Sports Complex
	Hospital		University/College
	Water		Non-Residential

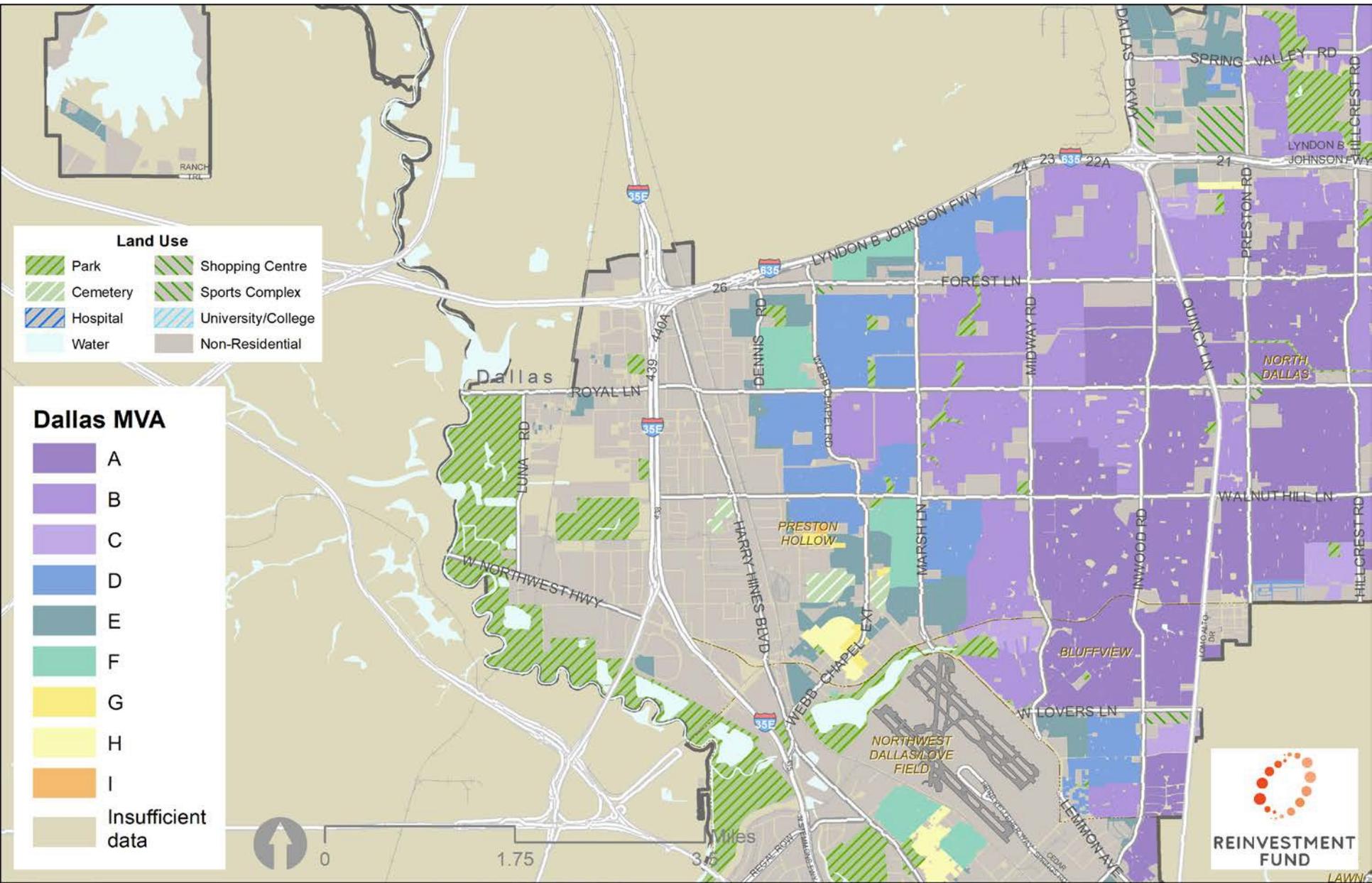
Dallas MVA

	A
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	C
	D
	E
	F
	G
	H
	I
	Insufficient data





Dallas MVA



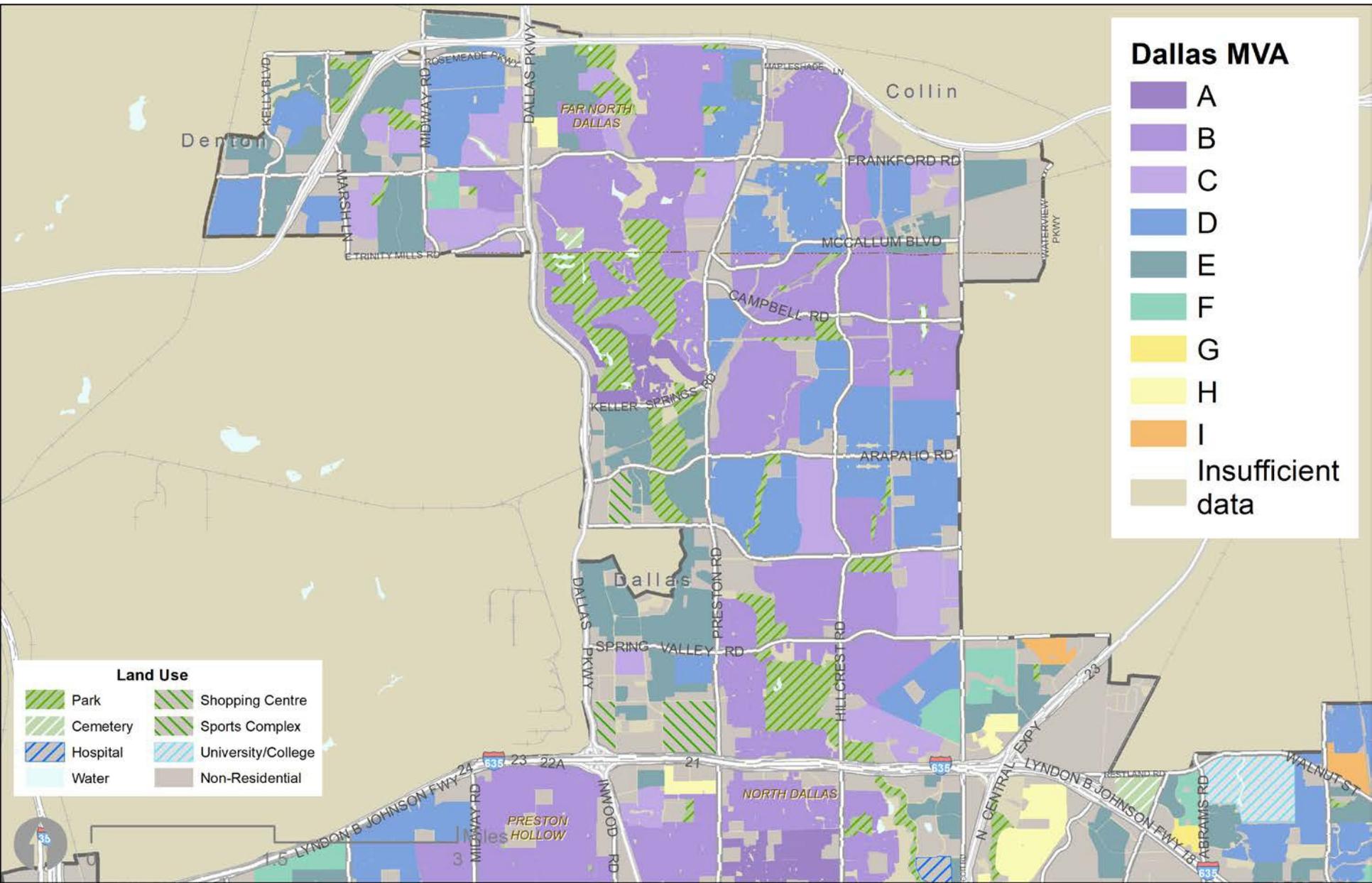
Land Use

	Park		Shopping Centre
	Cemetery		Sports Complex
	Hospital		University/College
	Water		Non-Residential

Dallas MVA

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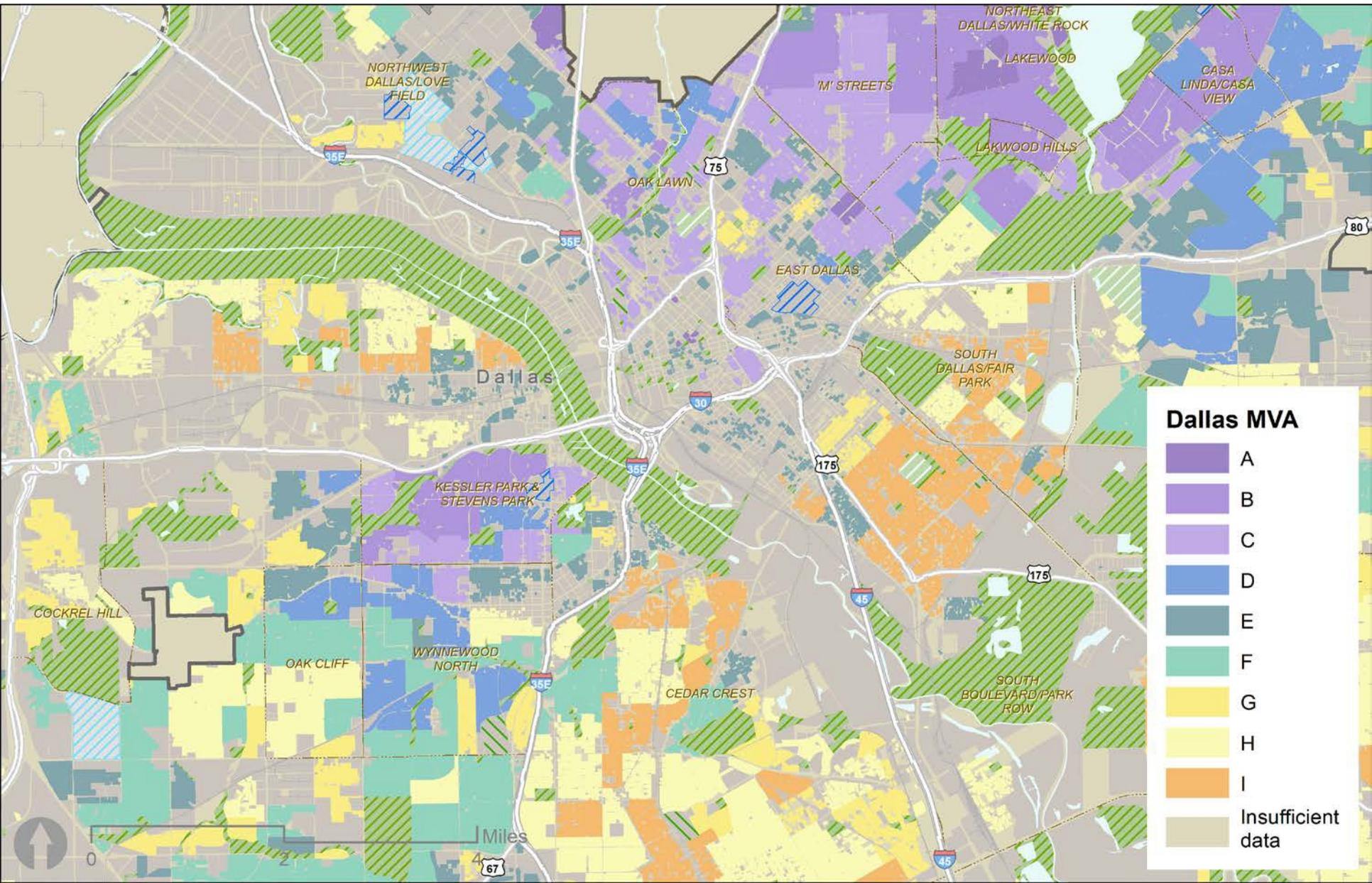


Dallas MVA

- A
- B
- C
- D
- E
- F
- G
- H
- I
- Insufficient data

- ### Land Use
- Park
 - Cemetery
 - Hospital
 - Water
 - Shopping Centre
 - Sports Complex
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 - Non-Residential

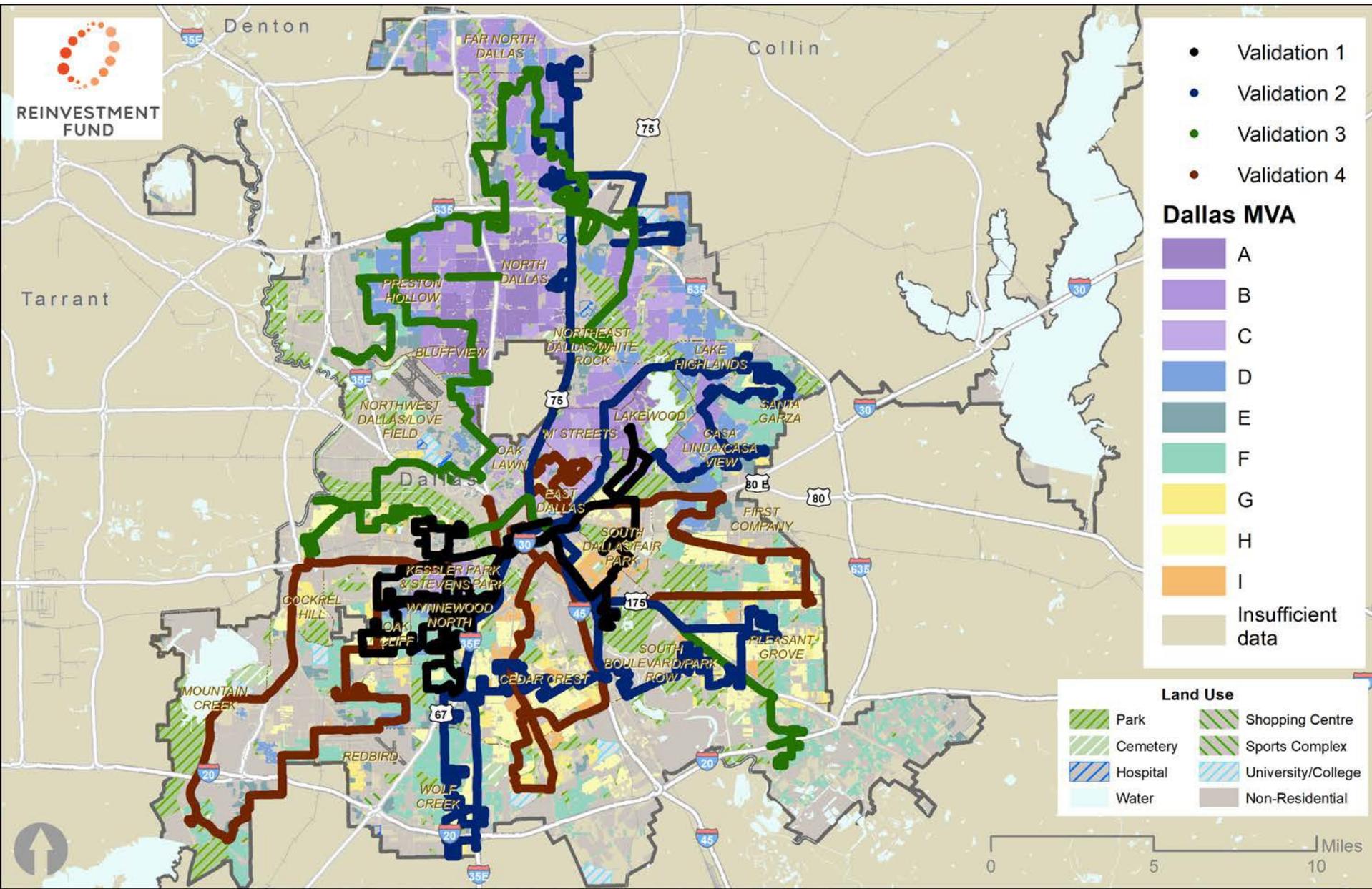




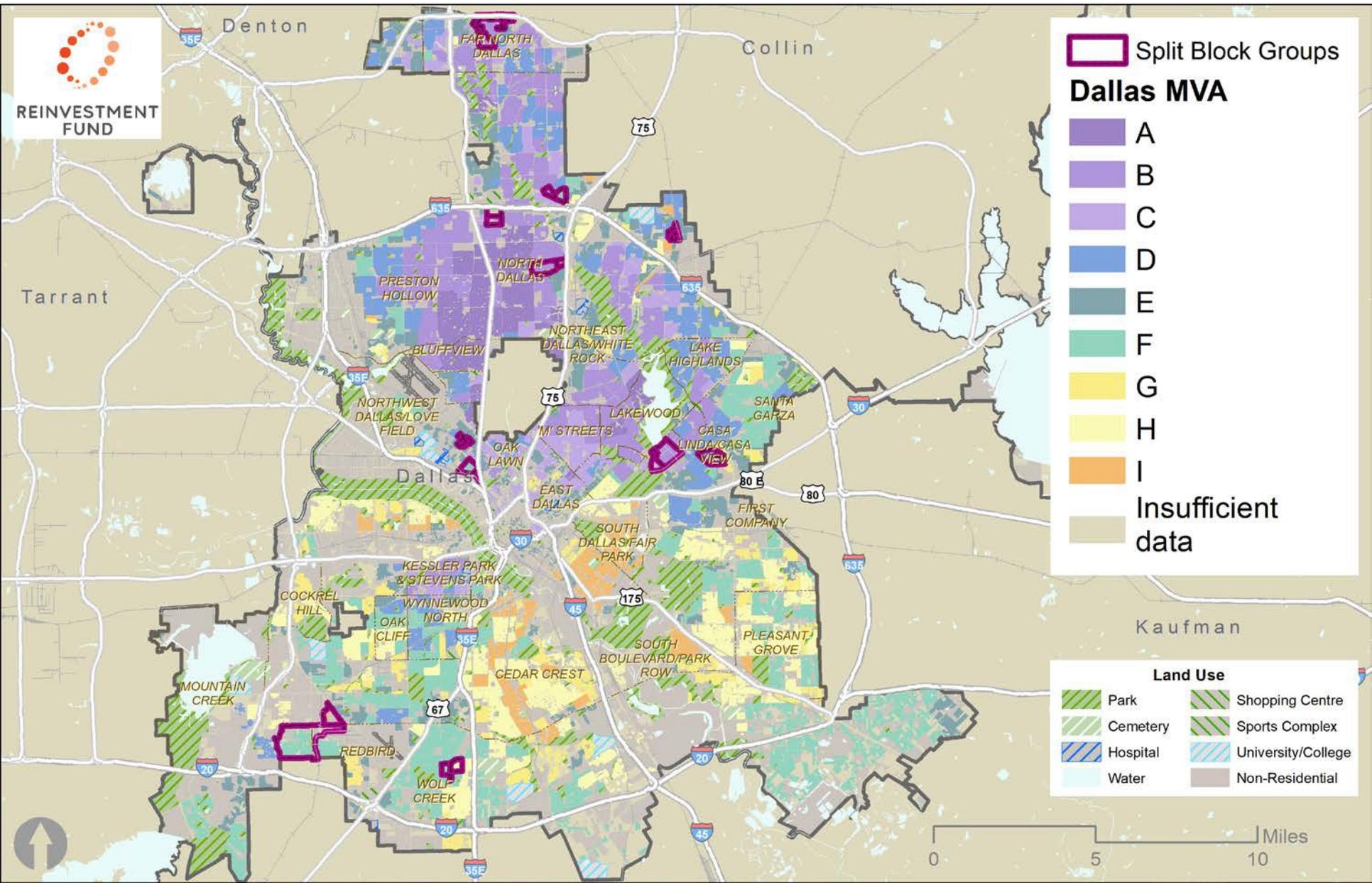
Dallas MVA

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	I
	Insufficient data

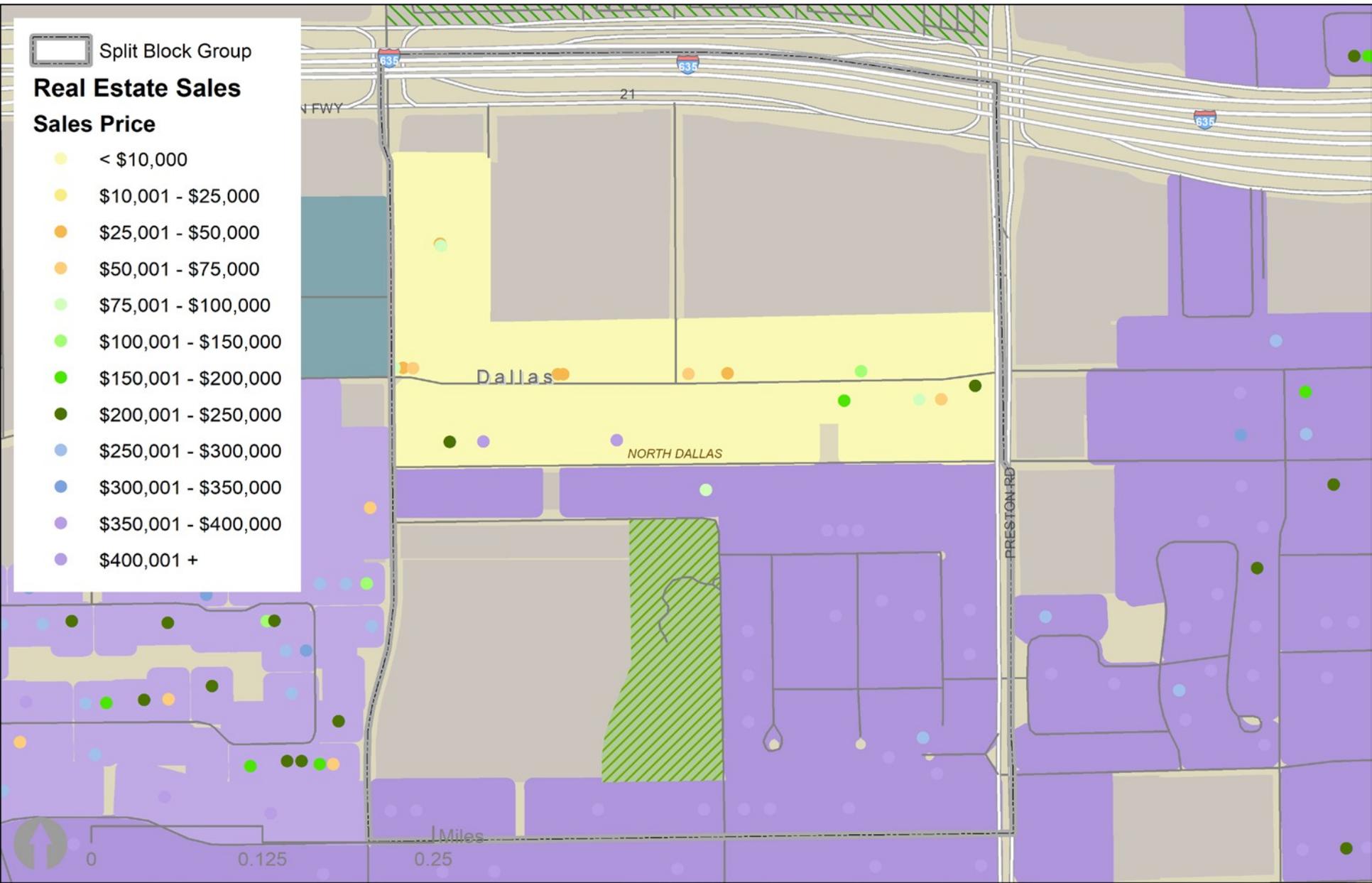
Validation Routes



Split Block Groups



Split Block Groups





III. Supplemental Analyses

Contextualizing social and economic outcomes with housing market characteristics.

I. Market
Characteristics

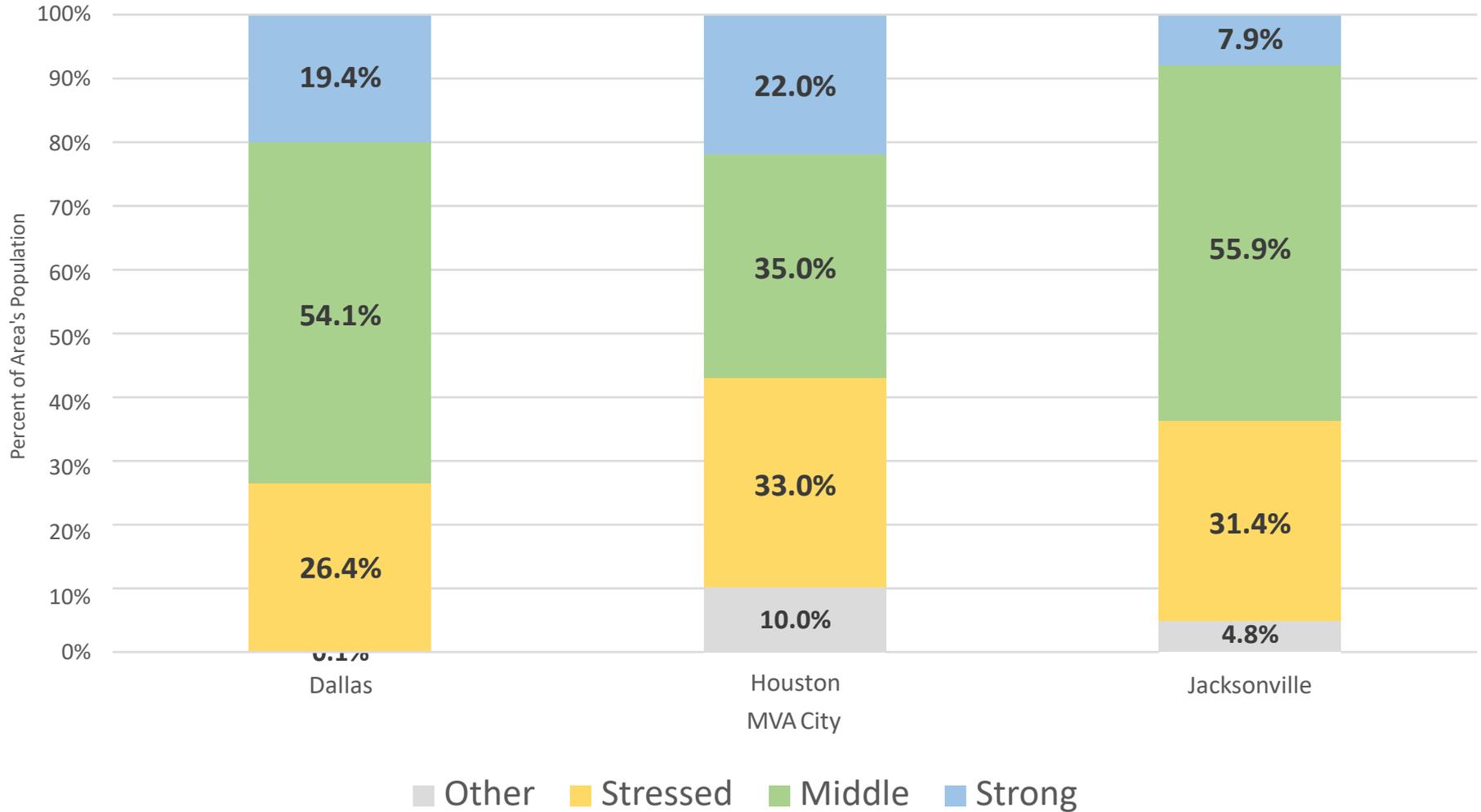
II. Market Value
Analysis Results

III. Supplemental
Analyses

IV. Next Steps and
Looking Ahead

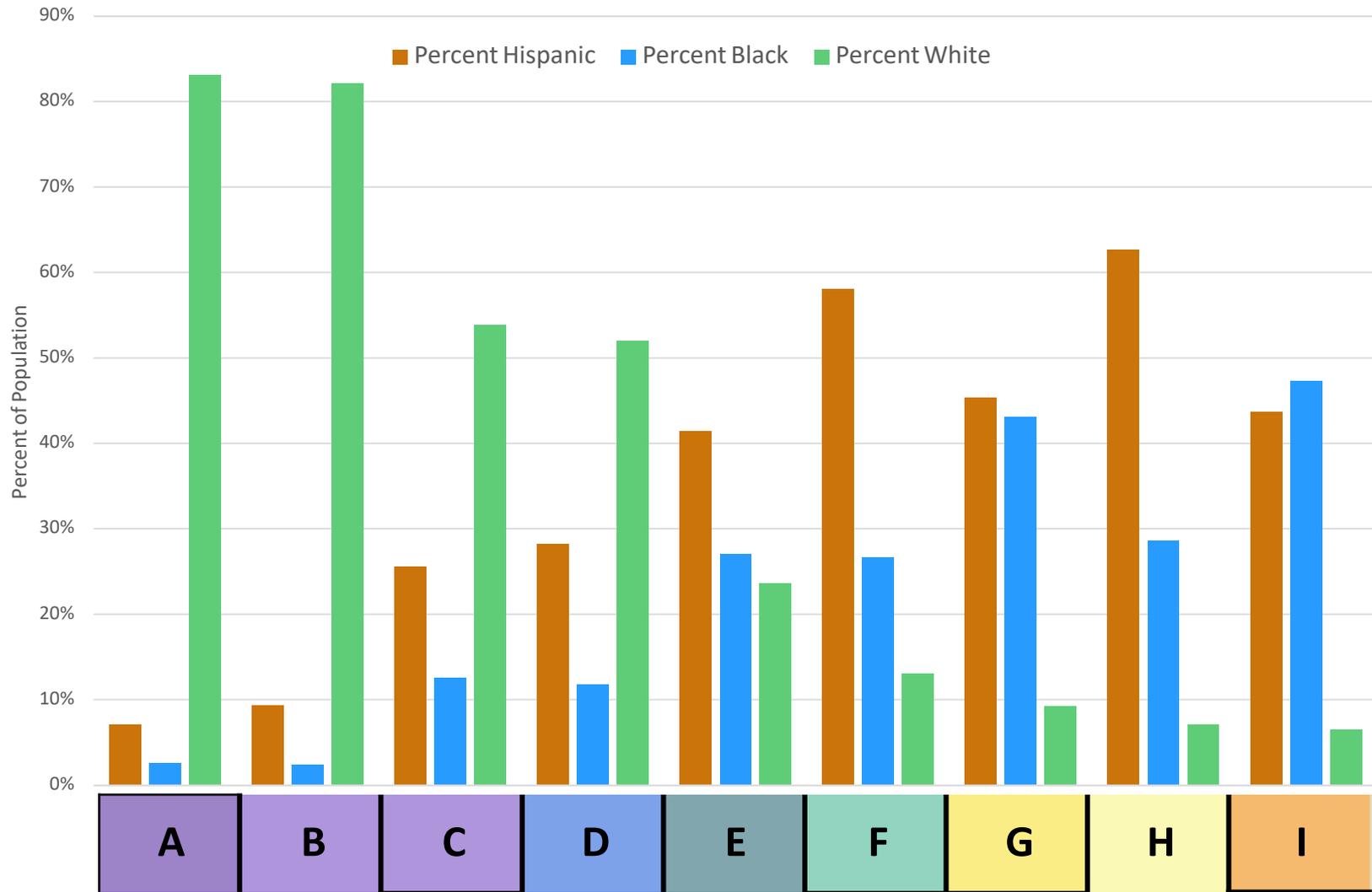
Share of Population Living in Market Types

Percent of Area's Population by Market Category

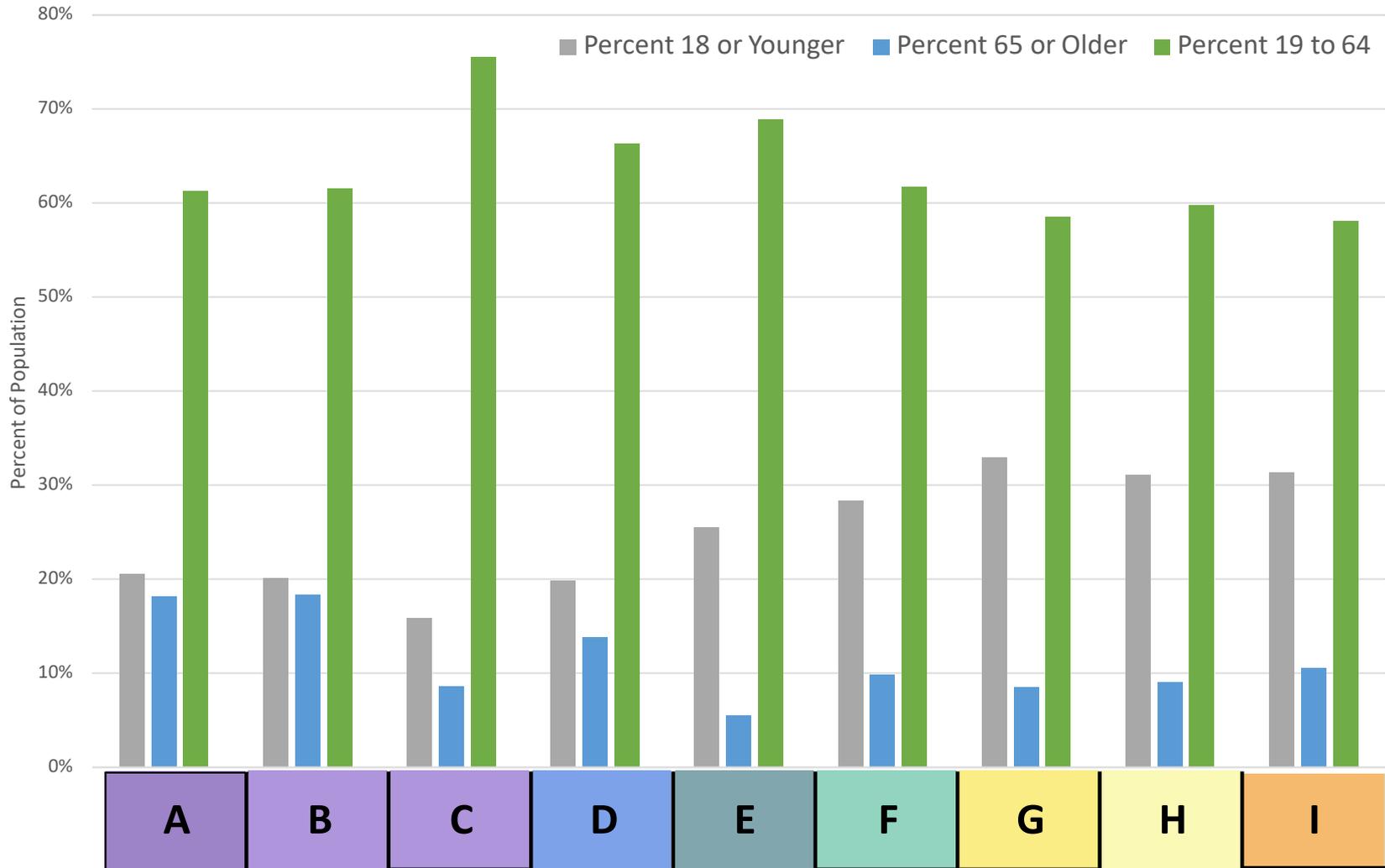


*Strong block groups are those in MVA Categories A, B, and C; Middle are those in D, E, and F; and Stressed are those in G, H, and I.

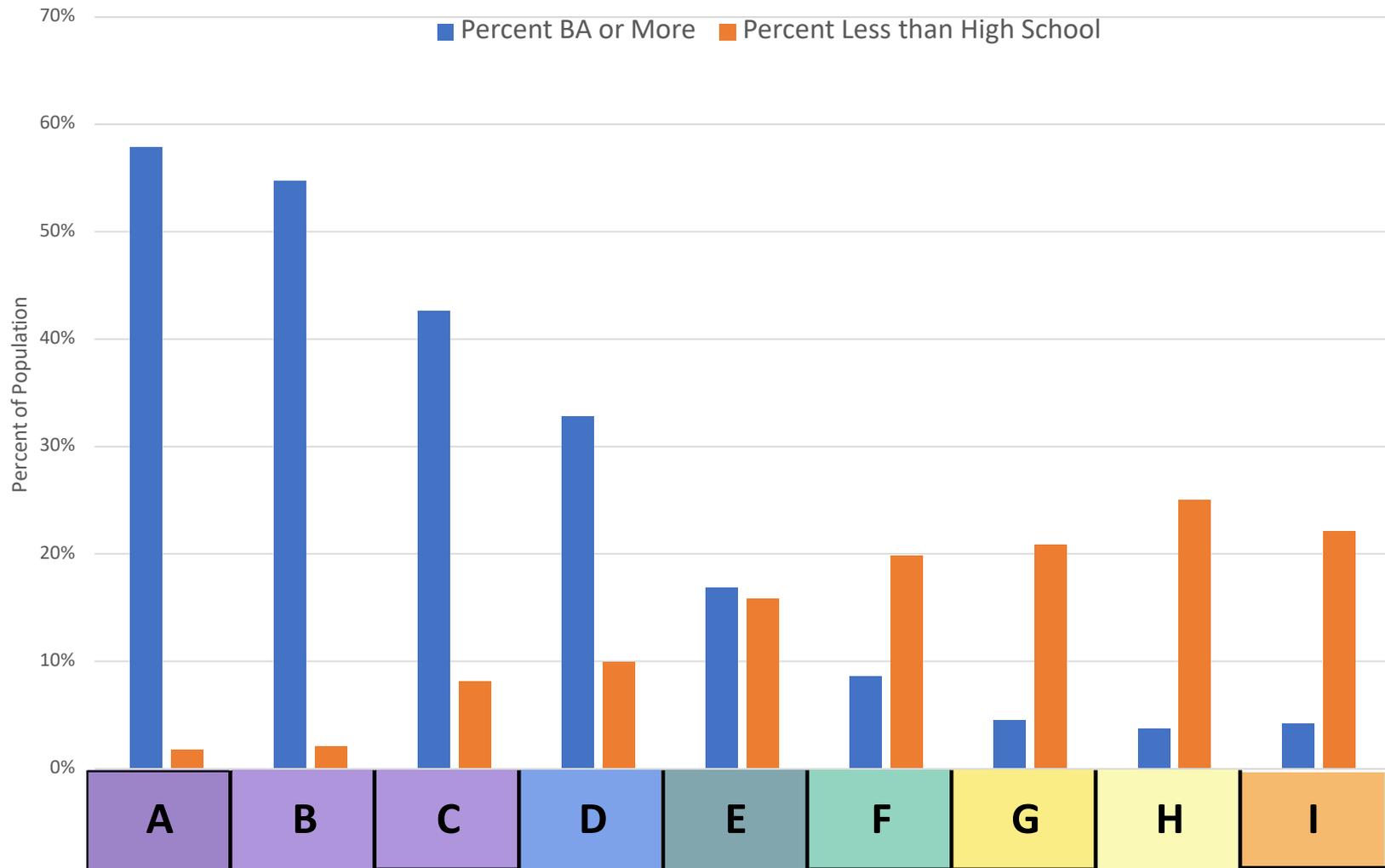
Race/Ethnicity by Market Type



Age by Market Type

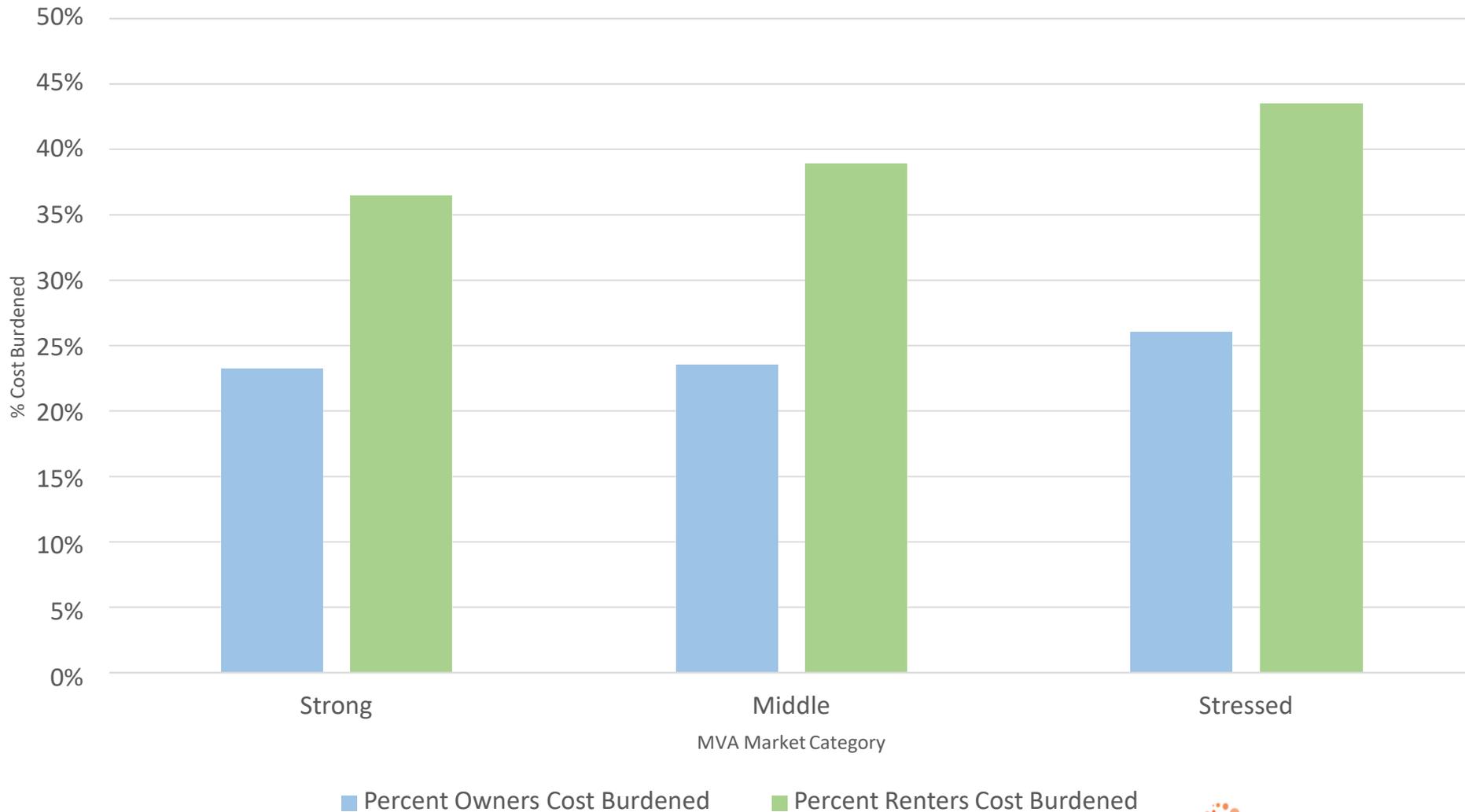


Education by Market Type



Significant Portions of Owners and Renters are Cost-Burdened; Especially in Stressed Markets

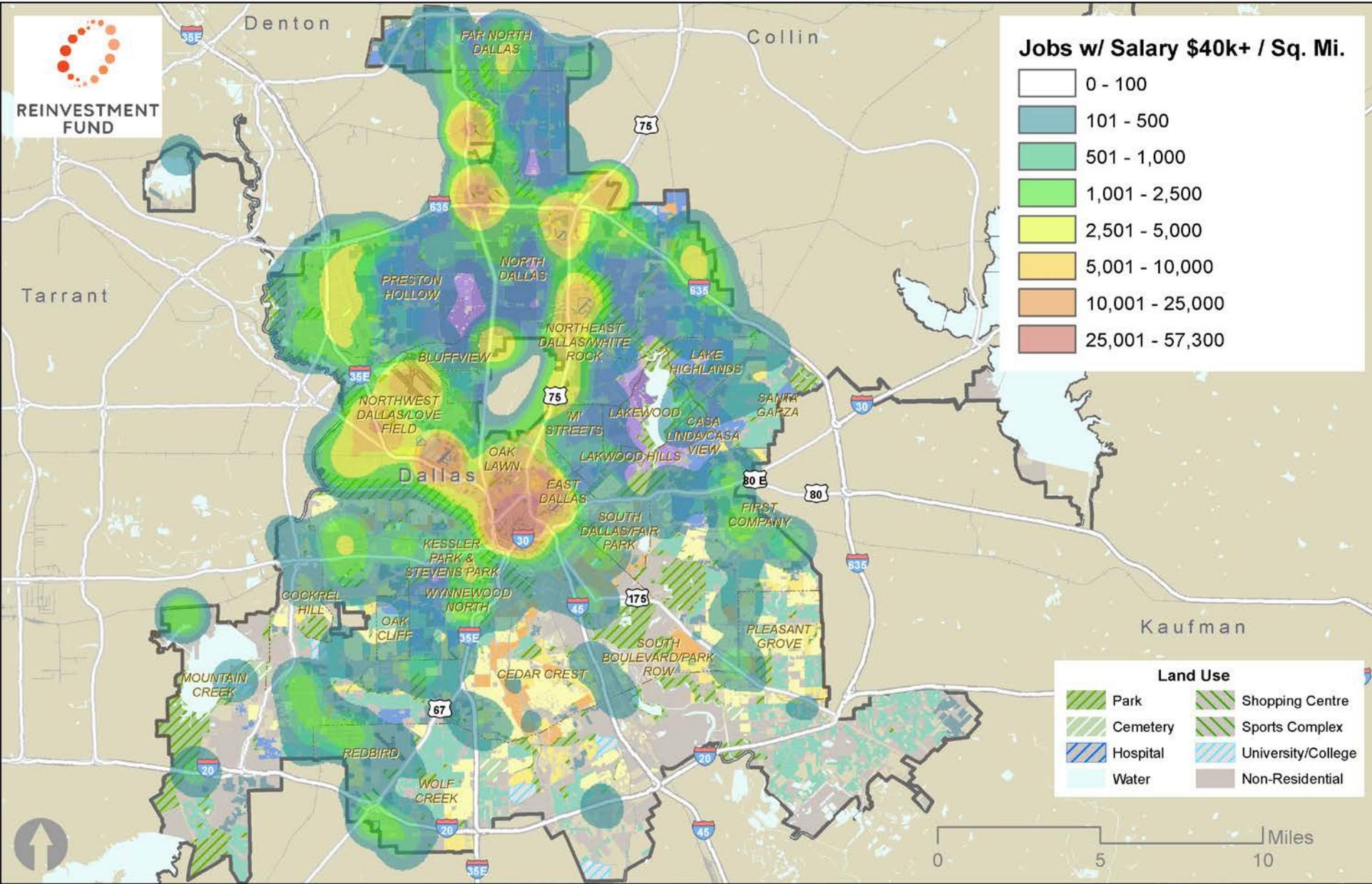
% Cost Burden by Tenure and MVA Market Category



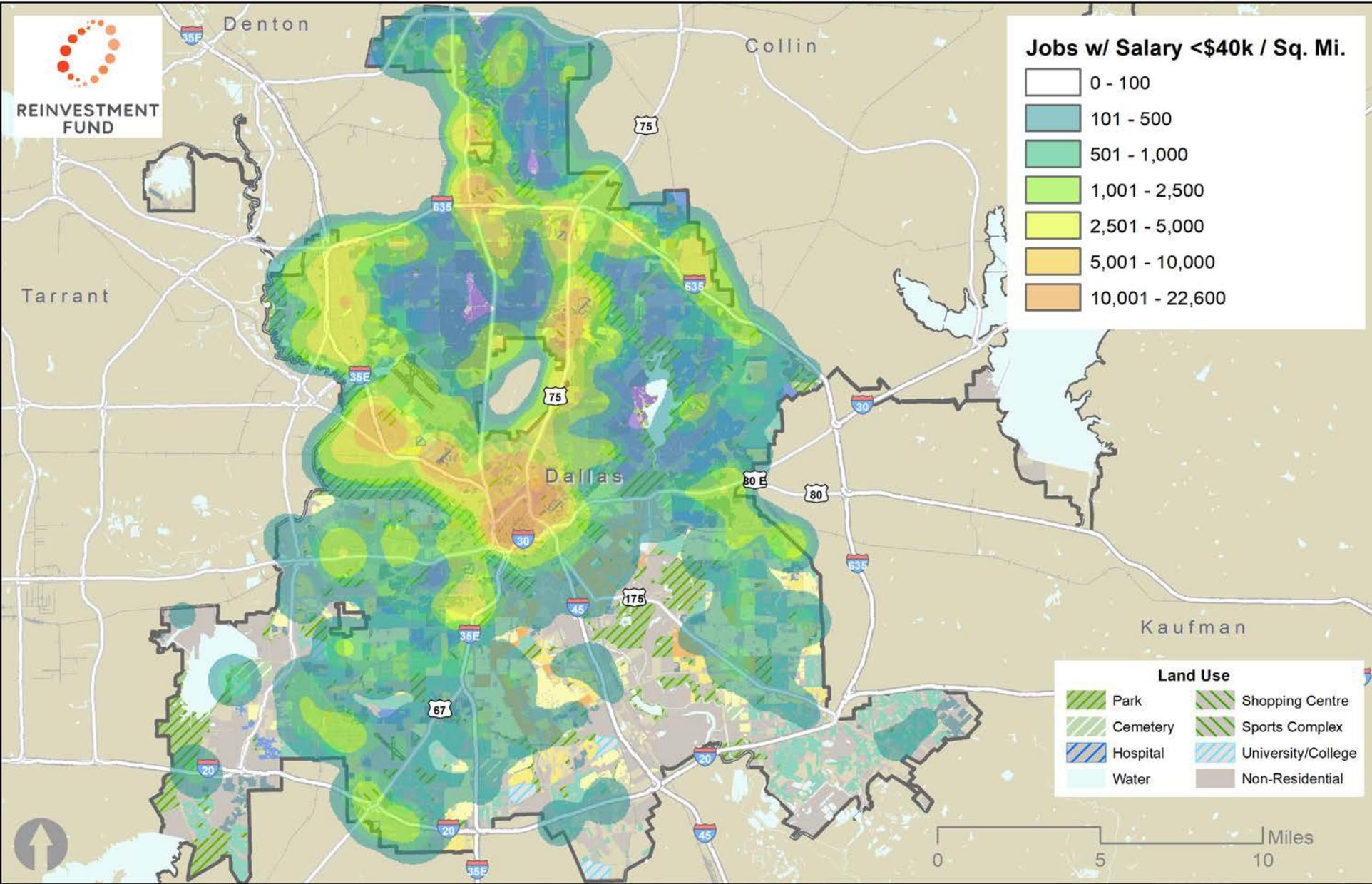
Primary Jobs Earnings by Market Category



Informing a Workforce Strategy



Informing a Workforce Strategy



Analyzing Mortgage Lending Activity

From 2014 to 2016, 39,775 **home purchase applications** were filed in Dallas. Citywide, 75% of applications were approved, however, approval and denial rates varied considerably between market types.

In purple (“A”, “B”, and “C”) markets, 78% of applications were approved and only 7% were rejected. In orange (“I”) markets, only 58% of applications were approved while 22% were rejected.

From 2014 to 2016, 34,002 **home refinance applications** were filed in Dallas. Citywide, 56% of applications were approved, however, the approval and denial rates varied considerably between market types.

In purple (“A”, “B”, and “C”) markets 65% of applications were approved and 19% were rejected. In orange (“I”) markets, only 34% of applications were approved while 49% were rejected.

Home Purchase Applications, 2014-2016*

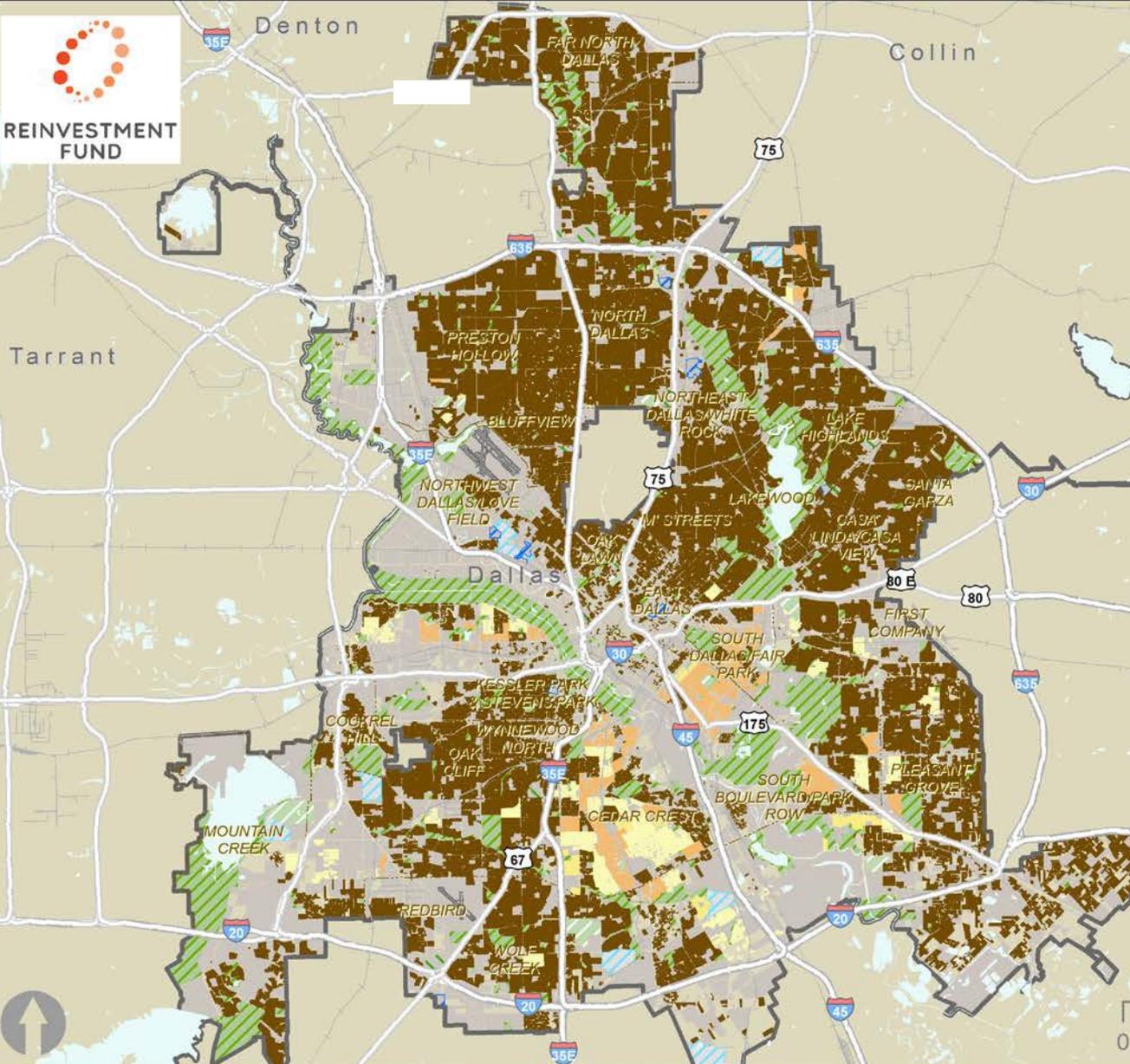
	Approved Apps	Rejected Apps	Withdrawn Apps	Total Apps
Purple Markets	13,859 (78%)	1,264 (7%)	2,607 (15%)	17,730 (100%)
Blue Markets	5,525 (78%)	509 (7%)	1,086 (15%)	7,120 (100%)
Green Markets	8,831 (72%)	1,577 (13%)	1,933 (16%)	12,341 (100%)
Yellow Markets	1,610 (70%)	359 (16%)	344 (15%)	2,313 (100%)
Orange Markets	158 (58%)	60 (22%)	53 (20%)	271 (100%)
All Markets	29,983 (75%)	3,769 (10%)	6,023 (15%)	39,775 (100%)

Home Refinance Applications, 2014-2016*

	Approved Apps	Rejected Apps	Withdrawn Apps	Total Apps
Purple Markets	9,188 (65%)	2,645 (19%)	2,215 (16%)	14,048 (100%)
Blue Markets	3,580 (60%)	1,385 (23%)	999 (17%)	5,964 (100%)
Green Markets	5,208 (47%)	3,833 (34%)	2,090 (19%)	11,131 (100%)
Yellow Markets	973 (36%)	1,227 (46%)	474 (18%)	2,674 (100%)
Orange Markets	62 (34%)	91 (49%)	32 (17%)	185 (100%)
All Markets	19,011 (56%)	9,181 (27%)	5,810 (17%)	34,002 (100%)

*Only includes first lien, home purchase and refinance applications for single family homes

Areas Affordable at up to 50% Median Household Income



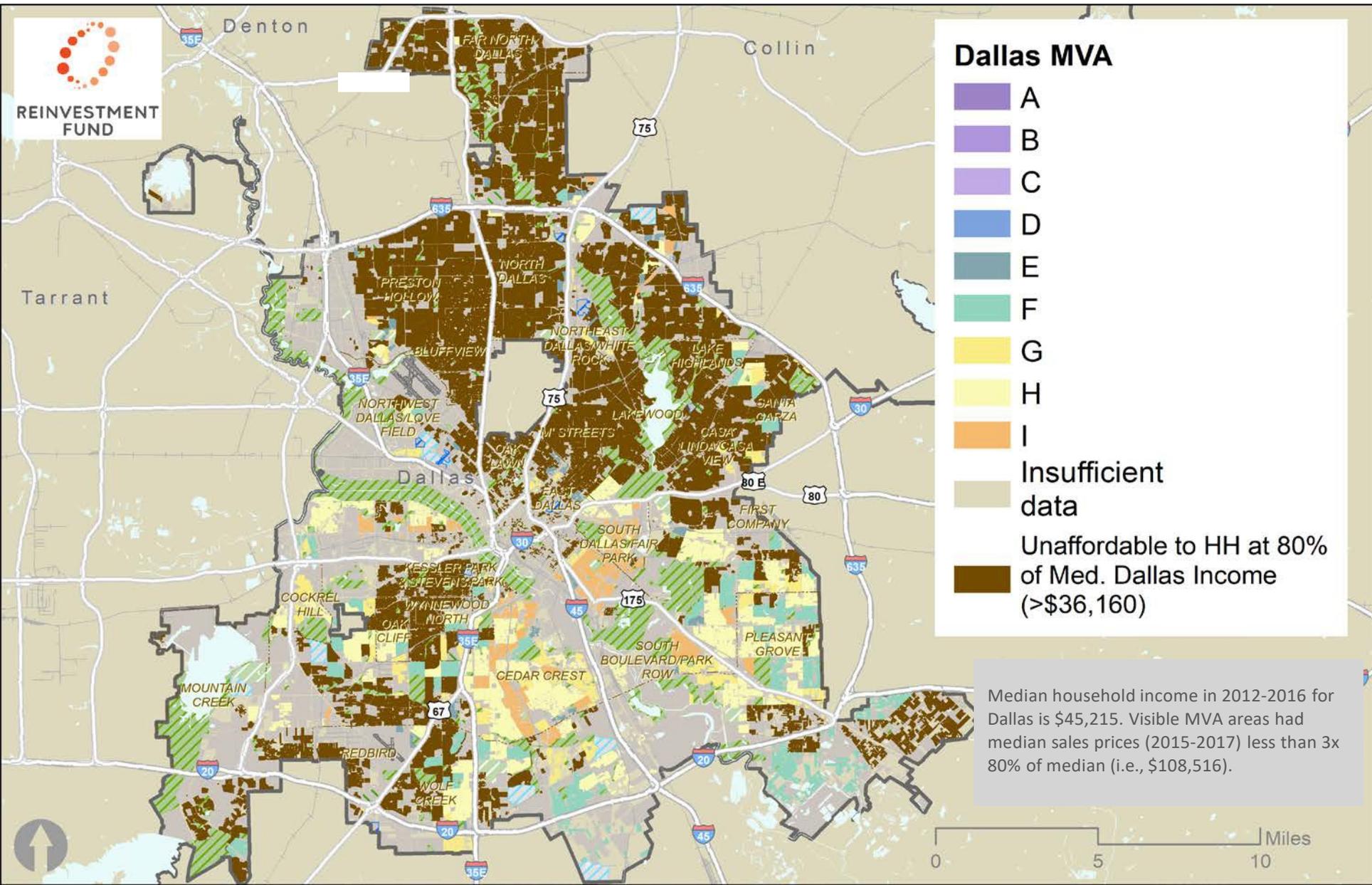
Dallas MVA

- A
- B
- C
- D
- E
- F
- G
- H
- I
- Insufficient data
- Unaffordable to HH at 50% of Med. Dallas Income (>\$22,600)

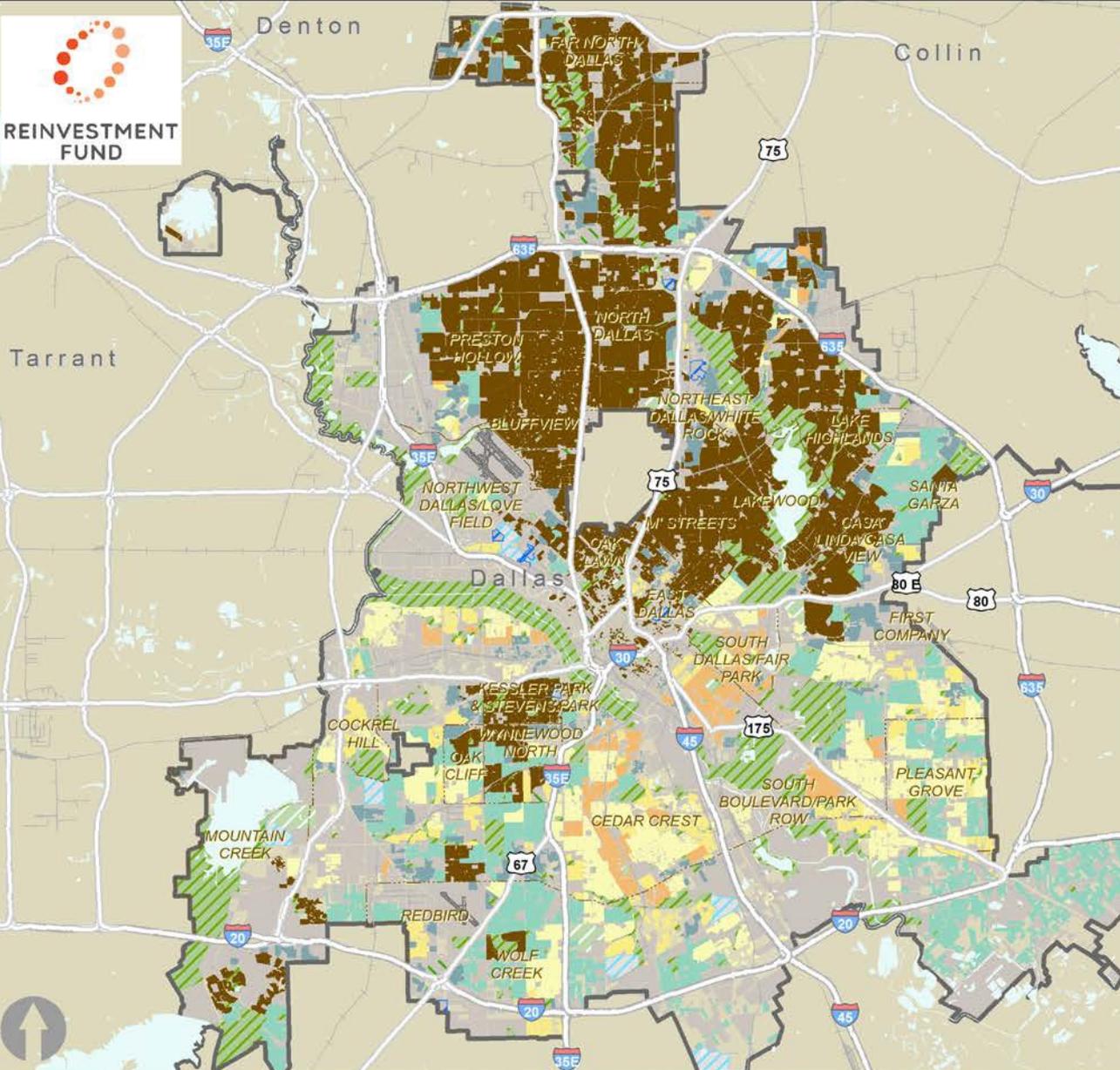
Median household income in 2012-2016 for Dallas is \$45,215. Visible MVA areas had median sales prices (2015-2017) less than 3x 50% of median (i.e., \$67,823).



Areas Affordable at up to 80% Median Household Income



Areas Affordable at up to 120% Median Household Income

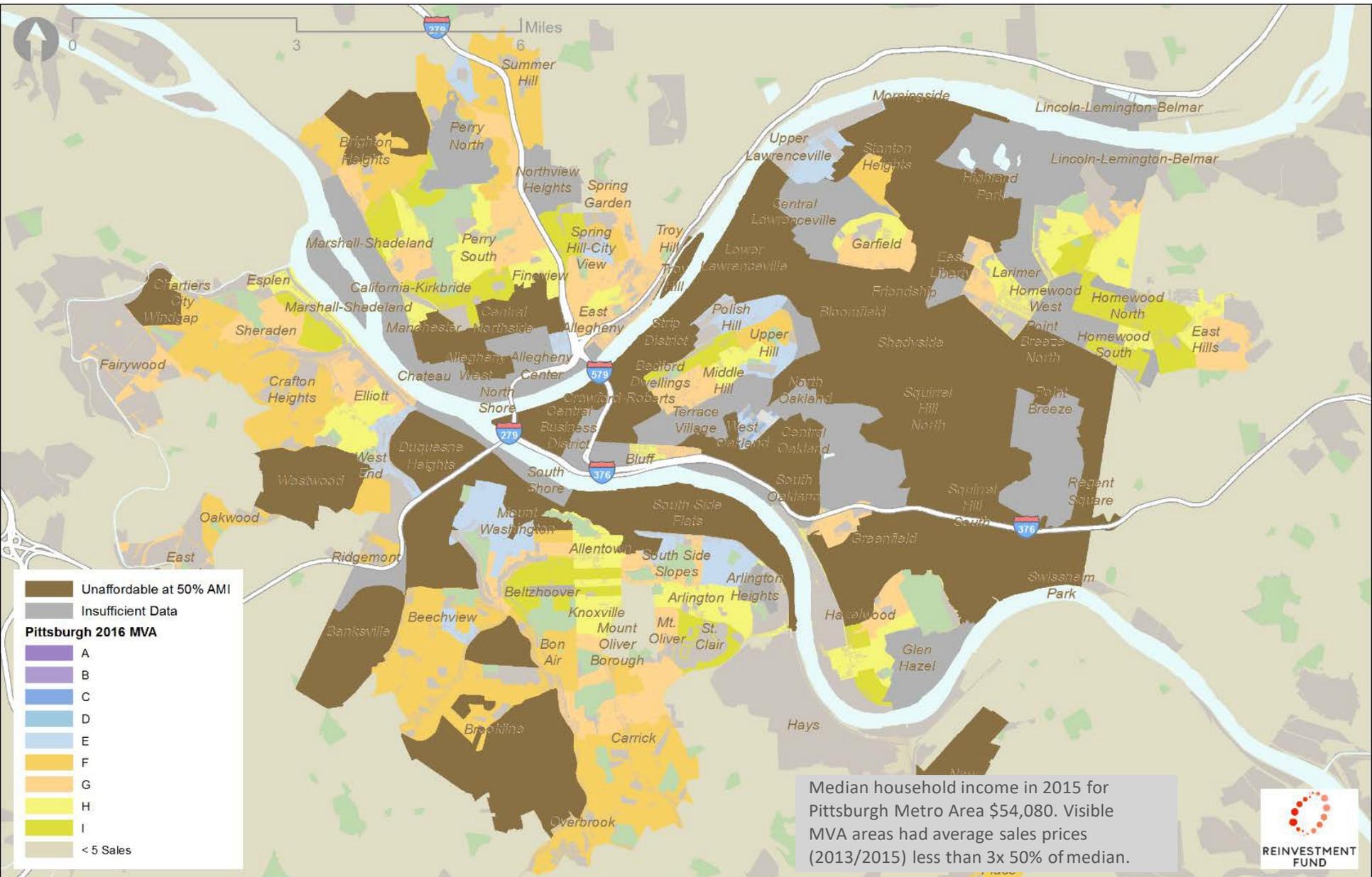


Dallas MVA

- A
- B
- C
- D
- E
- F
- G
- H
- I
- Insufficient data
- Unaffordable to HH at 120% of Med. Dallas Income (>\$54,240)

Median household income in 2012-2016 for Dallas is \$45,215. Visible MVA areas had median sales prices (2015-2017) less than 3x 120% of median (i.e., \$162,774).

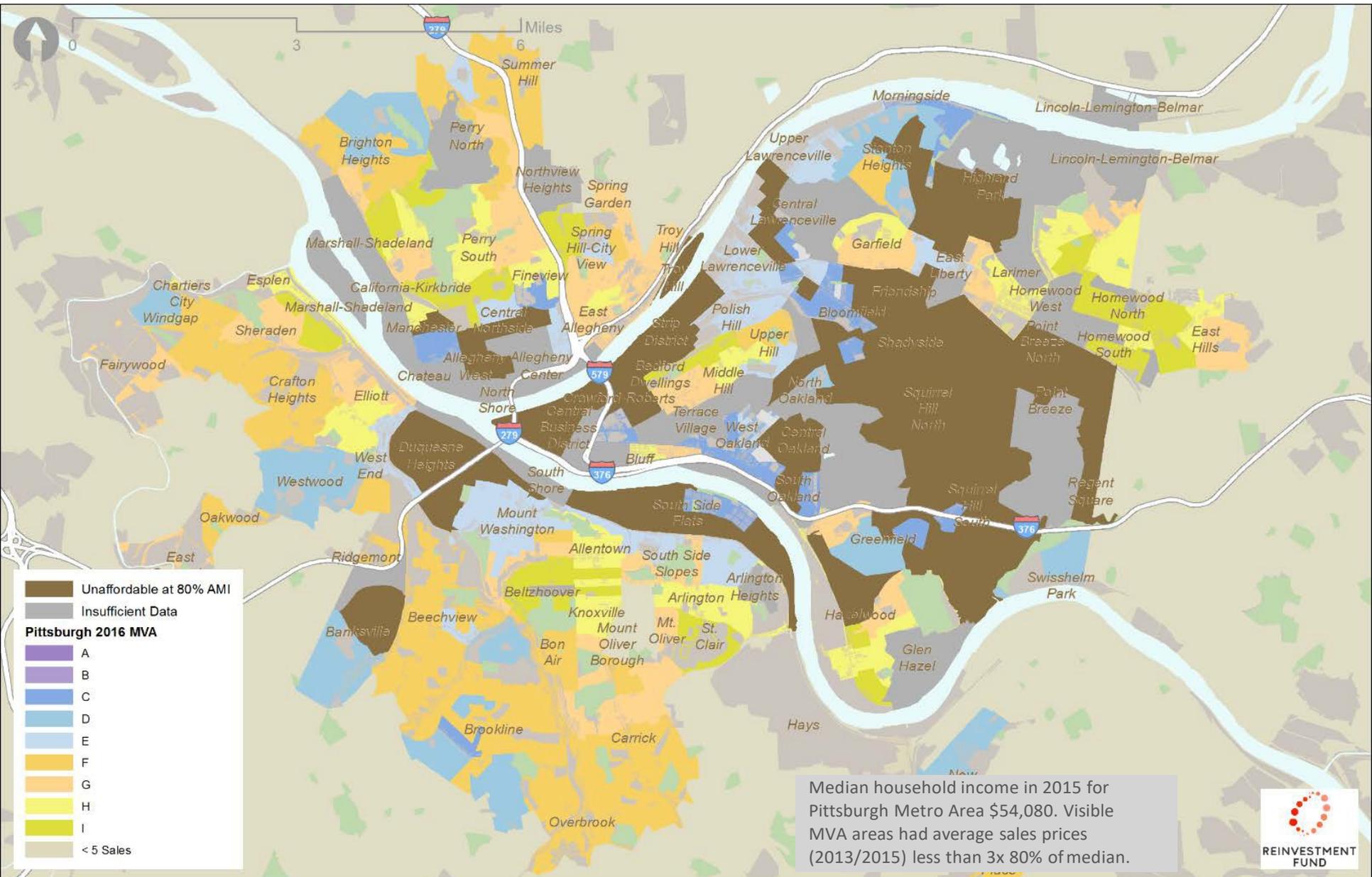
Areas Affordable at up to 50% AMI in Pittsburgh



Median household income in 2015 for Pittsburgh Metro Area \$54,080. Visible MVA areas had average sales prices (2013/2015) less than 3x 50% of median.



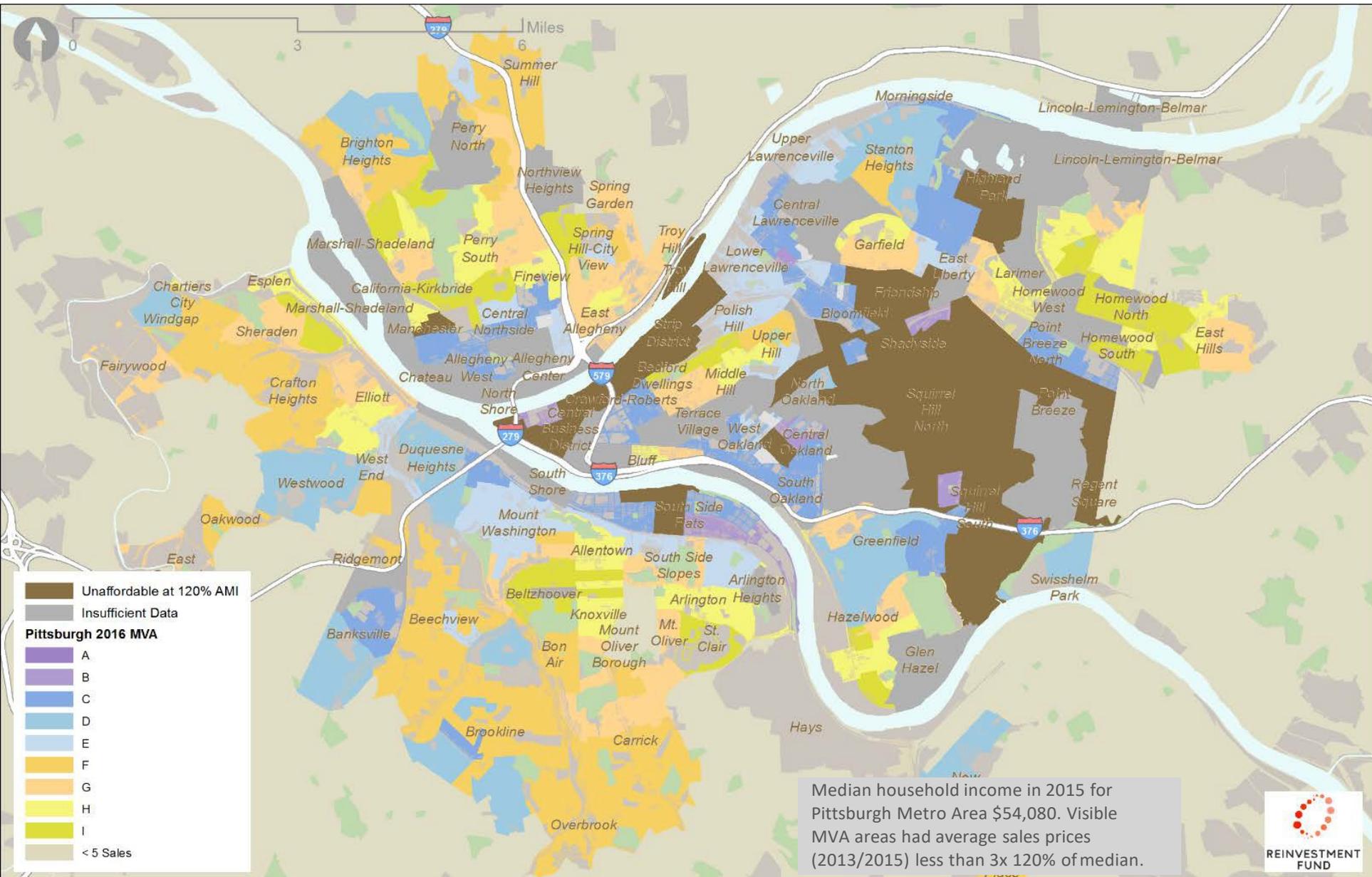
Areas Affordable at up to 80% AMI in Pittsburgh



Median household income in 2015 for Pittsburgh Metro Area \$54,080. Visible MVA areas had average sales prices (2013/2015) less than 3x 80% of median.



Areas Affordable at up to 120% AMI in Pittsburgh





IV. Next Steps and Discussion

I. Market
Characteristics

II. Market Value
Analysis Results

III. Supplemental
Analyses

IV. Next Steps and
Looking Ahead

MVA Market Types

Sample Activities	A	B	C	D	E	F
Demolition of Dangerous Properties						
Encapsulation: Acquisition/Rehab						
Large Scale Housing Development (e.g., LIHTC)						
Land Assembly for Redevelopment						
Selective Enhancement of Lots						
Quality of Life Code Enforcement (broken window syndrome)						
Nuisance Abatement						
Arts & Culture Programming						
Neighborhood Marketing Campaign						
Enhanced Public Safety Measures						
Support Nutrition Services						
Income Maintenance Programs						

Each activity can be connected to different responsible organizations, including city agencies, commissions, non-profits, etc.

Some activities represent annual **expenses**; others represent **investments** with an expectation of longer term returns beyond the immediate beneficiaries. Some are “universal” while others are best targeted.

The Market Value Analysis allows for a coordination across organizations, agencies and funding sources (CDBG, CSBG, philanthropic, etc.).

Examples of Prior-MVA Dissemination Campaigns

Public Forums

Jacksonville (2015)



- Led local foundation
- Public document created for lay-audiences
- Held multiple community meetings sharing results and implementation ideas

Targeted Outreach

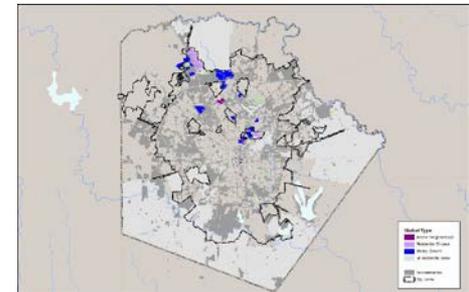
New Orleans (2016)



- Led by city agency
- Presentation created for internal stakeholders
- Coordinated meetings with internal groups to share results and discuss collaboration opportunities

Community Workshops

San Antonio (2009)



- Led by city agency
- Presentation created for community groups
- Hosted workshops with public, private, nonprofit stakeholders discussing strategies for using the MVA

Reinvestment Fund's Policy Solutions Group

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Michael Norton, Chief Policy Analyst

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Contact: 215-574-5815



Market Value Analysis: MVA

City of Dallas

City Council Briefing
January 17, 2017

Raquel Favela,
Chief of Economic
Development &
Neighborhood Services



City of Dallas

Market Value Analysis Next Steps

2

Develop a Comprehensive Housing Policy

On March 12, 2017 the Dallas City Council Housing Committee set out 3 goals for a comprehensive strategy for housing:

1. Create and maintain available and affordable housing throughout Dallas
2. Promote greater fair housing choices
3. Overcome patterns of segregation and concentrations of poverty through incentives and requirements

A Public Input Process

Everyone is a stakeholder in achieving these goals and the strategies used for achieving them.

City cannot fix the housing problem alone

MVA provides a base understanding of what the housing problems are in Dallas to begin discussions

Factors Affecting Affordability

- Development Costs
 - Appraisals, market analysis, labor, construction costs, Land acquisition, zoning, permitting, environmental, development fees, insurance, payment & performance bonds, and construction financing.
- Access to Capital
 - In market areas where new construction has not occurred, lenders are less willing to lend for upfront costs in development because risks are too high.
 - This requires an Equity investment that exceeds what a developer is feasible to invest for the Return that the project can provide.
- Cost of Capital
 - Because of the perceived risks in unproven markets, interest rates can be high and construction periods can drag out longer and that means higher carrying costs which = less return on investment.

5

Why do those 3 factors matter?

Because of the relationship between:

- **Cost** – all of those 3 make up the cost to build
- **Value** – how much houses (units) sell/rent for in that market? This is a function of demand. Demand for housing in Dallas is high. and
- **Affordability** – how much can our target market afford?

Current Income Limits Set by HUD

100% HUD estimate of the median family income for the Dallas Area for a family of 4*	\$73,400
80%	58,700
60%	\$44,000
50%	\$36,700
30%	\$22,000

7

Housing Programs / Tools

- Home Repair
- Development Incentives: HOME Investment Partnership, CDBG, HUD 108, Tax Exempt Bonds, Tax Increment Financing, and 2017 Bonds.
- Neighborhood Empowerment Zones
- Land Bank
- Community Land Trust
- Low Income Housing Tax Credits
- Opportunity Zones
- EnVision Centers
- Rental Assistance Demonstration (RAD) Program

8

Public Meeting Topics

Topics

How Residential Development gets Financed

How to Reduce Development / Rehab Costs

How to Increase Access to Capital

Programs, Tools and strategies to increase housing production

Dates, Times and Locations to be Announced on Friday, January 20, 2018.

- 2 meetings per topic; 1 of those in a virtual meeting format to allow for maximum participation
- Meetings will take place through the end of February 2018.

Market Value Analysis: MVA

City of Dallas

City Council Briefing
January 17, 2017

Raquel Favela,
Chief of Economic
Development &
Neighborhood Services



City of Dallas

Memorandum



CITY OF DALLAS

DATE January 12, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **2017 Bond Program Implementation**

On January 17, 2018, Rick Galceran, Director of the Bond Program Office, and I will brief City Council on implementation of the 2017 Bond Program. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

Majed A. Al-Ghafry
Assistant City Manager

[Attachment]

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billierae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

2017 Bond Program Implementation

**City Council Briefing
January 17, 2018**

**Majed Al-Ghafry, P.E.
Assistant City Manager**

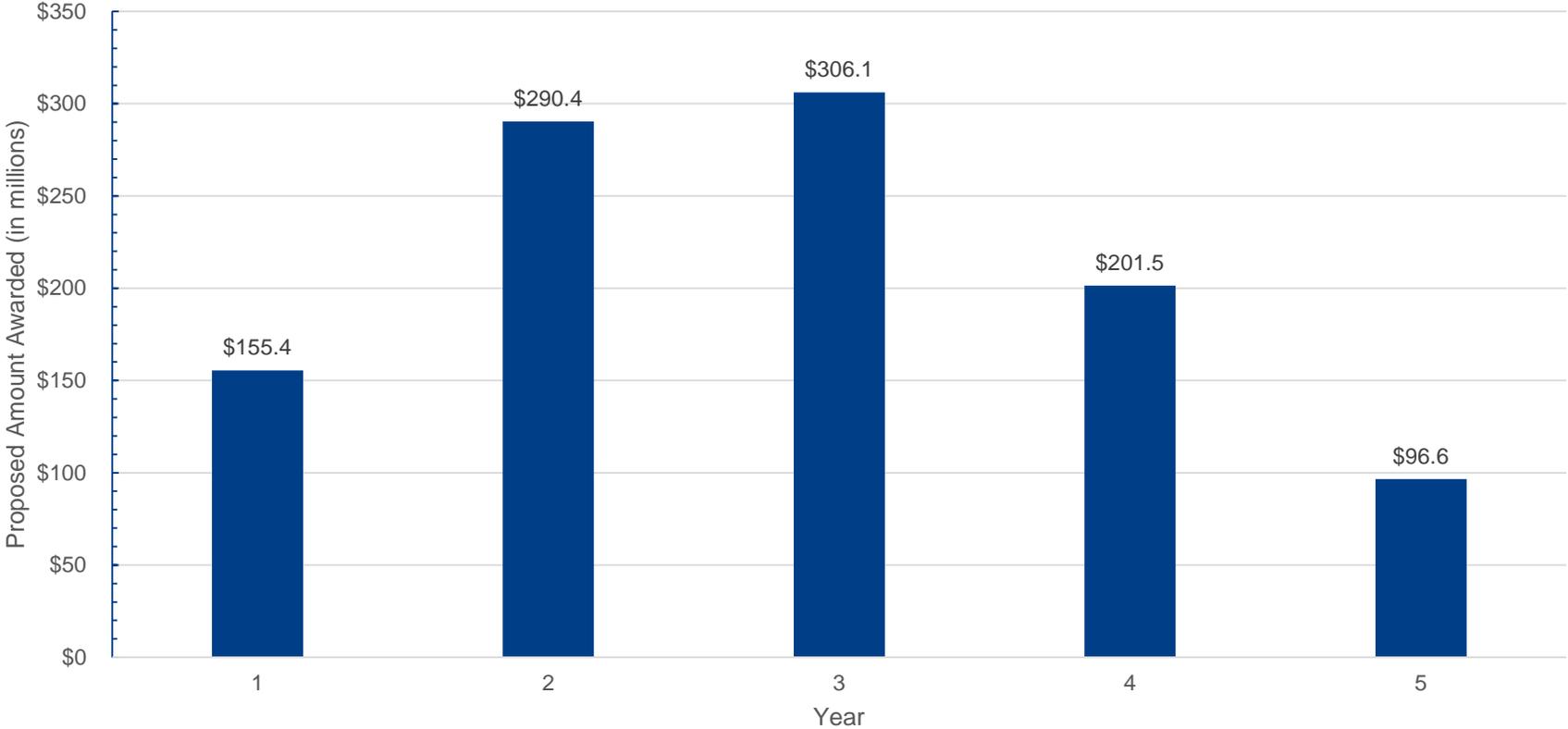
**Rick Galceran, P.E.
Director, Bond Program Office**



Overview

- Proposed 2017 Bond Program expenditure schedule
- Project scheduling guidelines
- Bond Program Office
 - Introduction/purpose
 - Organizational structure
- Program management
- Bond Program website
- Next steps

Proposed 2017 Bond Program Expenditure Schedule



Proposed 2017 Bond Program Expenditure Schedule (cont.)

2017 Bond Program Proposition	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total
Proposition A Streets	\$73.0M	\$156.5M	\$181.3M	\$106.9M	\$16.2M	\$533.9M
Propositions B & C Parks & Fair Park	\$58.0M	\$59.4M	\$80.1M	\$61.5M	\$52.9M	\$311.8M
Proposition D Flood Control	\$5.3M	\$14.3M	\$19.9M	\$9.2M	-	\$48.8M
Propositions E, F, G & H Facilities	\$16.6M	\$49.2M	\$11.3M	\$2.5M	\$0.5M	\$80.1M
Proposition I Economic Development	\$2.0M	\$5.0M	\$10.0M	\$11.4M	\$27.0M	\$55.4M
Proposition J Homeless Assistance	\$0.5M	\$6.0M	\$3.5M	\$10.0M	-	\$20.0M
Total	\$155.4M	\$290.4M	\$306.1M	\$201.5M	\$96.6M	\$1.050B

Project Scheduling Guidelines

- Give higher priority to projects with the following characteristics:
 - Public protection/security concern
 - Immediate repair/replacement to prevent further costly repairs
 - “Now Ready” match funding and partnership agreements in place, e.g. Carpenter Park
 - Extensive design, right-of-way or construction timeline
 - Shovel-ready
- Ensure schedule reflects equitable geographic distribution whenever feasible

Bond Program Office Introduction

Previous Bond Program Implementation

Delivery departments create project schedules independently

Delivery departments prepare and award contracts for own projects

Delivery departments manage all aspects of own projects

Delivery departments track project status, expenditures and funding associated with own proposition

VS

New Bond Program Implementation

BPO creates and tracks project schedules with aid from client departments

BPO oversees project delivery, including awarding contracts

BPO oversees delivery of all projects

BPO manages, tracks and reports status of all projects and propositions



Improvements

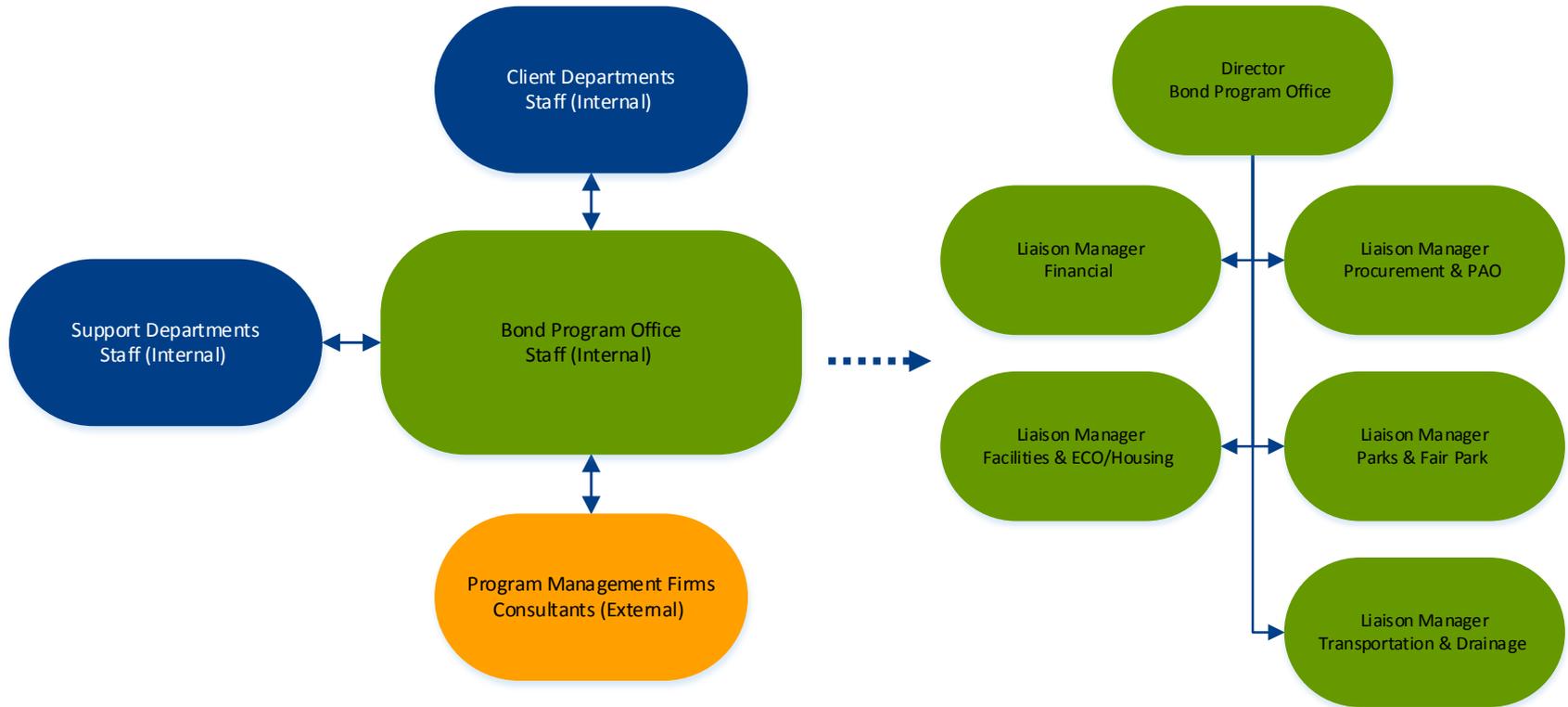
Projects planned to meet available bond sales; ensures five-year implementation

Speeds project delivery, saves money and holds all involved accountable

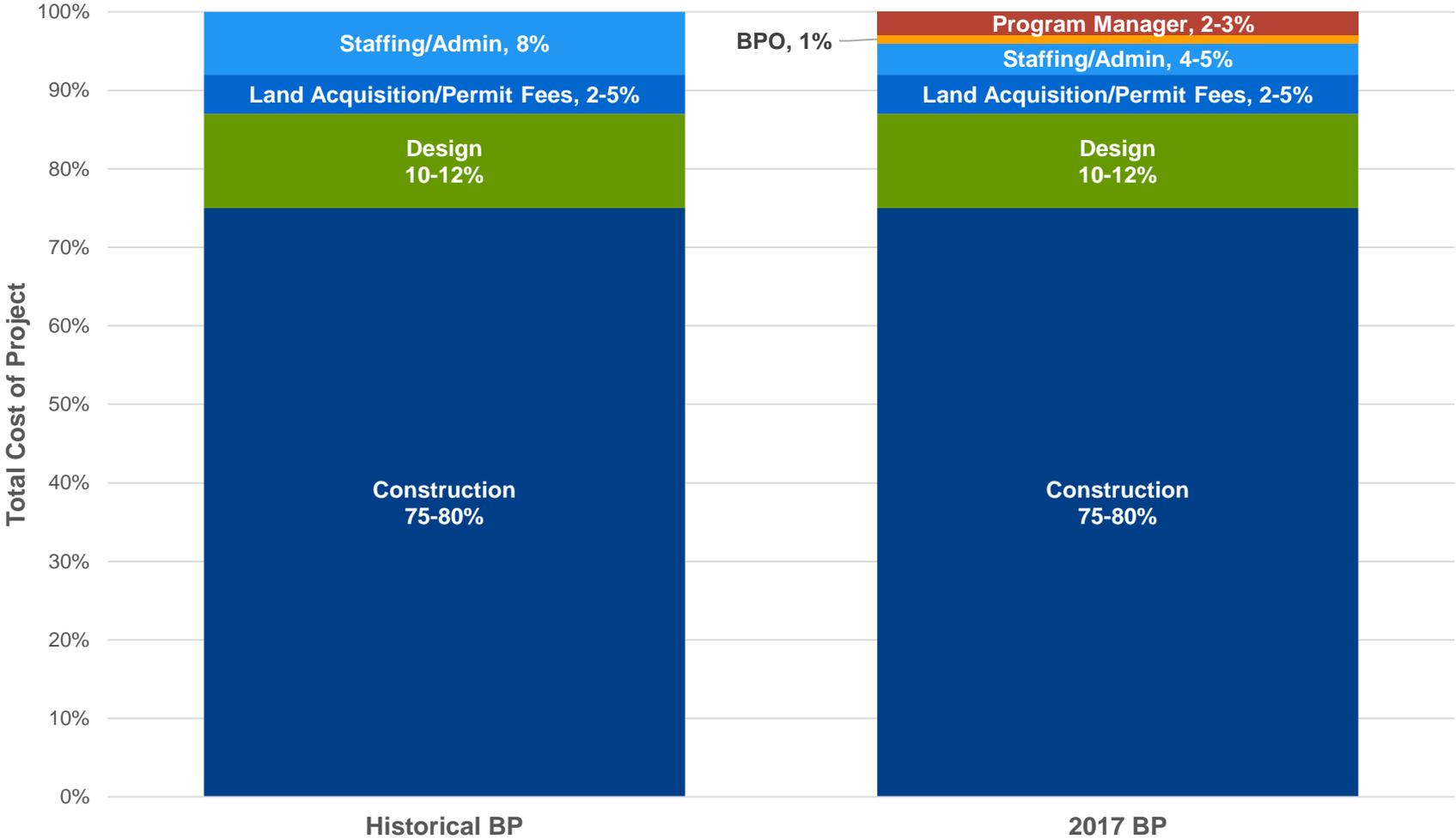
Centralizes responsibility for overall performance in one office

Ensures transparency, consistency and clear communication on status, funding and schedule

Bond Program Office Organization



Typical Cost of a Project



Program Management Firm(s)

The Statement of Qualifications proposes hiring up to three program management firms:

1. Horizontal

1. Proposition A: Streets and Transportation
2. Proposition D: Flood Protection and Storm Drainage

2. Parks and Recreation

1. Proposition B: Parks and Recreation
2. Proposition C: Fair Park

3. Vertical

Propositions E, F, G and H: Library, Cultural and Performing Arts, Public Safety and City Facilities

The Bond Program Office will initially manage economic development and homeless assistance projects.

Program Management Firm Selection

Activity	Date
SOQ submittals due	Jan. 25, 2018
Proposal submittals due	Feb. 21, 2018
Interviews	Feb. 28, 2018
City Council agenda item	April 11, 2018
Target contract execution	May 11, 2018



Bond Program Website

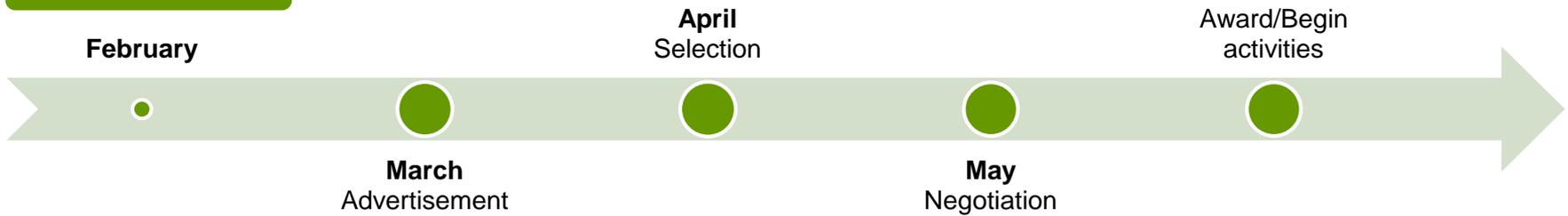
- New “dashboard” website will go live in late January 2018
- Website will allow users to:
 - Track the status of projects, propositions and the Bond Program as a whole
 - Learn specifics of any project, e.g. funding, participating agencies, location and delivery department
 - Search for projects using an interactive GIS map
- Data will be updated automatically in real time through project management database

Next Steps (cont.)

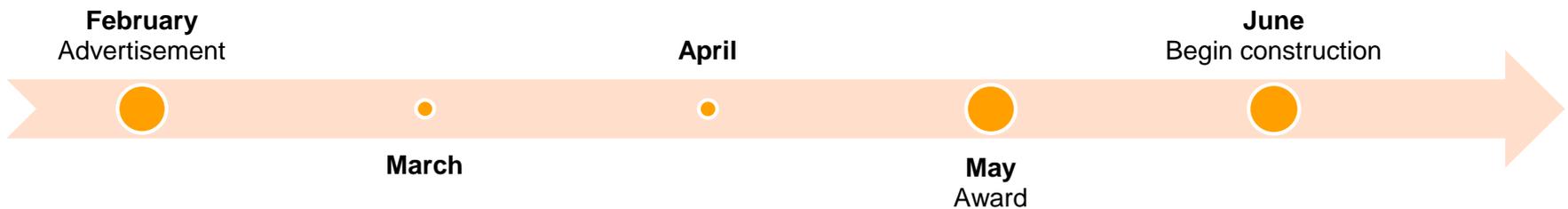
Program Manager



Design Consultant



Shovel-Ready Projects



2017 Bond Program Implementation

**City Council Briefing
January 17, 2018**

**Majed Al-Ghafry, P.E.
Assistant City Manager**

**Rick Galceran, P.E.
Director, Bond Program Office**



Appendix

- Financial criteria for bond issuance
- Roles and responsibilities
- Website mock-ups



Financial Criteria for Bond Issuance

- Financial capacity is the primary factor in determining the implementation schedule for bond projects, which assumes:
 - Conservative growth in the ad valorem tax base
 - No change in the tax rate allocated to the debt service fund
- Commercial paper is used for short-term financing and “just-in-time borrowing” as projects are implemented
- Voter-approved general obligation bonds will be issued each year to retire the commercial paper with long-term financing

Roles & Responsibilities

Task (Design Phase)	BPO	PM Firm	Client Dept.	Support Dept.
Design RFQ			X	X
Verify scope/cost estimate		X	X	
Verify budget	X			
Select design consultant			X	
Negotiate contract			X	X
Prepare agenda item	X		X	
Execute contract	X		X	X
Issue Notice to Proceed (NTP)			X	
Update schedule/budget in TRIRIGA		X	X	
Conceptual design review			X	X
Supplemental agreements (if any)	X		X	X
Public outreach		X	X	
Final design			X	X
Update schedule/budget		X	X	
Periodic payments	X		X	



Roles & Responsibilities (cont.)

Task (Bidding Phase)	BPO	PM Firm	Client Dept.	Support Dept.
Verify budget	X			
Advertise			X	X
Evaluate bids			X	X
Prepare agenda item	X		X	
Prepare contract			X	X
Pre-construction meeting			X	
Submittals/review			X	X
Issue Notice to Proceed (NTP)			X	
Update costs/schedule		X	X	
Notify property owners		X	X	
Start/manage construction			X	
Substantial completion & walkthrough			X	
Periodic/final payments	X		X	
Warranty & final inspection			X	
Project complete	X		X	
Update schedule/final costs		X	X	
Rectify expenditures	X			



Website Mock-up

DALLAS BOND PROGRAM

Developing proposed projects to provide a continued bright future for our city.

Search Proposals

[Home](#) | [Proposals](#) | [Projects Map](#) | [Bid Process](#) | [More](#)

2017 DALLAS BOND

[Explore the Proposals](#)

- Amount Awarded \$131M
- Amount Authorized \$1,050M
- Current Year

10
Proposals

2017 PROPOSITIONS

Proposition A
Streets and Transportation

1027 Projects | \$525.96 Million

Proposition B
Parks and Recreation

143 Projects | \$261.81 Million

Proposition C
Fair Park

12 Projects | \$100.00 Million

Proposition D
Flood Control and Storm Drainage

85 Projects | \$48.79 Million

Proposition E
Library Facilities

3 Projects | \$15.59 Million

Proposition F
Cultural and Performing Arts

9 Projects | \$42.23 Million

Proposition G
Public Safety Facilities

16 Projects | \$22.08 Million

Proposition H
City Facilities

7 Projects | \$18.14 Million

Proposition I
Economic Development

12 Projects | \$51.40 Million

Proposition J
Homeless Assistance Facilities

1 Project | \$20.00 Million

[View All Proposals](#)

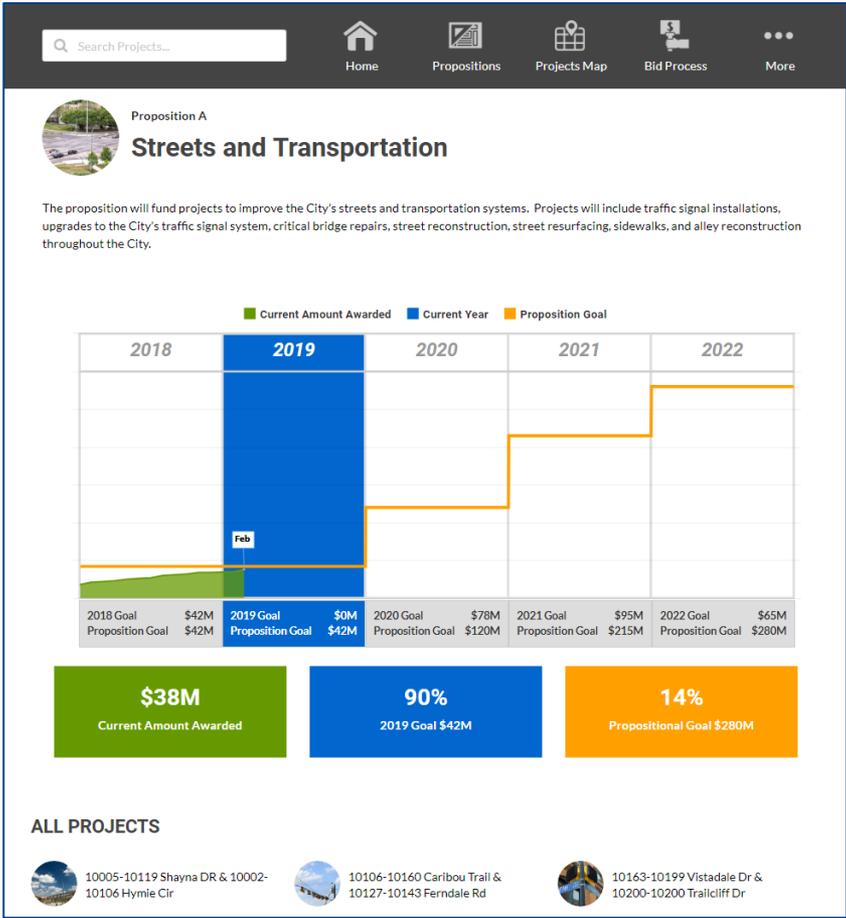
BOND UPDATES

Sign up to receive the latest news and updates about the Bond Program.
Or visit [DallasBond.com](#) for regular updates & information regarding this ongoing process.

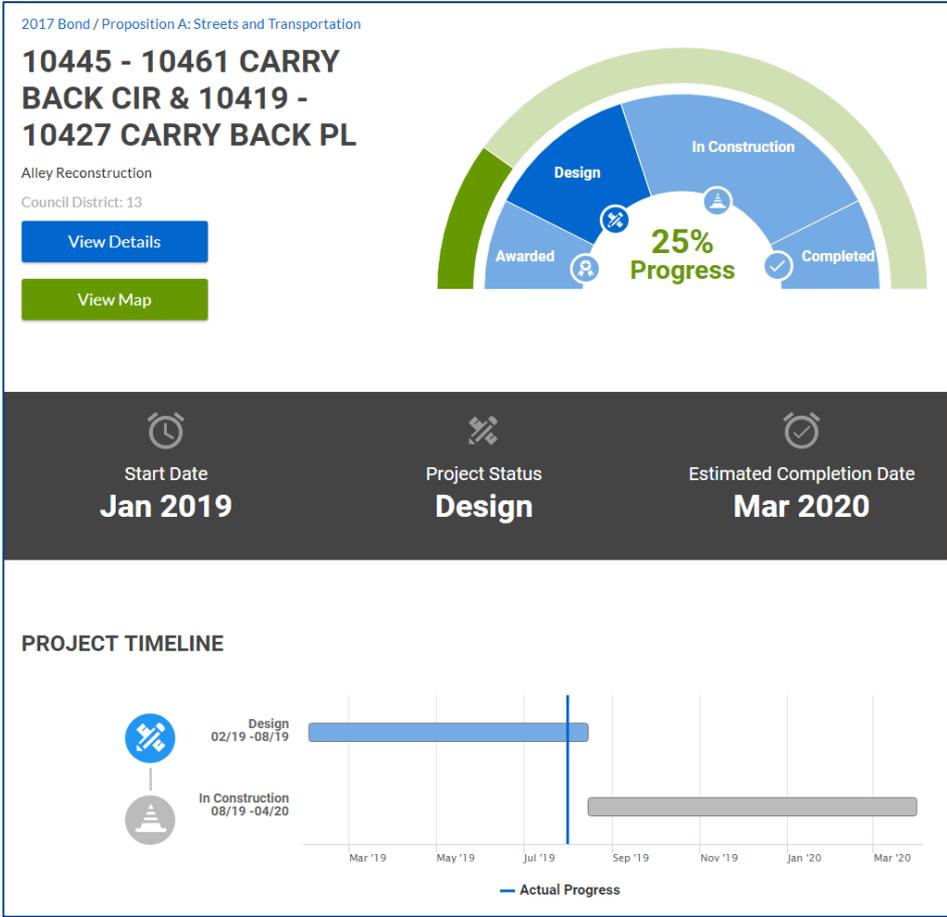
Website Mock-up (cont.)



Website Mock-up (cont.)



Website Mock-up (cont.)



Website Mock-up (cont.)

The mock-up displays a project overview with a timeline and two main data tables. The timeline shows 'Actual Progress' from 02/19 to 08/19, with a grey bar indicating the 'In Construction' period from 08/19 to 04/20. The 'Project Details' table lists key information such as the bond program year (2017), project status (Under Award - Design), and cost estimate (\$0.12). The 'Project Schedule' table is divided into 'DESIGN' and 'CONSTRUCTION' phases, with specific dates for awarded, start, and completion milestones.

Project Details	
Bond Program Year	2017
Project Status	Under Award - Design
Project Cost Estimate	\$0.12
Date Created	11/20/2017
Category	Alley Reconstruction
Last Modified Date	06/15/2017
Bond Sale Amount	\$0.12
Council District	13
Department	PBW
City Program	Dallas Bond
Project ID	1281
Budget Scenarios - ID	CP2017-1281
Budget Scenarios - Key Field	1281
Cappro ID	1281

Project Schedule	
DESIGN	
Estimated Awarded	02/19
Actual Awarded	01/19
Estimated Completion	03/20
Actual Completion	08/19
CONSTRUCTION	
Estimated Awarded	08/19
Actual Awarded	08/19
Estimated Start	08/19
Actual Start	08/19
Estimated Completion	03/20
Actual Completion	03/20

Project Contact		
Project Manager: Sarah Doe	Manager Phone: 214-679-0000	Manager Email: manager@dallascityhall.com