

# Memorandum



CITY OF DALLAS

DATE March 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Budget Accountability Report – January 2023**

Please find attached the January Budget Accountability Report (BAR) based on information through January 31, 2023. You may view all published reports on the [Financial Transparency website](#). The monthly BAR provides financial forecast for all operating funds, update on General Obligation Bond spending, economic indicators, status of Dallas 365, updates for highlighted budget initiatives, and status of active process improvement projects.

If you have any questions, please contact Janette Weedon, Director of Budget & Management Services.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland  
Chief Financial Officer

[Attachment]

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# BUDGET ACCOUNTABILITY REPORT

As of January 31, 2023



Cover Photo Credit: City of Dallas - Mural by Daniel Yanez, "No Space for Hate"

Prepared by Budget & Management Services

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Dallas, TX 75201

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# EXECUTIVE SUMMARY

## Financial Forecast Report

Operating Fund	Year-End Forecast vs. Budget	
	Revenues	Expenses
General Fund	✓	✓
Aviation	✓	✓
Convention and Event Services	✓	✓
Development Services	✓	✓
Municipal Radio	10% over budget	10% over budget
Sanitation Services	✓	✓
Storm Drainage Management	✓	✓
Dallas Water Utilities	✓	✓
Bond and Construction Management	✓	✓
Equipment and Fleet Management	✓	✓
Express Business Center	15% over budget	✓
Information Technology	✓	✓
Radio Services	✓	✓
9-1-1 System Operations	7% over budget	✓
Debt Service	✓	✓

✓ YE forecast within 5% of budget

### Dallas 365

#### Year-to-Date

✓ 25  
On Target

! 3  
Near Target

✗ 7  
Not on Target

#### Year-End Forecast

✓ 35  
On Target

! 0  
Near Target

✗ 0  
Not on Target

### Budget Initiative Tracker

● 2  
Complete

! 0  
At Risk

✓ 33  
On Track

✗ 0  
Canceled

# FINANCIAL FORECAST REPORT

The Financial Forecast Report (FFR) provides a summary of financial activity through January 31, 2023, for the General Fund and other annual operating funds of the City. The Adopted Budget column reflects the budget adopted by City Council on September 28, 2022, effective October 1, 2022, through September 30, 2023. The Amended Budget column reflects City Council-approved transfers between funds and programs, department-initiated transfers between expense objects, approved use of contingency, and other amendments supported by revenue or fund balance.

Year-to-date (YTD) actual amounts represent revenue or expenses/encumbrances that have occurred through the end of the most recent accounting period. Departments provide the year-end (YE) forecast, which projects anticipated revenues and expenditures as of September 30, 2023. The variance is the difference between the FY 2022-23 amended budget and the YE forecast. Variance notes are provided when the YE forecast is +/- five percent of the amended budget and/or if YE expenditures are forecast to exceed the amended budget.

## General Fund Overview

The General Fund overview provides a summary of financial activity through January 31, 2023.

	FY 2022-23 Adopted Budget	FY 2022-23 Amended Budget	YTD Actual	YE Forecast	Variance
Beginning Fund Balance	\$308,405,349	\$308,405,349		\$322,248,566	\$13,843,217
Revenues	1,706,814,187	1,706,814,187	1,167,380,923	1,722,130,500	15,316,313
Expenditures	1,706,814,187	1,706,814,187	586,673,784	1,717,553,938	10,739,750
Ending Fund Balance	\$308,405,349	\$308,405,349		\$326,825,128	\$18,419,780

**Fund Balance.** Through September 30, 2022, the audited unassigned ending fund balance for FY 2021-22 is \$329,048,566 and includes FY 2021-22 YE savings. As of January 31, 2023, the beginning fund balance for YE forecast reflects the FY 2021-22 audited unassigned ending fund balance and usage of Contingency Reserve in the amount of \$6,800,000 as approved by the City Council on December 14, 2022. This allocation from Contingency Reserve was used to establish the 2022 Severe Weather and Flooding Fund to facilitate repair of insured city facilities.

**Revenues.** Through January 31, 2023, General Fund revenues are projected to be \$15,316,000 over budget. Sales tax revenue is projected to be \$11,719,000 over budget based on actual collection trends four months into the fiscal year. Fines and forfeitures combined with auction sales are projected to be \$3,760,000 over budget.

**Expenditures.** Through January 31, 2023, General Fund expenditures are projected to be \$10,740,000 over budget primarily due to uniform overtime expenses and capital expenditures in PKR. These expenses are partially offset by salary savings from vacant uniform and non-uniform positions across all General Fund departments.

## FY 2022-23 Financial Forecast Report

**GENERAL FUND REVENUE**

Revenue Category		FY 2022-23 Adopted Budget	FY 2022-23 Amended Budget	YTD Actual	YE Forecast	Variance
1	Property Tax	\$961,502,880	\$961,502,880	\$957,091,736	\$961,502,880	\$0
2	Sales Tax	417,232,383	417,232,383	143,640,160	428,951,153	11,718,770
3	Franchise and Other	127,865,821	127,865,821	26,322,157	127,865,821	0
4	Charges for Services	115,554,550	115,554,550	24,346,871	115,366,711	(187,839)
5	Fines and Forfeitures	23,776,847	23,776,847	7,711,890	26,394,582	2,617,735
6	Operating Transfers In	28,185,836	28,185,836	0	28,185,836	0
7	Intergovernmental	13,161,563	13,161,563	506,996	13,161,563	0
8	Miscellaneous	7,967,394	7,967,394	3,148,842	9,110,144	1,142,750
9	Licenses and Permits	5,616,913	5,616,913	1,274,500	5,641,809	24,896
10	Interest	5,950,000	5,950,000	3,337,771	5,950,000	0
	<b>Total Revenue</b>	<b>\$1,706,814,187</b>	<b>\$1,706,814,187</b>	<b>\$1,167,380,923</b>	<b>\$1,722,130,500</b>	<b>\$15,316,313</b>

**VARIANCE NOTES**

General Fund revenue variance notes are provided below for revenue categories with YE forecast variances of +/- five percent and revenue with an amended budget.

**2 Sales Tax.** Sales tax revenue is forecast to be \$11,719,000 over budget based on actual collection trends four months into the fiscal year.

**4 Fines and Forfeitures.** Fines and Forfeiture revenue is projected to be over budget by \$2,618,000 primarily due to incoming revenue from bankruptcy settlements and the close-out of the SafeLight Auto Red Light Running fund (\$1,532,000), and increased wrecker fee collections at the Dallas Auto Pound (\$1,338,000).

**8 Miscellaneous.** Miscellaneous revenue is projected to be over budget by \$1,143,000 primarily due to increased collections from Dallas Auto Pound auction sales.

## FY 2022-23 Financial Forecast Report

**GENERAL FUND EXPENDITURES**

	Expenditure Category	FY 2022-23 Adopted Budget	FY 2022-23 Amended Budget	YTD Actual	YE Forecast	Variance
	Non-uniform Pay	\$285,227,838	\$285,168,289	\$79,705,154	\$274,044,932	(\$11,123,357)
	Non-uniform Overtime	8,144,953	8,154,053	4,964,420	11,316,391	3,162,338
	Non-uniform Pension	40,352,092	40,344,739	11,424,517	38,829,802	(1,514,937)
	Uniform Pay	527,979,958	527,979,959	167,257,537	503,209,505	(24,770,454)
	Uniform Overtime	39,791,958	50,642,015	31,098,957	85,736,617	35,094,602
	Uniform Pension	182,727,572	182,727,571	57,267,924	182,307,641	(419,930)
	Health Benefits	79,837,068	79,834,065	16,787,072	79,834,065	0
	Workers Comp	11,152,531	11,152,531	11,152,531	11,152,531	0
	Other Personnel Services	13,091,916	13,224,812	4,091,846	13,400,581	175,769
<b>1</b>	<b>Total Personnel Services</b>	<b>\$1,188,305,887</b>	<b>\$1,199,228,034</b>	<b>\$383,749,959</b>	<b>\$1,199,832,065</b>	<b>\$604,030</b>
<b>2</b>	<b>Supplies</b>	<b>84,389,204</b>	<b>82,738,170</b>	<b>30,008,895</b>	<b>82,966,929</b>	<b>228,759</b>
<b>3</b>	<b>Contractual Services</b>	<b>507,274,125</b>	<b>502,541,530</b>	<b>164,847,098</b>	<b>506,311,964</b>	<b>3,770,434</b>
<b>4</b>	<b>Capital Outlay</b>	<b>16,465,953</b>	<b>22,933,662</b>	<b>10,996,129</b>	<b>27,023,164</b>	<b>4,089,502</b>
<b>5</b>	<b>Reimbursements</b>	<b>(89,620,981)</b>	<b>(100,627,209)</b>	<b>(2,928,297)</b>	<b>(98,580,184)</b>	<b>2,047,025</b>
	<b>Total Expenditures</b>	<b>\$1,706,814,187</b>	<b>\$1,706,814,187</b>	<b>\$586,673,784</b>	<b>\$1,717,553,938</b>	<b>\$ 10,739,750</b>

**VARIANCE NOTES**

General Fund expenditure variance notes are provided below for expenditure categories with YE forecast variances of +/- five percent. The Amended Budget column reflects department-initiated transfers between expense objects.

**1 Personnel Services.** Personnel services are projected to be \$604,000 over budget primarily due to uniform overtime expenses in Dallas Fire-Rescue (\$19,236,000) and Dallas Police Department (\$15,846,000) and non-uniform overtime expenses which are primarily offset by salary savings associated with vacant uniform and non-uniform positions across General Fund departments. Dallas Police Department overtime expenses are partially offset by a budgeted American Rescue Plan Act (ARPA) reimbursement. DPD uniform overtime expenses are due in part to elevated attrition in FY 2021-22, consistent demand for police services (P1 call volume), focused support for 911 (\$2.0 million) and the speeding/racing initiative (\$1.8 million), as well as increased response/deployment to “hot spots”. DFR uniform overtime expenses are projected to be \$19.2 million over budget as a result of higher than anticipated attrition requiring backfill to meet minimum staffing requirements.

**4 Capital Outlay.** Capital outlay is projected to be \$4,090,000 over budget primarily due to PKR expenses related to unbudgeted preventive security and safety measures at recreational facilities, parks, and trails (\$3,171,000) and higher than budgeted CCS equipment and trucks for nuisance abatement, Pro-Active, and HART teams (\$454,000).

## FY 2022-23 Financial Forecast Report

**GENERAL FUND EXPENDITURES**

#	Expenditure by Department	FY 2022-23 Adopted Budget	FY 2022-23 Amended Budget	YTD Actual	YE Forecast	Variance
1	Budget & Management Services	\$4,277,919	\$4,277,919	\$1,209,310	\$4,143,930	(\$133,989)
2	Building Services	30,390,891	30,390,891	11,686,630	30,390,891	0
3	City Attorney's Office	20,971,242	20,971,242	6,285,106	21,094,117	122,875
4	City Auditor's Office	3,163,255	3,163,255	871,510	2,898,250	(265,005)
5	City Controller's Office	8,567,559	8,567,559	2,948,021	8,567,559	0
6	Independent Audit	755,000	755,000	0	755,000	0
7	City Manager's Office	3,205,072	3,205,072	929,628	3,078,122	(126,950)
8	City Secretary's Office	3,141,520	3,141,520	1,024,458	3,197,899	56,379
9	Elections	2,022,829	2,022,829	(81,392)	2,022,829	0
10	Civil Service	3,064,698	3,064,698	804,154	2,948,980	(115,718)
11	Code Compliance	41,342,433	41,342,433	12,940,131	41,342,433	0
12	Court & Detention Services	26,923,902	26,923,902	8,143,592	26,304,617	(619,285)
13	Jail Contract	8,344,443	8,344,443	2,086,111	8,344,443	0
14	Dallas Animal Services	17,725,448	17,725,448	5,649,092	17,702,376	(23,072)
15	Dallas Fire-Rescue	369,069,665	369,069,665	131,790,186	380,184,461	11,114,796
16	Dallas Police Department	611,908,283	611,908,283	203,412,717	611,900,635	(7,648)
17	Data Analytics & Business Intelligence	5,281,114	5,281,114	1,047,429	4,655,700	(625,414)
18	Housing & Neighborhood Revitalization	4,639,881	4,639,881	1,194,384	4,609,875	(30,006)
19	Human Resources	8,140,152	8,140,152	3,271,072	8,336,702	196,550
20	Judiciary	4,273,646	4,273,646	1,312,879	4,273,646	0
21	Library	37,544,060	37,544,060	10,562,939	37,196,838	(347,222)
	Management Services					
22	311 Customer Service Center	5,850,487	5,850,487	2,592,510	5,404,019	(446,468)
23	Communications, Outreach, & Marketing	3,699,446	3,699,446	745,922	3,268,846	(430,600)
24	Office of Community Care	9,365,486	9,365,486	1,748,691	9,317,802	(47,684)
25	Office of Community Police Oversight	811,382	811,382	163,123	780,122	(31,260)
26	Office of Emergency Management	1,344,664	1,344,664	404,266	1,318,163	(26,501)
27	Office of Environmental Quality & Sustainability	6,898,850	6,898,850	3,439,390	6,609,041	(289,809)
28	Office of Equity & Inclusion	3,809,929	3,809,929	688,366	3,605,326	(204,603)
29	Office of Government Affairs	956,162	956,162	355,715	974,541	18,379
30	Office of Historic Preservation	1,341,076	1,341,076	211,489	1,328,675	(12,401)
31	Office of Homeless Solutions	15,197,632	15,197,632	8,091,196	16,832,982	1,635,350
32	Office of Integrated Public Safety Solutions	5,630,099	5,630,099	912,760	5,630,099	0
33	Small Business Center	3,746,673	3,746,673	734,963	3,494,934	(251,739)
34	Mayor & City Council	6,645,643	6,645,643	1,696,157	6,743,937	98,294
35	Non-Departmental	135,306,683	135,306,683	8,292,651	134,394,144	(912,539)
36	Office of Arts & Culture	22,496,061	22,496,061	17,172,801	22,496,061	0
37	Office of Economic Development	3,918,798	3,918,798	1,522,490	3,918,798	0
38	Park & Recreation	106,863,878	106,863,878	43,279,267	109,440,006	2,576,128
39	Planning & Urban Design	5,150,852	5,150,852	1,766,434	5,046,494	(104,358)
40	Procurement Services	3,014,089	3,014,089	801,829	2,987,359	(26,730)
41	Public Works	89,209,383	89,209,383	64,873,612	89,209,383	0
42	Transportation	51,984,903	51,984,903	20,092,193	51,984,903	0
	<b>Total Departments</b>	<b>\$1,697,995,188</b>	<b>\$1,697,995,188</b>	<b>\$586,673,784</b>	<b>\$1,708,734,939</b>	<b>\$10,739,750</b>
43	Financial Reserves	0	0	0	0	0
44	Liability/Claims Fund Transfer	3,501,999	3,501,999	0	3,501,999	0
45	Salary and Benefit Stabilization	5,317,000	5,317,000	0	5,317,000	0
	<b>Total Expenditures</b>	<b>\$1,706,814,187</b>	<b>\$1,706,814,187</b>	<b>\$586,673,784</b>	<b>\$1,717,553,938</b>	<b>\$10,739,750</b>

## VARIANCE NOTES

General Fund variance notes are provided below for departments with YE forecast variances of +/- five percent, amended budgets, or YE forecasts projected to exceed budget.

**3 City Attorney's Office.** ATT is projected to be \$123,000 over budget due primarily due to termination payouts for retiring employees and other personnel expenses.

**4 City Auditor's Office.** AUD is projected to be \$265,000 under budget primarily due to salary savings associated with three vacant positions.

**8 City Secretary Office.** SEC is projected to be \$56,000 over budget primarily due to a City Council approved equity adjustment.

**12 Court & Detention Services.** CTS is projected to be \$619,000 under budget primarily due to salary savings associated with 81 vacant positions.

**15 Dallas Fire-Rescue.** DFR is projected to be \$11,115,000 over budget primarily due to uniform overtime expenses (\$19,236,000 over budget) as a result of higher than anticipated attrition requiring backfill to meet minimum staffing requirements. This is partially offset by salary savings as a result of vacant uniform positions and a reimbursement from the American Rescue Plan Act (ARPA) for eligible uniform salary expenses (\$2,500,000 for paramedic training) initially budgeted in FY 2021-22. The department is working to implement additional recruiting strategies that will positively impact headcount levels in the field.

**17 Data Analytics & Business Intelligence.** DBI is projected to be \$625,000 under budget primarily due to salary savings associated with 20 vacant positions.

**19 Human Resources.** HR is projected to be \$197,000 over budget primarily due to personnel costs associated with organizational changes. Funding in the amount of \$196,550 to support positions moved to HR will be reallocated at FY 2022-23 mid-year.

**22 311 Customer Service Center.** 311 is projected to be \$466,000 under budget primarily due to salary savings associated with vacant positions.

**23 Communications, Outreach, & Marketing.** COM is projected to be \$431,000 under budget primarily due to salary savings associated with 10 vacant positions.

**28 Office of Equity and Inclusion.** OEI is projected to be \$205,000 under budget primarily due to salary savings associated with seven vacant positions.

**29 Office of Government Affairs.** OGA is projected to be \$18,000 over budget primarily due to temporary staffing costs for an executive assistant.

**31 Office of Homeless Solutions.** OHS is projected to be \$1,635,000 over budget due to an emergency procurement for temporary housing of 94 individuals from an encampment decommissioned by the Dallas R.E.A.L. Time Rapid Rehousing Initiative(DRTRR) in January.

**33 Small Business Center.** SBC is projected to be \$252,000 under budget primarily due to salary savings associated with eight vacant positions.

## VARIANCE NOTES

General Fund variance notes are provided below for departments with YE forecast variances of +/- five percent, amended budgets, or YE forecasts projected to exceed budget.

**34 Mayor & City Council.** MCC is projected to be \$98,000 over budget primarily due to personnel costs associated with organizational changes. Funding to support positions moved to MCC will be reallocated from COM at FY 2022-23 mid-year.

**35 Non-Departmental.** Non-D is projected to be \$912,000 under budget primarily due to savings associated with reduced interest costs for Master Lease drawdowns.

**38 Park & Recreation.** PKR is projected to be \$2,576,000 over budget primarily due to unbudgeted preventive security and safety measures at recreational facilities and trails including cameras, lighting, and staff (\$1,500,000); high inflationary costs for supplies and services affecting park maintenance, repair, and cleanup (\$1,000,000); deferred maintenance (\$1,500,000); overtime and temporary staffing (\$2,628,000); and 2023 Southwest Showcase Televised Golf Tournament (\$100,000). These costs are partially offset by salary savings associated with vacant positions (\$4,152,000).

## FY 2022-23 Financial Forecast Report

**ENTERPRISE FUNDS**

Department	FY 2022-23 Adopted Budget	FY 2022-23 Amended Budget	YTD Actual	YE Forecast	Variance
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**1 AVIATION**

Beginning Fund Balance	\$53,227,959	\$53,227,959		\$75,205,004	\$21,977,045
Total Revenues	158,542,590	158,542,590	63,600,821	163,476,853	4,934,263
Total Expenditures	163,476,405	163,476,405	44,387,659	163,476,405	0
Ending Fund Balance	\$48,294,144	\$48,294,144		\$75,205,452	\$26,911,308

**2 CONVENTION & EVENT SERVICES**

Beginning Fund Balance	\$43,463,338	\$43,463,338		\$56,656,767	\$13,193,429
Total Revenues	113,230,392	113,231,392	34,715,200	116,656,341	3,424,949
Total Expenditures	113,231,392	113,231,392	38,049,725	116,656,341	3,424,949
Ending Fund Balance	\$43,462,338	\$43,463,338		\$56,656,767	\$13,193,429

**3 DEVELOPMENT SERVICES**

Beginning Fund Balance	\$45,375,814	\$45,375,814		\$38,036,071	(\$7,339,743)
Total Revenues	35,340,940	35,340,940	10,749,341	35,399,998	59,058
Total Expenditures	43,830,455	48,830,455	13,701,609	48,729,691	(100,764)
Ending Fund Balance	\$36,886,299	\$31,886,299		\$24,706,378	(\$7,179,921)

**4 MUNICIPAL RADIO**

Beginning Fund Balance	\$745,490	\$745,490		\$572,451	(\$173,039)
Total Revenues	1,003,095	1,003,095	326,660	1,107,287	104,192
Total Expenditures	1,003,095	1,003,095	571,818	1,100,313	97,218
Ending Fund Balance	\$745,490	\$745,490		\$579,425	(\$166,065)

**5 SANITATION SERVICES**

Beginning Fund Balance	\$19,328,242	\$19,328,242		\$19,627,964	\$299,722
Total Revenues	145,369,518	145,369,518	47,002,616	145,369,518	0
Total Expenditures	143,785,140	143,785,140	32,648,872	143,785,140	0
Ending Fund Balance	\$20,912,620	\$20,912,620		\$21,212,342	\$299,722

**6 STORM DRAINAGE MANAGEMENT—DALLAS WATER UTILITIES**

Beginning Fund Balance	\$15,732,597	\$15,732,597		\$19,962,402	\$4,229,805
Total Revenues	72,433,742	72,433,742	25,019,786	72,433,742	0
Total Expenditures	72,433,742	72,433,742	11,102,710	72,433,742	0
Ending Fund Balance	\$15,732,597	\$15,732,597		\$19,962,402	\$4,229,805

**7 WATER UTILITIES**

Beginning Fund Balance	\$133,050,983	\$133,050,983		\$168,023,058	\$34,972,075
Total Revenues	755,226,160	755,226,160	260,831,054	755,226,160	0
Total Expenditures	761,226,160	761,226,160	206,338,534	761,226,160	0
Ending Fund Balance	\$127,050,983	\$127,050,983		\$162,023,058	\$34,972,075

## FY 2022-23 Financial Forecast Report

**INTERNAL SERVICE FUNDS**

Department	FY 2022-23 Adopted Budget	FY 2022-23 Amended Budget	YTD Actual	YE Forecast	Variance
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**8 BOND & CONSTRUCTION MANAGEMENT**

Beginning Fund Balance	(\$14,768)	(\$14,768)		(\$1,400,504)	(\$1,385,736)
Total Revenues	23,087,146	23,087,146	822,955	22,275,755	(811,391)
Total Expenditures	23,087,146	23,087,146	4,911,808	22,261,641	(825,505)
Ending Fund Balance	(\$14,768)	(\$14,768)		(\$1,386,390)	(\$1,371,622)

**9 EQUIPMENT & FLEET MANAGEMENT**

Beginning Fund Balance	\$10,783,384	\$10,783,384		\$11,008,909	\$225,525
Total Revenues	66,009,566	66,009,566	5,418,386	66,901,154	891,588
Total Expenditures	66,600,148	66,600,148	17,780,296	67,491,736	891,588
Ending Fund Balance	\$10,192,802	\$10,192,802		\$10,418,327	\$225,525

**10 EXPRESS BUSINESS CENTER**

Beginning Fund Balance	\$5,684,817	\$5,684,817		\$5,940,355	\$255,538
Total Revenues	2,593,790	2,593,790	855,285	2,992,922	399,132
Total Expenditures	2,361,983	2,361,983	570,883	2,326,869	(35,114)
Ending Fund Balance	\$5,916,624	\$5,916,624		\$6,606,408	\$689,784

**11 INFORMATION TECHNOLOGY**

Beginning Fund Balance	\$9,119,837	\$9,119,837		\$20,013,158	\$10,893,321
Total Revenues	108,985,933	108,985,933	35,290,696	108,985,933	0
Total Expenditures	110,191,357	110,191,357	56,366,121	109,751,542	(439,815)
Ending Fund Balance	\$7,914,413	\$7,914,413		\$19,247,549	\$11,333,136

**12 RADIO SERVICES**

Beginning Fund Balance	\$1,139,315	\$1,139,315		\$2,712,126	\$1,572,811
Total Revenues	16,863,428	16,863,428	4,895,638	16,863,428	0
Total Expenditures	16,867,557	16,867,557	4,804,118	16,814,074	(53,483)
Ending Fund Balance	\$1,135,186	\$1,135,186		\$2,761,480	\$1,626,294

## FY 2022-23 Financial Forecast Report

**OTHER FUNDS**

Department	FY 2022-23 Adopted Budget	FY 2022-23 Amended Budget	YTD Actual	YE Forecast	Variance
------------	------------------------------	------------------------------	------------	-------------	----------

**13 9-1-1 SYSTEM OPERATIONS**

Beginning Fund Balance	\$4,180,269	\$4,180,269		\$5,652,626	\$1,472,357
Total Revenues	12,017,444	12,017,444	3,965,918	12,829,221	811,777
Total Expenditures	14,212,742	14,212,742	5,854,491	14,176,204	(36,538)
Ending Fund Balance	\$1,984,971	\$1,984,971		\$4,305,643	\$2,320,672

**14 DEBT SERVICE**

Beginning Fund Balance	\$66,867,697	\$66,867,697		\$84,537,164	\$17,669,467
Total Revenues	408,298,161	408,298,161	362,924,657	408,298,161	0
Total Expenditures	412,314,869	412,314,869	0	412,314,869	0
Ending Fund Balance	\$62,850,989	\$62,850,989		\$80,520,456	\$17,669,467

**15 EMPLOYEE BENEFITS**

City Contributions	\$108,965,789	\$108,965,789	\$26,906,351	\$109,342,574	\$376,785
Employee Contributions	44,675,798	44,675,798	14,523,769	44,718,099	42,301
Retiree	26,927,732	26,927,732	(18)	27,094,920	167,188
Other	0	0	103,206	86,495	86,495
Total Revenues	180,569,319	180,569,319	41,533,308	181,242,088	672,769
Total Expenditures	\$189,583,785	\$189,583,785	\$15,051,283	\$194,837,126	\$5,253,341

Note: FY 2022-23 YE forecast reflects claim expenses expected to occur in the fiscal year. Fund balance (not included) reflects incurred but not reported (IBNR) claims.

**16 RISK MANAGEMENT**

Worker's Compensation	\$16,041,001	\$16,041,001	15,991,645	14,085,135	\$0
Third Party Liability	10,033,670	10,033,670	10,849,118	11,688,742	0
Purchased Insurance	13,445,548	13,445,548	13,447,476	11,096,779	0
Interest and Other	0	0	203,756	121,238	121,238
Total Revenues	39,520,219	39,520,219	40,491,995	36,991,894	121,238
Total Expenditures	\$57,449,878	\$57,449,878	15,275,460	\$44,365,600	(13,084,278)

Note: FY 2022-23 YE forecast reflects claim expenses expected to occur in the fiscal year. Fund balance (not included) reflects the total current liability for Risk Management (worker's compensation/liability/property insurance).

## VARIANCE NOTES

The Enterprise, Internal Service, and Other Funds summaries include the beginning fund balance with the YE revenue and expenditure forecasts. As of January 31, 2023, the beginning fund balance for the YE forecast represents the FY 2021-22 audited ending fund balance and includes FY 2021-22 YE savings. Variance notes are provided below for funds with a YE forecast variance of +/- five percent, YE forecast projected to exceed budget, or projected use of fund balance.

**1 Aviation.** AVI revenues are projected to be \$4934,000 over budget due to higher concession for Food-Beverage than budgeted.

**2 Convention and Event Services.** CCT revenues are projected to be over budget \$3,425,000 due to higher number of events than budgeted. CCT expenses are projected to be over budget \$3,425,000 due to an increase in capital transfer.

**3 Development Services.** DEV revenues are projecting to be over budget by \$59,000 due to the Rapid single-Family VIP program. City Council increased DEV's budget by \$5,000,000 on November 9 by resolution 22-1676 for construction services at 7800 N Stemmons.

**4 Municipal Radio.** OCA revenues are expected to be \$104,000 over budget due to higher than budgeted reimbursements from KERA. OCA expenses are projected to be \$97,000 over budget due to a contract buy-out that creates savings on the Nielsen contract.

**8 Bond & Construction Management.** BCM revenues are expected to be \$811,000 under budget due to charges to capital projects encumbered in the prior fiscal year. BCM expenses are projected to be \$826,000 under budget primarily due to salary savings associated with 48 vacant positions. BCM charges each capital project budget for project implementation costs. Savings in actual implementation expenses result in fewer charges to the capital project.

**9 Equipment and Fleet Management.** EFM revenues are projected to be \$892,000 over budget due to additional maintenance costs as a result of extending the maintenance schedules for Sanitation from 4-5 days and revised routes resulting in additional chargebacks. EFM expenses are projected to be \$892,000 over budget primarily due to contracted labor and temporary staffing used to offset 46 vacancies.

**10 Express Business Center.** Express Business Center revenues are projected to be \$399,000 over budget due to an increase in auto pound sales.

**13 9-1-1 System Operations.** 911 System Operations are projected to be over budget by \$812,000 due to an increase in 911 fee collections for both wireless and wireline phones based on year-to-date receipts.

**15 Employee Benefits.** Employee Benefits expenses are projected to be \$5,253,000 over budget primarily due to greater numbers of high-cost claims from August to December 2022. The increase in outpatient per unit cost and professional utilization experienced from August to December following the COVID-19 pandemic is anticipated to decrease in 2023.

**16 Risk Management.** ORM expenses are projected to be \$13,084,000 under budget primarily due to a delay in anticipated claims expenses from FY 2022-23 to FY 2023-24.

## FY 2022-23 Financial Forecast Report

**GENERAL OBLIGATION BONDS****2017 Bond Program**

Proposition		Authorized by Voters	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
A	Street and Transportation	\$533,981,000	\$533,981,000	\$228,056,270	\$133,423,818	\$172,500,912
B	Park and Recreation Facilities	261,807,000	261,291,060	169,977,843	10,134,305	81,178,912
C	Fair Park	50,000,000	50,000,000	30,511,113	3,027,228	16,461,659
D	Flood Protection and Storm Drainage	48,750,000	48,688,152	12,321,232	11,879,467	24,487,453
E	Library Facilities	15,589,000	15,589,000	14,865,298	229,265	494,437
F	Cultural and Performing Arts Facilities	14,235,000	14,235,000	12,805,990	577,010	852,000
G	Public Safety Facilities	32,081,000	32,081,000	26,098,117	181,647	5,801,237
H	City Facilities	18,157,000	18,157,000	2,378,013	83,955	15,695,032
I	Economic Development	55,400,000	55,400,000	19,786,861	9,484,187	26,128,953
J	Homeless Assistance Facilities	20,000,000	20,000,000	15,065,752	1,375,331	3,558,917
<b>Total</b>		<b>\$1,050,000,000</b>	<b>\$1,049,422,212</b>	<b>\$531,866,488</b>	<b>\$170,396,213</b>	<b>\$347,159,511</b>

**2012 Bond Program**

Proposition		Authorized by Voters	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
1	Street and Transportation Improvements	\$260,625,000	\$266,938,887	\$256,743,250	\$6,575,140	\$3,620,497
2	Flood Protection and Storm Drainage Facilities	326,375,000	326,375,000	241,979,965	56,432,080	27,962,955
3	Economic Development	55,000,000	55,000,000	37,827,528	4,609,747	12,562,724
<b>Total</b>		<b>\$642,000,000</b>	<b>\$648,313,887</b>	<b>\$536,550,744</b>	<b>\$67,616,967</b>	<b>\$44,146,176</b>

**2006 Bond Program**

Proposition		Authorized by Voters	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
1	Street and Transportation Improvements	\$390,420,000	\$406,490,554	\$393,500,520	\$8,511,434	\$4,478,599
2	Flood Protection and Storm Drainage Facilities	334,315,000	342,757,166	297,907,936	14,874,079	29,975,151
3	Park and Recreation Facilities	343,230,000	353,343,060	347,694,529	1,383,248	4,265,283
4	Library Facilities	46,200,000	48,318,600	47,669,994	10,521	638,084
5	Cultural Arts Facilities	60,855,000	63,821,447	63,151,488	398	669,561
6	City Hall, City Service and Maintenance Facilities	34,750,000	36,216,478	32,163,825	395,789	3,656,863
7	Land Acquisition Under Land Bank Program	1,500,000	1,500,000	1,474,169	0	25,831
8	Economic Development	41,495,000	45,060,053	42,405,945	922,500	1,731,608
9	Farmers Market Improvements	6,635,000	6,933,754	6,584,013	12	349,728
10	Land Acquisition in the Cadillac Heights Area	22,550,000	22,727,451	11,491,789	237,544	10,998,118
11	Court Facilities	7,945,000	8,146,606	7,869,762	120	276,724
12	Public Safety Facilities and Warning Systems	63,625,000	66,072,938	65,323,005	4,737	745,196
<b>Total</b>		<b>\$1,353,520,000</b>	<b>\$1,401,388,107</b>	<b>\$1,317,236,977</b>	<b>\$26,340,382</b>	<b>\$57,810,748</b>

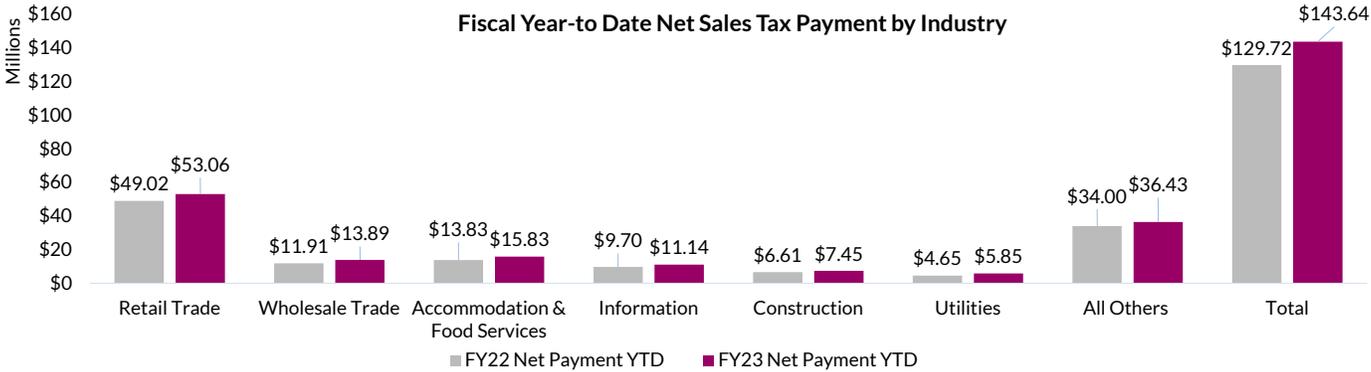
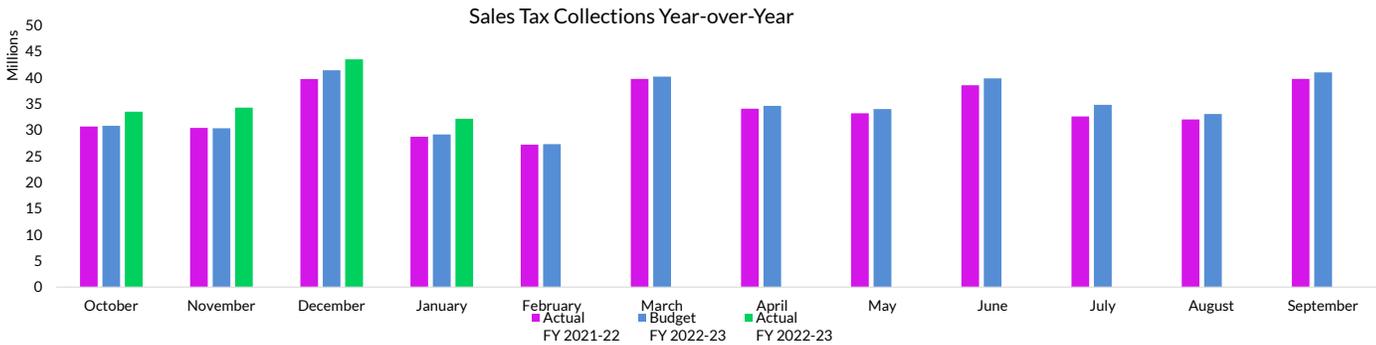
Note: The tables above reflect expenditures and encumbrances recorded in the City's financial system of record. They do not include commitments that have not yet been recorded in the system, such as amounts recently approved by City Council.

FY 2022-23 Financial Forecast Report

# ECONOMIC INDICATORS

## Sales Tax

The current sales tax rate is 8.25 percent - 6.25 percent goes to the state, one percent to the City, and one percent to DART. In FY 2022-23, Sales Tax Budget is \$417,232,383. As of January 31, 2023, the sales tax forecast is \$428,951,153. We will update the forecast throughout the year as additional information becomes available. The charts in this section provide more information about sales tax collections.



## FY 2022-23 Financial Forecast Report

**ECONOMIC INDICATORS**

Year-over-Year Change in Sales Tax Collections		
Industry	January FY23 over January FY22	FYTD23 over FYTD22
Retail Trade	19%	8%
Wholesale Trade	-4%	17%
Accommodation and Food Services	27%	14%
Information	11%	15%
Construction	13%	13%
Utilities	26%	26%
All Others	3%	7%
<b>Total Collections</b>	<b>12%</b>	<b>11%</b>

**Retail Trade.** Includes establishments engaged in selling (retailing) merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The retailing process is the final step in the distribution of merchandise, so retailers are organized to sell merchandise in small quantities to the general public.

**Wholesale Trade.** Includes establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. Wholesalers are organized to sell or arrange the purchase or sale of (a) goods for resale to other wholesalers or retailers, (b) capital or durable nonconsumer goods, and (c) raw and intermediate materials and supplies used in production.

**Accommodation and Food Services.** Includes establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.

**Information.** Includes establishments engaged in (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data.

**Construction.** Includes establishments primarily engaged in the construction of buildings or engineering projects (e.g. highways and utility systems). Establishments primarily engaged in the preparation of sites for new construction or in subdividing land for sale as building sites are also included in this sector.

**Utilities.** Includes establishments providing electric power, natural gas, steam supply, water supply, and sewage removal.

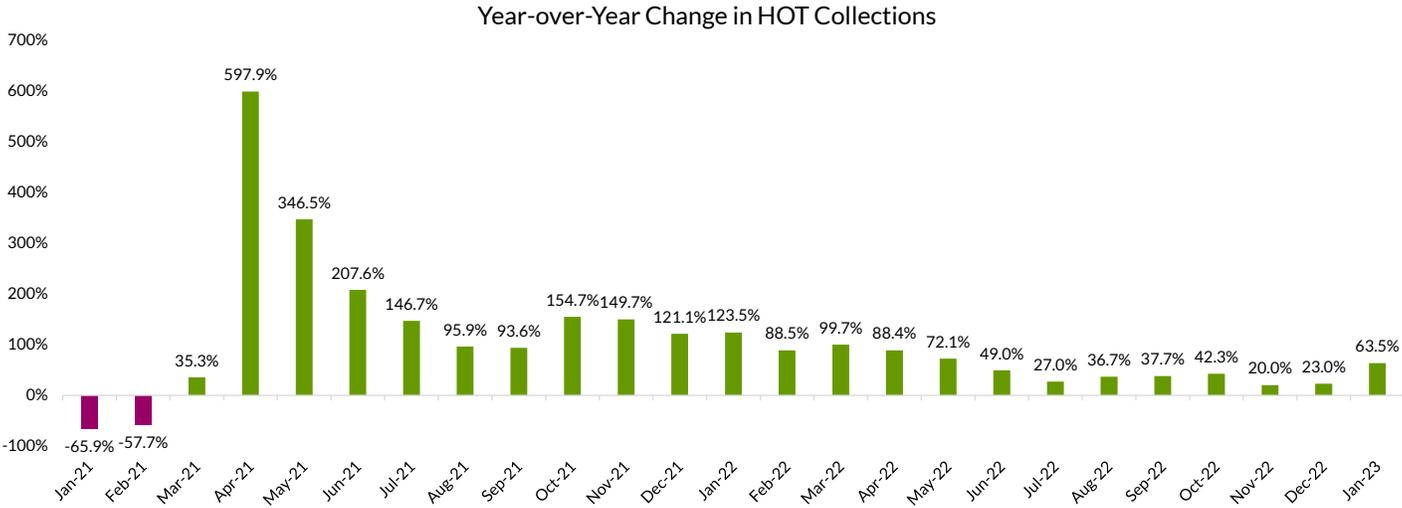
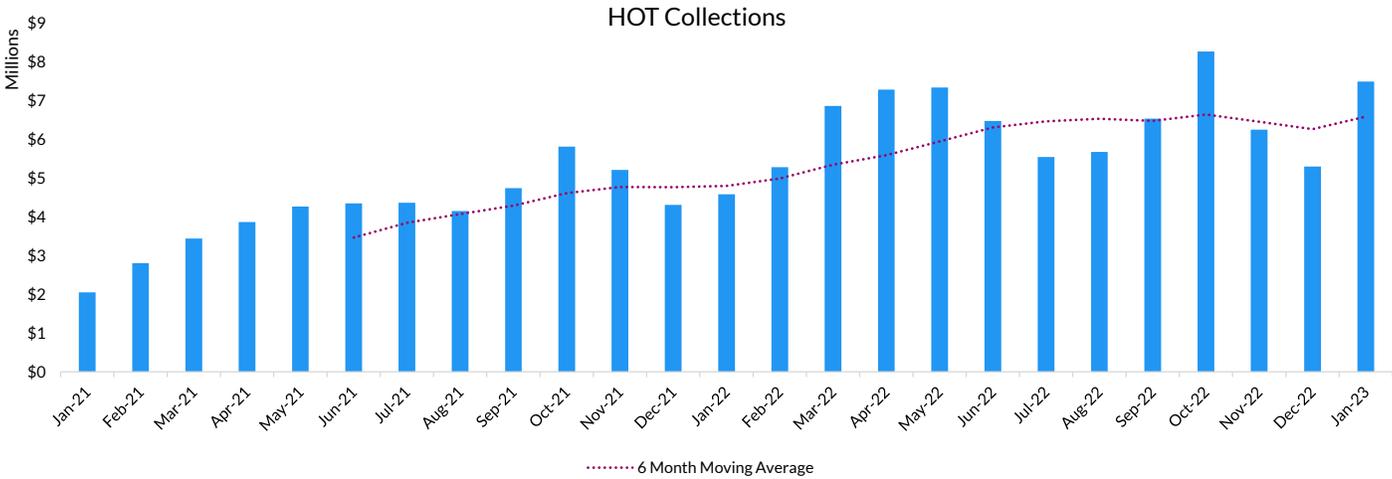
**All Others.** Includes but is not limited to manufacturing, professional and business services, financial activities, education and health services, and natural resources and mining.

FY 2022-23 Financial Forecast Report

# ECONOMIC INDICATORS

## Hotel Occupancy Tax

The City collects hotel occupancy taxes (HOT) on hotel, motel, bed and breakfast, and short-term rentals in the city limits. The HOT rate in Dallas is 15 percent of the cost of the room (not including food served or personal services not related to cleaning and readying the space for the guest)—six percent goes to the state, and nine percent goes to the City. Of the nine percent to the city, two percent is to be used for the Convention Center Expansion and the Fair Park Facilities Venue Projects and seven percent is allocated for Visit Dallas, Office of Arts and Culture, and Kay Bailey Hutchison Convention Center Dallas. HOT is the largest single revenue source for the Kay Bailey Hutchison Convention Center, and data is typically updated every two months.



FY 2022-23 Financial Forecast Report

# ECONOMIC INDICATORS

## Convention Center Event Bookings

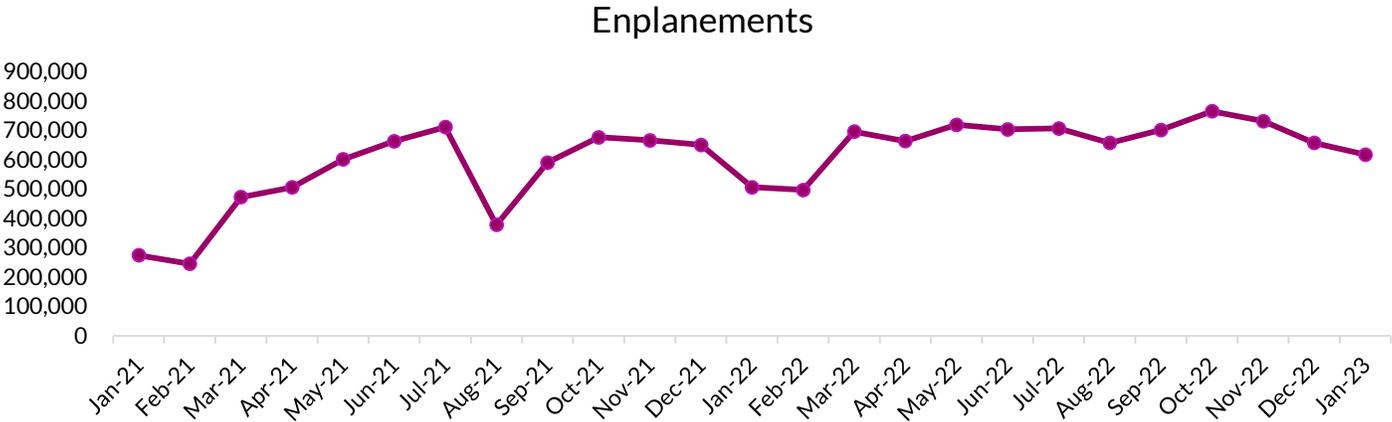
The table below lists the number of actual, planned, and forecast events at the KBHCCD for the last three fiscal years. Please note if no event takes place, it results in an equal reduction in revenue and expenses.

	FY21 Actual	FY22 Actual	FY23 Planned	FY23 Actual/Forecast*
October	3	6	10	10
November	1	5	2	2
December	2	9	11	12
January	1	4	7	5
February	0	10	9	9
March	2	13	7	7
April	1	8	5	5
May	6	6	9	9
June	7	11	9	9
July	7	4	10	10
August	4	8	5	5
September	5	10	4	4
<b>Total</b>	<b>39</b>	<b>94</b>	<b>88</b>	<b>87</b>

\* Due to shifts in cancellations and rescheduling, FY23 actuals for prior months may be updated.

## Love Field Enplanements

An enplanement is when a revenue-generating passenger boards an aircraft. Enplanements are the most important air traffic metric because enplaned passengers directly or indirectly generate 80 percent of Aviation revenues. Typically, Aviation generates only 20 percent of total operating revenues from non-passenger-related activities.

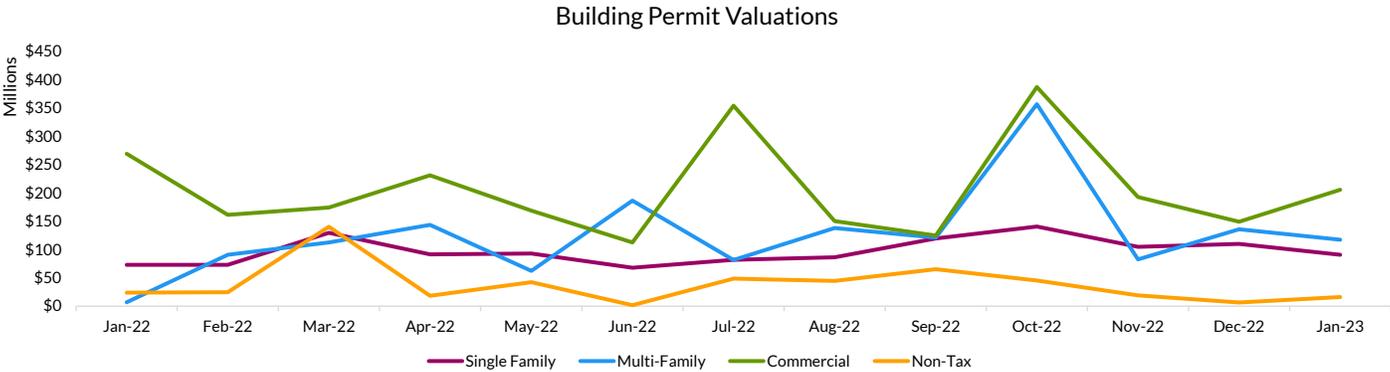


FY 2022-23 Financial Forecast Report

# ECONOMIC INDICATORS

## Building Permits

Building permits (required for all construction in Dallas) can provide insight into upcoming activity in the housing market and other areas of the economy. Permits are a key indicator of the confidence developers have in the economy; likewise, a decline can indicate developers do not anticipate economic growth in the near future. In some cities, this measure may be a leading indicator of property tax value growth, but in Dallas, the property tax forecast model includes other variables like wage/job growth, housing supply, gross domestic product, population, vacancy rates, and others.



# DALLAS 365

The Dallas 365 initiative aligns 35 key performance measures to our eight strategic priorities. The department responsible for each measure is noted at the end of the measure's description, and last year's performance is included if available. If FY 2022-23 data is not available, N/A is listed.

Year-to-date (YTD) and year-end (YE) targets are presented for each measure. YTD targets may vary based on seasonality of the work. Each month, we compare 1) the YTD target with the actual performance for the current reporting period and 2) the YE target with the department's forecasted performance as of September 30, 2023.

Measures are designated "on target" (green) if actual YTD performance is equal to or greater than the YTD target. If actual YTD performance is within five percent of the YTD target, it is "near target" (yellow). Otherwise, the measure is designated "not on target" (red). The same methodology applies to YE forecasts. Variance notes are provided for each red measure.



#	Measure	FY 2021-22 Actual	YTD Target	YTD Actual	YE Target	YE Forecast
<b>Economic Development</b>						
1	Average number of business days to complete commercial permit application prescreen (Development Services)	5.7	5.0	2.0	5.0	5.0
2*	Percentage of next business day inspections performed on time (Development Services)	98.5%	98.0%	98.0%	98.0%	98.0%
3	Percentage spent with local businesses (Small Business Center)	36.7%	53.0%	59.0%	40.0%	40.0%
4	Percentage of dollars spent with local M/WBE businesses (Small Business Center)	84.6%	62.0%	60.0%	70.0%	70.0%
<b>Environment &amp; Sustainability</b>						
5	Percentage of CECAP actions underway annually (Office of Environmental Quality & Sustainability)	94.3%	54.6%	54.6%	75.3%	75.3%
6	Percentage of on-time bulk & brush collections (Sanitation Services)	99.9%	100.0%	100.0%	95.0%	95.0%
7	Residential recycling diversion rate (Sanitation Services)	18.6%	18.0%	18.0%	20.0%	20.0%

\* For most measures, high values indicate positive performance, but for these measures, the reverse is true.

## FY 2022-23 Dallas 365

#	Measure	FY 2021-22 Actual	YTD Target	YTD Actual	YE Target	YE Forecast
<b>Government Performance &amp; Financial Management</b>						
8	Percentage of invoices paid within 30 days (City Controller's Office)	88.1%	92.0%	88.0%	92.0%	92.0%
9	Percentage of vehicles receiving preventive maintenance on schedule (Equipment & Fleet Management)	96.2%	91.0%	91.0%	90.0%	90.0%
10	Percentage of 311 calls answered within 90 seconds (311 Customer Service Center)	42.4%	60.0%	70.0%	60.0%	60.0%
11	Percentage of informal solicitation requests (<\$50k) processed within 15 business days (Procurement Services)	N/A	80.0%	9.0%	80.0%	80.0%
<b>Housing &amp; Homeless Solutions</b>						
12	Percentage of development funding leveraged by private sources (Housing & Neighborhood Revitalization)	85.6%	60.0%	0.0%	60.0%	60.0%
13	Percentage of unduplicated persons placed in permanent housing who remain housed after six months (Office of Homeless Solutions)	94.0%	85.0%	89.0%	85.0%	85.0%
14	Percentage of beds utilized under the Pay-to-Stay program (Office of Homeless Solutions)	98.6%	80.0%	141.3%	80.0%	80.0%
<b>Public Safety</b>						
15	Percentage of EMS responses within nine minutes or less (Dallas Fire-Rescue)	85.1%	90.0%	84.3%	90.0%	90.0%
16	Percentage of first company responses to structure fires within five minutes and 20 seconds of dispatch (Dallas Fire-Rescue)	87.5%	90.0%	90.4%	90.0%	90.0%
17*	Crimes against persons (Dallas Police Department)	2,302.0	2,000.0	2,179.0	2,000.0	2,000.0
18	Percentage of responses to Priority 1 calls within eight minutes or less (Dallas Police Department)	47.6%	60.0%	52.2%	60.0%	60.0%
19	Percentage of 911 calls answered within 10 seconds (Dallas Police Department)	96.4%	90.0%	98.2%	90.0%	90.0%
20	Complaint resolution rate (Office of Community Police Oversight)	82.2%	70.0%	71.2%	70.0%	70.0%
21	Percentage of crisis intervention calls handled by the RIGHT Care team (Office of Integrated Public Safety Solutions)	52.6%	60.0%	64.6%	60.0%	60.0%

\* For most measures, high values indicate positive performance, but for these measures, the reverse is true.

## FY 2022-23 Dallas 365

#	Measure	FY 2021-22 Actual	YTD Target	YTD Actual	YE Target	YE Forecast
<b>Quality of Life, Arts, &amp; Culture</b>						
22	Percentage of litter and high weed service requests closed within SLA (Code Compliance)	83.6%	65.0%	82.7%	65.0%	65.0%
23	Percentage increase in dogs and cats fostered (Dallas Animal Services)	33.4%	5.0%	9.1%	5.0%	5.0%
24	Percentage of technology devices checked out monthly (Hotspots and Chromebooks) (Library)	77.3%	75.0%	76.3%	75.0%	75.0%
25	Satisfaction rate with library programs (Library)	99.0%	93.0%	98.1%	93.0%	93.0%
26	Percentage of cultural services funding to ALAANA (African, Latinx, Asian, Arab, Native American) artists and organizations (Office of Arts & Culture)	30.2%	25.0%	28.8%	32.0%	32.0%
27	Average number of recreation programming hours per week (youth, seniors, and athletic leagues) (Park & Recreation)	2,192	1,615	2,505	1,615	1,615
28	Participation rate at late-night Teen Recreation (TRec) sites (Park & Recreation)	68.0%	80.0%	31.0%	80.0%	80.0%
<b>Transportation &amp; Infrastructure</b>						
29	Percentage of bond appropriations awarded (ITD) (Bond & Construction Management)	85.6%	71.0%	71.6%	97.0%	97.0%
30	Percentage of planned lane miles improved (787 of 11,770 miles) (Public Works)	81.6%	1.0%	8.2%	100.0%	100.0%
31	Percentage of potholes repaired within three days (Public Works)	99.0%	98.0%	98.8%	98.0%	98.0%
32	Percentage of signal malfunction responses within 120 minutes (Transportation)	91.4%	91.0%	91.8%	91.0%	91.0%
33	Percentage of faded long line pavement marking miles improved (611 of 1,223 miles) (Transportation)	83.4%	0.0%	0.0%	50.0%	50.0%
<b>Workforce, Education, &amp; Equity</b>						
34	Percentage increase of original multicultural and multilingual content (on public, educational, and government) (Communications, Outreach, & Marketing)	40.2%	25.0%	620.0%	25.0%	25.0%
35	Percentage increase of workforce development grant participants in underserved populations (Small Business Center)	N/A	60.0%	59.9%	60.0%	60.0%

\* For most measures, high values indicate positive performance, but for these measures, the reverse is true.

## FY 2022-23 Dallas 365

**VARIANCE NOTES**

**11** Due to POM staffing levels, informal solicitation requests are being carefully monitored to ensure processing within 15 business days. POM is working to address the performance variance by identifying temporary staffing to ensure timely solicitation reviews, stabilize ongoing workload, and reduce incurred delays. POM expects the percentage to improve in future reporting periods.

**12** No housing developments have been approved for funding by City Council this fiscal year. HOU brings developments to council as applications are received and processed. Winter tends to be a slower construction season. More applications are expected in the coming months.

**15** DFR continues to experience increased EMS response times due to a number of factors. Emergency call volume remains very high. Additionally, while DFR's EMS transport rate has historically been 40-45 percent, that figure is now over 60 percent. Increases in call volume and transport rates result in a decrease in the number of available units and an increase in unit hour utilization, which in turn cause increases in response times.

**17** Overall violent crime has increased to 5.99 percent for January 2023. With the focus on interrupting and disrupting violent people and places, DPD strives to continue to see a reduction in crimes against persons. DPD is targeting hot spots such as apartment complexes to decrease crime and is implementing the Place Network Investigations (PNI) plan as part of the Violent Crime Plan. DPD has seen a 20 percent decrease in Robbery offenses and a 17 percent decrease in Sexual Assault offenses, and overall crime is down. Total Crime is down (5.6) percent YTD by (500) offenses. There is an increase in Aggravated Assaults and this is due to single incidents having multiple complainants.

**18** DPD is 116 officers short of authorized positions and has resulted in an impact on call answering volume. One graduating class provided 21 officers to patrol staffing levels to assist with our departmental staffing goals. A recruit class began in January with 32 officers.

**28** Late Night Teen participation continues to be down due to programming only being offered on the first Friday of each month and lower levels of participation in the winter months. The TRec Program Coordinator was onboarded in January. Marketing initiatives are being developed for increased program participation as PKR approaches warmer spring months.

**30** Sixty four (64.8) lane miles have been completed out of 11,770 miles. PBW anticipates improved performance with the maintenance contract awarded in January (CR #23-0014).

# BUDGET INITIATIVE TRACKER

The Budget Initiative Tracker reports on 35 activities included in the FY 2022-23 budget. For each initiative included in this report, you will find the initiative number, title, description, status, and measure. At the end of each description, the responsible department is listed. Each month, the responsible department provides a current status for the initiative and indicates whether the initiative is “complete” (blue circle), “on track” for completion by the end of the fiscal year (green check mark), “at risk” of not being completed by the end of the fiscal year (yellow exclamation mark), or “canceled” (red x).



## In the Spotlight

Like so many others, COVID-19 forced the Dallas Public Library to rapidly change and deploy a new service model in an effort to continue serving its communities. Three years later, Dallas City Council adopted the City Manager’s budget to re-introduce and expand library hours at fifteen branch locations across the city. City of Dallas’ libraries offer a plethora of resources, foster learning opportunities, welcome communities, engage residents and enhance their quality of life. Libraries are essential in providing education and workforce development, senior engagement, and poverty elimination. In FY 2022-23, Dallas Public Library hosted a two-day job fair and accepted 210 applications. On-site interviews were conducted which aided in filling all 55 new positions to support expanded hours. This expansion allows for increased children’s services, workforce development, SMART summer participation, and adult learning programs at each of these locations.



## FY 2022-23 Budget Initiative Tracker

**ECONOMIC DEVELOPMENT****1 Building Permit Process** ✓

**INITIATIVE** Reform the City's building permit process and improve the customer experience through investments in a new centrally located facility, enhanced technology, and expanded staffing. In FY 2022-23, Development Services will hire additional staff to expand the Project Dox Intake Division, add a Housing Team to improve quality inspections, and add a 2nd Q-Team to increase the timeliness of project completions. (DEV)

**STATUS** DEV purchased a centrally located building at 7800 N Stemmons that will be used as a "One Stop Permitting Shop". The building should be partially occupied during the late spring or early summer of 2023. DEV plans to deploy a second Q-Team and an Affordable Housing Team and have the Statement of Work for the new permitting software by February 2023. Of the 54 newly added positions, the department has filled 21 and will continue to work on filling the remaining open positions.

**2 City Development Code** ✓

**INITIATIVE** Overhaul the City's Development Codes (Chapters 51, 51A, and 51P) to develop a modern, updated, and user-friendly development code that is streamlined, consistent, clear, and aligned with all City plans and policies. In FY 2022-23, PNV will hire execute a consultant contract, work alongside the consultant to perform a technical analysis of the effectiveness of current development codes and begin the public engagement process to ultimately reduce the total land development timeline. (PNV)

**STATUS** Procurement for the consultant will close on February 10. The next steps will be to score, select, and negotiate the contract.

**3 Planning and Urban Design** ✓

**INITIATIVE** Provide critical administrative support to boards and committees supported by Planning and Urban Design. In FY 2022-23, PNV will hire four additional positions to provide administrative and technical support, which are key critical functions currently performed by planning staff, managers, and executive staff. (PNV)

**STATUS** Two positions were hired with start dates in March. One position is posted and closing soon with interviews to be conducted within the next few weeks. The final position will be posted within the next few weeks.

**4 City Auto Pound** ✓

**INITIATIVE** Pave the way for redevelopment of the Vilbig Auto Pound by fully implementing the terms of the service contract that includes wrecker dispatch, wrecker response, storage of vehicles, collection of fees, and disposition of unclaimed vehicles for non-evidentiary tows and implementation of fee changes for towing and storage. (DPD)

**STATUS** Implementation of the Auto Pound Management contract is underway. ITS is finalizing the first data extract for the transfer of current inventory to the new platform. OKTA/AutoReturn log in connectivity testing has completed and will begin working with ITS to begin implementation. Capital Improvements at the Ledbetter location are complete. Goodnight Ln. location fencing is 90 percent complete but DPD is waiting on permits before completing other capital improvements.

## FY 2022-23 Budget Initiative Tracker

**ENVIRONMENT & SUSTAINABILITY****5 Water Conservation Five-Year Work Plan** ✓

**INITIATIVE** Update the Water Conservation Five-Year Work Plan to be incorporated into the 2024 state required Water Conservation Plan and Long-Range Water Supply Plan that will update population, water demand and supply, and re-evaluate strategies to meet future needs for Dallas' water system. (DWU)

**STATUS** The contract to put together the water supply plan was awarded in fall 2022. A kick-off meeting will be held in February 2023 between consultants and the City team to establish final steps, deliverables, stakeholders, and modeling for technical strategies.

**6 Emerald Ash Borer (EAB) Mitigation** ✓

**INITIATIVE** Protect the City's tree canopy and slow the spread of Emerald Ash Borer (EAB) through a multi-departmental mitigation effort. In FY 2022-23, PKR will hire four positions for the Forestry EAB strike team to respond to Emerald Ash Borer deterioration effects and plant trees in city parks. In FY 2022-23, PBW will hire seven positions and focus on tree inventory and EAB treatments to slow the spread of EAB and develop a tree planting plan for citywide right-of-way and parkways. (PKR and PBW)

**STATUS** The EAB response plan has been initiated. The PKR staff Arborist will continue special assignment assessing and mapping ash trees on park properties. As of December the Arborist has surveyed about 300 parks and inventoried approximately 900 ash trees in the maintained portions of park properties. The Urban Biologist and City Forester positions continue working with the interdepartmental Forestry Technical Team. PKR will interview candidates for the Sr. Environmental Coordinator position in February 2023 with an anticipated hire date by spring 2023. The seven positions to be hired by PBW have been posted. Five positions have been filled, and the remaining two have been posted and are awaiting qualified candidates.

**7 Comprehensive Environmental & Climate Action Plan (CECAP) Outreach** ✓

**INITIATIVE** Develop a comprehensive multimedia outreach, education, and engagement program to provide information on environmental stewardship and sustainability, energy efficiency, and other related topics in the CECAP. In FY 2022-23, OEQ will implement effective community outreach in all areas of the City, including creative, media buys, banners, and other material to support greater community outreach and engagement efforts. (OEQ)

**STATUS** During the first three months of FY 2022-23 a vendor was selected to develop the marketing tool kit. The CECAP media plan is currently being consolidated into the overall OEQS department engagement plan and the effort will be facilitated by the OEQS Outreach and Engagement Team moving forward. The initial draft plan has been reviewed and there will be monthly meetings to refine and implement the media plan.

**8 Solar Energy Initiative** ✓

**INITIATIVE** Invest \$1.0 million in FY 2022-23 for a solar energy initiative, to install solar panels, energy efficient lighting, retrofit controls, and weatherization at City facilities; and invest \$500,000 for solar battery pack at a city facility. (BSD)

**STATUS** An RFP solicitation for a \$1M (\$500,000 Solar PV + \$500,000 Battery) Solar Photovoltaic and Battery Energy Storage System at the Bachman Recreation Center was opened on January 18 and closes on February 24. BSD is currently auditing the 8 resiliency centers, specifically focusing on ways to weatherize and increase energy efficiency, to determine the best use of the remaining \$500,000.

## FY 2022-23 Budget Initiative Tracker

**ENVIRONMENT & SUSTAINABILITY****9 Brownfield Program** 

**INITIATIVE** Further environmental justice efforts by setting aside \$1.5 million for educational programs and/or community-led solutions for environmental remediation projects as well as seed money for grants to build a brownfield program. In FY 2022-23, OEQ will hire two positions that will manage the program and develop a comprehensive Brownfields Program focused on community-informed solutions and potential Environmental Protection Agency (EPA) grants for environmental remediation projects to address brownfields throughout the city. (OEQ)

**STATUS:** One Environmental Coordinator position has been filled and the other is anticipated to be hired by March. Data Analytics & Business Intelligence has delivered a Dallas-based environmental justice screening tool to OEQ and staff is currently testing the tool to identify any needed modifications.

**10 Comprehensive Environmental and Climate Action Plan (CECAP)** 

**INITIATIVE** Continue advancement of various components of the CECAP including the neighborhood air quality program. In FY 2022-23, OEQ will complete the data platform and data qualification procedures to begin testing air quality in designated neighborhoods. (OEQ)

**STATUS** The first batch of monitors have been calibrated and deployed. The first three of eight are in the field and transmitting data from West Dallas and Dixon Circle. Staff are working with affected communities, Environmental Commission, and Council Members to schedule implementation of the remaining monitors in Joppa, Floral Farms, and Dixon Circle. Arrangements are being finalized for a monitor to be installed in the Joppa neighborhood, with a tentative installation of date of March 8, 2023. Additionally, a community meeting was held with the residents of the Floral Farms neighborhood on February 21, 2023. This meeting generated new information that staff is currently incorporating into future plans.

**11 Environmental Justice (EJ)** 

**INITIATIVE** With an emphasis on effectively addressing environmental justice, and the focus on using data to drive related policy, OEQ will hire one new Environmental Coordinator to develop, evaluate, and track environmental justice metrics for the department, and coordinate city-wide efforts association with EJ priorities, goals, and actions. The new position will work with other city departments to develop a Dallas-based EJ screening tool and help with the development of training to better ensure City staff integrate environmental justice into city work. (OEQ)

**STATUS** Human Resources is currently finalizing the job description for the Environmental Coordinator position. Hiring is anticipated by early spring 2023.

## FY 2022-23 Budget Initiative Tracker

# GOVERNMENT PERFORMANCE & FINANCIAL MANAGEMENT

**12** Equipment and Fleet

**INITIATIVE** Achieve a state of good repair in five years for all City fleet vehicles, including sanitation trucks, fire apparatus, police cruisers, and heavy equipment vehicles used by Public Works and Dallas Water Utilities by investing \$72.6 million for the purchase of replacement and additional fleet and equipment. (EFM, DFR, DPD, SDM, DWU, and SAN)

**STATUS** DFR has approved the specifications for all the Engines, Trucks, and Ambulances that will be purchased with FY 2022-23 funds. One Engine has been ordered through general fund monies (approved budget amendment) and seven Engines, two Trucks, nine Ambulances, and three Wildland Type VI vehicles have been ordered from the remaining funding allocation. Purchase agreements for two remaining Ambulances are in the process of being finalized for a total of 11. DFR was recently awarded a grant from the North Central Council of Governments for the acquisition of three blocker vehicles (to be ordered and delivered in FY 2022-23) to protect residents, first responders, and emergency fleet units during freeway responses. EFM has ordered 188 units using department funds totaling \$29.1 million. Departments include CCS (18 units), CTS(3), AVI (1), DFD (9), DPD (101), DWU (3), EFM(1), OEM (1), PBW (13), PKR (4), SAN (33), SEC (1).

## FY 2022-23 Budget Initiative Tracker

**HOUSING & HOMELESSNESS SOLUTIONS****13 Addressing Homelessness** ✓

**INITIATIVE** Contribute \$25 million to leverage an additional \$47 million in public and private investment for an overall \$72 million program. The program employs housing navigation services, landlord incentives, rental subsidies, move-in kits, and case management to reduce and prevent homelessness, in partnership with Dallas County, the Dallas Housing Authority, the Metro Dallas Homeless Alliance, and other cities in Dallas County. The program began in FY 2021-22 and will be implemented over three years (FY 2021-22 – FY 2023-24). It is anticipated that over 2,700 individuals will be housed by the end of 2023. The third year (FY 2023-24) of the program will be focused solely on providing rental assistance and case management to those individuals housed in FY 2021-22 and FY 2022-23. (OHS)

**STATUS** The Dallas Rapid Rehousing Initiative has housed 1,610 individuals since its onset in October 2021 through January 2023. Of those individuals housed, 47% percent are from households consisting of adults with children and 53% percent are adults only. OHS is partnering with Housing Forward to launch the encampment decommissioning effort offering individuals in established encampments housing solutions.

**15 Healthy Community Collaborative (HCC) Program** ✓

**INITIATIVE** Invest \$1.5 million [including \$523,000 of new funding] to provide services to persons who are homeless and have a mental illness or who might also have co-occurring substance use or primary health care issues. In FY 2022-23, HCC anticipates serving 750 clients. (OHS)

**STATUS** From October 2022 to January 2023, the three organizations contracted by OHS have provided services for 525 clients.

**14 Homeless Action Response Team (HART)** ✓

**INITIATIVE** Launch a cross-departmental Homeless Action Response Team (HART) to deliver immediate interventions to expedite the improvement of unsafe encampments in need of immediate resolution, and address issues concerning panhandling. In FY 2022-23, implement a collaborative approach and hire seven positions in the Office of Homeless Solution, one position in the Office of Integrated Public Safety Solutions, seven positions in Public Works, four positions in Park and Recreation, two positions in Dallas Animal Services, four positions in Court and Detention Services, and eight positions in Code Compliance Services. (OHS, IPS, PBW, PKR, DAS, CTS, and CCS)

**STATUS** The departments involved in the HART initiative are currently all in various stages of filling positions. OHS hired seven positions in November; the IPSS position was filled and became operational in December; PBW has onboarded the supervisor position, the Crew Leader position has been filled and will start in January, four Street Maintenance Worker positions have been filled with January and February starts, and the remaining Street Maintenance Worker position has interviews scheduled for the end of March; PKR will be attending job fairs in January and February, is in the process of posting positions, and anticipates filling positions in mid-April; DAS positions were filled with current employees to move the HART initiative forward and they are using already procured vehicles while DAS works with EFM to purchase the vehicles allotted to DAS for HART. CCS has filled and onboarded four of their eight positions and plans to continue hiring efforts. While waiting on heavy equipment procurement, CCS's HART abatement team is working jointly with the Nuisance Abatement Heavy Clean Teams to cover the program's needs. CTS launched two teams in December with two existing Deputy Marshals, one new Deputy has been hired and is currently in the six-month training program, and the Marshal's Office is currently conducting interviews for the remaining positions. According to CTS, the two HART teams have visited 128 locations, cleaned up and/or closed 8 sites, and removed 37,700lbs of debris.

## FY 2022-23 Budget Initiative Tracker

**PUBLIC SAFETY****16 Police Response Times** ✓

**INITIATIVE** Improve response times to high priority calls by hiring 250 police officers in FY 2022-23 and implement retention incentive program targeted at reducing the attrition rate of experienced officers. (DPD)

**STATUS** A new Academy class started in December 2022 with 30 recruits and Class 384 graduated with 18 officers. Year to date, DPD has hired 31 officers with a goal of hiring 321 by the end of FY 2022-23. DPD anticipates ending the fiscal year with 3,200 officers, an increase of 116 officers from September 2022.

**17 Innovative Equipment and Technology** ✓

**INITIATIVE** Invest in the tools and technology to deliver effective and innovative public safety solutions within the Dallas Police Department. In FY 2022-23, DPD will integrate Automatic License Plate Reader (ALPR) technology into dash cameras installed in marked squad cars, replace over 4,000 portable and mobile radios, convert the public safety records management system to a web-based RMS system, and upgrade tasers to newer Taser 7 model. (DPD)

**STATUS** The portable radio replacement is scheduled to begin in February 2023 with the mobile radio upgrade to occur simultaneously. The new Taser 7 deployment is currently in the planning phase with a team of DPD and ITS personnel meeting weekly. DPD is currently assessing station infrastructure to ensure acceptable building conditions for charging stations.

**18 Single Function Paramedic Program** ✓

**INITIATIVE** Expand the Single Function Paramedic Program to increase recruiting flexibility, provide a more diverse workforce, improve response times, and increase operational efficiency. In FY 2022-23, DFR will invest \$3.2 million to begin conversion of five existing peak demand units into units staffed by certified uniformed paramedics whose sole focus will be to staff ambulances at peak hours of call volumes. (DFR)

**STATUS** The shift-based supervisors for the Single Function Paramedic units were put into service on February 15, 2023 to provide direct oversight for the two existing Single Function Rescues. Civil Service has closed applications and administered testing for new hires and will be providing a list of eligible candidates to DFR by the end of February. Timeline to hire new personnel is on track for the end of April.

**19 Inspection Life Safety Education Night Detail Team** ✓

**INITIATIVE** Effective safety begins with prevention and compliance with safety standards. In FY 2022-23, DFR will launch the ILSE Night Detail Team (sworn personnel) to educate, monitor, and inspect venues in the City's entertainment zones during their peak hours of operation. (DFR)

**STATUS** In the month of January, there has been an increased focus on conducting inspections in the Henderson/Greenville area in preparation for the St. Patrick's Day Parade. To date, \$20,347 has been collected in permits and fees. There have been 224 code activities that has resulted in 912 hazards identified. Additionally, the team has been able to follow up on Alternative Fire Watches (AFW), to ensure compliance with the Dallas Fire Code.

**20 City Facility Security Assessment** ✓

**INITIATIVE** In FY 2022-23, initiate \$2.9 million [of \$6.4 million allocated] of high-priority improvements identified through the City Facility Security Assessment including perimeter access control, security camera systems, radio systems, officer shelter space, vehicles access control, panic notification, lighting, weapons screening, security operating center upgrades, security staffing, and intrusion detection. (CTS)

**STATUS** CTS is continually receiving quotes and proposals for lighting, fencing, access controls and camera systems. As of January, CTS has encumbered \$1.2 million and expensed \$390,000 of the department's \$2.9 million ARPA allocation in FY 2022-23.

## FY 2022-23 Budget Initiative Tracker

**QUALITY OF LIFE, ARTS, & CULTURE****21 Proactive Team ("Pro Team")** 

**INITIATIVE** Proactively identify and abate illegal dumping sites before residents submit a service request by expanding the number of proactive teams from two to four teams assigned to each quadrant of the city. In FY 2022-23, CCS will hire sixteen positions, and develop a metric to track the effectiveness of the team. (CCS)

**STATUS** Hiring is in progress for the additional two proactive illegal dumping abatement teams. Out of the budgeted 16 positions, five have been onboarded and three are pending hires. CCS has developed performance measures for the Pro Teams that include 30 illegal dumping site abatements per week. Full deployment is scheduled for FY 2023-24 due to procurement of heavy equipment.

**22 Multi-Family Violence Crime Reduction Plan** 

**INITIATIVE** In FY 2022-23, add twelve [10 added as budget amendment] Code Compliance officers focused on the multi-family violent crime reduction plan in partnership with the Dallas Police Department and Integrated Public Safety Solutions. (CCS, and IPS)

**STATUS** Seven Code Compliance Officers have been hired as of February 1, 2023 and three offers have been extended for the remaining Code Compliance Officers. The teams are up and running as anticipated. Orientation and expected launch of all new staff are projected to begin late February.

**23 Expanding Library Access** 

**INITIATIVE** Provide Library access to invaluable resources, programs, and services. In FY 2022-23, LIB will hire 55 personnel and expand Library hours from five days per week to six days per week at 15 locations, expanding children's services, workforce development, SMART summer participation, and adult learning programs at those locations. (LIB)

**STATUS** The Library successfully filled all additional positions added in FY23 to expand hours at 15 locations. The extended hours begin January 17, 2023.

**24 Historic Resource Survey** 

**INITIATIVE** Invest \$1.0 million over the next two years to support a Historic Resource Survey and a strategic plan, which will identify historic resources, help determine what resources need to be preserved, and assist in guiding and developing local ordinances and planning efforts for preservation. In FY 2022-23, OHP will invest \$500,000 to start implementation of the survey and strategic plan. (OHP)

**STATUS** OHP has applied for a grant to increase funding for the Historic Resources Survey. The department anticipates contracting with HR&A Advisors in February to provide services to begin this work.

## FY 2022-23 Budget Initiative Tracker

**TRANSPORTATION & INFRASTRUCTURE****25 Sidewalk Master Plan** 

**INITIATIVE** Continue improving pedestrian mobility by reconstructing and repairing sidewalks in the Sidewalk Master Plan. In FY 2022-23, PBW will spend \$5.0 million in bond funds (certificate of obligation bonds), \$1.0 million in Community Development Block Grant (CDBG) funds, and \$0.3 million from the General Fund to complete 17 sidewalk projects, which equates to approximately 14.25 miles of sidewalk improvements. (PBW)

**STATUS** As of January, PBW has spent \$350,400 of its General Fund appropriations to complete three sidewalk projects and 1.89 lane miles of sidewalk improvements to date. PBW anticipates spending \$272,000 to complete 3.00 miles of sidewalk improvements in January, spending \$500,000 to complete 1.00 miles of sidewalk improvement in February, and spending \$700,000 to complete 1.15 miles of sidewalk improvements in March. After March, PBW is on track to complete the remaining 9.44 miles of sidewalk improvements by the end of September.

**27 Vision Zero Action Plan** 

**INITIATIVE** Invest funding in Dallas's mobility infrastructure, emphasizing a system focused on life-saving improvements, and infrastructure solutions that reduce the risk of serious incidents. In FY 2022-23, TRN will hire an Engineer and focus on low-cost improvements that include safety evaluations for streets prone to high rates of injury, road safety improvements, and a citywide speed limit evaluation. (TRN)

**STATUS** The Engineer started with the Planning division in December and has been working on low-cost improvements for safety evaluations, road safety, and city wide speed limit evaluation.

**29 Crosswalks** 

**INITIATIVE** This initiative began in FY 2021-22 and will be implemented over two fiscal years. In FY 2022-23, TRN will spend \$2.5 million (of \$5.0 million allocated) to restripe 320 lane miles and paint 864 crosswalks. (TRN)

**STATUS** Longline restriping and crosswalks are scheduled to start in April. TRN is on track to complete restriping of 320 miles and painting of 864 crosswalks by year end. \$2.5 million has been contracted with the vendor.

**26 Bridge Maintenance** 

**INITIATIVE** Implement an Annual Bridge Maintenance Program to address over 600 bridges and culverts inspected by the Texas Department of Transportation on a bi-annual basis. In FY 2022-23, PBW will spend \$3.4 million to maintain 20 bridges and set aside existing funding of \$1.0 million for emergency repairs. (PBW)

**STATUS** Construction on bridge maintenance began in January with invoices for expenses expected to be submitted in February. Maintenance on three bridges were completed in January, two are planned in February, and the remaining 15 are on track to be completed by September 2023. PBW received City Council authorization in November to spend \$334,250 on emergency repairs for State Highway 356 Bridge and will request authorization in February to spend \$569,500 on emergency repairs to Ron Kirk Pedestrian Bridge.

**28 Traffic Signals** 

**INITIATIVE** Devote \$14 million over three years to leverage over \$50 million in matching federal funds to replace 100 traffic signals as part of our Vision Zero Action Plan. This initiative was started in FY 2021-22 and implemented in three phases. In FY 2022-23, TRN will spend \$2.1 million to design 44 traffic signals to leverage federal and county funds. (TRN)

**STATUS** As of January, TRN received the match fund agreement from TxDOT for the design of 44 signals in total and will be going to City Council for approval in April. The project to replace traffic lights will be a multi-year effort.

## FY 2022-23 Budget Initiative Tracker

**TRANSPORTATION & INFRASTRUCTURE****30 School Zone Flashing Beacons**

**INITIATIVE** Replace 1,000 outdated school zone flashing beacons with state-of-the-art technology to protect students as they walk to school. This initiative began in FY 2021-22 and will be implemented in three phases. In FY 2022-23 spend \$2.5 million to procure equipment and complete installation for 500 school zone flashing beacons. (TRN)

**STATUS** As of January, 180 flashing beacons have been installed. TRN expects to complete installation of the 500 school zone flashing beacons by year end.

**31 Bike Lanes**

**INITIATIVE** Extend and improve the bike lane network throughout the city with an increased annual investment to \$2.5 million to design and/or implement approximately 10 lane miles of bicycle facilities per year. (TRN)

**STATUS** The bike plan consultant continues work and as expected, City Council consideration of the bike plan update is anticipated in Summer 2023. The bike plan update will inform the strategic bike lane locations to implement in the coming years. In the meantime, engineering work is being finalized on several bike lane projects with a plan for implementation in the coming months, utilizing in-house resources. Transportation staff is coordinating with the City Attorney's Office to develop a bike lane engineering contract structure that allows flexibility for upcoming projects, while complying with federal, state, and city procurement guidelines.

## FY 2022-23 Budget Initiative Tracker

**WORKFORCE, EDUCATION, & EQUITY****32 Mentor Protégé Program** 

**INITIATIVE** Establish a mentor protégé program to support equity and capacity building of small and emerging businesses. (SBC)

**STATUS** Applications for the SBC Mentor Protégé Coordinator position were reviewed in early January. Staff is also working to complete the procurement for the proposed vendor for the Mentor-Protégé Match Making system. A planning meeting to strategize the recruitment was held on January 17.

**33 Equity Education Through Engagement** 

**INITIATIVE** Hire a new Public Engagement Coordinator to effectively communicate the City's equity initiatives, programs, services and events through public awareness, outreach, engagement, and transparency. (OEI).

**STATUS** OEI plans to post the Public Engagement Coordinator position in January 2023 and anticipates a March start date.

**34 Accessibility** 

**INITIATIVE** Advance the City's compliance with the Americans with Disabilities Act by continuing to complete building assessments, review departmental policies, and provide employee training. In FY 2022-23, OEI will complete approximately 20 assessments. (OEI)

**STATUS** OEI is continuing ADA building assessments and of the 20 assessments planned, 10 completed during 2022 have revised reports being reviewed by OEI staff and 6 additional buildings have been reviewed in 2023. The department review, consisting of the collection and review of department programs, services, and activities, has been completed. OEI has received back 100% of the ADA Department surveys and department interviews are anticipated to follow in in the next few months. Online ADA training courses are being reviewed and staff will arrange for stakeholder input before the training course is finalized. Online training is anticipated in early 2023.

**35 Bridging the Digital Divide** 

**INITIATIVE** Expand efforts to bridge the digital divide by allocating \$2.0 million for Digital Navigators to make internet access to individual households affordable, install reliable computer hardware, and enhance digital literacy skills and training. (CMO)

**STATUS** Staff completed the evaluation and review of proposals submitted for the RFCSP for Digital Navigators and City Council is scheduled to award the contract in February 2023.

## FY 2022-23 Budget Initiative Tracker

**MULTI-YEAR INITIATIVES**

While most initiatives can be completed in a single fiscal year, several FY 2018-19, FY 2019-20, and FY 2020-21 initiatives required additional time because of the scope and term of the project, as well as delays due to COVID-19. We will continue to report the status of these seven initiatives below, using the initiative numbers from the prior reports for reference.

**FY 2018-19****23 Historic Resource Survey (FY 19)**

**INITIATIVE** Devote \$100,000 to conduct a historic resource survey with private partners. (OHP)

**STATUS** OHP staff and external consultant presented the final report to the Landmark Commission on May 2, 2022 and to the City Plan Commission on June 2, 2022. OHP is working with the contracted organization on completing the presentation during the FY 2022-23. Concurrently with adoption, the ordinance regarding demolition delay overlays will be amended to include the Historic Resources Survey. This is being addressed currently, but there is not a projected completion date at this time.

**FY 2021-22****1 Economic Development Entity**

**INITIATIVE** Launch the economic development entity called for in the Economic Development Policy with \$7 million over three years to pay formation costs and hire staff to begin the entity's business and real estate development work, after which it will be self sustaining. In FY22, ECO will spend \$2.0 million to launch operations, hire a new Economic Development Corporation Director, develop a 3-year work plan, and develop an operational budget for Year 2 (FY 2022-23) and Year 3 (FY 2023-24). (ECO)

**STATUS** City Council approved creation of the Economic Development Corporation (EDC) on January 12, 2022, and the certificate of formation was filed with the State of Texas in February. The City Council approved the initial Board of Directors to the EDC on August 24, 2022. In January 2023, the EDC board prioritized the following for the upcoming year: hiring a search firm to hire an EDC Director, hiring a EDC director, and developing a strategic plan and funding plan (including budget). The search committee met earlier this month and the language for the RFP for the search firm has been drafted with the anticipation of being sent out in March 2023.

**6 Comprehensive Food & Urban Agriculture Plan**

**INITIATIVE** Prioritize Dallas communities' access to healthy, local food by contributing \$200,000 to implement a Comprehensive Food & Urban Agriculture Plan in collaboration with external stakeholders. (OEQ)

**STATUS** OEQS staff are continuing efforts under the contract for the Comprehensive Food & Urban Agriculture Plan, including internal and external engagement with over 35 different farms (both community and commercial scale) and other Dallas food stakeholders. OEQS staff are also working with the City's internal Food Equity Working group and the Office of Procurement efforts to pilot a project to provide small growing units for food desert homes. Once implemented, the units will be deployed on a rolling basis. On February 20 and 21, Dallas Inner City Growers Summit was convened at the Briscoe Hall at the Texas State Fairgrounds. About 150 people attended and heard presentations about farm finance, growing, farm to market opportunities, as well as walking farm tours. A post-event survey was distributed to assess feedback for programmatic planning.

## FY 2022-23 Budget Initiative Tracker

**MULTI-YEAR INITIATIVES****8 Water Distribution System** 

**INITIATIVE** Enhance monitoring for lead and copper in the water distribution system and develop a plan to educate and support customers in regulatory-driven programs for lead and copper monitoring within schools, childcare centers, and public spaces. In FY22, DWU will hire two FTEs and spend approximately \$75,000 to develop an outreach plan and procedures to sample both schools and day care operations; develop a data management and reporting procedure to comply with the new regulations; and begin initial sampling in the second quarter of 2022 with a goal of 50 sites sampled by September 30, 2022. (DWU)

**STATUS** The Water Quality Group has dedicated 2 FTE's for the purpose of supporting the new Lead and Copper Rule Revisions (LCRR). These two positions are developing a Service Line Inventory that will aid in identifying lead services in need of replacement. The official sampling per TCEQ requirements can begin after the lines are inventoried, which will be after October 2024. Water Quality is also developing a Lead and Copper Sampling Program for Schools and Childcare facilities and contacting these facilities to offer educational material and opportunities for free testing of lead and copper ahead of the October 2024 compliance start date of the LCRR. Currently, there are 401 Public and Charter Schools, 93 Private Schools and 458 Childcare and Daycare centers. The Water Quality group continues to offer free lead sampling when requested by any customer.

**13 Affordability Housing Units** 

**INITIATIVE** Incentivize developers to build affordable housing by subsidizing \$10 million worth of water and sewer infrastructure required for up to 250 new affordable single-family and 1,000 multifamily units over the life of the program (based on the mix of projects and the amount of funding requested). The program will be implemented from FY 2022-22-FY 2023-24 with new units projected in years 2 and 3 due to construction timelines. (HOU)

**STATUS** Housing is implementing this new funding along with other measures through the existing Notice of Funding Availability. On January 12, 2022, City Council approved the first project utilizing these funds, providing \$1.8 million to be used for water infrastructure related to the development of 125 for-sale single family homes. On August 24, 2022, City Council approved the second project using these funds, authorizing \$4.1 million in ARPA funds to Cypress Creek at Montfort, a mixed-income multifamily development in District 11. Both developments are still undergoing predevelopment processes and have not yet begun construction. Housing has also reallocated \$1.5 million of these program funds to support the ARPA Neighborhood Revitalization Program.

**14 Preservation of Affordable Housing** 

**INITIATIVE** Devote \$11.3 million for the preservation of affordable housing and investment in water and sewer infrastructure in qualified census tracts. In FY 2021-22, HOU will spend \$2 million for neighborhood infrastructure and \$2 million to preserve 20 housing units. (HOU)

**STATUS** In December 2021, City Council approved the program design to use ARPA funding for home repairs and infrastructure improvements within specific qualified neighborhoods in Dallas. The application opened in May 2022. The program has received 72 applications and staff has so far committed \$1,413,821 across 16 homes. Due to the success of the program, Housing and City Council have increased the funding available for this program by moving \$1.5 million from the ARPA development budget into the home repair program. Three councilmembers have committed \$1.35 million in discretionary funds, and a partnership with DWU has added over \$2 million into this program.

**19 Non-Emergency Enforcement** 

**INITIATIVE** Alleviate Police Department call volume by transferring non-emergency calls such as handicapped/fire lane parking enforcement and street blockage clearance from DPD to the Department of Transportation. (DPD, and TRN)

**STATUS** Parking violations services have been fully transferred from DPD to TRN. Road blockage calls began a partial transfer in January 2023 with an anticipated full transition in April.

## FY 2022-23 Budget Initiative Tracker

**MULTI-YEAR INITIATIVES****27 Wi-Fi at Park Facilities** 

**INITIATIVE** Install Wi-Fi at 63 park facilities. (PKR)

**STATUS** The cabling installation of the 14 high priority sites was completed in December 2022. PKR is waiting for the vendor's master agreement extension, then cabling and port installation can continue. The estimated delivery time of the network equipment for the remaining 49 WiFi locations is summer 2023.

**29 Traffic Signals** 

**INITIATIVE** Devote \$14 million over three years to leverage over \$50 million in matching federal funds to replace 100 traffic signals as part of our Vision Zero strategy. In FY22 spend \$3.5m to design 46 traffic signals to leverage federal and county funds

**STATUS** As of January, TRN received the match fund agreement from TxDOT for the design of 44 signals in total and will be going to City Council for approval in April. The project to replace traffic lights will be a multi-year effort.

**32 Bike Lanes** 

**INITIATIVE** Extend and improve our bike lane network throughout the City with an annual investment of \$2 million to design and/or implement approximately 18 lane miles of bicycle facilities per year. (TRN)

**STATUS** As of December, 9.0 lane miles are under design and 2.8 lane miles are being installed or installation is complete for a total of 11.8 lane miles.

**34 Accessibility** 

**INITIATIVE** Implement software system to track identified American Disabilities Act (ACA) compliance issues and barrier removal costs. (OEI)

**STATUS** OEI, ITS, and the proposed ADA software vendor have confirmed the ADA tracking program is compatible with the City's systems and meets security requirements. A demonstration of the software and testing of a comparative ADA tracking program have been completed. ITS has completed the documentation process and assigned an ITS project manager for the software integration and implementation. The purchasing and procurement process is planned for winter 2023.

**35 Water/Wastewater Service** 

**INITIATIVE** Accelerate the extension of water and sewer services to all 47 occupied and unserved areas of the City (DWU). In FY 2021-22, DWU will award approximately \$9.5 million for the design of 211,219 feet and construction of 9,960 feet of new pipelines in Mesquite Heights, Killough Blvd & Wasco Lane, and Gooch Street areas. (DWU)

**STATUS** Engineering work for the remaining occupied and unserved areas began in February 2022 and includes the design of approximately 211,219 feet of new pipelines to the remaining unserved areas. Upon completion of design, these projects will be packaged and awarded for construction beginning in FY 2022-23. Construction in the University Hills area is expected to start in October 2022. In addition, approximately 11,146 feet of new pipelines to four unserved locations that were designed in-house was awarded on November 9, 2022.

# PROCESS IMPROVEMENT

The Process Improvement Team seeks to build a culture of continuous improvement throughout the City of Dallas, partnering with departments to leverage data and research-based best practices for transformative operational success today while laying iwth foundation for future innovation.

The Process Improvement Team has focused on building awareness among departments, creating an organization-wide framework for process improvement, and establishing a cross-functional knowledge base for greater inter-departmental coordination. The following table summarizes current Process Improvement projects for FY 2022-23 which will be reported as Complete, On Track, Delayed, Cancelled, or Pre-Kickoff.

The Baseline for Key Performance Indicators is the starting point of metric to engage success for completing projects. Additional projects will be added to the list throughout the course of the fiscal year.



**Project Status**



**2**  
Complete



**4**  
On Track



**1**  
Delayed



**1**  
Cancelled



**0**  
Pre-Kickoff

#	Measure	Status	Timeline	Key Performance Indicators		
				Measure (Target)	Baseline	Current
1	<b>SFD Building Permit Process</b> Decrease building permits issuance lead time for single-family residential developments (DEV)		Feb 2022 - TBD	Permit Application Internal Processing Time (12 days)	29 days	TBD
			<b>Status Update:</b> Action items from the Rolling Action Items List have been submitted for work through ITS team and all enhancements are being worked in to the project management schedule. Project manager has been assigned and is being implemented.			
2	<b>DPD Workload Optimization</b> Assess current operational demands to identify process improvement opportunities for workload management (DPD)		Jan 2022 - TBD	TBD	TBD	TBD
			<b>Status Update:</b> Final strategies are being developed with the DPD team. Access to data has been identified as an opportunity for workload management. The Process Improvement team is actively engaged.			
3	<b>DFR Workload Optimization</b> Assess current operational demands to identify process improvement opportunities for workload management (DFR)		Jan 2022 - TBD	TBD	TBD	TBD
			<b>Status Update:</b> Several different strategies have been developed and are being vetted by the DFR team. Following the vetting process, leadership will present the most viable strategies for consideration. Timeline extended due to awaiting DFR leadership decision.			

# PROCESS IMPROVEMENT

#	Measure	Status	Timeline	Key Performance Indicators		
				Measure (Target)	Baseline	Current
4	<u><b>New Employee Onboarding</b></u> Document the current process and make the documented steps detailed enough for everyone involved to understand and follow. Establish Customer Survey for hiring managers and new hires (HR)		Aug 2022 - Dec 2022	Percentage of hiring managers providing survey feedback to HR (15%)	0%	TBD
			<b>Status Update:</b> <b>Project complete.</b> Open action items and out of scope action items have been turned over to the Human Resources and Civil Service team. The team has transitioned to a continuous improvement phase that will include ongoing review of data and ongoing implementation of process improvements.			
5	<u><b>Contract Review and Execution</b></u> Decrease contract review and execution lead time in order to minimize costs to the City and improve quality of procurement services from vendors. (OPS)		June 2022 - March 2022	Average number of contract development days (90 days)	190	TBD
			<b>Status Update:</b> This project was cancelled and will be internally managed by the Office of Procurement Services.			
6	<u><b>Risk Review &amp; Certificate of Insurances</b></u> Decrease the number of days and rework to process Risk Reviews and Certificates of Insurance (ORM)		Aug 2022 - March 2023	Days and time to process Risk Reviews and Certificates of Insurance, Reduce amount of backlog	TBD	TBD
			<b>Status Update:</b> The software used for Risk Review information is being customized to better serve ongoing improvements. Executive leadership has approved additional changes to be included for new business processes and standard operations developments. This project is forecast to be complete by the end of March 2023. The project completion date was extended from December 2022 to March 2023.			
7	<u><b>"Lew Sterrett Officer Turnaround Process"</b></u> Decrease the amount it takes to write arrest reports		Dec 2022 - June 2023	Streamline arrest reporting to minimize cycle time while maintaining effectiveness and accuracy.	TBD	TBD
			<b>Status Update:</b> Executive kick-off meeting scheduled for early March.			
8	<u><b>Water/Wastewater Permit Process</b></u> Reduce cycle time of Water/Wastewater Permit Application Process to decrease overall building permit lead time (DEV/DWU)		Nov 2021 - March 2022	Permit Application Cycle Time (1 day)	45 days	1 day
			<b>Status Update:</b> Complete and continuing to track progress. DEV, DWU, and BMS are working to create/document training processes to ensure project results are maintained. This process improvement will be reported until training documents are complete.			



# Memorandum



CITY OF DALLAS

DATE March 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **City License Applications**

Attached is a list of the most recent Dance Hall, Sexual Oriented Business, Billiard Hall, and/or Amusement Center license applications received for the week of March 6, 2023 – March 10, 2023 by the Tactical and Special Operations Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant Corey Barnes, at (214) 470-6805 and/or by email at [corey.barnes@dallaspolice.gov](mailto:corey.barnes@dallaspolice.gov) should you need further information.

A handwritten signature in blue ink that reads "Jon Fortune".

Jon Fortune  
Deputy City Manager  
**[Attachment]**

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager

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Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

WEEKLY APPLICATION LOG REPORT

DISTRICT	NAME OF BUSINESS	STREET ADDRESS	TYPE OF LICENSE	DATE OF APPLICATION	STATUS (RENEWAL/NEW)	APPLICANT NAME
D6	Billiard The Night	2445 W. Northwest Hwy Ste 107A-108B	AH	3/8/2023	New	Thanh Troung Nguyen
D6	Billiard The Night	2445 W. Northwest Hwy Ste 107A-108B	BH	3/8/2023	New	Thanh Troung Nguyen
D14	House of Blues	2200 N Lamar Street	DH	3/9/2023	Renewal	Michael Griffith Rowles
D6	Echo Lounge and Music Hall	1323 N Stemmons Fwy	SH	3/10/2023	Renewal	Michael Griffith Rowles
D6	Savvys Inc. "The Clubhouse"	2250 Manana Drive	SOB	3/10/2023	Renewal	Icie Berkman

**License Definitions**

- DH - Class "A" Dance Hall - Dancing Permitted Three Days or more a Week*
- DH - Class "B" Dance Hall - Dancing Permitted Less Than Three Days a Week*
- DH - Class "C" Dance Hall - Dancing Scheduled One Day At A Time*
- DH - Class "E" Dance Hall - Dancing Permitted Seven Days A Week for Persons Age 14 through Age 18 Only*
- LH - Late Hours Permit - Can Operate A Dance Hall Until 4:00*
- BH - Billiard Hall - Billiards Are Played*
- SOB - Sexually Oriented Business - Adult Arcade / Adult Book/Video Store / Adult Cabaret / Adult Adult Theater / Escort Agency / Nude Model Studio*
- AC - Amusement Center*

# Memorandum



CITY OF DALLAS

DATE March 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Police Uniform Officer Retention Incentive**

On February 6, 2023, The Dallas Police Department presented the details of their new Recruiting and Retention Strategies to the Public Safety Committee. As part of those strategies, DPD has been working diligently on a retention incentive geared to extend the average tenure of retired officers from 28 years to 30 years. Applications for the program will begin in March and the program will go into effect May 10, 2023.

The incentive will apply to any officer with 28 years or more. The program requirements are listed below:

## **30-Year Retention Incentive**

- 1.0 The 30-year retention incentive is a monetary incentive of \$40,000 following the sworn officer's successful completion of requirements set forth below. The incentive is strictly for any active full-time sworn officer employed by the City of Dallas Police Department when the officer meets all the eligibility criteria set forth below:
  - A. To apply, officers must have at least 28 years of sworn service with Dallas Police Department. Officers who have already completed 28 or more years of service by the effective date of this program must apply and if accepted, complete an additional 2 years of service as a sworn full-time active-duty officer with the Dallas Police Department to be eligible for the incentive.
  - B. During the 24-month program enrollment period, the officer must work 3,556 hours of regular time, (not including overtime), which is equivalent to 444 working days. Any officer who does not meet the 3,556 hours of regular time worked within 24 months, even if their leave is approved, will need to remain employed until they meet the 3,556 hours of regular time worked. The 3,556 hours of regular time worked requirement may be excused, or a pro-rata amount of the incentive may be awarded, under unavoidable and extraordinary circumstances impacting an officer's ability to complete the 3,556 regular hours worked requirement, subject to the sole discretion of the Chief of Police, whose decision on this matter is final and not subject to appeal by the officer.
  - C. The officer must not be on paid administrative leave pending an investigation or fitness for duty evaluation for more than 10 days during the 24-month enrollment period. An officer who is on paid administrative leave for more than 10 days within the 24-month enrollment period may still earn the incentive provided the officer remains employed until the officer meets the 24-month enrollment period, not including the days spent on administrative leave. The officer must not receive any formal discipline of termination, demotion, or a suspension of more than five days for a violation, not including discipline imposed under Administrative Directive 3-3

for safety points assessment, within the incentive enrollment period. If the officer obtains a reduction or rescission of the disciplinary action, the officer may become eligible for the incentive, subject to the discretion of the Chief of Police. Any supervisor that issues disqualifying discipline to an officer enrolled in this program must also send a copy of the discipline to the Chief of Police.

- D. The officer must be an active employee and not participate in phase-down during their enrollment in the program.
- 1.1 Eligibility for the incentive under this program is determined solely by the Chief of Police, and the decision on eligibility is final and not subject to appeal by the officer.
- 1.2 Officers do not earn or have a vested entitlement to the incentive. Should an officer be disqualified for any reason, the officer must reapply. No proration of the incentive will be given.
- 1.3 This incentive program is a one-time program. No officer may be awarded the incentive more than once.
- 1.4 Successful completion of this program does not prohibit officers from continuing their service with Dallas Police Department.
- 1.5 The City of Dallas may modify or discontinue this incentive program at any time

We anticipate approximately 70 sworn participants to enter the program in this first year. Entrance will be based on the officer's tenure in their sworn position. Officers with the most tenure will have first right of refusal until 70 program participants are reached. The Dallas Police Department will monitor the effectiveness of the program and recommend adjustments as needed in future years.

Should you have any questions, please contact Deputy Assistant Chief William Griffith at (214) 215-6454.



Jon Fortune  
Deputy City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
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Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE March 17, 2023

TO Honorable Mayor and City Councilmembers

SUBJECT **FY24 Community Project Funding Requests**

The 118th Congress recently concluded their Community Project Funding Request process for fiscal year 2024.

Working with peer departments, the Office of Government Affairs began in December 2022 identifying projects for consideration and submission to Dallas Congressional members.

Per House rules, each Congressional member is allowed to submit up to 15 requests, with requests limited to projects sponsored by governmental entities and nonprofit organizations. In addition, requests are limited to specific accounts (COPS Technology, HUD Economic Development Initiative, Highway Infrastructure Projects, etc.) and most accounts are limited to requests in the range of \$100,000 to \$6 million, with each House member receiving \$10 million to \$15 million across all requests.

The House will consider FY 2024 appropriations bills beginning in June, with the goal of completing work on all 12 bills before the August recess. The Senate is usually several weeks behind the House and often does not complete work on appropriations bills until September. (Last year, they did not complete work on any of the 12 appropriations bills and negotiated the final omnibus appropriations bill based on Appropriations Committee draft bills.) FY 2024 begins on October 1, but it is unlikely that Congress will finish work on the FY 2024 budget on time. They did not complete work on the FY 2022 budget until March. However, once the House and Senate Appropriations Committees begin considering bills, we will know if any City of Dallas projects are included in those bills.

The Community Project Funding process is competitive; as noted above, each House member can only submit 15 requests and those 15 requests must cover every local government, transit agency, public agency, college, university, and nonprofit in their district.

A summary of City of Dallas requests (and links to all requests) submitted by the Dallas House delegation follows.

## **Department of Justice**

- DPD Digital Media Evidence Lab.....\$800,000
  - Revamp/update the current Digital Media Evidence lab location; reconfigure lighting and electrical
- DPD Investigative Resources.....\$2 million

- Staffing for several investigative units including research specialists, eTrace technicians, and investigative support specialists to analyze evidence and ensure it is properly routed to detective and the Dallas County DA's office for improved prosecution of crimes
- DPD Focused Deterrence & Urban Blight Abatement.....\$1 million
  - Problem-based, focused deterrence strategies tailored to violent crime problems or high-risk offenders.
- DPD Social Media Investigations.....\$500,000
  - Software to analyze gaming sites, social media and dark web chats related to violence, hate, crimes.
- DPD & DMO Trailers & Flock Cameras.....\$1.08 million
  - Automated license plate reader technology, mobile and fixed

**Department of Transportation**

- Mockingbird Lane planning and design improvements.....\$2 million
  - Planning and design for improvements along Mockingbird to address grade separation and allow for better entrances to Love Field and planned new hospital at Mockingbird and Harry Hines
- I-30 Deck Construction.....\$10.56 million
  - Delta funding to construct deck over I-30 near convention center

**U.S. Army Corps of Engineers**

- White Rock Lake Dredging.....\$2 million
  - Preliminary engineering and design support

**Federal Emergency Management Agency**

- Resiliency Hubs.....\$3 million
  - Upgrade existing City recreation center to resilience hubs that support residents, coordinate resources distribution and services before, during, or after a natural hazard event
- Emergency Operations Center Upgrades.....\$4 million
  - Renovations/technology upgrades to the emergency operations center
- Community Wildfire Defense.....\$1 million
  - Hire a contractor to establish buffer zones along public property to prevent uncontrolled wildfire in vulnerable neighborhoods
- Repetitive Flood Loss Properties.....\$2.5 million
  - Property acquisition and relocation efforts for property owners to protect residents and businesses from catastrophic flooding

**Department of Housing and Urban Development**

- International District STEAM Library.....\$2 million
  - Joint ISD-City library built in the DISD STEAM academy
- Garland Road Next Generation Planning.....\$1 million
  - Planning for new land uses and multi-modal transit options from 3G to I-365

DATE March 17, 2023  
SUBJECT **FY24 Community Project Funding Requests**

- Deep Ellum Public Safety Improvements.....\$500,000
  - Installing raptor bollards in Deep Ellum similar to the AT&T Discovery District
- MLK Community Center Enhancements.....\$2.5 million
  - Improvements to interior of center to improve usability and service delivery
- West Dallas Multipurpose Center Enhancements.....\$2.5 million
  - Upgrades and renovations for West Dallas Multipurpose Center

The City of Dallas Office of Government Affairs continues to work with our partners and delegation in Congress to champion the needs of our residents. As the National League of Cities Congressional City Conference approaches in late March, our office is arranging meetings with federal representatives to discuss the city’s funding priorities. We will continue to keep you apprised on next steps and developments.

Should you have any questions, please contact me at [carrie.rogers@dallas.gov](mailto:carrie.rogers@dallas.gov).



Carrie Rogers  
Director  
Office of Government Affairs

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
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Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors  
Office of Government Affairs

# Memorandum



CITY OF DALLAS

DATE March 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Technology Accountability Report – February 2023**

Please find attached the Technology Accountability Report (TAR) based on information through February 28, 2023. The TAR is a progress report reflecting the performance and operational status of the city in purchasing, implementing, operating, and securing technology to achieve the city's priorities and service objectives.

If you have any questions, please contact William (Bill) Zielinski, Chief Information Officer and Director of Information & Technology Services.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland  
Chief Financial Officer

c: Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Billieae Johnson, City Secretary  
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Directors and Assistant Directors

# Technology Accountability Report (TAR)



City of Dallas

**As of February 28, 2023**

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**Prepared by Information & Technology Services**

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**1500 Marilla Street, 4DS  
Dallas, TX 75201**

**214-671-9868**

# Executive Summary

The highlights of the February 2023 Technology Accountability Report (TAR) include:

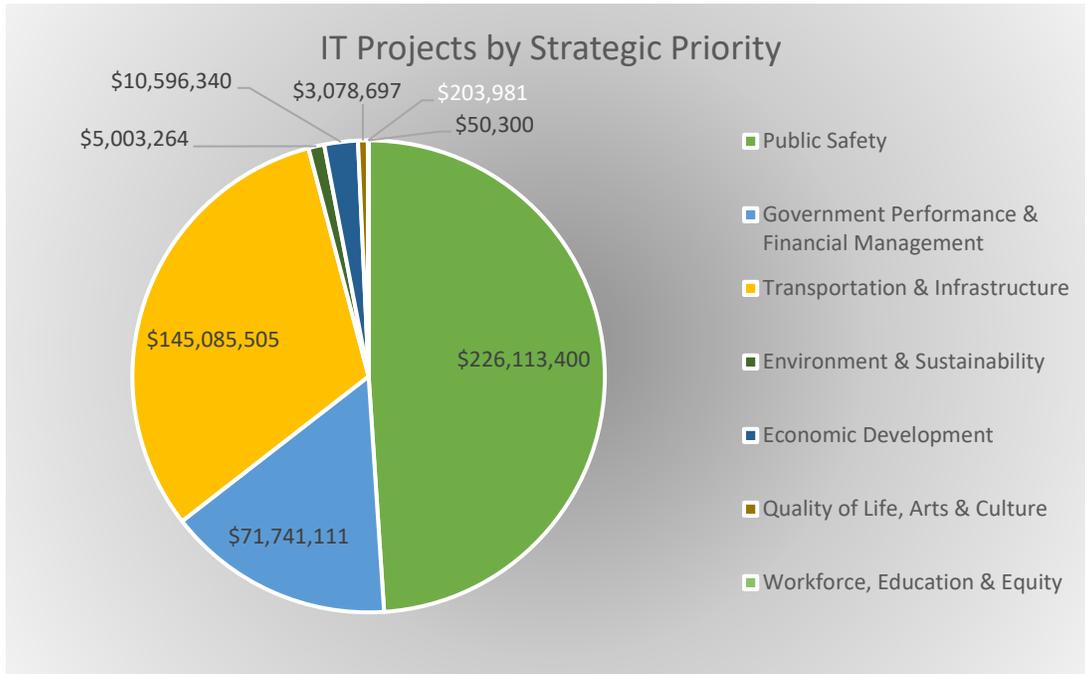
- Section 1: IT Programs & Projects – Two data points have been added to the list of major projects providing information regarding projects. First is the estimated project cost has been appended parenthetically to the project description. The second is that an additional column providing additional project attributes has been added for the major projects. For the month of February, projects which will actively reduce technical debt present in the City’s technology environment to allow Council to more readily identify those technology investments that will serve to reduce risk by removing or remediating technical debt.
- Section 1: IT Programs & Projects – During February 2023, one major project was completed and removed from the report:
  - The **Flock Safety** project replaced, upgraded, and augmented the inventory of City Automated License Plate Reader (ALPR) cameras and platform. While it is anticipated that additional ALPR cameras will be added to the inventory, the initial phase to replace and upgrade the City’s current platform has been completed and the project closed out.
- Section 1: IT Programs & Projects – During February 2023, seven projects were approved through the Information Technology Governance process and added to the project pipeline. With these additional approved projects, the project pipeline increases to 121 active IT projects with a total estimated cost of \$461 million. As these new projects are launched, project delivery and timelines will be further defined, and they will be added to the major project list and tracked in future TAR reports as appropriate.
- Section 2: IT Operations – Additional details and breakdowns of incidents and impacted departments has been added.
- Section 4: Cybersecurity Programs – Updates for the annual cyber security awareness training and additional data on website requests blocked by screening tools.
- Section 5: IT Infrastructure – New information regarding assessment of technical debt present in the technology environment.

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# Section 1: IT Programs & Projects

## A. Project Pipeline

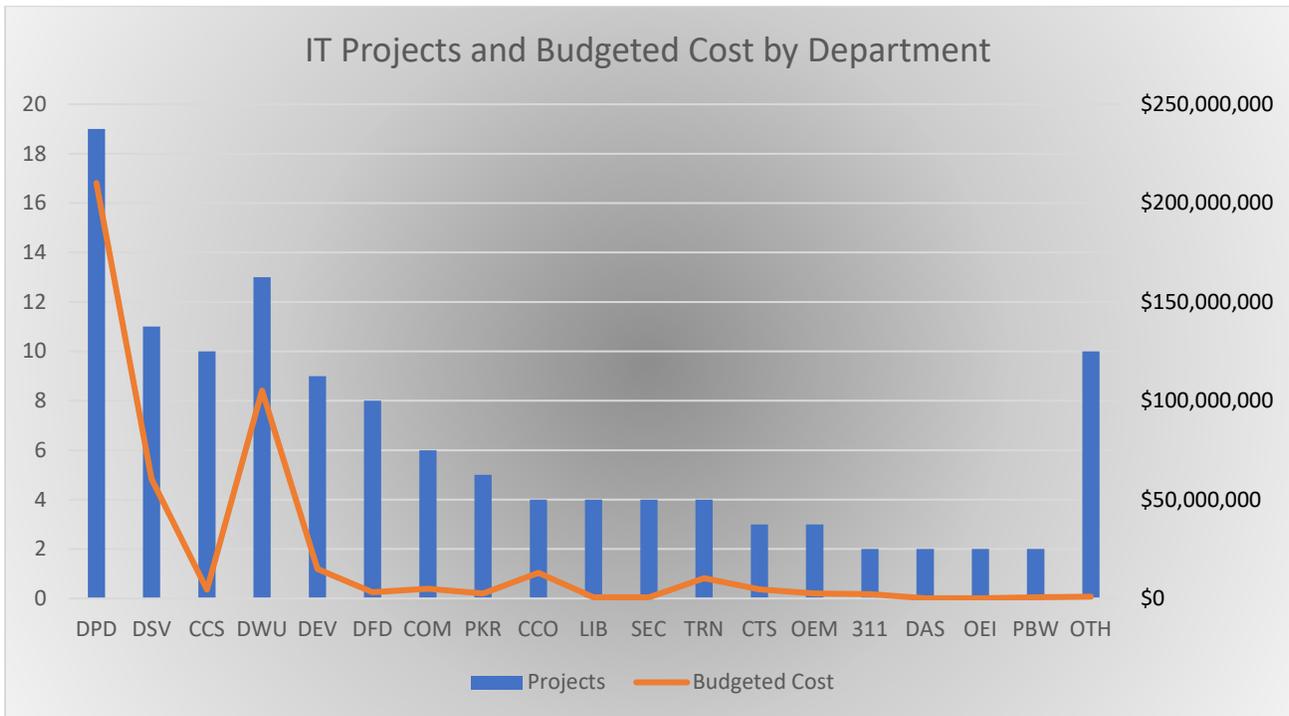
### 1. IT Projects by Strategic Priority



#### NOTES:

1. As of 02/28/2023, ITS has 121 approved IT projects in the pipeline.
2. The total budgeted costs for the 121 projects are \$461,872,598.
3. Project pipeline includes at least one project aligned to every one of the identified 8 strategic priorities.
4. The highest number of active IT projects are aligned to the Public Safety Strategic Priority with a total of 33 projects at a total budgeted cost of \$226.1M, followed by Government Performance & Financial Management with a total of 31 projects at a total budgeted cost of \$71.7M, Transportation & Infrastructure with a total of 19 projects at a total budgeted cost of \$145M, and Environment & Sustainability with 13 projects at a total budgeted cost of \$5M.

2. IT Projects and Budgeted Cost by City Department



**NOTES:**

1. 26 City Departments are represented across the 121 approved IT projects in the pipeline.
2. Dallas Police Department has 19 active projects at a total budgeted cost of \$213.6 million, followed by Information & Technology Services with 11 projects at a total budgeted cost of \$48.3M, Code Compliance with 10 projects at a total budgeted cost of \$4.7M, Dallas Water Utilities with 13 active projects at a total budgeted cost of \$130.7 million, and Development Services with 9 active projects at a total budgeted cost of \$10.2M.
3. 10 Departments have 1 active project each, making up the Other (OTH) group in figure 2 above.

## B. Major Project Status

**\*\*LEGEND:**

- **Cancelled:** The project has not finished, and work on the project will not continue.
- **Completed:** Work on the project has finished, and all deliverables/tasks have been completed.
- **Delayed:** The project is still active, but we have passed the initial estimated completion date.
- **In Process:** The project is currently being worked on by the project team.
- **On Hold:** The project has not finished, and work on the project has been suspended.
- **Ongoing:** The project consists of multiple phases or is an operational project. Some portions have been completed, but the project has not fully reached fruition.

-  : Addresses technical debt

#	Project Name	Description	Strategic Priority	Dept.	Estimated Completion Date	Project Status	Value Adds
1.	Enterprise Contact Center (ECC) Solution	The Enterprise Contact Center application within the City of Dallas is a secure, reliable, and scalable call platform to meet the high call volumes and growth to meet the needs of city residents. The ECC includes Natural Language Processing (NLP), Knowledge Base, Workforce Management, Interactive Voice Response (IVR), Courtesy Call Back, and other core call center capabilities to support multiple departments across the city. <b>(\$2,134,245)</b>	GPFM	311	Jun-23	In Process	
2.	Ethics Point Salesforce Integration	The purpose of this system is to promote and support ethical financial compliance. <b>(\$63,164)</b>	GPFM	ATT	Dec-23	In Process	
3.	Core Financial System Upgrade	The CG Advantage 3 system is utilized by all departments within the City for processing and recording of all budget, procurement and financial accounting transactions and interfaces with many enterprise business applications. This major upgrade will move the City's core financial system to a cloud-based solution providing advanced capabilities and incorporating modern technologies such as robotic process automation (RPA) and machine learning (ML) to improve the quality and speed of financial transactions. <b>(\$11,823,168)</b>	GPFM	CCO	Apr-24	In Process	
4.	Code Case Management System Phase 2 (Boarding Homes)	CCMS Phase 2 provides Code Compliance Services (CCS) with an application to support all operational, mobility, integration with 311 CRM/SAN/CTS, and other supporting departments, in managing service requests from city residents. <b>(\$344,858)</b>	Environment & Sustain	CCS	Apr-23	Delayed	

## As of 2/28/23

#	Project Name	Description	Strategic Priority	Dept.	Estimated Completion Date	Project Status	Value Adds
5.	Asset Management System	The Code Compliance office is seeking an asset management system to manage a number of different of assets to include Ballistic vests, uniform items (pants, belts, reflective vests, shirts, jackets) that they issue officers, and other equipment deployed to their staff to perform their duties. This effort gathers requirements to conduct market research and identify potential solutions to meet the business need. <b>(\$76,000)</b>	Environment & Sustain	CCS	TBD	Delayed	
6.	Automated Nuisance Abatement Work Order Salesforce System	Streamline Nuisance Abatement work order creation, work order processing, and work order completion to accurately generate invoice for lien processing and to enhance operational efficiency. Implement a process within the current 311/Salesforce system to control. <b>(\$199,000)</b>	Environment & Sustain	CCS	Apr-23	In Process	
7.	Envision Connect Replacement Project	This project will replace the current Restaurant Inspection System - Envision Connect. Envision Connect is at the end of life for support. The vendor is requesting to move to their newer application for restaurant inspections. <b>(\$482,611)</b>	Environment & Sustain	CCS	Apr-23	In Process	
8.	Consumer Protection online Salesforce Application/ permitting system	This system will allow department to implement online permit process for seven applications (wood vendor, motor vehicle repairs, Credit access, electronic repairs, home repair, scrap tire). Will Allow business owners to access, complete, submit, and track their business permit applications online. <b>(\$318,050)</b>	Environment & Sustain	CCS	Jul-23	In Process	
9.	Remote Video Streaming	COM is currently exploring acquiring equipment that would allow live video and audio to be streamed from offsite locations to our control room. This is a frequently requested service by various departments and Council offices and aligns with COM's mission. <b>(\$192,166)</b>	GPFM	COM	TBD	In Process	
10.	Closed Captioning System for City Council Meetings	Closed Captioning on the live webstream/cable channel of City Council meetings will help meet ADA compliance and our Equity and Inclusion goals. <b>(\$504,612)</b>	GPFM	COM	Jun-23	In Process	
11.	RFCSP for Court Case Management System	The current Court Case Management System (Tyler Technologies) contract will expire June 2024. CTS wishes to conduct market research and conduct a competitive procurement to ensure the best solution is selected to upgrade and improve court case management. <b>(\$4,371,720)</b>	Public Safety	CTS	Dec-23	In Process	
12.	Court Case Management System: On Prem Upgrades	CCSM upgrade to move the platform from an on-premises solutions to one that is Cloud-hosted solution. <b>(\$259,016)</b>	Public Safety	CTS	Jun-23	In Process	
13.	DAS Inventory Management Tool	Dallas Animal Services manages a large inventory of drugs, supplies and business equipment needed to perform their functions. Currently inventory management is done through a legacy system database (animal software) or on spreadsheets, but are inadequate to provide appropriate controls and functionality. <b>(\$14,062)</b>	Environment & Sustain	DAS	TBD	Delayed	

## As of 2/28/23

#	Project Name	Description	Strategic Priority	Dept.	Estimated Completion Date	Project Status	Value Adds
14.	iNovah Upgrade	This project upgrades existing software to most recent version and provides new hardware for iNovah, the Point of Sale/cashiering system for Sustainable Development. <b>(\$484,350)</b>	ECO	DEV	Sep-23	In Process	
15.	Expand OnBase to the entire SDC Department	The OnBase content management system was originally implemented only for the Building Inspection division within the Development Services Department (DEV). Purpose of this project is to implement the content management system to all divisions within DEV. <b>(\$180,712)</b>	ECO	DEV	May-23	In Process	
16.	Development Services Training Simulator	The building permitting and inspection process involves a number of different components operating independently on separate software platforms. The purpose of this project is to develop a training simulator that allows for collaboration across city divisions to improve quality and efficiency of processes. <b>(\$50,000)</b>	ECO	DEV	Mar-23	In Process	
17.	Customer Queuing software	Customers currently walking into the permit center need to be able to "sign in" and set appointments remotely. DEV needs to be able to offer this service to their customers to better track the data associated with their customers' experiences; volume, wait times, types of service...etc. This project will identify, procure, and implement a customer queue management solution for Development Services. <b>(\$60,000)</b>	ECO	DEV	Jul-23	In Process	
18.	Land Management System_POSSE replacement project	The city's current permitting system has reached end of life, cannot interact with the new geospatial technology standards, and is difficult to change to support new business requirements, and workflows. This project will deploy a new system to replace the existing system and to add efficiencies in the permitting process. <b>(\$9,746,780)</b>	ECO	DEV	May-25	Delayed	
19.	Telestaff	Implementation of a web-based hosting, Software as a Service (SaaS) solution Workforce TeleStaff System for automation of scheduling and staffing for City of Dallas Public Safety 24-hour employees. <b>(\$731,238)</b>	Public Safety	DFD	Sep-22	On Hold	
20.	Smart Device/Technology Behavioral Health App for DFR members	This project will provide a Peer Support Contact App for Dallas Fire-Rescue (DFR) personnel. At Dallas Fire-Rescue (DFR), the City is promoting whole-person wellness. This new application will supplement existing mental health support services available to the City's DFR members. <b>(\$170,000)</b>	Public Safety	DFD	TBD	On Hold	
21.	IT Infrastructures For New Fire Stations 19, 21, 36, 41, 46, 58 & 59	Eight new Fire Stations are being constructed: #46, #36, #59, #41 Temporary, #41 Primary, #19, #21 and #58. All new IT infrastructures including cabling, network, workstations, printers, radio equipment, etc. will be activated in line with facility openings. <b>(\$131,688)</b>	Public Safety	DFD	Apr-23	In Process	

## As of 2/28/23

#	Project Name	Description	Strategic Priority	Dept.	Estimated Completion Date	Project Status	Value Adds
22.	Unmanned Aerial Systems (Drones)	Unmanned Aerial Systems (UAS) may be used during crucial emergency response occurrences., giving real-time video to improve situational awareness, officer safety, and thermal assessment. They are useful in a variety of special operations, including Haz-Mat, search and rescue, water rescue, and wildland fires, allowing Incident Command and Executive Staff to perform airborne surveys of an incident. <b>(\$111,400)</b>	Public Safety	DFD	Sep-23	In Process	
23.	Station Alerting System	Dallas Fire Rescue dispatches resources from 58 fire stations strategically deployed throughout the City. To avoid response delays, DFR relies on a station Alerting System that integrates with our Computer Aided Dispatch (CAD) system to advise firefighter/paramedics of assistance calls. The current station alerting system is end of life, difficult to maintain, and lacks the full range of functionality more modern solutions provide. This project will conduct market research into, procure, and implement a new, modern station alerting system for Dallas Fire Rescue. <b>(\$1,860,000)</b>	Public Safety	DFD	Sep-23	In Process	
24.	Mobile Surveillance Platform Vehicles (Formerly known as Bait Car)	The Dallas Police Department ("DPD") currently operates a fleet of 25 Mobile Surveillance Platform vehicles. These vehicles are deployed throughout the City and serve as "bait cars". These vehicles are outfitted with covert cameras, microphones, GPS, and other capabilities. <b>(\$700,000)</b>	Public Safety	DPD	TBD	On Hold	
25.	County CAD Collaboration	Upgrade and expand the city's Computer-Aided Dispatch (CAD), extending it to the County to improve collaborate on emergency 911 call center responses. This project is also required to fully implement the upgrade of the 911 call center's telecommunications infrastructure. <b>(\$0)</b>	Public Safety	DPD	Jun-23	In Process	
26.	DPD - Auto Pound	This project provides a public portal to allow for citizens to pay fines and fees online to the auto pound in order to recover their vehicle. The information from the payment system allows for better management of the DPD Auto Pound. <b>(\$311,006)</b>	Public Safety	DPD	Dec-23	In Process	
27.	WEB-RMS	This project will migrate DPD's current law enforcement Records Management System (RMS) case management system from the current onsite solution to an upgraded Web-based system. The upgraded RMS will give the department needed functionality that is not available to the department currently in the on-premises solution. Current limitations require process workarounds creating potential errors and inefficiencies which will be resolved with the upgrade. <b>(\$1,010,000)</b>	Public Safety	DPD	TBD	In Process	
28.	Real Time Crime Center (RTCC) Video Integration (Previously Starlight)	To provide an analytics-driven video monitoring platform, capable of alerting the Dallas Police Department's Real Time Crime Center (RTCC) of criminal behavioral indicators and activity occurring at local businesses. <b>(\$747,052)</b>	Public Safety	DPD	Feb-23	In Process	

## As of 2/28/23

#	Project Name	Description	Strategic Priority	Dept.	Estimated Completion Date	Project Status	Value Adds
29.	Ricoh-Fortis Document Management System Replacement	The DPD Fortis document management system is at end of life and no longer supported. This project will replace and upgrade the DPD document management system. <b>(\$217,633)</b>	Public Safety	DPD	Mar-23	In Process	
30.	Axon Air (Drones)	UAS capture vital information that officers can use to resolve very dangerous situations with in the best possible way. The information can be sent, in real-time, to officers in the field. Also, the data gathered from UAS can be key in an investigation for locating suspects who are wanted for a crime. For example, murder suspect barricades himself in a residence, the UAS will be able to be sent in to let the officers in the field know if there are innocent citizens in danger or if the officers have time to deescalate and talk the suspect out. UAS technologies are used by departments and agencies across the nation. Agencies that use UAS technology have seen great benefits from the information gathered in real time situations. Combining this technology with Axon Air will provide the real time intelligence and evidentiary needs to create the holistic solution. <b>(\$20,160)</b>	Public Safety	DPD	Mar-23	In Process	
31.	COBWEBS	This project will implement social media investigative software for the Police Department (DPD). This software will provide an efficient tool for investigating social media post from potential suspects to aid in investigations. <b>(\$93,353)</b>	Public Safety	DPD	Apr-23	In Process	
32.	P25 Compliant Radio Project	The city's current public safety radio network is 40 years old and not compliant with new standards (P25) for these networks. This project installs all-new infrastructure for a fully P25 compliant radio communications system that will be used by multiple departments within the City and County of Dallas. This system is intended and designed to host external governmental agencies throughout the region. <b>(\$54,898,873)</b>	Public Safety	DPD	Apr-23	In Process	
33.	Non-City Business Live Surveillance (Fusus)	The Fūsus product suite will provide a video and data collaboration platform to expedite intelligence gathering and efficiency of response to situations as they unfold throughout the community. Further, providing a tool for identifying the location of cameras in proximity that may provide valuable information to aid in the response and/or subsequent investigation. <b>(\$478,589)</b>	Public Safety	DPD	Sep-23	In Process	
34.	Early Warning System	This project provides the Dallas Police Department a data-driven, decision-making support application that helps Police leadership systematically identify officers who are showing signs that they are at risk to citizens or of executing law enforcement objectively. The platform utilizes data from a multitude of sources to assess and score risk and provide information to DPD leadership for potential interventions. <b>(\$302,495)</b>	Public Safety	DPD	Oct-23	In Process	

## As of 2/28/23

#	Project Name	Description	Strategic Priority	Dept.	Estimated Completion Date	Project Status	Value Adds
35.	Surveillance Cameras and Real Time Crime Center	This project will provide a "Real Time Crime Center" capability within Jack Evans police station. It will include 1) building a new command center video room (Real Time Crime Center), 2) building camera installations, 3) video camera software, video storage and surveillance camera installations at intersections, and 4) Trailer camera installations. <b>(\$14,320,722)</b>	Public Safety	DPD	Dec-24	In Process	
36.	In Car Video - Body Worn Camera - Interview Room	There is a Federal Requirement to video record public safety stops. In car systems involve video in patrol cars. Body Worn Cameras involve wearable video cameras systems for officers. Interview Rooms involves replacement of video equipment in Public Safety interview rooms. <b>(\$134,756,801)</b>	Public Safety	DPD	Dec-24	In Process	
37.	Use of Force - Police Strategies LLC	This project will provide a data analytics platform which produces analytic dashboards which provides comparative analyses by extracting data from incident reports & officer narratives, analyzes the data using established algorithms, and produces written summary reports used by DPD leadership in focusing resources. <b>(\$1,383,800)</b>	Public Safety	DPD	Jun-23	In Process	
38.	Unsupported Software Remediation	Identify Servers running unsupported Software, DBs running unsupported versions of software, and Applications that will require modifications to bring up to supported software levels. Develop a plan to upgrade, in a sequenced fashion. <b>(\$0)</b>	GPFM	DSV	Jun-23	Ongoing	
39.	Apptio IT Financial Transparency SaaS	This project is for a cloud-based solution for the Department of Information and Technology Services (ITS) to gain detailed insight into information technology (IT) expenses, cloud infrastructure / software usage and other IT related costs. <b>(\$1,353,866)</b>	GPFM	DSV	Mar-23	In Process	
40.	Visualization Engineering Services	Purchase of Visualization Engineering services will provide an authoritative visualization of our Current State and Future States - an effort critical to information data center improvements. The outputs of this engagement will be crucial to the success of planned improvements to Application Portfolio Management in addition to the stated necessity in regard to data center improvements. <b>(\$685,972)</b>	GPFM	DSV	Apr-23	In Process	
41.	ServiceNow Phase 2	ServiceNow Phase 2 comprises 4 major tasks or subprojects - "IT Software and Hardware Asset Management", "ServiceNow Stabilization and Workflow Improvement", "ServiceNow Fedramp Cloud Migration", and "ServiceNow Version Upgrade to San Diego Q1 2022". <b>(\$1,305,890)</b>	GPFM	DSV	Jun-23	In Process	
42.	Relocate Development Services to New Facility	In September 2022, the City of Dallas purchased a new facility at 7800 N. Stemmons Freeway which will serve as the offices and storefront for the Development Services Department (DEV). This project will provide all new IT infrastructure including cabling, network, workstations, printers, radio equipment, etc. in line with the facility opening. <b>(\$5,000,000)</b>	GPFM	DSV	Nov-23	In Process	

## As of 2/28/23

#	Project Name	Description	Strategic Priority	Dept.	Estimated Completion Date	Project Status	Value Adds
43.	Network Unified Communications Upgrade	The City's current collaboration suite is at end of life and requires an update to maintain functionality and reduce risk. This project will upgrade the Unified Communications Management (UCM) to the latest version available. (\$618,180)	GPFM	DSV	Dec-23	In Process	
44.	Data Center Improvement Program	This program provides a comprehensive review, assessment, and cleanup of the City Hall Data Center and all other locations which hold primary and ancillary equipment used for IT operations in the City. (\$10,700,000)	GPFM	DSV	Oct-24	Ongoing	
45.	IT Project and Portfolio Management Tool	This project will implement a new Project and Portfolio Platform (PPM) tool suite to provide a centralized and automated project management portfolio, assist with project intake, and improve the tracking and management of IT projects. (\$300,134)	GPFM	DSV	Jun-24	In Process	
46.	Digital Equity Infrastructure	This project seeks to meet the City's vision of ensuring that all Dallas households will have high-speed, reliable internet and access to devices in their homes by seeking commercial telecommunication service providers to develop and implement digital equity infrastructure which addresses established gaps in targeted communities. (\$40,000,000)	GPFM	DSV	Mar-24	In Process	
47.	Enterprise Capital Project Management System (ECPMS) Phase 2	Phase 2 Implementation of the Enterprise Capital Project Management System (ECPMS), IBM Tririga, to support the DWU Capital Projects division. Also, includes the delivery of reporting enhancements and efficiencies to the Phase 1 implementation. (\$2,169,090)	Transport & Infra	DWU	Dec-22	In Process	
48.	Enterprise Work Order and Asset Management (EWAMS) Phase 2	Implementation of an Enterprise Work Order and Asset Management System (EWAMS), that can be utilized as the standard for the City of Dallas. The Phase 2 effort of this Enterprise platform implementation will manage Work Orders and Maintenance. (\$4,901,864)	Transport & Infra	DWU	Sep-23	In Process	
49.	Enterprise Work Order and Asset Management (EWAMS) Phase 3	This professional service contract allows for continuous consultant services for the expansion of the Enterprise Work Order and Asset Management System (EWAMS). Phase 3 will oversee the implementation of Dallas Water Utilities (DWU) Meter Services division. (\$12,989,751)	Transport & Infra	DWU	May-28	In Process	
50.	HUD Income Limits Eligibility Survey - HOU Website	Updates and enhancements to the Housing & Neighborhood Revitalization Department's (HOU) website to help reduce uncertainty or confusion amongst City of Dallas residents when determining their income eligibility for the various programs based on the Housing and Urban Development (HUD) Income Limits. (\$5,300)	HHS	HOU	Feb-23	In Process	
51.	Infrastructure Upgrade of Dallas LIB system (formerly called E-Rate)	This project will refresh existing, and add new components, to LIB Network Infrastructure. The upgraded infrastructure will dramatically improve the delivery of digital services to LIB patrons. (TBD)	QOL	LIB	Sep-23	In Process	

## As of 2/28/23

#	Project Name	Description	Strategic Priority	Dept.	Estimated Completion Date	Project Status	Value Adds
52.	Library Website update	The library's website needs to be updated to meet the current and future needs of the library including being able to support additional online content and online programs and education. (TBD)	QOL	LIB	Mar-24	In Process	
53.	ADA Software Tracking System	This request acquires a software system to track identified ADA Compliance issues, track barrier removal costs, and to provide public interface to show City's progress toward removing barriers. Public reporting of barrier removal is a federal requirement. (\$75,000)	WEE	OEI	Mar-23	On Hold	
54.	Neighborly Expansion - Fair Housing	The purpose of the software is to complete the Fair Housing assessment of housing projects. This ensures we affirmatively further fair housing in the City as required by the Fair Housing Act and HUD. (\$25,700)	WEE	OEI	Mar-23	Delayed	
55.	Stormwater Compliance Information Management System	OEQ staff currently manage mission-critical and legally sensitive environmental management consent decree (EMCD) /permit-required tasks through a 20-year-old "homemade" information system built on MS Access 2002 and InfoPath. This project will procure and implement a new, modern system which provides timely information through dashboards and reports. (\$49,900)	Environment & Sustain	OEQ	Mar-23	In Process	
56.	Implement Workday Prism	The Workday Prism Project will aggregate historical data from the City's prior payroll system and make it available with new payroll data in Workday. (\$68,995)	GPFM	PER	May-22	Delayed	
57.	PKR-IT Infrastructures for New Parks and Recreation Sites Phase 2	This project includes the acquisition and installation of IT infrastructure and services for new PKR facilities. New IT Infrastructures include local and metro network, internet, PCs, printers, security systems, point of sale systems, telephones, etc. (\$670,000)	QOL	PKR	Dec-22	Ongoing	
58.	IT Infrastructure for Bachman Aquatic Center	Park and Recreation is building a new Bachman Aquatic Center which provides new Digital Service to Residents or Businesses. (\$118,000)	QOL	PKR	Jun-23	In Process	
59.	PKR Recreational Management System	Dallas Park and Recreation Department is looking for a recreation management system to manage recreation activities and programs of its 43 recreation centers, 107 pavilions, 19 aquatic facilities and over 200 athletic fields. (\$0)	QOL	PKR	Dec-29	In Process	
60.	Payment Vendor (SAP Users - DWU)	This project is to migrate DWU and other user departments of online (Biller Direct) and IVR payments to a new payment platform which provides real-time information for payments and reconciliation. (\$15,000,000)	Transport & Infra	SAP	Dec-23	In Process	
61.	DWU Billing CIS and Customer Portal Replacement	DWU's current CIS system, SAP, will reach it's end of life in 2025. DWU must replace SAP by 2025 in order to ensure continuity of our billing. (\$0)	Transport & Infra	SAP	Jul-25	In Process	
62.	Electronic Document Management - EDMS	Project Provides Electronic Document Management and Document Archive System for City Secretary's Office. (\$336,562)	GPFM	SEC	TBD	On Hold	

## As of 2/28/23

#	Project Name	Description	Strategic Priority	Dept.	Estimated Completion Date	Project Status	Value Adds
63.	Boards and Commissions Management Solution	The business objective for this project is to assist and upgrade the City Council's Boards and Commission appointment process in 3 key areas: New Boards and Commission Application Portal, Upgraded Boards and Commission Tracking/Reporting Solution. (\$12,675)	GPFM	SEC	Mar-23	In Process	
64.	SEC Records Inventory Management Solution	Replace the current obsolete unsupported FoxPro database with a state-of-the-art software application (preferably SaaS) that provides full functionality for operating a records center. Replacing this application will improve the management of the 70,000+ (\$231,440)	GPFM	SEC	Nov-22	In Process	
65.	Build an Ethics Financial Reporting Solution	The purpose of this system is to promote and support ethical financial compliance. (\$15,000)	GPFM	SEC	Feb-23	On Hold	
66.	Advanced Traffic Management System (ATMS)	The Objective of this project is to transition from the current Analog Traffic Management System to the new Advanced Traffic Management System (ATMS). (\$6,352,990)	Transport & Infra	TRN	Mar-23	In Process	

## NOTES

- 1 Enterprise Contact Center (ECC) Solution.** Project is still in process. Anticipate approximately 3 – 6 months' work to implement Single Sign On (multi-factor authentication), for final delivery of the Lab (test portion) of the project, and potential re-evaluation of Salesforce integration.
- 3 Core Financial System Upgrade.** The contract requirements and project timeline have been finalized and the contract action is scheduled for the April 26 Council agenda.
- 4 Code Case Management System Phase 2 (Boarding Homes).** Application processing is delivered. Awaiting Payment Card Industry (PCI) compliance to deploy remaining modules.
- 5 Asset Management System.** Multiple departments have requested an asset/inventory management tool. ITS is consolidating requirements across departments to perform market research to determine whether an option for a city-wide solution can be provided.
- 9 Remote Video Streaming.** Project plan/schedule is being developed. New date will be provided when available.
- 13 DAS Inventory Management System.** Multiple departments have requested an asset/inventory management tool. ITS is consolidating requirements across departments to perform market research to determine whether an option for a city-wide solution can be provided.
- 14 iNovah Upgrade.** Project is currently in planning stage. Project date will be updated after the planning phase is complete.

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**As of 2/28/23**

- 18 Land Management System\_POSSE replacement project.** ITS, DEV and Vendor have aligned on the SOW. Contract action approved by City Council on February 22, 2023. Based on proposed high-level schedule of approximately 25 months, new end date, proposed for 05/2025, is now reflected in February TAR.
- 19 Telestaff.** Telestaff Scheduling System is operational. Telestaff integration with Workday Payroll system is on hold pending several technical corrections required.
- 20 Smart Device/Technology Behavioral Health App for DFR members.** Project requirements are being re-evaluated.
- 21 IT Infrastructures For New Fire Stations 19, 21, 36, 41, 46, 58 & 59.** Project is aligned to the construction contracts of each identified Fire Stations. Completion of IT tasks for this project is identified in each construction project plan. Multiple completions are involved with this IT project, with the final completion date aligned to the final station construction completion.
- 24 Mobile Surveillance Platform Vehicles (Formerly known as Bait Car).** Awaiting funding to be identified.
- 27 WEB-RMS.** Purchase request has been submitted. Planning commence upon contract execution.
- 32 P25 Compliant Radio Project.** Effective with August 2022, the new P25 Public Safety Radio system was live, operational, and performing as designed. Non Public Safety departments have already been migrated to the new system. Final migration of all City of Dallas Departments is ongoing. Anticipated completion of project in April 2023.
- 36 In Car Video - Body Worn Camera - Interview Room.** Budget costs reflect new 10-year contract from Council Resolution 221784 dated Dec 14, 2022.
- 37 Use of Force - Police Strategies LLC.** All initial project tasks are completed. End date of project is June 2023 for stand up of initial capability. Current contract extends to 2026 and City will continue to provide data on a quarterly basis until the end of the contract.
- 41 ServiceNow Phase 2.** This project is being implemented in an “Agile” fashion – rolling out in numerous phases. Estimated completion of next phase estimated June 2023.
- 43 Network Unified Communications Upgrade.** Project is being implemented in an agile fashion. Unity Voice Mail portion is now complete. The next phase, “Call Manager” has an estimated completion date December 2023. Next milestone will be an upgrade to Call Manager components on March 27, 2023.
- 45 IT Project and Portfolio Management Tool.** Contract action scheduled to go to City Council for review and approval in April 2023.
- 47 Enterprise Capital Project Management System (ECPMS) Phase 2.** A Project Change Request (PCR) is pending by the Vendor for updated requirements and deliverables for linear segments, linear structures and X/Y coordinates, working with DWU GIS to finalize requirements.

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**As of 2/28/23**

- 50 HUD Income Limits Eligibility Survey - HOU Website.** Project work is complete and this project is moving to closure. This project will be removed from the TAR in the March 2023 report.
- 53 ADA Software Tracking System.** Project has not yet completed the procurement process. Once contract is executed, a schedule will be developed, and project dates updated.
- 56 Implement Workday Prism.** Project On Hold awaiting new contract with Vendor for technical integration support.
- 59 PKR-IT Infrastructures for New Parks and Recreation Sites Phase 2.** Project work is complete for all but one item, awaiting hardware delivery. Timeline will be updated when equipment arrives.
- 62 Electronic Document Management - EDMS.** The EDMS project is part of a group of projects relying on the Hyland Software System, which are being developed serially. Team is currently re-validating the project budget, scope, and participating department and will then re-baseline the schedule.
- 63 Boards and Commissions Management Solution.** Project is in User Acceptance Testing. Anticipate Go-Live in March.
- 64 SEC Records Inventory Management Solution.** Requirements have been developed. Awaiting Council approval.
- 65 Build an Ethics Financial Reporting Solution.** Project date will be updated after this project has completed the procurement process.
- 66 Advanced Traffic Management System (ATMS).** The vendor has completed the required work for this project per the scope of the contract. There are several remaining functions for which ITS and TRN have worked with the vendor to establish a go-forward plan to include in subsequent releases. Project expected to be complete for March TAR report.

## 2 Changes to Major Project Status List

1. Projects Implemented since last report
  - a. None.
2. Projects removed from the Major Projects Status List
  - a. Flock Safety – New Fixed ALPR Cameras has completed and is removed from the list. Project was shown as implemented in the January TAR report.
3. New Projects added to the project Pipeline
  - a. CCS-23-002363-P - Safety Tracking, and Hazardous Identification and Inspections – was added to support Code Compliance’s monitoring of training records and certifications.
  - b. CCS-23-002364-P - eRecording Lien Filing & Receiving System – was added to support Code Compliance by automating the department’s lien filing procedures.
  - c. CCS-23-002365-P - Body Worn Cameras for Code Personnel – was added to enhance Code Compliance citizen interactions, officer safety and to provide investigatory documentation for field inspections.
  - d. DEV-23-002366-P - POSSE Environment Refresh and upgrade – was added to update and upgrade POSSE functions.
  - e. DFD-23-002367-P - Dispatch/Communications - Location Identification - Rapid SOS, and DFD-23-002368-P - Dispatch/Communications - Location Identification - What 3 Words – were added to support 911 call takers with precise locations when fielding 911 calls.
  - f. DFD-23-002369-P - Dispatch/Communications - CAD Downtime - Redundancy Software – DiVa – was added to provide a more dependable alternate solution in the event of a planned or unplanned Computer Aided Dispatch (CAD) outage.
  - g. DPD-23-002370-P - Off-Duty Job Application – was added to help Dallas Police Department manage elements of off-duty jobs for DPD employees.

## Section 2: IT Operations

IT Operations provides information and status updates on the IT operations to include outages and incidents impacting city operations. Source data is drawn from the City's ServiceNow platform which was implemented in April 2021 to better manage incident reporting and resolution and to better track and control requests for IT services. ServiceNow documents incidents and service requests and is used by technicians and departments alike to submit, track, manage, and resolve pending requests and issues.

## A. Outage Report

### 1. Monthly Help Desk Report

Category	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb
Total Calls	7502	7546	8006	7252	7616	7151	7222	9694	6969
Answered	7136	7138	7763	7017	6921	6132	6222	7117	6778
Abandoned	366	408	243	235	695	1019	1000	1084	191
Abandoned (<10sec)	166	172	115	93	273	408	380	1493	85
Abandoned %(<10sec)	2.3	2.4	1.5	1.3	3.9	6	5	8	1

Metric	Current Month	Trend						
Average Speed to Answer – Voice	0:02:19							
Password Related Incidents	6%	<table border="1"> <tr> <td>14.7%</td> <td>10.6%</td> <td>5.9%</td> </tr> <tr> <td>Dec</td> <td>Jan</td> <td>Feb</td> </tr> </table>	14.7%	10.6%	5.9%	Dec	Jan	Feb
14.7%	10.6%	5.9%						
Dec	Jan	Feb						
First Contact Resolution - Incident	71.36%	<table border="1"> <tr> <td>81%</td> <td>82%</td> <td>71%</td> </tr> <tr> <td>Dec</td> <td>Jan</td> <td>Feb</td> </tr> </table>	81%	82%	71%	Dec	Jan	Feb
81%	82%	71%						
Dec	Jan	Feb						
Average Duration – Service Desk	1.87 Days 3208 Minutes	<table border="1"> <tr> <td>2715</td> <td>4785</td> <td>3208</td> </tr> <tr> <td>Dec</td> <td>Jan</td> <td>Feb</td> </tr> </table>	2715	4785	3208	Dec	Jan	Feb
2715	4785	3208						
Dec	Jan	Feb						
Average Duration – Field Services	2.94 Days 4247 Minutes	<table border="1"> <tr> <td>4865</td> <td>4507</td> <td>4247</td> </tr> <tr> <td>Dec</td> <td>Jan</td> <td>Feb</td> </tr> </table>	4865	4507	4247	Dec	Jan	Feb
4865	4507	4247						
Dec	Jan	Feb						
Average Duration - PD Field Services	2.14 Days 3088 Minutes	<table border="1"> <tr> <td>9465</td> <td>5578</td> <td>3088</td> </tr> <tr> <td>Dec</td> <td>Jan</td> <td>Feb</td> </tr> </table>	9465	5578	3088	Dec	Jan	Feb
9465	5578	3088						
Dec	Jan	Feb						

#### NOTES:

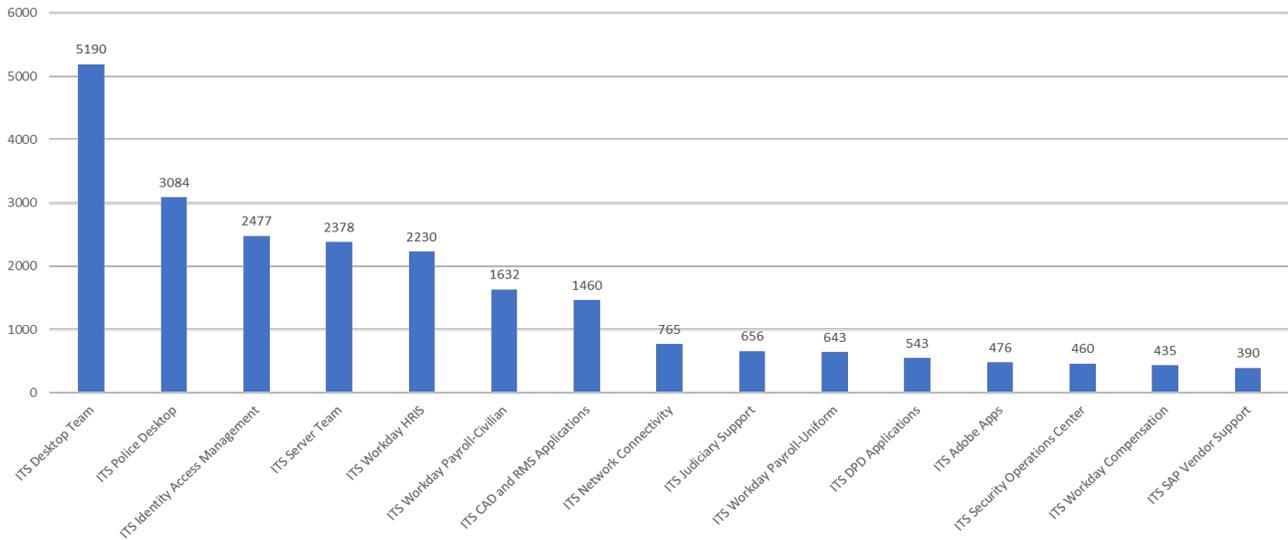
1. In February 2023, the IT Helpdesk received 6969 calls for support. This is a significant reduction over January which saw over 9600 calls.
2. First Contact Resolution (Incidents) for February is 71% a decrease from January of 82% and below the goal of 85%.

**As of 2/28/23**

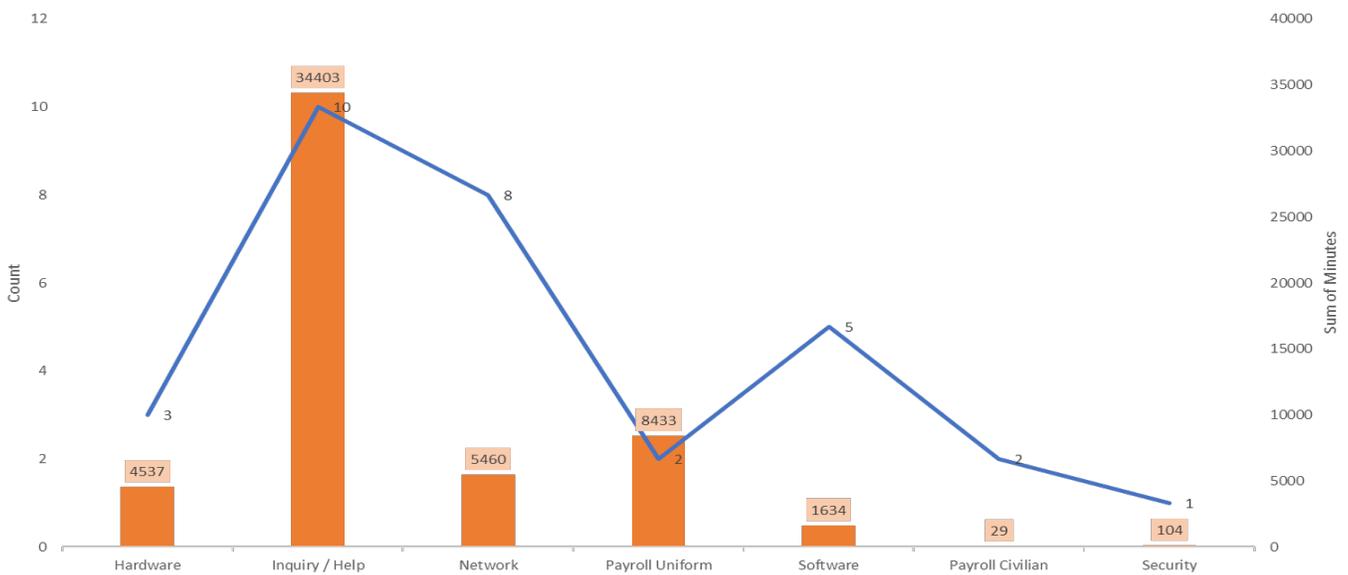
- 3. Field Services (excluding DPD) average service duration of 2.94 days in February is slight reduction from 3.32 days in January.
- 4. Field Services for DPD decreased average service duration from 3.87 days in January to 2.14 days in February.

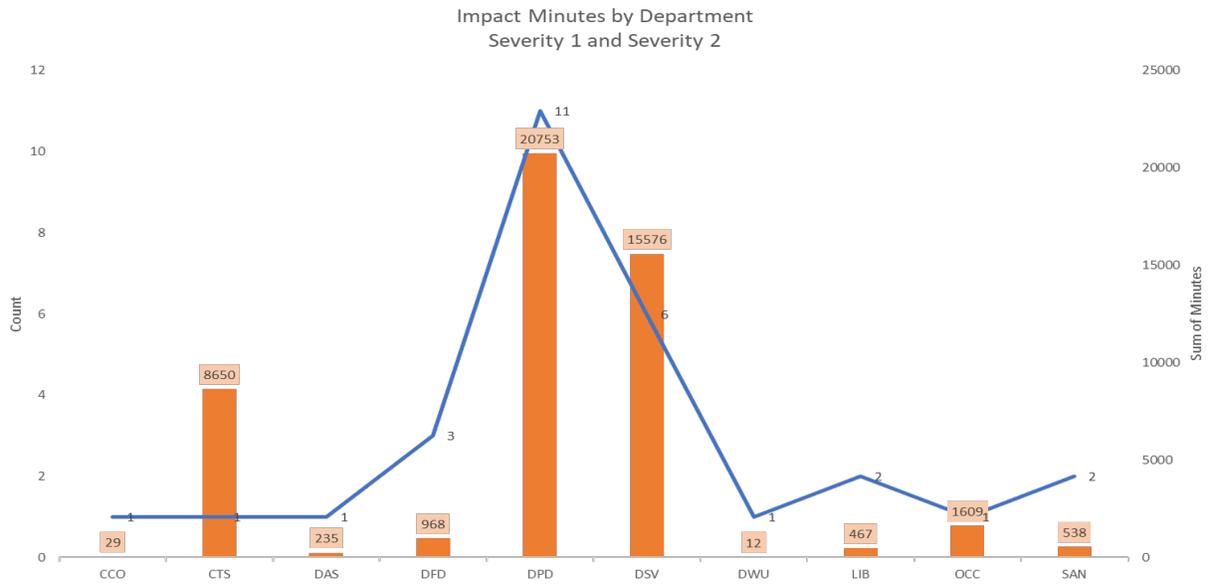
**2. Monthly Incident Report (Break/Fix “My Computer doesn’t work”)**

Top 10 Assignment Groups  
Incidents February 2023



Impact Minutes by Department  
Severity 1 and Severity 2

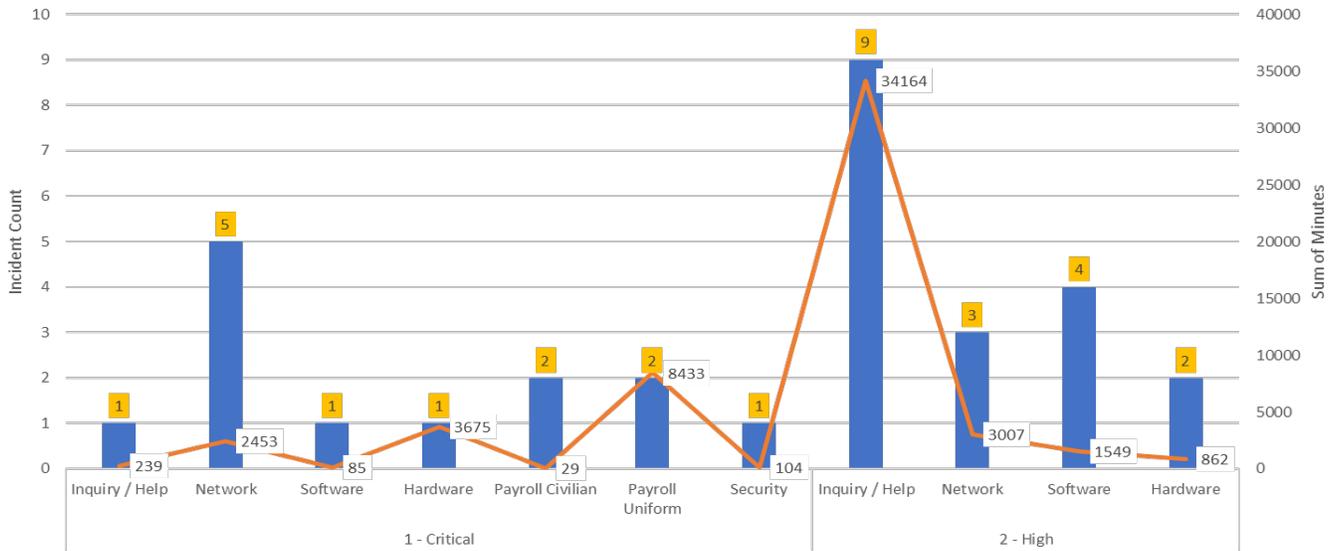




**NOTES:**

1. Severity 1 and Severity 2 incidents are the most severe and most likely result in degraded services or outages that impact the ability of City departments to fulfill their missions.
2. This chart tracks the number of reported incidents by department, along with the total number minutes the incident(s) potentially impacted them.
3. These data points are extracted from ServiceNow based upon input by city IT technicians. Continued analysis reveals that IT technicians are improving the timeliness in which incidents tickets are being updated to show resolution, resulting in a generally more accurate resolution measure.

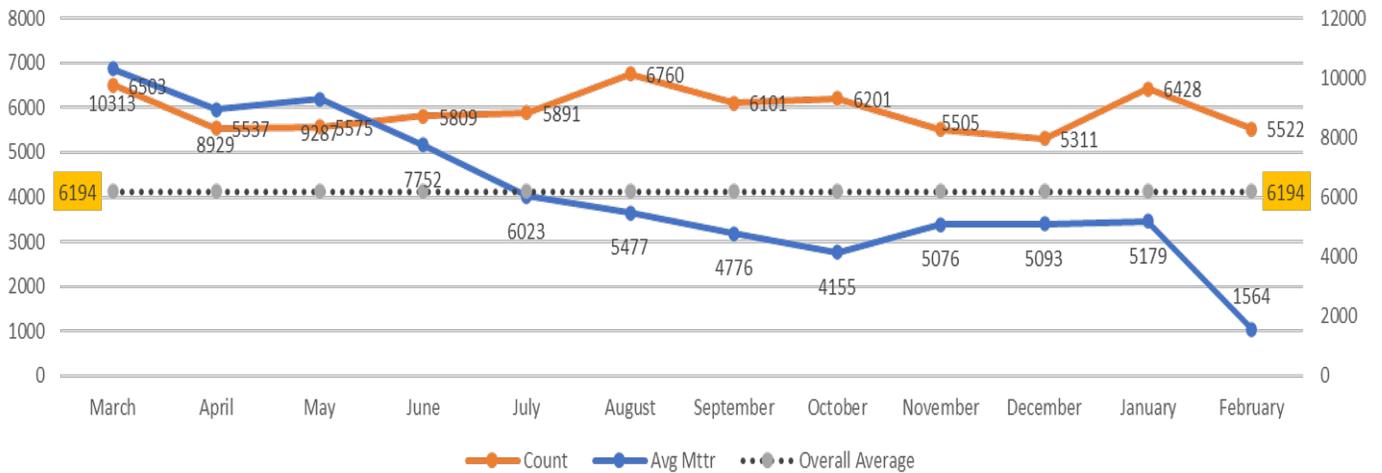
Severity 1 and 2 by Issue Category  
Impact in total minutes



**NOTE:**

1. This chart provides the distribution of incidents and impact minutes over specific services.

Monthly MTTR



**NOTES**

1. This chart provides the trendline for the average mean time to repair (MTTR), an industry standard for tracking the timeliness of resolution on reported incidents.
2. In February 2023, the MTTR saw a significant reduction just over an average of 1500 minutes, on a count similar to December of 2022 where the MTTR was in the 5000-minute range. \*Open incidents may impact February MTTR in March report

### 3. Monthly Major Outage Report

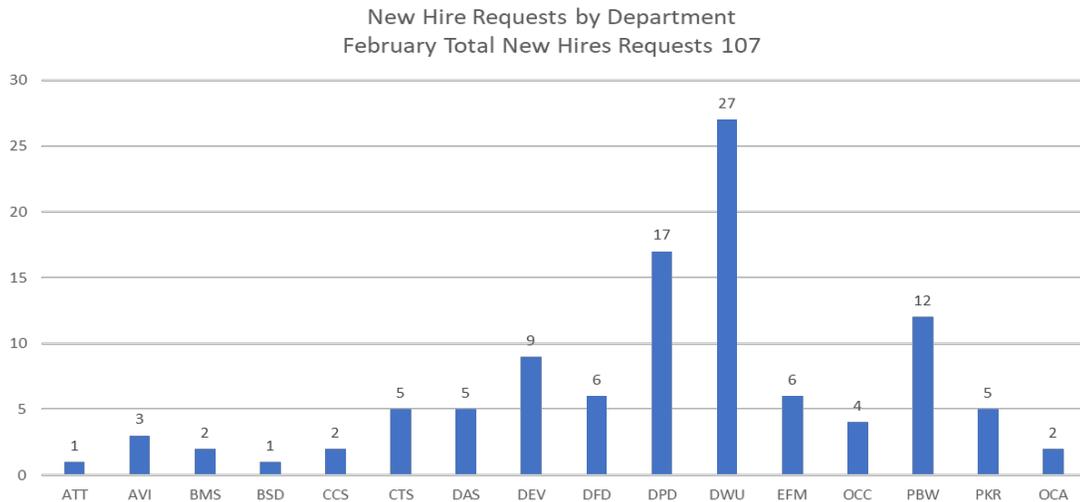
Priority	Description	Department	Primary	Secondary	Assignment Group	Hours
1 - Critical	user states The Central L3 Server Application is down	DPD	Inquiry / Help	How To	ITS DPD Applications	4.0
1 - Critical	Network: Network Outage 4610 SW Moreland	SAN	Network	Outage	ITS Network Connectivity	5.9
1 - Critical	P1 INC# network outage 1111 W Lebetter Suite 600 OCC for WIC	OCC	Network	Outage	ITS Network Connectivity	26.8
1 - Critical	Server: Server Outage (North Central Patrol)	DPD	Hardware	Server	ITS Server Team	61.3
2 - High	Server apccms01 needing to monitor   weekend courts experiencing extreme slowness/ dropping citrix connection	DSV	Network	Slow Speed	ITS Server Team	11.3
2 - High	LENEL ID Card Security System: APDPDLENEL server is down	DPD	Software	Troubleshooting	ITS Server Team	10.6
2 - High	PC Support   Server slowness	DSV	Hardware	Server	ITS Server Team	11.4
2 - High	INCODE slowness and error - read timed out. This issue for all court users.	CTS	Inquiry / Help	Escalation/Status	ITS CTS APPLICATION	144.2
2 - High	ASMARI1500-SF32-1 DOWN -- NO LINK LIGHTS	DSV	Network	Outage	ITS Network Connectivity	19.7
2 - High	Fusion server is not responding. Customers are not able to see images in the PAC - Reboot Requested	LIB	Inquiry / Help	How To	ITS Server Team	6.4
2 - High	Internal Affairs Division K: drive (iad_group(\police.dallastx.cod)(K) experiencing issues with documents.	DPD	Inquiry / Help	How To	ITS Server Team	31.1
2 - High	I cannot remote into ULSCCM01 and 02	DSV	Inquiry / Help	Policy/Procedure	ITS Server Team	205.3
2 - High	PC Support: Shared drives K L P H having troubles opening	DPD	Network	Outage	ITS Server Team	19.1
2 - High	Network Radio: Radio down for channel 5, unable to get or make calls	DPD	Inquiry / Help	How To	ITS Network Radio	168.5
2 - High	APBIT00 OS have an issue with security patch stacked and keep in a loop of rebooting OS.	DSV	Inquiry / Help	How To	ITS Server Team	10.4
2 - High	Locution Client: Station 41 - Locution system booting to blue screen - no internet message - 5807 Royal Lane	DFD	Software	Troubleshooting	ITS Desktop Team	11.0

#### NOTES

1. Major outages are identified as Severity1 that have significant impact to City services or Department's ability to perform critical functions and last over 4 hours in duration. As we mature the process this definition will be better scoped around impact and less around duration.
2. Outages with #value are incidents that had over 4 hours of impact, however are incomplete of details to identify full impact to departments

## B. Service Requests (including new employee onboarding)

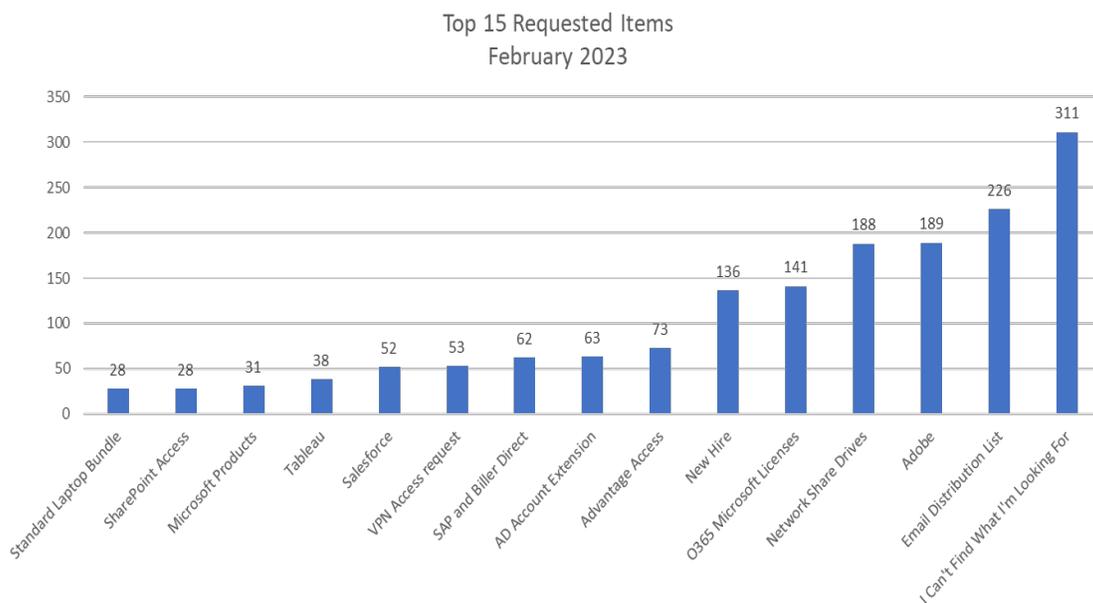
### 1. New Hire Report



### Notes

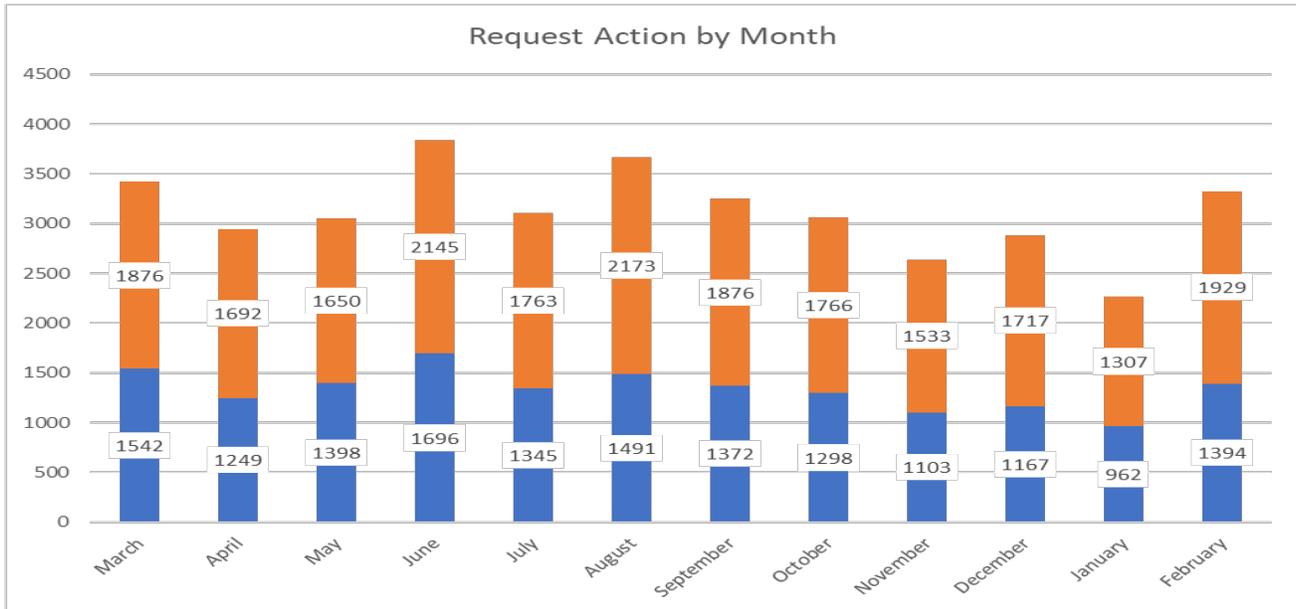
1. In the month of February, a total of 107 requests were opened for new employees.
2. DPD, DWU, and PBW being the top 3 hiring departments. DWU has had 5 consecutive months in the top 3.
3. Blank indicates no department match was available for the requested onboarding at the time the report was generated.

### 2. Service Request Report (An ask for service – “I need Software Installed”)



**Notes**

1. February Service Request actions totaled 1929 an increase over January which totaled 1307. This report depicts the top 15 Request by type that were selected.
2. “I Can’t Find What I’m Looking For” is a category used when a service catalog item does not exist for what the user is asking.



**Note**

1. This chart illustrates that 1394 Request Tickets, generated 1929 Request Actions. Frequently one Request generates multiple actions to be completed by one or more teams to fulfill the ask.

## Section 3: IT Budget Execution

IT Budget Execution provides information on the execution of the IT budget, the management of technology procurements, and the management of IT Human Capital. Information in this section is effective through 12/31/2022.

### A. Contract/Procurement Management

#### Upcoming Contracts Requiring Council Approval

##### Items Approved on the February 22, 2023 Agenda:

23-412 Next Generation 911 Grant – the acceptance of a grant from the U.S. Department of Treasury through the State of Texas Commission on State Emergency Communications (CSEC) for SB8 Coronavirus State Fiscal Recovery Fund to implement and operate a Next Generation 911 System for the period from November 8, 2021 through December 31, 2024

- Grant amount \$4,925,000, does not require a match
- Information and Technology Services will use the grant to complete and operate the City’s NG911 system. System deployment includes:
  - Upgrading and maintaining hardware or software required to records calls
  - Integration and testing of new modules and components
  - Expanding network technology for processing and storing video and pictures
  - GIS data conversion to the systems digital platform to provide first responders with more precise location information
  - Training

23-32 Accela, Inc – Service contract for a building permitting and land management solution

- 5-year agreement includes licenses, implementation, maintenance, and support
- Contract amount \$9,746,786.00

23-406 AT&T – Supplemental Agreement No. 3 to exercise the second of two one-year renewal options to the service contract for First Net

- Contract amount \$4,114,878.82
- Allows public safety departments and first responders to utilize their mobile devices and applications during day-to-day activities and catastrophic emergencies across the metroplex without competing with non-emergency cellular users for a cellular connection
- Additional departments have access to FirstNet Extended Primary services as well as other support services such as disaster recovery teams, infrastructure, and utilities
- This infrastructure facilitates the management of critical public safety information which includes immediate broadcast of emergency information for officers in distress, data transmission between emergency vehicles ensuring optimal response time, and other critical functions

Upcoming Council Agenda Items:

April 12 Agenda Items:

22<sup>nd</sup> Century Technologies, Inc.

- 5-year agreement
- Contract amount \$12,583,720
- Installation of a network of secondary circuits at City Hall and crucial City sites to enable the City to continue operating in the event primary circuits become inoperable as a result of a disaster

Netsync Network Solutions – purchase of hardware, installation and deployment of a backup and recovery solution

- 5-year agreement
- Contract amount \$2,173,000
- System to back up data across the City's on-premise servers, cloud environment, and in Microsoft O365

April 26 Agenda Item:

Carahsoft Technology – upgrade the existing financial system to the latest release of CGI Advantage Cloud Advantage Financial System

- 5-Year agreement
- Contract Amount - \$11,823,168
- Re-engineer the City’s highest priority business processes using Human Centered Design methodology
- Configure the upgraded CGI Advantage applications to align to the City’s business processes
- Convert the City’s highest priority reports to new dashboards, scorecards and ad hoc reports
- Identify two (2) high-value business processes for automation using Robotic Process Automation (RPA)
- Develop and execute end user training on new features and user interface for over 600 users prior to go-live

## B. Budget Performance & Execution

### Fund 0191-9-1-1 System Operations as of January 2023

Expenditure Category	FY 2022-23 Adopted Budget	FY 2022-23 Amended Budget	YTD Actual	YE Forecast	Variance
Civilian Pay	643,798	643,798	174,310	611,122	(32,676)
Pension	91,413	91,413	25,109	86,800	(4,613)
Health Benefits	54,481	54,481	12,053	54,481	-
Worker's Compensation	1,658	1,658	1,658	1,658	-
Other Personnel Services	14,262	14,262	8,621	15,013	751
<b>Total Personnel Services</b>	<b>805,612</b>	<b>805,612</b>	<b>221,751</b>	<b>769,074</b>	<b>(36,538)</b>
Supplies	201,465	201,465	26,369	201,465	-
Contractual Services	13,205,665	13,205,665	5,606,370	13,205,665	-
Capital Outlay	-	-	-	-	-
Reimbursements	-	-	-	-	-
<b>Total Expenditures</b>	<b>14,212,742</b>	<b>14,212,742</b>	<b>5,854,491</b>	<b>14,176,204</b>	<b>(36,538)</b>

### Fund 0197 - Communication Services (Radio Network) as of January 2023

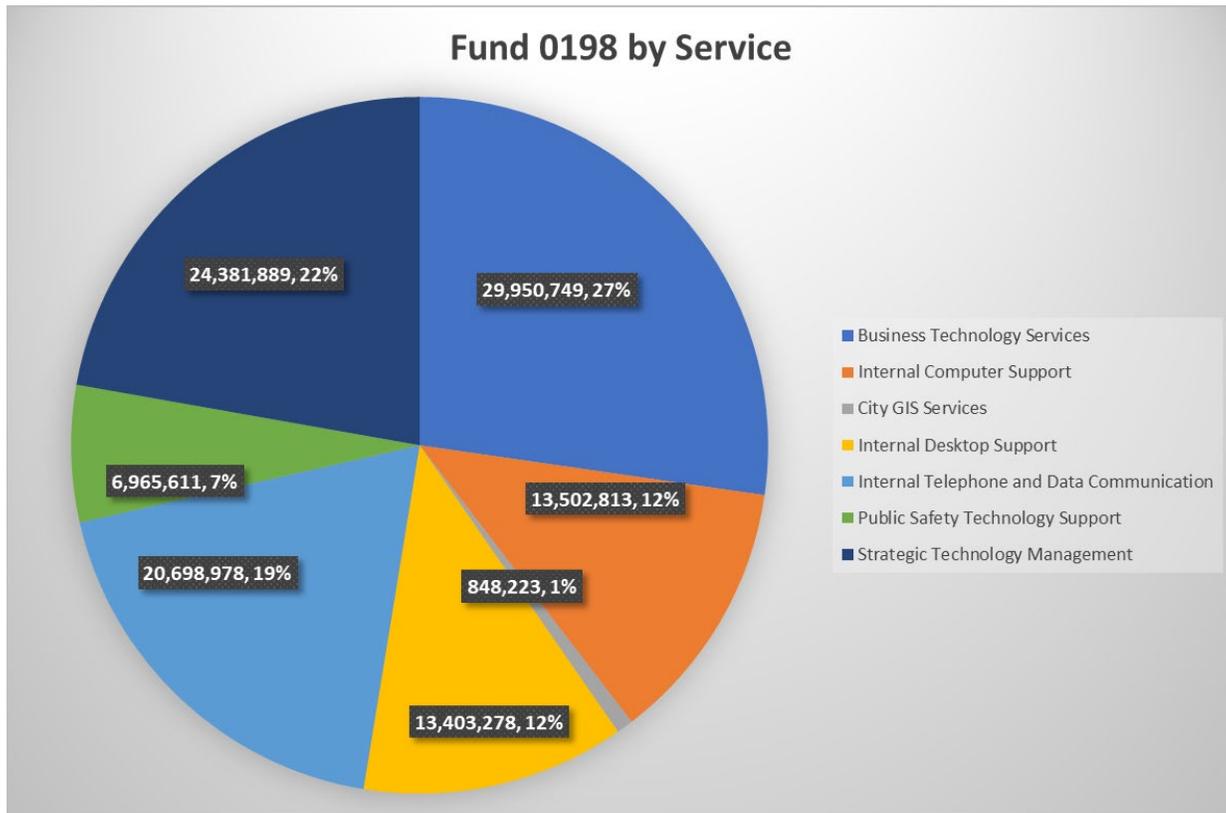
Expenditure Category	FY 2022-23 Adopted Budget	FY 2022-23 Amended Budget	YTD Actual	YE Forecast	Variance
Civilian Pay	1,995,477	1,995,477	533,395	1,842,200	(153,277)
Overtime Pay	51,320	51,320	65,765	88,674	37,354
Pension	282,080	282,080	85,787	270,377	11,703)
Health Benefits	234,423	234,423	46,214	234,423	-
Worker's Compensation	7,197	7,197	7,197	7,197	-
Other Personnel Services	33,819	33,819	25,316	47,954	14,135
<b>Total Personnel Services</b>	<b>2,604,316</b>	<b>2,604,316</b>	<b>63,675</b>	<b>2,490,825</b>	<b>(113,491)</b>
Supplies	1,156,482	1,156,482	260,666	945,900	(210,582)
Contractual Services	13,106,759	13,106,759	3,779,777	13,377,349	270,590
Capital Outlay	-	-	-	-	-
Reimbursements	-	-	-	-	-
<b>Total Expenditures</b>	<b>16,867,557</b>	<b>16,867,557</b>	<b>4,804,118</b>	<b>16,814,074</b>	<b>(53,483)</b>

As of 2/28/23

## Budget Performance & Execution (continued)

### Fund 0198 – Data Services as of January 2023

Expenditure Category	FY 2022-23 Adopted Budget	FY 2022-23 Amended Budget	YTD Actual	YE Forecast	Variance
Civilian Pay	20,152,694	20,152,694	4,872,625	18,282,272	(1,870,422)
Overtime Pay	41,612	41,612	6,568	41,612	-
Pension	2,858,569	2,858,569	694,513	2,615,386	(243,183)
Health Benefits	1,609,376	1,609,376	283,635	1,609,376	-
Worker's Compensation	49,182	49,182	9,182	9,182	-
Other Personnel Services	1,036,948	1,036,948	188,667	1,064,457	27,509
<b>Total Personnel Services</b>	<b>25,748,381</b>	<b>25,748,381</b>	<b>6,095,189</b>	<b>23,662,285</b>	<b>(2,086,096)</b>
Supplies	759,552	759,552	1,527,563	1,773,738	1,014,186
Contractual Services	83,683,424	83,683,424	48,743,369	84,315,519	632,095
Capital Outlay	-	-	-	-	-
Reimbursements	-	-	-	-	-
<b>Total Expenditures</b>	<b>110,191,357</b>	<b>110,191,357</b>	<b>56,366,121</b>	<b>109,751,542</b>	<b>(439,815)</b>



## B. ITS Staffing & Hiring Report

### 1. ITS Funded Staffing Levels

IT Fund	FY 20	FY 21	FY 22	FY 23	FY 24 Plan
<b>Fund 0191 - 9-1-1 Technology Support</b>	7.0	7.0	7.0	7.0	7.0
<b>Fund 0197 - Radio Communications</b>	28.0	28.0	30.0	30.0	30.0
<b>Fund 0198 - Data Services</b>	204.0	190.0	204.0	223.0	223.0
<b>Total</b>	<b>239.0</b>	<b>225.0</b>	<b>241.0</b>	<b>260.0</b>	<b>260.0</b>

### 2. Vacancies and Hiring Activities

- As of February 28, 2023, ITS had 62 vacancies out of the available 260 positions.
- As of February 28, 2023, of the 62 vacancies the disposition was:
  - 13 are in draft posting
  - 5 are undergoing reclassification to re-align within the ITS department
  - 29 are awaiting posting
  - 3 are actively posted
  - 12 were previously posted
    - 4 are under review
    - 2 are at a second round of interviews
    - 2 have pending offers with candidates
- 4 Additional positions have been added in support of the Development Services Department effective with January 2023.

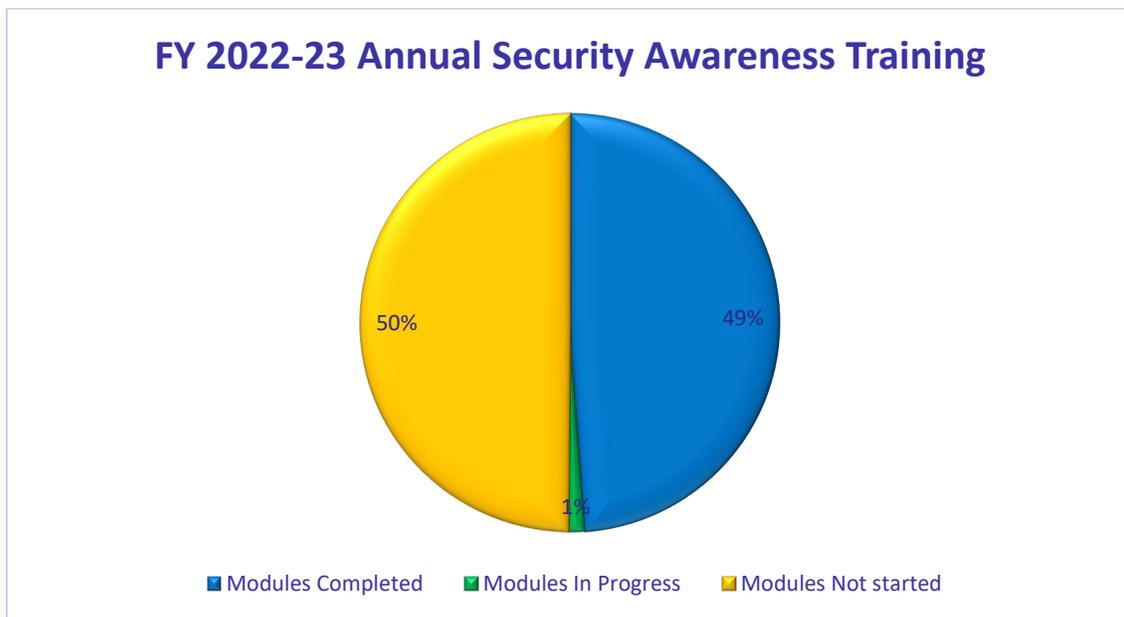
# Section 4: Cybersecurity Programs

## A. Awareness Training

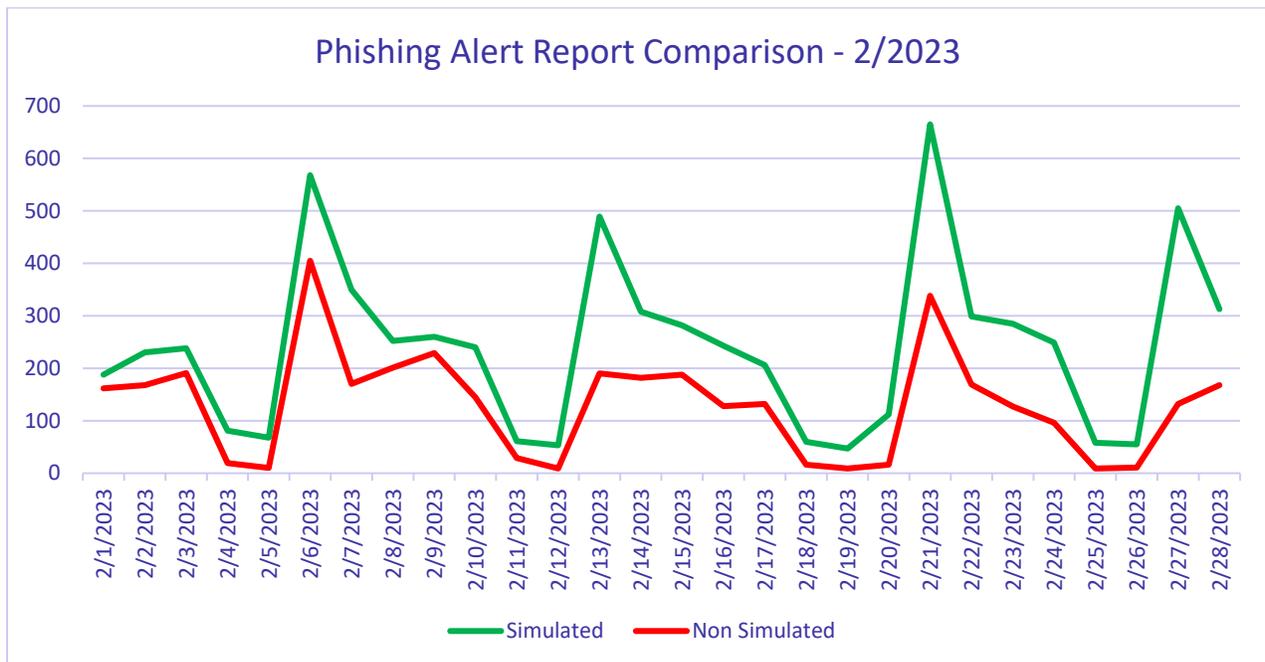
Security Awareness training is measured on an annual basis. Over the last several years ITS has observed a generally positive trend in risk scoring associated with annual employee training. Beginning with each new fiscal year the City will conduct a new set of security awareness courses to meet not only the best practices, but State of Texas House Bill 3834 requirements for all government employees.

However, each year we see new or enhanced requirements from the Texas State Legislature as the risk environment evolves and becomes increasingly more threatening. As such, our security awareness training program must evolve to reflect the latest requirements and latest threats and it is critical that the security awareness training is completed each year. The information below illustrates the enrollment and completion efforts of employee training over the course of the year. For FY 2021-22 the City completed 99% of 18 training campaigns covering HIPAA, PCI, and Cybersecurity. The FY 2022-23 security awareness training campaign on January 25, 2023, and ITS is tracking its progress and working with City employees to ensure completion.

- Note employees with less than 25% of job function on technology are not required to complete cybersecurity training.



In addition, ITS continuously applies best practices to the employees around phishing and their ability to recognize and appropriately handle phishing incidents. Campaigns designed given real world scenarios, typically taken from recent events are sent out to the employee population to test their ability to distinguish and act. This provides feedback to the employees as well has increased the actual amount of true phishing reported. As well, a “Report phishing” button added to user’s Outlook has increased both the numbers of test phish and actual phishing emails.



## B. Situational Awareness

Annually ITS assess the overall Security posture of the organization based upon the NIST Cybersecurity Framework (CSF). Each category within the NIST CSF is evaluated for the current level of maturity and expectant maturity level. This process uses current and projected technologies and documented standards and procedures to complete the process. ITS utilizes both internal and external resources to conduct assessments. The results of the assessments are used by ITS to develop security strategy for cybersecurity and privacy. The below figure outlines the maturity model for the CSF. While the TAR does not provide our scores from our self-assessment, ITS can provide this information to Council members and discuss the assessments in depth as requested.

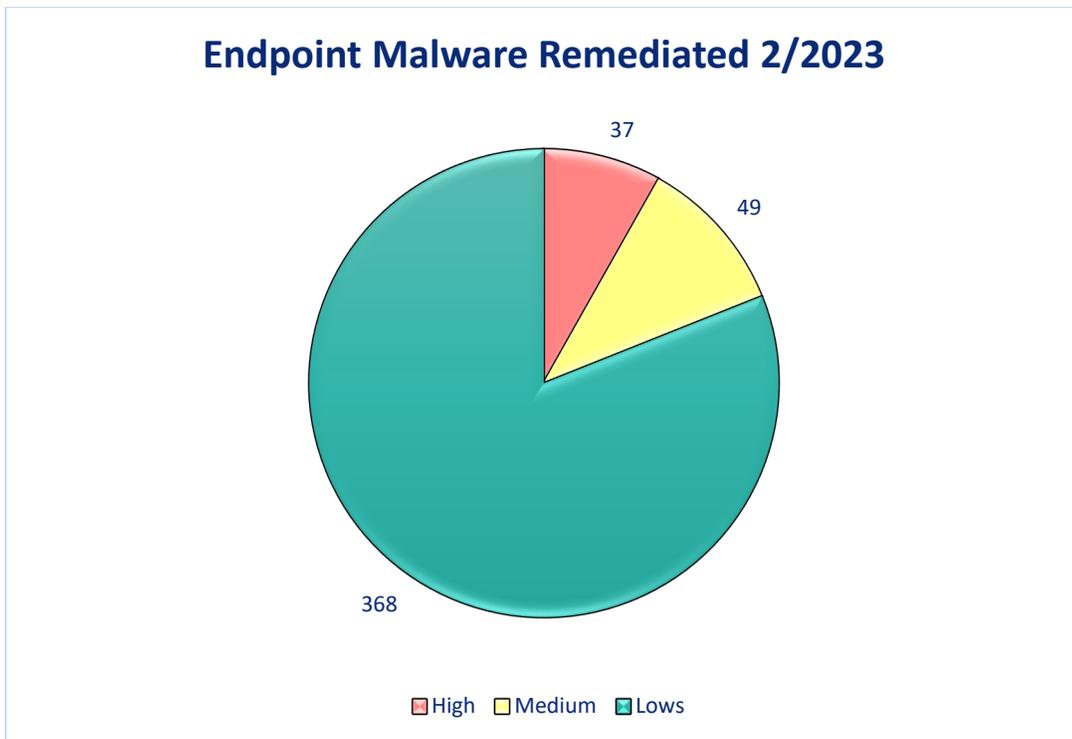
		Capability Maturity Model Levels				
		Level 1 Initial	Level 2 Repeatable	Level 3 Defined	Level 4 Managed	Level 5 Optimized
NIST Cybersecurity Framework Functions	Identify	Little to no cybersecurity risk identification.	Process for cybersecurity risk identification exists, but it is immature.	Risks to IT assets are identified and managed in a standard, well defined process.	Risks to the business environment are identified and proactively monitored on a periodic basis.	Cybersecurity risks are continuously monitored and incorporated into business decisions.
	Protect	Asset protection is reactive and ad hoc.	Data protection mechanisms are implemented across the environment.	Data is formally defined and protected in accordance with its classification.	The environment is proactively monitored via protective technologies.	Protection standards are operationalized through automation and advanced technologies.
	Detect	Anomalies or events are not detected or not detected in a timely manner.	Anomaly detection is established through detection tools and monitoring procedures.	A baseline of "normal" activity is established and applied against tools/procedures to better identify malicious activity.	Continuous monitoring program is established to detect threats in real-time.	Detection and monitoring solutions are continuously learning behaviors and adjusting detection capabilities.
	Respond	The process for responding to incidents is reactive or non-existent.	Analysis capabilities are applied consistently to incidents by Incident Response (IR) roles.	An IR Plan defines steps for incident preparation, analysis, containment, eradication, and post-incident.	Response times and impacts of incidents are monitored and minimized.	The capabilities of all IT personnel, procedures, technologies are regularly tested and updated.
	Recover	The process for recovering from incidents is reactive or non-existent.	Resiliency and recovery capabilities are applied consistently to incidents impacting business operations.	A Continuity & Disaster Recovery Plan defines steps to continue critical functions and recover to normal operations.	Recovery times and impacts of incidents are monitored and minimized.	The capabilities of all IT personnel, procedures, technologies are regularly tested and updated.

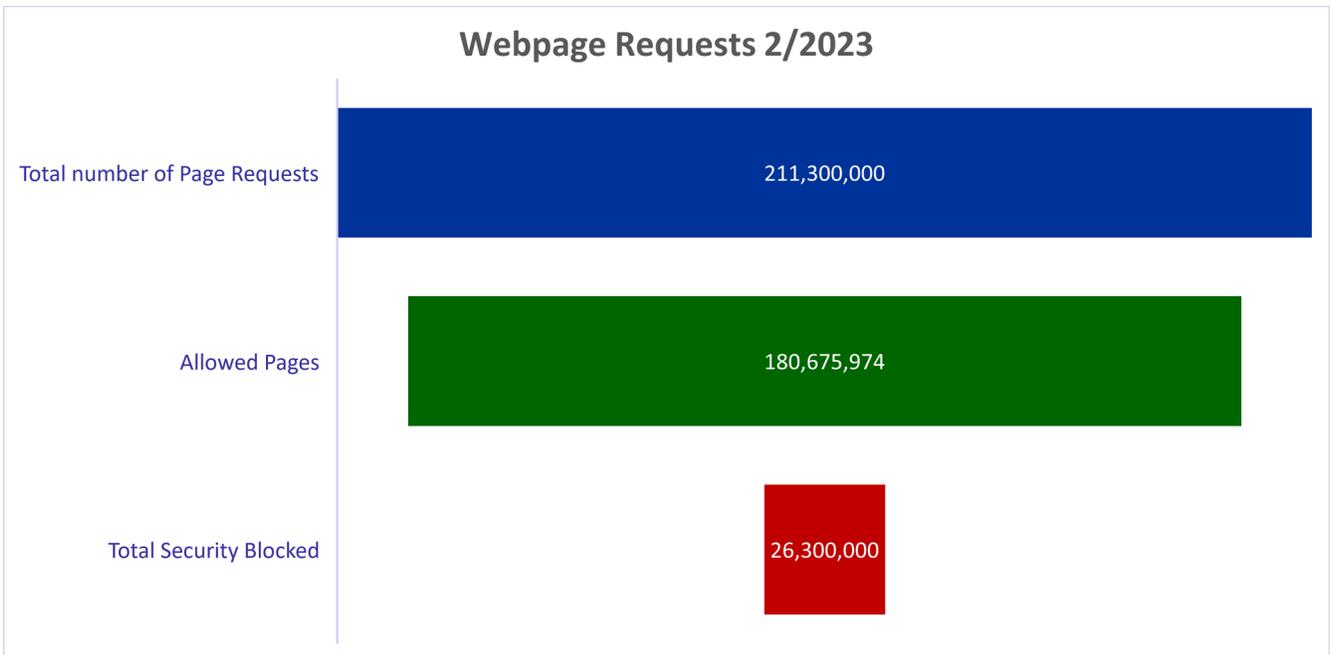
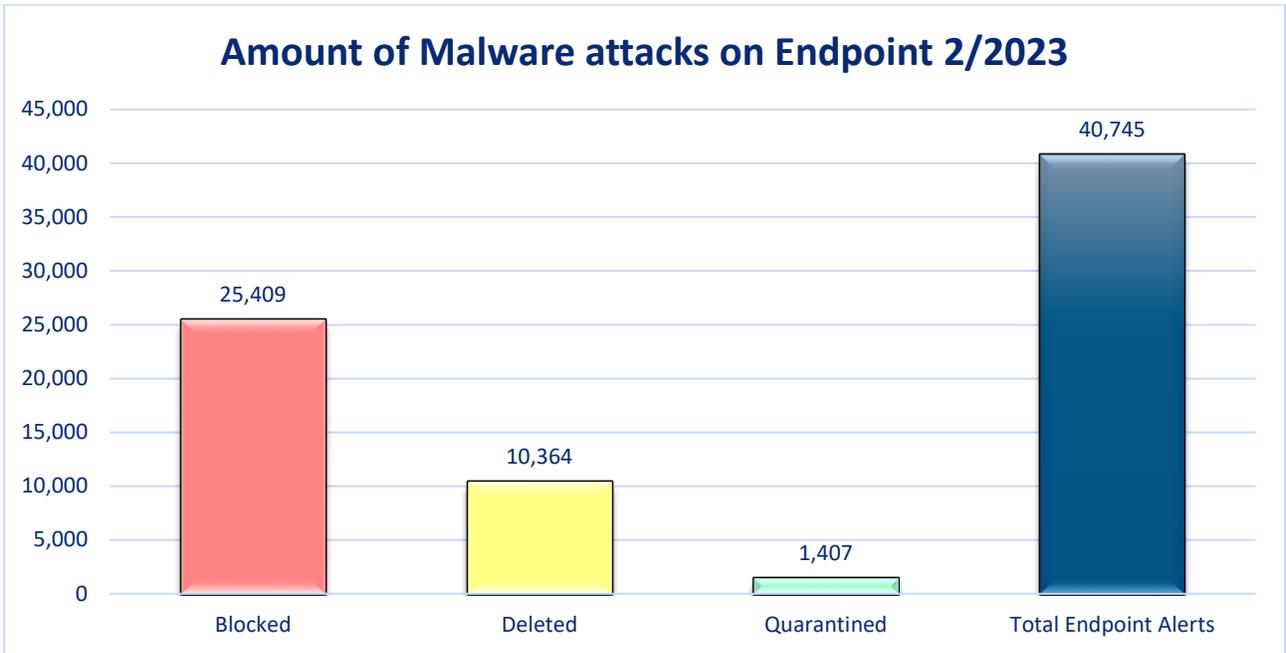
Figure 3: Assessing Cybersecurity Maturity

## C. Data Protection & Privacy

### 1. Endpoint Protection

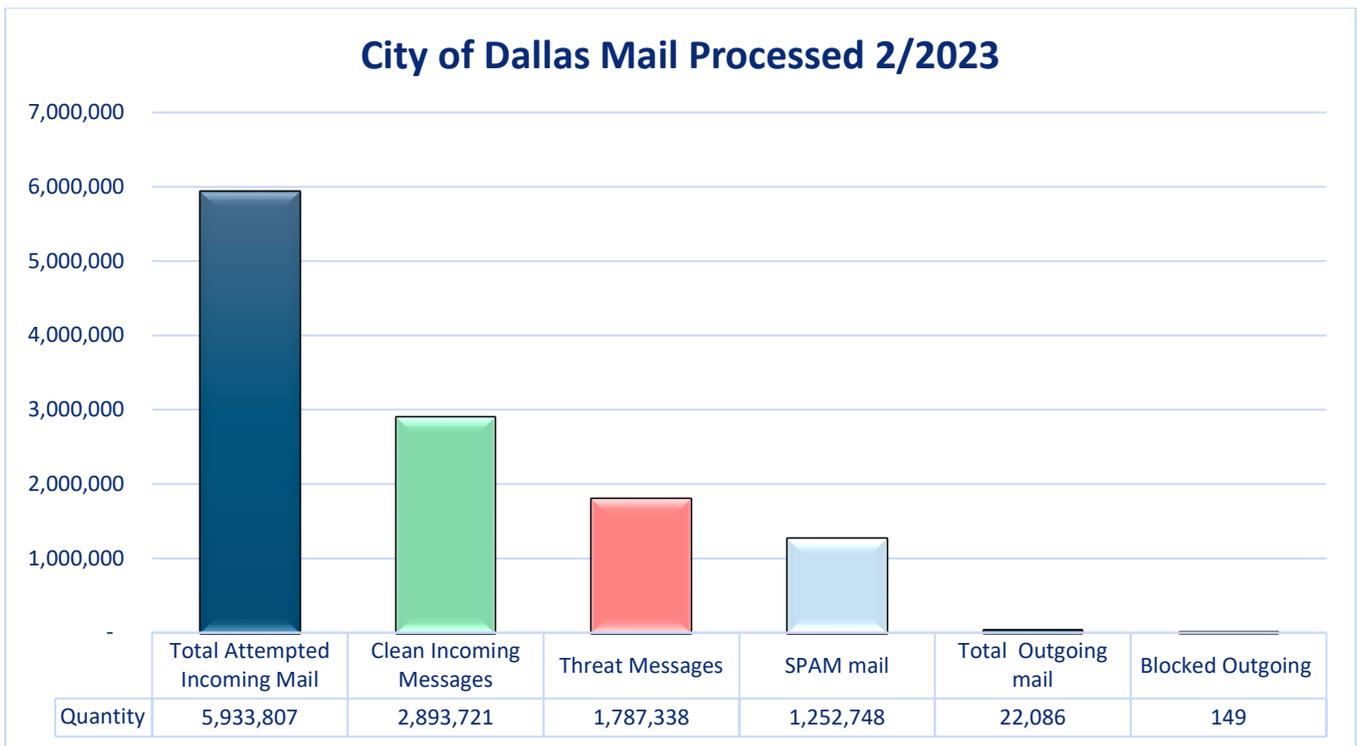
Endpoint protection is one component to the organization's ability to handle daily malware. All devices needing connection to the internet are subject to attacks. Attacks are mitigated through technologies monitoring the systems in real time reacting and responding to those attacks. Technologies like Firewall and Endpoint Detection and Response all are in place to respond to those attacks. Below is the current status for endpoint attack metrics.





## 2. Email Screening

The City of Dallas receives and send millions of emails a month. Phishing is an attack vector that is utilized by bad actors in the form of social engineering, as a means to gain internal access to the network. This can then be used to introduce malware, ransomware, and other malicious software to adversely affect City services. Below provides a picture of mail messages processed and remediated prior to user reception.



## Section 5: IT Infrastructure

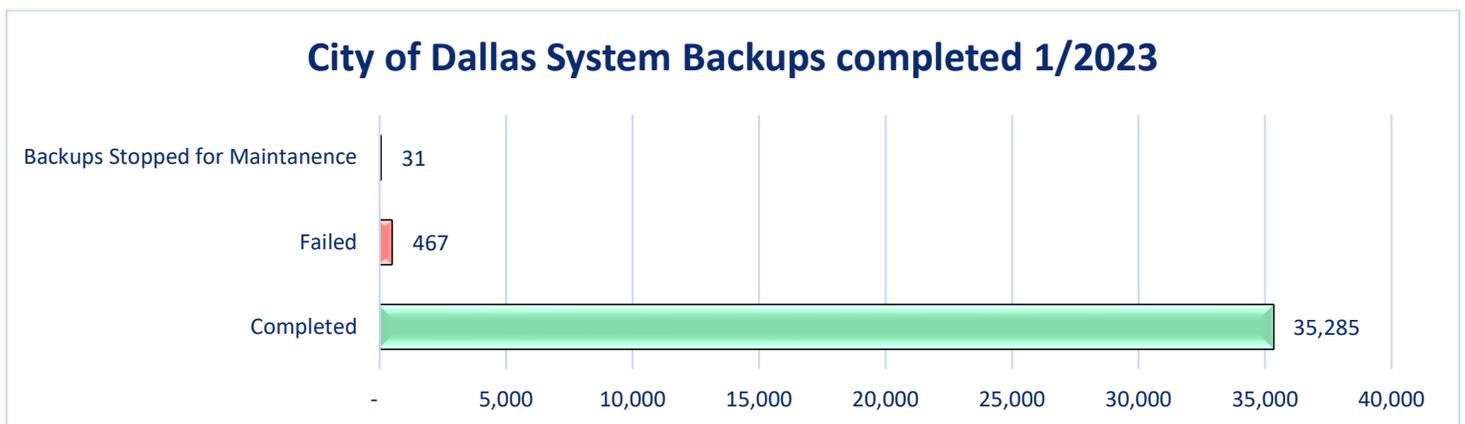
IT Infrastructure information and status updates on efforts to upgrade and improve the IT infrastructure used by the City to reduce technical debt, better meet current needs, and build for future service needs.

### A. Resiliency - Disaster Recovery and Business Continuity

Resilience is essential in the City’s IT environment because it ensures that the system can continue to function effectively and efficiently even when unexpected events occur. This can include things like hardware or software failures, power outages, natural disasters, and cyber-attacks. Lack of resiliency impacts Local government to prolonged outages, data loss, and security breaches. These can be costly in terms of services to residents, loss of public trust, and regulatory penalties.

Resiliency can be achieved through a combination of redundancy, fault tolerance, disaster recovery planning, and proactive monitoring and maintenance. By designing and implementing resilient IT systems, the City can minimize the impact of disruptions and maintain business continuity, ensuring that critical applications and services remain available. ITS has begun evaluating on opportunities to design the City’s IT environment to improve resilience.

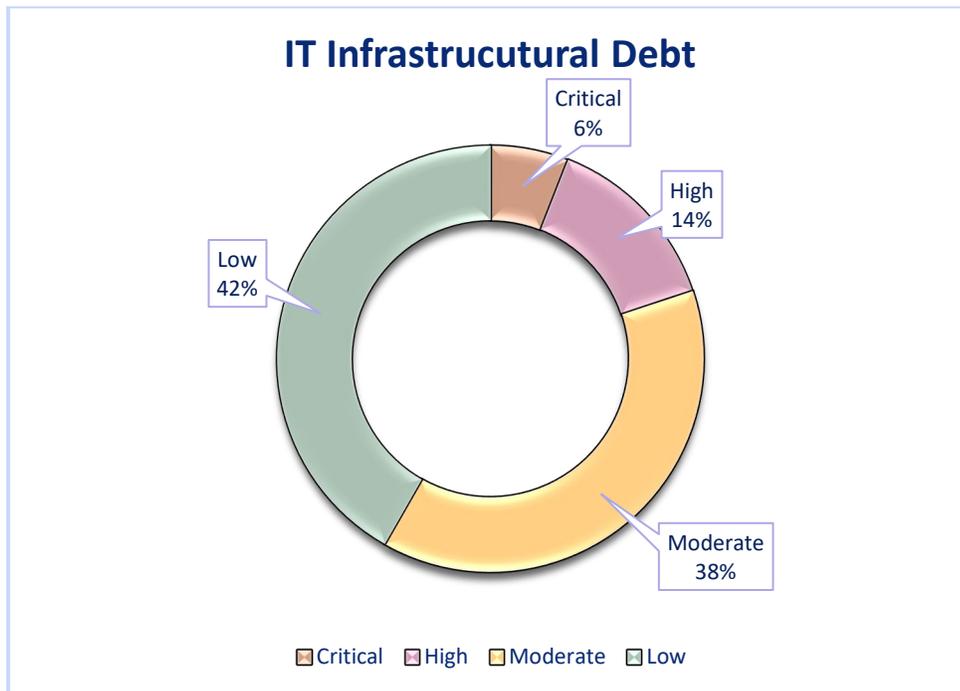
A critical component of Disaster Recovery and Business Continuity practices is backing up critical data, testing data backups, and conducting exercises to ensure that data backups can be successfully utilized to restore business services.



## B. Technical Debt

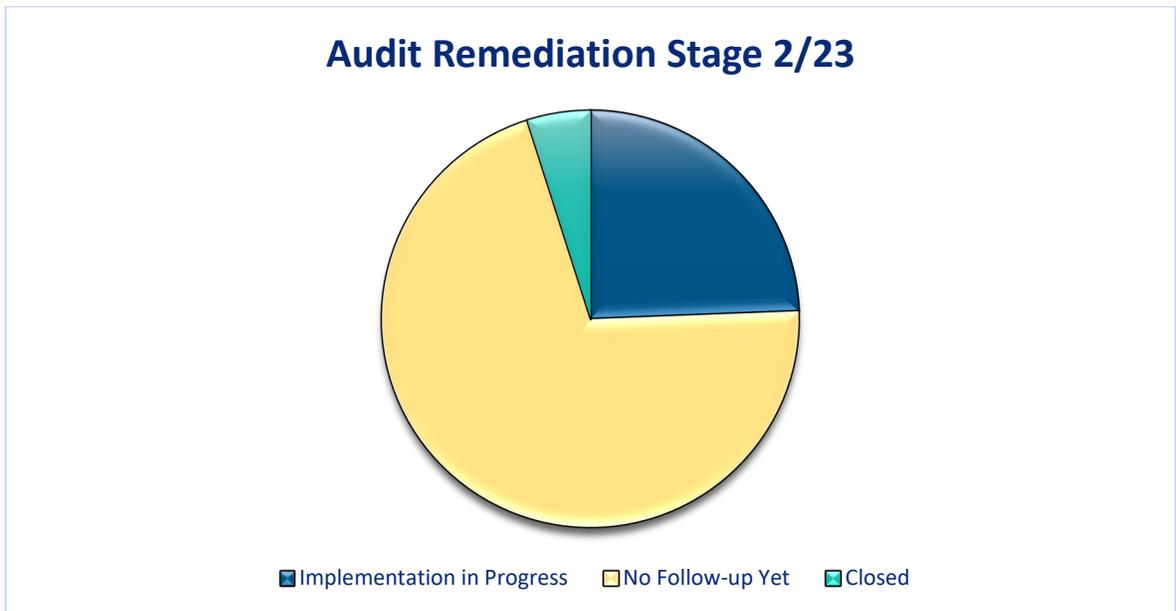
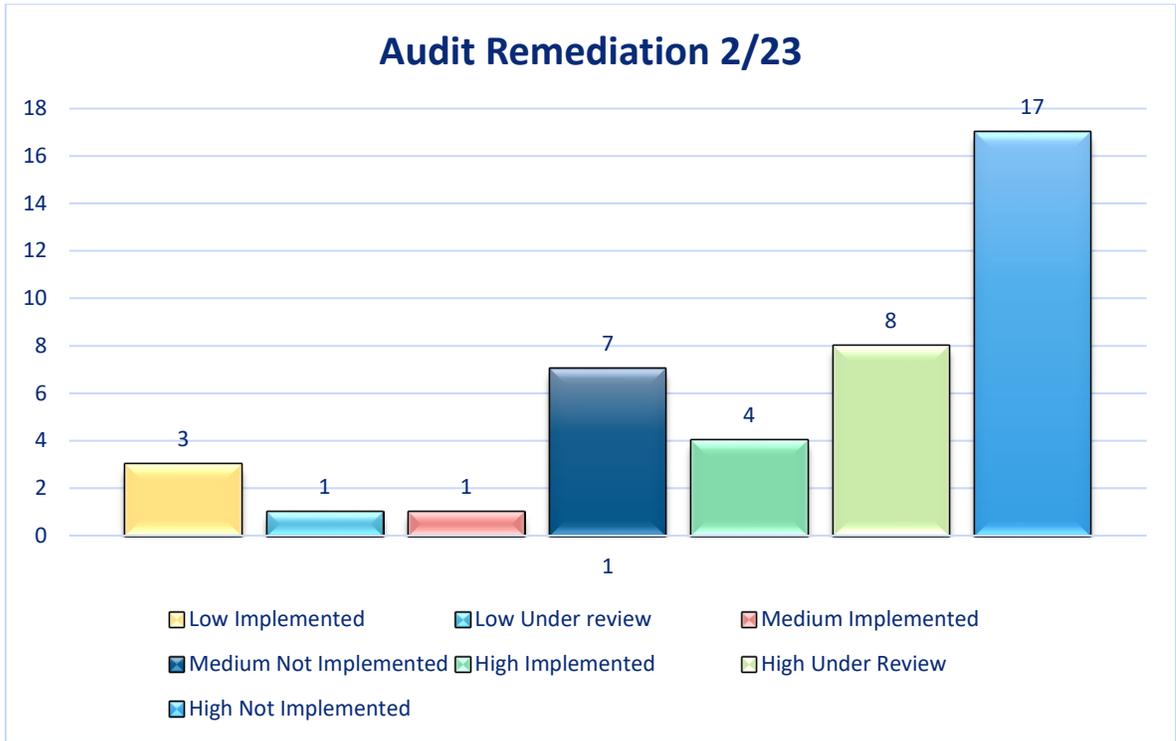
As a part of the City’s IT Infrastructure improvement direction, a proactive approach has been taken that identifies, tracks, and will communicate the potential risks and costs associated with technical debt to City departments. The City’s Technical debt has accumulated over time, reducing the IT effectiveness for services. This must involve setting aside a time and resources, specifically for the deficit. By ITS developing a comprehensive technical debt management strategy, organizations can prevent the accumulation of technical debt, reduce development costs and timelines, and improve system stability and maintainability over the long term. This leads to a long-term sustainability and maintainability.

As part of the ongoing efforts to assess the health of IT systems, a recently completed review found that up to 20% of the City’s technology systems and infrastructure can be defined at a level of “Critical” or “High” infrastructural debt, requiring attention to upgrade, replace or remediate the risks associated. Further information from the assessments will be provided in the March 2023 TAR report.



### C. Audit

Currently the ITS department is working through several audits that impact technology services. Below representative if the Audit remediation efforts and stages.



# Memorandum



CITY OF DALLAS

DATE March 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Boards and Commissions 2022 Annual Reports**

The purpose of this memorandum is to ensure compliance with Chapter 8, Sec. 8-1.1 of the Dallas City Code, requiring the distribution of Boards and Commissions (B&C) 2022 Annual Reports. The respective board or commission's approved annual report shares their mission, objectives, accomplishments, recommendations, and goals for the coming year.

We're proud to share the dedicated webpage for B&C annual reports, available [here](#). Our collaboration with the Information & Technology Services (ITS) continues to enhance the accessibility, searchability, and transparency.

Should you have any questions or would like to provide additional feedback regarding a specific annual report, please contact Yldefonso Rodriguez Sola, Director of the Office of the Mayor and City Council at 214-670-5682 or [yldefonso.sola@dallas.gov](mailto:yldefonso.sola@dallas.gov) and Shanee Weston, Senior Boards and Commission Coordinator at 214-670-3964 or [shanee.weston@dallas.gov](mailto:shanee.weston@dallas.gov).

A handwritten signature in black ink, appearing to read 'T.C. Broadnax', enclosed in a large, loopy oval.

T.C. Broadnax  
City Manager

## Attachments

c: Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors  
Board and Commission chairs and members  
Shanee Weston, Senior Boards and Commissions Coordinator

2022 ANNUAL REPORT LINKS	SUBMITTAL STATUS
<a href="#">Animal Advisory Commission</a>	✓
Building Inspection Advisory, Examining & Appeals Boards	*
<a href="#">Board of Adjustment</a>	✓
<a href="#">Arts and Culture Advisory Commission</a>	✓
<a href="#">Community Development Commission</a>	✓
<a href="#">Citizen Homeless Commission</a>	✓
<a href="#">City Plan and Zoning Commission</a>	✓
Community Police Oversight Board	April '23 Submittal*
<a href="#">Civil Service Board</a>	✓
Cypress Waters Municipal Management District	*
<a href="#">Dallas Public Facility Corporation</a>	✓
<a href="#">Ethics Advisory Commission</a>	✓
<a href="#">Environmental Commission</a>	✓
<a href="#">Fire Code Advisory and Appeals Board</a>	✓
<a href="#">Housing Finance Corporation Board</a>	✓
<a href="#">Judicial Nominating Commission</a>	✓
<a href="#">Landmark Commission</a>	✓
<a href="#">Municipal Library Board</a>	✓
<a href="#">Martin Luther King Jr Community Center Board</a>	✓
North Texas Education Finance Corporation	*
North Oak Cliff Municipal Management District	*
<a href="#">Park and Recreation Board</a>	✓
<a href="#">Permit and License Appeal Board</a>	✓
<a href="#">Redistricting Commission</a>	✓
Reinvestment Zone Boards	✓
<a href="#">Senior Affairs Commission</a>	✓

DATE March 17, 2023  
 SUBJECT **Boards and Commissions 2022 Annual Reports**  
 PAGE **2 of 3**

South Dallas/Fair Park Opportunity Fund Board	✓
Trinity River Corridor Local Government Corporation	April '23 Submittal*
Trinity River West Municipal Management District	*
Veteran Affairs Commission	✓
Youth Commission	✓

✓ Submitted to the City Manager and posted on City website.

\*Justification memo provided by the responsible director and may be contacted for further information on submittal status.

# Animal Advisory Commission

**RECEIVED**

2023 JAN 31 PM 4:00

CITY SECRETARY  
DALLAS, TEXAS



**City of Dallas**

*Approved by the Animal Advisory Commission on January 26, 2023*

# Chair Shelby Bobosky's Memo

## Memorandum



CITY OF DALLAS

DATE January 31, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **A Year in Review for FY22 from the Animal Advisory Commission Chair**

Despite the extraordinary challenges that Dallas Animal Services (DAS) faced in 2022, it faced them head on and continued to move the needle in professional animal sheltering.

Dallas was not alone in their animal sheltering challenges. In 2022, animal services and animal control organizations across the U.S. experienced: (1) short-staffing (in all positions, especially forward-facing staff, animal control officers, veterinarians, and customer service representatives due to comparably low salaries, difficulty, and stress of working conditions and environment, and slow hiring processes); (2) higher-than-usual animal inventories (due to pet adoptions and transports slowing dramatically, and both cats and dogs are spending up to twice the number of days); and (3) record-reported levels of stress/burnout among workers (stress of the pandemic has increased the number of emotionally charged instances and officers and shelter staff report a higher-than-usual number of negative interactions with the public, including people experiencing mental health crises and residents who are combative with shelter and animal control staff and volunteers).

DAS is the only shelter in Dallas that never turns away a pet in need and cares for tens of thousands of pets every year. Additionally, there has been an increase in euthanasia based on a distemper outbreak, canine influenza and space. Despite these issues, the DAS Team remained committed to its principles of public safety, compassion, and no shortcuts in the face of these new hurdles.

Here are some important highlights in 2022:

- DAS achieved a huge increase in dogs and cats being fostered. DAS met and surpassed its goals through their dogs and cats foster program as its goal was 5%, but DAS achieved 33% for FY22.
- DAS Director MeLissa Webber secured pay increases and bonuses for Animal Service Officers (ASOs). The more staff DAS has, the more engagement DAS can have.
- DAS received its audit on Dangerous and Aggressive Dogs and quickly planned through ordinance changes improvements based on the audit.
- While the total number of dogs brought into the shelter is up from last year, it is still lower than in 2020.
- DAS was instrumental in passing a Humane Pet Store Ordinance that stopped the puppy mill pipeline to Dallas and thwarted backyard breeders from continuing to add to the overpopulation crisis.

As Commissioners, we created two task forces: an Ordinance task force and a Support task force that we will grow and learn from in 2023.

I cannot forget the support of the Friends of Dallas Animal Services (FODAS). FODAS is the official nonprofit partner of DAS and exists to directly benefit DAS and its innovative and lifesaving programs and services. As an independent non-profit, FODAS responds quickly to urgent shelter needs as they arise ensuring help is available when most needed. In 2022, FODAS raised \$347,897. Their philanthropic support allows DAS to serve the community and its animals daily.

Lastly, we must highlight our community and their role in all lifesaving efforts. Through partnerships, volunteers, and community outreach, DAS hits its stride. In December of 2022, Dallas citizens showed their kindness by removing 150 dogs from DAS and into homes when canine influenza struck. It is moments like this that make me proud to call Dallas home.

We are ready for 2023 as we plan to engage the community to come out and rescue, foster and adopt from DAS.

**Shelby Bobosky**

Shelby Bobosky (Jan 31, 2023 09:36 CST)

Shelby Bobosky, Chair

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

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## Animal Advisory Commission Members as of 1/26/23

Commission Member	District
Jonathan Saxer	1
Rachael Gearing	2
Karen Kennedy	3
VACANT	4
Sandra Luhring	5
Greg Moakes	6
Cassandra Laster	7
Stephanie Hanson	8
Shelby Bobosky – CHAIR	9
VACANT	10
Elizabeth Schrupp	11
Lisa Faulkner-Dunne	12
Jay Gonzales	13
Karen Sanders	14
Sana Syed	15

# Mission Statement

## Mission

To assist the City of Dallas in ensuring that animal shelters operated by the City meet or exceed the standards required by Texas state law and to make recommendations to the City Council and City Manager regarding the City's Animal Services program.

## Purpose

The City of Dallas Animal Advisory Commission's purpose is to act as an advisory body to the City Manager and the City Council to assist in complying with the requirements of state law and city ordinances pertaining to the operation of an animal shelter.

## Duties

- The **Animal Advisory Commission (AAC)** is an advisory body of 15 members. Each city council member shall appoint one member to the commission. The mayor shall appoint the chair, and the full city council appoint the vice-chair. Each member shall be appointed for a two-year term beginning on October 1 of each odd-numbered year. All members shall serve until their successors are appointed and qualified.
- The commission shall act as an advisory body to the city manager and the city council to assist in complying with the requirements of state law and city ordinances pertaining to the operation of an animal shelter.
- Members of the commission must meet the following qualifications:
  - (1) one member must be a licensed veterinarian;
  - (2) one member must be a city or county official;
  - (3) one member must have duties including the daily operation of an animal shelter;
  - (4) one member must be a representative from an animal welfare organization; and
  - (5) eleven members must be chosen from the general public.
- The commission meets at least three times a year and may hold additional meetings on call of the chair (Ordinance 29403, 8/12/14).
- This is a volunteer position. The commission is only advisory in nature and is only able to provide recommendations to City Council.

# Committees/Subcommittees/Task Forces

## Ordinance Task Force

### Purpose

A small Task Force devoted to reviewing Ch. 7 Animals City ordinances to ensure alignment with the Animal Advisory Mission and the guiding principles outlined and defined by the City of Dallas. Research and recommendations from sister cities are utilized in the shared goal of improving existing city code and defining areas of interest that might be strengthened or improved upon.

### Members

Commission Member	District
<b>Jonathan Saxer</b>	<b>1</b>
<b>Cassandra Laster</b>	<b>7</b>
<b>Stephanie Hanson</b>	<b>8</b>
<b>Shelby Bobosky – CHAIR</b>	<b>9</b>

## Support Task Force

### Purpose

A small Task Force devoted to supporting and promoting Dallas Animal Services to all districts and communities within the City of Dallas. This task force's main focus is championing the animals and staff of DAS by aiding in events, activities, and marketing.

### Members

Commission Member	District
<b>Elizabeth Schrupp</b>	<b>11</b>
<b>Karen Sanders</b>	<b>14</b>
<b>Shelby Bobosky – CHAIR</b>	<b>9</b>

# FY 2022 Objectives and Accomplishments

## Objectives

The Animal Advisory Commission acts as an advisory body to the City Council and City Manager by:

- Reviewing the operations of Dallas Animal Services and its programs and reporting the results to the City Council and City Manager;
- Recommending new and innovative programs to make all aspects of DAS more effective and efficient; and
- Providing guidance, as needed, to the city manager regarding compliance with Texas state laws and local ordinances governing animal services and animal shelters.

## Vision

The Animal Advisory Commission 's vision is for Dallas to be a premier city for companion animals and the people who care for them, so that all residents are free from the dangers and nuisances of irresponsible pet-ownership, and so that every pet born is assured of a good home and good care all its natural life and does not suffer due to abuse, neglect or ignorance.

To achieve this vision, the city must:

- Develop, implement and enforce the policies and programs that will support the Dallas90 initiative;
- Enhance the human-animal bond, promote responsible pet ownership and public safety provide struggling owners with access to pet care resources, and encourage pet adoption; and
- Maintain Dallas Animal Services' current place as a leader in the national animal welfare ecosystem.

## Accomplishments

### Overcoming Distemper

- On May 24, 2022 Dallas Animal Services (DAS) is launched the Three to Thrive program to send newly vaccinated dogs into foster homes for the three days necessary for their vaccinations to offer significant protection.
- DAS also temporarily restricted the intake of owner surrender dogs to avoid potential exposure to the disease.
- Since first detecting distemper cases in November 2021, DAS has worked with industry experts including Dr. Cynda Crawford, faculty with Maddie's Shelter Medicine Program within the College of Veterinary Medicine at the University of Florida, and Dr. Ellen Jefferson, President and CEO of American / Austin Pets Alive, to adjust disease control protocols.

- To stop the spread of distemper in the community, DAS partnered with Maddie’s Fund, Friends of DAS, Spay Neuter Network, Operation Kindness, and Petco Love to offer free public vaccine clinics at the shelter weekly.
- DAS completed 1,586 PCR tests in 2022 to accurately track trends and monitor levels of distemper in the building. This data is being used by the City of Dallas’ GIS Team to create an interactive dashboard that allows DAS to pinpoint the impact of specific operational changes during the FY22 response and in future disease mitigation efforts.
- Testing shows the internal spread stopped as of October 2022.

## Increased Staffing Levels and Compensation Equity

- DAS prides itself on providing industry-leading care to the animals in its facility and first-class service to Dallas residents. As national labor challenges continue, the long-term staffing shortage at Dallas Animal Services (DAS) took a significant toll on operations in FY22.
- Though DAS has faced ongoing recruitment and retention challenges with the City of Dallas’ day labor vendors, the situation in FY22 was unprecedented.
  - In the past, DAS operated with 36 Day Laborers working 1,270 hours a week; in FY22, we are averaged 23 Day Laborers working 639 hours with the same workload.
  - DAS Day Labor roles, primarily animal care, handling and cleaning positions, are physically demanding and emotionally taxing and the previous FY22 pay rate of \$12.38/hour is not a livable wage in Dallas.
- DAS Field Operations general response ASO vacancy rate was previously reported in FY22 at 35% and is currently at 30% in January of FY23. Field operations currently has nine (9) vacancies and nine (9) new cadets in training, with an additional ASO currently onboarding.
- To address these challenges, DAS focused on:
  - Hiring, recruiting, and retention efforts
  - Working with other city departments to increase pay equity by working to:
    - Reallocate funds from day labor to create 12 FTE positions and promoting three longtime day labor staff into these roles.
    - Increasing the minimum pay rate for our day labor staff to meet the City of Dallas’ minimum wage and provide an estimated living wage.
    - Re-implement a tiered career path for Animal Service Officers (ASO) that would result in automatic promotion and pay increase from an ASO I to an ASO II when their training requirements are completed.
    - Ensure that ASO tiers mirror the pay grade of Code Officers.
    - Implement an ASO Hiring Incentive and Return-to-Owner goal-based incentive.

## Passing the Humane Pet Store Ordinance

- On Wednesday, May 11, 2022 the Dallas City Council passed the Dallas Humane Pet Store Ordinance, banning the sale of dogs and cats in retail pet stores.
- Dallas now joins Austin, College Station, El Paso, Euless, Fort Worth, Houston, San Antonio, Sherman, and Waco in cities that have passed a similar ordinance.

## Launching DAS Partner Coalition

- The Dallas Animal Services Partner Coalition was created in August 2022 to expand lifesaving through increased collaboration with partners that support the pets and people of Dallas.

## Implementing Dangerous Dogs/Aggressive Dogs Audit

### Recommendations

- The Office of the City Auditor released the Audit of Dangerous and Aggressive Dogs Investigation and Determination Process on August 29, 2022.
- The audit found that improvements to DAS' internal control environment, operations, and transparency have led to tangible and meaningful positive results, including:
  - A 20-30% increase in the live release rates for FY19 – FY21 compared to FY15's live release rate of 62.5%
  - Significant improvements in Field Operations
  - A request for an audit of processes to determine if additional opportunities exist to improve processes and address residents' concerns.
- DAS believes implementing these recommendations will provide the tools necessary to ensure owners of dangerous and aggressive dogs comply with City requirements.

## FY 2023 Proposed Objectives and Accomplishments

Current proposed Objectives and Accomplishments for FY23 include:

- A continued focus on City of Dallas Service Values
- Employee Engagement in the service of Dallas Residents
  - Onboarding, Training, and Retention
  - Employee Resources and Appreciation
  - Implementing New Organizational Structure
- Implementing Dangerous Dogs/Aggressive Dogs Audit Recommendations
- A continued focus and expansion of the DAS Partnership Coalition

# Recommendations of the Animal Advisory Commission

## Strengthening Laws and Ordinances

- Areas of focus include:
  - Removing the 72-hour stray hold on cats
    - The stray hold for Community cats, kittens, and nursing moms are being covered under phase III of the DAS recommended ordinance updates.
  - Coyote Management Plan
    - Proposed addition to Chapter 7-3 to include provisions on prohibitions in the feeding of no owned animals (outside of allowances) and wildlife
  - Dangerous Dog Audit Recommendations
    - Changes to the ordinance to address findings during the recent audit, definition, and legislative updates
  - Ordinance Committee recommendations
    - DAS is working closely with the AAC ordinance committee to identify areas in which we can move certain ordinance recommendations through with support and education

## Improving Quality of Life

- Areas of focus include:
  - Shelter capacity and needs
  - Providing continued spay/neuter resources

## Focus on Task Forces

- Areas of focus for both the Support and Ordinance Task Forces include:
  - Community Engagement
  - Education
  - Adoption Promotion
  - Animal Cruelty Training

# Highlights of the Animal Advisory Commission

## Return of In-Person Commission Meetings and Shelter Tours

- This summer, the first in-person commission meetings took place since the start of the pandemic in 2020. While a virtual option remains for commissioners and residents, the ability to connect in person allows for a stronger familiarization with one another.
- This has also led to shelter tours of DAS, allowing commissioners to see the daily operations of shelter staff and discuss how they can best champion shelter needs to their districts and the Dallas community.

## 2022 Boards and Commissions Appreciation Luncheon

- The program incorporated words of appreciation from the Honorable Deputy Mayor Pro Tem Carolyn King Arnold, special acknowledgement to staff from Chief of Staff - Genesis Gavino, Cultural Arts Program performances, and special recognitions of appreciation from Honorable Deputy Mayor Pro Tem – Omar Narvaez and City Manager – T.C. Broadnax.
- Many City Councilmembers were in attendance and enjoying the delicious lunch with their appointees.
- During the event, City Manager T.C. Broadnax continued to stress and acknowledge the important role Commissions have and the dedicated service the members provide to the City, therefore making this event the inaugural Boards and Commissions appreciation event, with more to come annually.

# APPENDIX

# Memorandum

RECEIVED

2023 JAN 31 PM 12:17

CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

DATE January 30, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **FY 2021-2022 Annual Report of the Arts and Culture Advisory Commission**

On behalf of the Arts and Culture Advisory Commission (formerly known as the Cultural Affairs Commission), please find the enclosed annual report for the Fiscal Year 2021-2022 for the Arts and Culture Advisory Commission. The Commission voted to adopt this report at a special-called meeting on January 26, 2023.

Regards,

A handwritten signature in blue ink, appearing to read 'Ella Goode Johnson'.

[Ella Goode Johnson \(Jan 30, 2023 14:11 CST\)](#)

Ella Goode Johnson  
Chair, Arts and Culture Advisory Commission

c: T.C. Broadnax, City Manager  
Biliera Johnson, City Secretary  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Martine Elyse Philippe, Director, Office of Arts and Culture



**City of Dallas**

**ARTS AND CULTURE ADVISORY COMMISSION**  
**Fiscal Year 2021-22 Annual Report**  
(October 1, 2021 – September 30, 2022)

Approved: January 26, 2023

Submitted: \_\_\_\_\_

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- I. History of the OAC
- II. Members of the Arts and Culture Advisory Commission
- III. Mission, Vision and Guiding Principles
- IV. Program and Committee Structure
  - a. Standing and Ad Hoc Committees
- V. Programs
- VI. Major Accomplishments
- VII. Goals for the coming year
- VIII. Attachments
  - a. Cultural Service Contracts, Facilities, Public Art, and Municipal Radio
  - b. OAC Measures of Equity and Diversity
  - c. Minority or Dissenting Report

## **History of the Office of Arts and Culture**

The City of Dallas' arts and cultural programs were operated through the Parks Department until 1989, when the City Council created the Office of Cultural Affairs, now known as the Office of Arts and Culture (OAC)<sup>1</sup>, and the Arts and Culture Advisory Commission. The Office of Arts and Culture is headed by a director who reports to the City Manager. Members of the Arts and Culture Advisory Commission are appointed by the Mayor and City Council.

There are 18 commissioners. Each City Council member appoints one person to the commission, and three additional members serve at large. The Mayor selects the Chair of the Arts and Culture Advisory Commission.

Today the Office of Arts and Culture operates a budget of over \$20 million and has oversight of 19 cultural facilities. OAC employs 80+ people – approximately 50 full time and 30 part-time - dedicated to advancing the arts in Dallas and ensuring that residents and visitors have access to a broad array of arts and cultural opportunities.

## **Members of Arts and Culture Advisory Commission**

The Arts and Culture Advisory Commission is an advisory body to the City Manager and City Council in accordance with Section 8-26 of the Dallas City Code.

- The Commission's main objectives are to make recommendations regarding City of Dallas cultural policies and participate in funding decisions for programs, facilities and organizations.<sup>2</sup>
- Commissioners are periodically asked to review and vote on major projects before they are considered by the City Council.
- The Commission also recommends new ways for citizens to have access to the arts and the means of cultural expression.

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<sup>1</sup> The name of the Office of Cultural Affairs was changed to Office of Arts and Culture as of October 1, 2019 by City Council Ordinance 31333.

<sup>2</sup> Individual commissioners recuse themselves from debate and voting if they hold a position or a relationship with an organization that may cause a conflict of interest; individual Commissioners may be assigned as a liaison to an arts organization as part of their Commission duties, and are not required to recuse themselves from debate and voting due to that assignment.

- Commissioners serve as ex-officio non-voting liaisons on the governing boards of some institutions funded through the Cultural Organizations Program.
- The Commission works with the City of Dallas Office of Arts and Culture, a city department, in the implementation of the Cultural Policy and its programs.

**Commissioners as of September 30, 2022:**

<b>Commissioner</b>	<b>District/Place</b>
Ella Goode Johnson, Chair	3
Augustine Jalomo	1
Linda Blase	2
Jesse Hornbuckle	4
Tamitha Curiel	5
J Damany Daniel	6
Dr. Teresa L. Jackson	7
Brad Spellicy	8
Mickie Bragalone	9
Kathy Stewart	10
Krista Weinstein	11
Jo Trizila	12
Macey Davis	13
Grace Glover	14
<i>Vacant</i>	15
Grady McGahan	16 (At-Large)
Vicki Meek	17 (At-Large)
Jodi Voice Yellowfish	18 (At-Large)
Jeff Kitner	Ex Officio Park Board Liaison

# **Vision, Mission and Guiding Principles**

## **Vision Statement**

An equitable, diverse and connected community, whose residents and visitors thrive through meaningful arts and cultural experiences in every neighborhood across Dallas.

## **Mission Statement**

The Office of Arts and Culture works to enhance the vitality of the city and the quality of life for all Dallas residents by creating an equitable environment wherein artists as well as arts and cultural organizations thrive; people of all ages enjoy opportunities for creative expression; and all celebrate our multicultural heritage.

Our mission is to support and grow a sustainable cultural ecosystem that ensures all residents and visitors have opportunities to experience arts and culture throughout the city.

## **Guiding Principles**

The Office of Arts and Culture aims to:

- (1) Develop, implement, administer and promote programs or initiatives that support its mission and that reflect its commitment to cultural equity as well as the City of Dallas's core values of empathy, ethics, excellence, and equity.
- (2) Provide equitable access to artistic and cultural experiences that meet individual and community needs for residents across the city.
- (3) Recognize, honor, and celebrate the full breadth of Dallas' and Dallas residents' rich cultures and creative expression; these cultures and creative expression must flourish at all times in a democratic society.
- (4) Partner with artists, organizations, funders, and other government agencies to dissolve boundaries, promote better human relationships, build a sense of community, reduce conflict, encourage cooperation and promote harmony.
- (5) Understand and meet the needs of historically marginalized groups and individuals, including children, artists and organizations from ALAANA and

LGBTQIA+ identities, those with disabilities, immigrants regardless of citizen status, and those who are socioeconomically disadvantaged.

To accomplish this, the Office of Arts and Culture will strive to:

- (1) Work in partnership with artists, organizations, the public, the Arts and Culture Advisory Commission, and City Council to continuously improve policies, procedures and programs in recognition that the work is never done.
- (2) Advocate for the necessary capital and operating resources within the City of Dallas to accomplish its mission.
- (3) Encourage collaborations, communication, and community building between and among arts and cultural groups and artists, as well as connections to educational institutions, civic organizations, public agencies and private enterprises.
- (4) Ensure that the perspective of arts and culture and artists is integrated into the planning and operations of relevant City of Dallas groups and services.
- (5) Network among and convene artists, arts and cultural organizations, partners, and funders to build community, enhance communication, and work together to promote the sector as a whole and grow together as an ecosystem.
- (6) Establish a long-range plan that proactively addresses and funds capital and operating needs of City-owned facilities, and periodically review or revise the plan, including a full review of the Cultural Policy every five years and a full review of the Cultural Plan in no more than ten years.

*(The Vision, Mission and Guiding Principles were in the City of Dallas Cultural Policy unanimously adopted by City Council on November 28, 2018.)*

## Program and Committee Structure

### Standing and Ad Hoc Committees of the Arts and Culture Advisory Commission

- **Allocations** – Standing. Meets regularly to review panel recommendations on funding for artists and organizations. Makes recommendations to full Commission. The Chair of Allocations as of September 30, 2022, was Mickie Bragalone from District 9.
- **Public Art** – Standing. Meets regularly regarding maintenance and preservation of city-owned art. Makes recommendations about new projects, from initiation, through artist selection and contracting through completion. The Chair of the Public Art Committee as of September 30, 2022, was Grady McGahan, an at-large commissioner.

### Programs

- **Cultural Services Contracts:** (30.9% of OAC General Fund Expense Budget) The City contracts for services with Dallas nonprofit cultural organizations and individual artists to support a wide variety of arts and cultural programs, including concerts, plays, exhibitions, lectures, workshops and festivals. Cultural Services are procured through three main programs: Cultural Organizations Program, ArtsActivate 2022, and Community Artist Program.

In addition, a Summer Residency Program was continued for the second year and run by the Community Arts Division. The Summer Residency Program partnered with five ALAANA organizations (who were not currently in COP) to provide longer-term services, or residencies, in City Council Districts where there is not a City Cultural Center. These five awards of \$20,000 each were funded through the “pop-up” Community Arts Budget.

- **Cultural Venues:** (67.1% of OAC General Fund Expense Budget) The City operates six cultural facilities that provide professional quality space for the performance and presentation of arts and cultural events. These facilities include the Bath House Cultural Center, Oak Cliff Cultural Center, Latino Cultural Center, South Dallas Cultural Center, Majestic Theater and Moody Performance

Hall. The City also operates the Juanita Craft Civil Rights House which is currently under renovations and closed to the public.

Additionally, the Office of Arts and Culture manages eight long-term use and management agreements with nonprofit cultural organizations for the operations and programming of city-owned cultural facilities, including the AT&T Performing Arts Center (Winspear Opera House, Wyly Theater and Annette Strauss Square); The Black Academy of Arts and Letters (at the Kay Bailey Hutchison Convention Center Dallas); Dallas Black Dance Theater (Moreland YMCA); Dallas Heritage Village at Old City Park; Dallas Theater Center (Kalita Humphreys Theater and Heldt Administration Building at Kalita Humphreys Theater); Dallas Museum of Art; Dallas Symphony Association (Meyerson Symphony Center); and Sammons Center for the Arts.

- **Public Art Program:** (2.0% of OAC General Fund Expense Budget) The Commission reviews ongoing projects in the Public Art Program in conjunction with the Public Art Committee. The Commission and Public Art Committee work with City staff to review and recommend project funding through the bond programs and to review and approve donations of public art to the City of Dallas. The mission of the Public Art Program is to enrich the community through the integration of the vision and work of artists into the planning, design and construction of public spaces. The Public Art Program is a commitment by the City to invest in art across neighborhoods and creates new opportunities for artists and the arts to connect with communities and other City departments. Through this program, the community can see themselves in new ways as they work alongside the City and the artists to create artwork for current and future generations.
- **Municipal Radio:** The Office of Arts and Culture provides oversight for WRR Radio, a City-owned commercial radio station that broadcasts classical music to the DFW region. WRR operates as an enterprise fund of the City of Dallas. In June 2022, City Council approved a contract to transition management of the radio station to North Texas Public Broadcasting, known as KERA. Under this deal, with transition to be completed in January 2023, the City will retain ownership of the station, and KERA will operate the station as a classical non-commercial station.

## Major Accomplishments

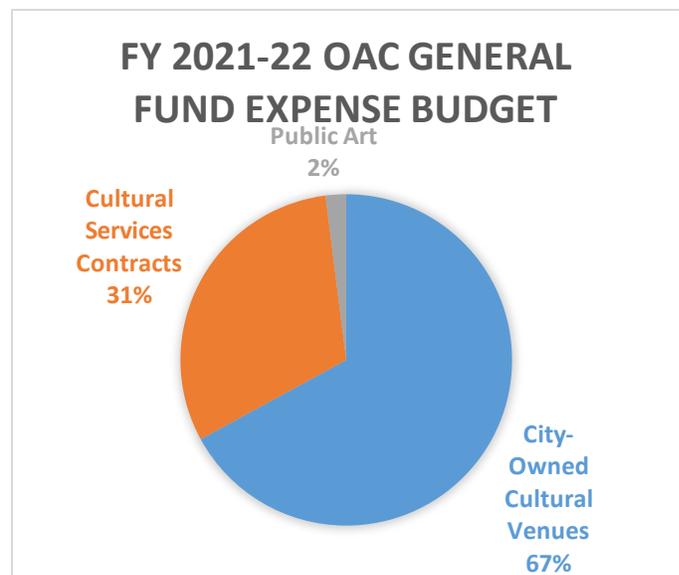
The Metrics Chart below provides highlights of OAC’s work. A more detailed listing of grants and facilities is appended at the end of the document.

The success of the efforts of the Arts and Culture Advisory Commission is demonstrated by the following indicators:

Metric	FY2020-21	FY2021-22
Percentage of cultural services funding to ALAANA (African, Latinx, Asian, Arab, Native American) artists and organizations	31%	30%
Number of people served – In-person	1,946,708	4,417,804
Number of people served – Virtual	15,210,887	4,203,627
Dollars leveraged by partner organizations	\$178,832,125	\$173,896,698
Number of Public Art events creating active engagement and participation by Dallas residents with the City’s Public Art Collection	N/A - new measure	35

## Budget

City-Owned Cultural Venues	14,308,970
Cultural Services Contracts	6,601,231
Public Art	427,389
<b>Total OAC General Fund Budget</b>	<b>21,337,590</b>



## **Cultural Services Contracts**

- The Commission's funding recommendations for Fiscal Year 2021-22 included \$5,160,302 to 43 organizations through the Cultural Organizations Program (\$5,202,226 contracted and \$5,139,536 paid as of January 2023); \$801,940 to 93 projects proposed by artists and organizations through ArtsActivate 2022 (\$769,440 contracted and \$758,190 paid as of January 2023); and \$410,000 to support performances, workshops, and other community events with 51 artists and organizations through the Community Artists Program (\$406,000 contracted and \$375,125 paid as of January 2023)
- The Commission also recommended 5 ALAANA arts organizations for \$100,000 for the Community Arts Summer Residency Program to create longer-term programming in 10 districts across Dallas (\$100,000 contracted and \$100,000 paid as of January 2023).
- In addition to the Community Arts Summer Residency Program, the Community Arts Division embarked on various community engagement projects in which Dallas residents participated and enjoyed artistic and cultural services. Some of the events hosted by Community Arts included the following: Black Excellence: Bold, Brilliant, Beautiful You - A Virtual Black History Celebration (February 24, 2022), Paint the Skies Easter Egg Drop and Art Fair (April 2022), Murals on the Move: Women in Art (April 2022), Cedar Crest Mural Project (May 2022), and many more. Community Arts ended the fiscal year by providing a pop-up opportunity for funding individual artists by partnering with the Texas Ballet Theater in a Ballet Shoe Painting Contest in which all submissions were displayed at their Cirque du Ballet presentation at which patrons voted and selected a winner.

## **Public Art Program**

The Arts and Culture Advisory Commission appointed members to the Public Art Committee. The Commission, based in part on input from the Public Art Committee, provided recommendations related to public art projects throughout

the year. Projects included public art commissions or donations at the following locations:

- *Wise* donation at Exall Park (Council District 2)
- Crawford Memorial Park (Council District 5)
- Watershed Gates at Bonton (Council District 7)
- Tipton Park (Council District 6)
- Kleberg – Rylie Recreation Center (Council District 8)
- Harry Stone Recreation Center (Council District 9)
- Singing Hills Recreation Center (Council District 8)
- Lemmon Avenue Streetscape (Council District 13)

In addition, the Public Art Committee and Arts and Culture Advisory Commission recommended the selected 55 artists for the inaugural Prequalified Artists List. With this list our goal is to reach and engage more local and regional artists as well as shorten the artist selection process since their qualifications were reviewed at the selection phase. In order to better serve the artists on the list, the Public Art team offered a virtual orientation workshop where we discussed artist selection, contracting, Risk Management requirements, and addressed general questions from the artists.

Public Art Program staff, in collaboration with members of the Public Art Committee, hosted a virtual workshop for artists offering best-practice approaches to building professional portfolios, artist submission and materials preparation.

The Public Art Program installed and hosted dedications for the following projects:

- *We Are Music & Music is Us* at Kiest Park (Council District 4)
- *Santos Rodriguez* at Pike Park (Council District 2)
- *Sankofa: Anderson Bonner Memorial* at Anderson Bonner Park (Council District 11)
- *Adelfa Callejo* at Main Street Garden Park (Council District 2)
- *LoveBird* at Dallas Love Field (Council District 2)

The Public Art Program had the following successes in recognition, education, and outreach:

- Love Field Art Program conducted (8) tours with a total of (203) people.

In conservation and collections management, four major projects were undertaken in addition to completion of other ongoing conservation projects: stabilization and conservation of the Pegasus sign and derrick atop the Magnolia Hotel, completion of the film *Rising* about the 1936 Hall of Negro Life, partnership with the Consulate General of Canada to launch an augmented reality sculpture series in November of 2022 during Native American Heritage Month, and beginning of conservation work related to objects for the Juanita J. Craft Civil Rights House and Museum. In addition, Public Art supported the return and reinstallation of two sculptures, a re-made *Portal Park Slice* by Robert Irwin and *John W. Carpenter* by Robert Berks, to Carpenter Park in time for the reopening in May 2022.

## **Other Accomplishments & Events**

- The Office of Arts and Culture was awarded grants and recognition from the following organizations:
  - \$250,000 from the National Endowment for the Arts for the Culture of Value program, piloted in 2020, which gives micro-grants to ALAANA artists and non-profits for small cultural projects across Dallas.
  - U.S. Small Business Administration Shuttered Venue Operator grants were increased, in March 2022, from \$1,077,461 to \$1,616,191 for pandemic-related expenses for the Majestic Theater (from \$754,895 to \$1,132,343), Moody Performance Hall (from \$295,687 to \$443,531), and Latino Cultural Center (from \$26,879 to \$40,318).
  - \$10,000 from Goldman Sachs & Co to support Dallas Arts Month in April 2022

- In April 2022, the Office of Arts and Culture and the Dallas Public Library announced the appointment of Dallas' first Poet Laureate, Joaquin Zihuatanejo. He will serve a two-year term and share poetry across the City.
- The Arts and Culture Advisory Commission supported the work of the Office of Arts and Culture staff in the preparation of budget bids for FY 2022-23 and FY 2023-24.
- Naming for Latino Cultural Center Facility Components was approved in conjunction with the completion of the Consolidated Capital Campaign for the Latino Cultural Center Phase II.
- The cultural centers and performance venues experienced minimal damage from the historic rainfall that impacted Dallas from August 21 – 22, 2022. Damages sustained by the Dallas Museum of Art due to major water infiltration were primarily in the Center for Creative Connections and the Reeves Galleries, and work to remediate the damage is underway as of January 2023. Damages were sustained at 9 buildings at Old City Park, with repairs also underway.
- The work of the OAC and the Commission are supported in neighborhoods through dedicated Friends groups; two newer groups, the Friends of the Oak Cliff Cultural Center and the Friends of the Juanita J. Craft House and Museum, have joined the more tenured groups of the Friends of the Bath House Cultural Center, and the Friends of the South Dallas Cultural Center.

## **Goals for the Coming Year**

1. The Commission will continue to monitor and advise as to the ongoing implementation of the Dallas Cultural Plan, with recommendations to update or speed implementation of certain priorities and/or initiatives. Within the Cultural Plan, the Commission will prioritize Equity and Diversity goals, specifically as relates to the City's Racial Equity Plan.
2. The Commission will advance goals related to support of all artists and arts groups receiving OAC funding, including improving payment schedules,

implementation of artist residencies, summer residencies, and Culture of Value grants.

3. The Commission will support the Office of Arts and Culture in the City budget process for FY 2023-24 and 2024-25.
4. The Commission will support continued Arts Month activities in April 2023.
5. The Commission will support the re-opening of the Juanita J. Craft Civil Rights House and Museum.
6. The Commission will provide input and feedback on City-owned cultural facility operation and use.
7. The Commission will monitor and assist in promoting virtual and neighborhood access to arts and cultural experiences through OAC programs and partner services.
8. The Commission will work in each of their districts to determine where the arts are lacking and have neighbors weigh in on what they want.
9. The Commission will find creative ways to find affordable performing and/or studio space for artists and arts groups, as recommended in the Cultural Plan (as opposed to building more spaces), for our “nomadic” groups who have no space to perform or work, and add them to the Spacefinder app.
10. The Commission will find creative ways to assist those performing groups who have been financially responsible enough to have purchased their own performance spaces and don’t receive the facility and technical support that is provided to those using city-owned facilities.
11. The Commission will find a way to provide connections to potential donors and major financial supporters outside of City funding to artists and arts groups.
12. The Commission will re-commit to cultural and racial equity in all our programs.
13. The Commission will explore the formation of task forces and/or committees to study and make recommendations related to important issues, for example, Equity, Cultural Plan implementation assessment, and specific facility matters.
14. The Commission will help the arts and culture community by exploring additional funding opportunities.

**Attachments:**

1. Cultural Service Contracts, Facilities, Public Art, and Municipal Radio
2. OAC Measures of Equity and Diversity
3. Minority or Dissenting Report

**Budget – General Fund and Other Sources**

**Budget: \$21,337,590**

**Total Sources (revenues): \$24,661,351**

**General Fund: \$21,337,590**

**Other Funds: \$3,323,761**

**Total Expenses: \$24,661,351**

**CITY OWNED CULTURAL VENUES:**

**67.1 percent of total Office of Arts and Culture General Fund Budget**

**General Fund Budgeted: \$14,308,970**

The City operates six cultural centers that provide professional quality space for the performance and presentation of arts and cultural events as well as the Juanita Craft Civil Rights House and Museum. These facilities include:

- **Bath House Cultural Center (BHCC)** - 521 E. Lawther Drive, Dallas, TX 75218. Located on the shores of beautiful White Rock Lake, the Bath House Cultural Center is a welcoming venue for visual and performing artists from an array of backgrounds. The historic, art deco style Bath House houses a 116-seat black-box theater, two gallery spaces, and a number of multipurpose spaces including a newly renovated lake level area allowing for unique open-air programming. The Bath House standard operating hours are Tuesday through Saturday from 12 pm to 6 pm. In addition to the standard hours of operation, The Bath House is typically open on nights and/or Sundays based on theater performances and event activity.
- **Juanita J. Craft Civil Rights House** – 2618 Warren Ave., Dallas, TX 75215. The 1300-sq. ft. one-story frame house was the home of Juanita Craft, one of Dallas’ most significant civil rights figures and the second African American woman to serve on the Dallas City Council. The house is currently closed for renovation and planning to resume operations in the first half of 2023. Programming at the Juanita J. Craft Civil Rights House is coordinated by the South Dallas Cultural Center.
- **Moody Performance Hall (MPH)** - 2520 Flora St., Dallas, TX 75201. Located at the intersection of Routh and Flora, the Moody Performance Hall is a gateway to the Arts District. The Moody Performance Hall is a publicly funded facility that was designed in conjunction with feedback from dozens of local arts organizations. The MPH is a lyrical and elegant multi-use venue with a primary mission to provide Dallas-based emerging and mid-sized arts organizations a quality performance space to express the voice of our community through the arts. Hours of operation are based on event activity most often occurring Tuesday through Sunday throughout the year.
- **Latino Cultural Center (LCC)**- 2600 Live Oak St., Dallas TX 75204 The Latino Cultural Center was designed by world-renowned architect Ricardo Legorreta and dedicated on September 16, 2003. A multidisciplinary arts center that presents Latino artists involved in the literary, film, dance, visual and performing arts. The LCC’s mission is to create an environment that celebrates and promotes Latino art and culture by producing quality programming, exhibitions, dance and theatre productions for Dallas’ residents while developing strategic partnerships with local artists and arts organizations. As of 2022, the LCC is home to two resident theater companies, Teatro Dallas, and Cara Mia Theatre. The Latino Cultural Center standard hours of operation are Tuesday through Saturday from 10 am to 5 pm and is closed on Sunday and Monday. In addition to the standard hours of operation, The LCC is typically open on nights and/or Sundays based on theater performances and event activity.
- **Oak Cliff Cultural Center (OC3)**- 223 W. Jefferson Blvd., Dallas, TX 75208. The Oak Cliff Cultural Center provides community-based arts and cultural programming for the North Oak Cliff and West Dallas communities. The Center provides a wide variety of art exhibitions, artist workshops, art, music, and dance classes, and cultural festivals for both children and adults, creating an environment for artists and students to learn and experience the creative powers of the arts. The Oak Cliff Cultural Center standard hours of operation are Tuesday through Saturday from 12:00 PM to 6:00 PM, In addition to the standard hours of operation, The OC3 is typically open on nights and/or Sundays based on event activity.
- **South Dallas Cultural Center (SDCC)** - 3400 South Fitzhugh, Dallas, TX 75210. The South Dallas Cultural Center became a reality through the efforts of key individuals in the African American community, who encouraged the City of Dallas to develop a multi-purpose arts facility in South Dallas. The 24,000 square-foot facility is located across from Fair Park and offers a 110-seat black box theatre, a multi-arts studio, a visual arts gallery, a dance studio, a two-dimensional arts studio, and a full-service audio recording studio. The South Dallas Cultural Center provides programs in the performing, literary, and

visual arts with an emphasis on the African contribution to world culture. The center facilitates enriching and dynamic opportunities for the Dallas community to experience, examine, and celebrate black creative culture. Standard hours of operation are Tuesday through Saturday from 9 am to 5 pm. In addition to the standard hours of operation, The SDCC is typically open on nights and/or Sundays based on theater performances and event activity

- **Majestic Theatre** - 1925 Elm Street, Dallas, TX 75201 One of the most elegant and historic performing arts spaces in the Southwest, the historic Majestic Theatre is managed by the City of Dallas Office of Arts and Culture. Built in 1921, the Majestic hosts a variety of concerts, performing arts, comedy and corporate events through the year presented by national and local artists, promoters, and nonprofit arts organizations. In addition to performance and event areas, the Majestic Theatre houses the administrative offices of the Office of Arts and Culture. Hours of theatre operation are based on event activity most often occurring Tuesday through Sunday throughout the year.

Additionally, the Office of Arts and Culture manages 9 long-term use and management agreements with nonprofit cultural organizations for the operations and programming of city-owned cultural facilities, including:

- **The AT&T Performing Arts Center - Margo and Bill Winspear Opera House** - 2403 Flora Street, Dallas, TX 75201. One of the four venues of the AT&T Performing Arts Center in the Dallas Arts District, the Winspear Opera House was designed by Pritzker Prize winning architect Norman Foster and Foster + Partners. The 2,200-seat hall opened in October 2009. The Winspear is the home of The Dallas Opera, Texas Ballet Theater, a Broadway series, and other local and international performing arts presentations. **Dee and Charles Wylie Theater** - 2400 Flora Street, Dallas, TX 75201. One of the four venues of the AT&T Performing Arts Center in the Dallas Arts District, the Wylie Theatre was designed by REX/OMA, Joshua Prince-Ramus (partner in charge) and Pritzker Prize-winning architect Rem Koolhaas. The 575-seat theatre opened in October 2009. The Wylie is the home of the Dallas Theatre Center, Dallas Black Dance Theatre, and Anita N. Martinez Ballet Folklorico. **Annette Strauss Square** - 2389 Flora Street, Dallas, TX 75201. One of the four venues of the AT&T Performing Arts Center in the Dallas Arts District, Strauss Square was designed by the internationally renowned firm Foster + Partners. Strauss Square was dedicated in September 2010 and hosts a variety of outdoor events ranging from concerts to theatrical and dance performances to multi-day festivals, accommodating audiences of up to 2,000 in a serene open-air setting. **Elaine D. and Charles A. Sammons Park** - 2403 Flora St, Dallas, TX 75021. One of the four venues of the AT&T Performing Arts Center in the Dallas Arts District, this 10-acre park was designed by landscape architect Michel Desvigne of Paris in collaboration with JJR of Chicago. Sammons Performance Park opened in October 2009.
- **The Black Academy of Arts and Letters (at the Dallas Convention Center)** - 1309 Canton Street, Dallas, TX 75201. Housed in the original 1957 section of the Dallas Convention Center that was designed by noted Dallas architect George Dahl, TBAAL has an 1,800-seat theater and a 250-seat café theater, plus gallery, gift shop, meeting rooms and administrative and support spaces.
- **Dallas Black Dance Theater (Moorland YMCA)** 2700 Ann Williams Way, Dallas, TX 75201. Built in 1930 as the city's only YMCA for the African-American community, the 32,000-sq. ft. building was designed by Dallas architects Ralph Bryan and Walter Sharp. It served as a YMCA until 1970, when a new facility was built in Oak Cliff and the historic building was acquired by the private sector. Dallas Black Dance Theatre purchased the building in 1999 and in 2005 transferred the deed to the City of Dallas as part of a public/private partnership to renovate the facility. After an extensive renovation, the building reopened in 2008 as the Arts District home of Dallas Black Dance Theatre.
- **Dallas Heritage Village at Old City Park** - 1515 S. Harwood, Dallas, TX 75215-1273. This 13-acre village is a living history museum portraying life in North Texas from 1840-1910. Located in what was Dallas' first public park, the 38 historic structures on the site have been relocated from sites around North Texas. The facility is managed by the Dallas County Heritage Society.
- **Dallas Theater Center (Kalita Humphreys Theater and Heldt Administration Building at Kalita Humphreys Theater)** - 3636 Turtle Creek, Dallas, TX 75219. The 33,000-sq. ft. theater was designed by American architectural legend Frank Lloyd Wright and is the only stand-alone theater designed by Wright that was built. It was built by the Dallas Theater Center in 1959 and transferred to City ownership in the 1970s. The Kalita has been in continuous operation since 1959 as the home of the Dallas Theater Center. The 33,000-sq. ft. facility provides office, rehearsal and costume shop space to support the theatrical activities at the Kalita Humphreys Theater. The Heldt was designed by Dallas architect Art Rogers and completed in 1990.

- **Dallas Museum of Art** - 1717 North Harwood, Dallas TX 75201. The 528,000-sq. ft. facility was designed by AIA Gold Medal recipient Edward Larrabee Barnes. The building anchors the Dallas Arts District's western side and first opened in 1984, with a subsequent addition opening in 1993. The facility was funded through a public/private partnership between the City of Dallas and the Dallas Museum of Art, a nonprofit corporation.
- **Dallas Symphony Association (Morton H. Meyerson Symphony Center)** - 2301 Flora, Dallas, TX 75201. The 485,000-sq. ft. facility was designed by Pritzker Prize recipient I.M. Pei. This building is home to the Dallas Symphony Orchestra, which took over long-term management and operations of the building in 2019. The facility was funded through a public/private partnership between the City of Dallas and the Dallas Symphony Association, a nonprofit corporation.
- **Sammons Center for the Arts (Historic Turtle Creek Pump Station)** - 3630 Harry Hines Blvd., Dallas, TX 75219. This historic landmark began its life in 1909 as the Dallas Water Utilities Turtle Creek Pump Station. In 1981, through the efforts of the cultural community, it was renovated through a public/private partnership into the Sammons Center for the Arts.
- **Commonwealth Development – with Sammons Center for the Arts** – 3111 North Stemmons Freeway, Dallas, TX 75247. This lot of 3.7 acres of City-owned land has been leased in a 40-year development agreement to the Sammons Center for the Arts for a new arts incubator to be built. City Council approved the development agreement in May 2021.

## CULTURAL SERVICES CONTRACTS

30.9 percent of total Office of Arts and Culture General Fund Budget

General Fund Budget: \$6,601,231

The City contracts for services with Dallas nonprofit cultural organizations and individual artists to support a wide variety of arts and cultural programs, including concerts, plays, exhibitions, lectures, workshops and festivals. Cultural Services are procured through three main categories: Cultural Organizations Program, ArtsActivate 2022 and Community Artist Program. In FY 2021-22, a pilot Community Arts Summer Residency program was continued.

If funds were recommended and not contracted or not paid, staff will reallocate internally with a priority to cultural services (e.g., if an Arts Activate 2022 award in Round 1 is declined, it is rolled over to Round 2 and made available). If notification of contracted fund non-usage comes later in the year after all funding rounds are complete, reallocations occurred with priority to Cultural Centers for needed cultural services and/or equipment. If notification of contracted fund non-usage comes after the end of the fiscal year, the funds cannot be re-purposed and are returned to the General Fund.

*Note: Descriptions are taken from artist and organization application/website materials; typos and tone differences may occur due to this varied sourcing.*

### Cultural Organizations Program (COP)

The largest of the Cultural Services Contracts programs, COP is the program used to contract for cultural services with established non-profit cultural organizations to support an array of programs that include concerts, plays, exhibitions, performances, workshops, and other cultural services. These contracts are awarded annually using a best practice, peer review panel approach to evaluate applications.

Program eligibility and review criteria are published annually. An organization receiving a COP contract was eligible to apply for project-based funding through ArtsActivate 2022, provided that it met the eligibility requirements. The maximum amount any one organization can receive through COP is 25% of their prior year audited expenses (the current average is under 10%).

The Arts and Culture Advisory Commission appoints the panels and reviews the panel ratings to make funding recommendations. The Commission's recommendations, in turn, form the basis of the contracts that are brought forth to City Council for approval.

In 2021-2022 there were 43 organizations in the Cultural Organization's Program and included \$5,160,302 recommended in funding, with 7 new organizations recommended and a total of \$826,526, or 16% of the total, recommended for 8 ALAANA organizations. The total amount contracted was \$5,202,226 with 43 organizations, and as of January 23, 2023, \$5,139,536.26 has been paid as of January 23, 2023.

- **Anita Martinez Ballet Folklorico** – 4422 Live Oak St. Dallas, TX 75204 <http://www.anmbf.org/> One of the Southwest's leading Ballet Folklorico troupes. Dedicated to instilling pride and cultural awareness in Hispanic youth while educating the general public about this culture's contribution to the community. Offering a variety of programs and performances designed to entertain and enlighten.  
2021-22 Cultural Organizations Program funding: \$45,300. Amount Paid: \$45,300.  
*Note: Recommended amount was \$53,250, and City Council approved an amount not to exceed \$53,250. This amount was proposed based on an old 2019 audit when presented to Allocations, Commission, and City Council in the summer of 2021. This audit presented revenues of \$213,002. The FY 2020 audit was due March 30, 2021, and was received by the office on October 22, 2021, after the City Council vote to recommend. The FY 2020 audit showed revenues of \$181,201. Since the FY 2021-22 COP Guidelines only allowed funding at a maximum of 25% of revenue, the contracted amount was \$45,300.*
- **Avant Chamber Ballet, Inc.** – 3630 Harry Hines Blvd #30, Dallas, TX 75219 [www.avantchamberballet.org](http://www.avantchamberballet.org) Avant Chamber Ballet brings exceptional live chamber music and dance together for audiences in the Dallas/Fort Worth Metroplex. Run by artistic director Katie Puder, the company is unique in bringing together musicians and dancers to create new and exciting productions that are truly collaborative efforts.  
2021-22 Cultural Organizations Program funding: \$23,000. Amount Paid: \$23,000.

- **African American Museum of Dallas** – 3536 Grand Avenue, Dallas, TX 75210 [www.aamdallas.org](http://www.aamdallas.org) The African American Museum is an institution dedicated to the research, identification, selection, acquisition, presentation and preservation of visual art forms and historical documents that relate to the African American community.  
2021-22 Cultural Organizations Program funding: \$92,660. Amount Paid: \$92,660.
- **Big Thought** – 1409 S Lamar Street, Suite 1015, Dallas, TX 75215 [www.bigthought.org](http://www.bigthought.org) Big Thought is committed to closing the opportunity gap by unleashing creativity and strengthening social emotional well-being. We do this in two ways: We deliver innovative direct-to-youth educational programs, and we partner with like-minded community organizations to create change at the systems level. Together, we're leveling the playing field and giving all kids a chance to develop the skills they need to thrive in the 21st century.  
2021-22 Cultural Organizations Program funding: \$682,664. Amount Paid: \$682,664.
- **Bruce Wood Dance** – 101 Howell St. Dallas, TX 75207 <https://brucewooddance.org> The mission of Bruce Wood Dance is to present high-caliber, original, contemporary choreography that harnesses the power of dance as a vehicle for entertainment, enrichment, and healing. Bruce Wood Dance produces and licenses Wood's repertoire, commissions new work by resident and internationally recognized choreographers, provides outreach to under-resourced populations, and contributes to enriching the quality of life in Dallas.  
2021-22 Cultural Organizations Program funding: \$27,000. Amount Paid: \$27,000.
- **Cara Mia Theater Company** – 3630 Harry Hines Blvd. Dallas, TX 75219 <https://www.caramiatheatre.org/> Founded in 1996, Cara Mía Theatre inspires and engages people to uplift their communities through transformative Latinx theatre, multicultural youth arts experiences and community action.  
2021-22 Cultural Organizations Program funding: \$67,482. Amount Paid: \$60,733.80. *Due to a data entry error, the final invoice for \$6,748.20 (10%) was not processed due to a typo, and the partner was notified. As of January 23, 2023, this invoice payment is underway and pending approvals by Procurement and Controller's Office to process for payment.*
- **Children's Chorus of Greater Dallas** – 325 North St. Paul Street, Suite 2020, Dallas, TX 75201 <http://www.thechildrenschorus.org/> Now celebrating its 22nd season, the Children's Chorus of Greater Dallas (CCGD) is one of America's largest and most prestigious youth choral programs, and serves as the official children's chorus of the Dallas Symphony Orchestra.  
2021-22 Cultural Organizations Program funding: \$59,415. Amount Paid: \$53,473.50.  
*Due to board decisions, Children's Chorus of Greater Dallas wound up operations and terminated its existence on or around June 30, 2022. All assets were transferred to Dallas Symphony Association. Prior to this notification on May 16, 2022, the Children's Chorus received payment for its first two deliverables (90% of contract, for services through April 15, 2022). Services from April 15 – September 30, 2022, were not completed, and the final payment of \$5,941.50, or 10% of the contract, was not made as the Children's Chorus terminated its existence and closed its 501(c)(3) status.*
- **Color Me Empowered** – 2101 West Clarendon Drive, Dallas, TX 75208 [www.colormeempowered.org](http://www.colormeempowered.org) Color Me Empowered provides programming that empowers children and communities through visual arts education and the implementation of civic art.  
2021-22 Cultural Organizations Program funding: \$23,000. Amount Paid: \$23,000.
- **Creative Arts Center** – 2360 Laughlin Drive Dallas, TX 75228 <https://creativeartscenter.org/> The Creative Arts Center of Dallas is the largest community-based arts education program in North Texas offering classes and workshops in a variety of different media.  
2020-21 Cultural Organizations Program funding: \$43,363. Amount Paid: \$43,363.
- **Cry Havoc Theater Co.** – 2919 Commerce St. #103 Dallas, TX 75226 <https://cryhavoctheater.org> Cry Havoc Theater Company (CHTC) makes provocative theatre with young people and, in doing so, challenges audience expectations of what youth theatre can be. Founded in 2014, CHTC is a youth theatre company that devises original plays that engage communities on complex political and social issues.  
2021-22 Cultural Organizations Program funding: \$26,500. Amount Paid: \$26,500.
- **Dallas Black Dance Theatre** - 2403 Flora St. Dallas TX 75201 <https://dbdt.com> The mission of Dallas Black Dance Theatre is to create and produce contemporary modern dance at its highest level of artistic excellence. The vision of Dallas Black Dance

Theatre is to fulfill its mission through performance and educational programs that bridge cultures, reach diverse communities and encompass ever-expanding national audiences.

2021-22 Cultural Organizations Program funding: \$210,935. Amount Paid: \$210,935.

- **Dallas Chamber Symphony** – P.O. Box 795548 Dallas, TX 75379-5548 <https://www.dcsymphony.org> It is the mission of the Dallas Chamber Symphony to engage community audiences and enrich people's lives by sharing in the discovery, creation, exploration and enjoyment of great music.  
2021-22 Cultural Organizations Program funding: \$50,224. Amount Paid: \$50,224.
- **Dallas Children's Theater** – 5938 Skillman Dallas, TX 75231 <https://www.dct.org> Dallas Children's Theater is a professional theater serving a youth and family audience and was named, "one of the top 5 theaters for children in the country" by Time Magazine.  
2021-22 Cultural Organizations Program funding: \$165,222. Amount Paid: \$165,222.
- **Dallas County Heritage Society** – 1515 S Harwood Street, Dallas, TX 75215 <https://oldcityparkdallas.org/> The Society preserves representative structures, artifacts and other historical materials related to the history of Dallas and North Central Texas from 1840-1910 and through educational programming interprets these historical materials to the public, particularly youth.  
2021-22 Cultural Organizations Program funding: \$104,769. Amount Paid: \$104,769.
- **Dallas Historical Society** – Hall of State at Fair Park, 3939 Grand Avenue Dallas, TX 75210 <http://www.dallashistory.org> The Dallas Historical Society collects, preserves and exhibits the heritage of Dallas and Texas to educate and inspire present and future generations. The Dallas Historical Society endeavors to be the preeminent resource for exploring, preserving and instilling appreciation for the diverse history of Dallas and Texas.  
2021-22 Cultural Organizations Program funding: \$36,435. Amount Paid: \$36,435.
- **Dallas Holocaust and Human Rights Museum** – 300 N Houston St, Dallas, TX 75202 [www.dhhrm.org](http://www.dhhrm.org) The Dallas Holocaust and Human Rights Museum is dedicated to teaching the history of the Holocaust and advancing human rights to combat prejudice, hatred, and indifference.  
2021-22 Cultural Organizations Program funding: \$68,000. Amount Paid: \$68,000.
- **Dallas Museum of Art** – 1717 North Harwood Street Dallas, TX 75201 <https://www.dma.org/> Located in the heart of the Dallas Arts District, the museum has a stunning collection with more than 22,000 pieces, spanning the third millennium BC to present day, including ancient Mediterranean art, 18<sup>th</sup> - 20<sup>th</sup> century European and American art and art of the Americas, Africa, Asia and the Pacific. Artists on display include O'Keeffe, Pollock, Rothko, Warhol, Renoir, Van Gogh, Cezanne, Monet and more. It also has a Paintings Conservation Studio, where visitors can watch conservators preserve and restore the museum's extensive collection with the latest technology, treatments, and cutting-edge techniques.  
2021-22 Cultural Organizations Program funding: \$1,073,896 recommended. \$1,123,896 contracted with an amendment for a security audit. Amount Paid: \$1,073,895.96.  
*The final deliverable of the security audit has not been delivered as of January 23, 2023, and payment is withheld pending receipt of the audit.*
- **Dallas Theater Center** – 2400 Flora Street Dallas, TX 75201 <http://www.dallastheatercenter.org/> One of the leading regional theaters in the country, Dallas Theater Center (DTC) performs to an audience of more than 90,000 North Texas residents annually. Founded in 1959, DTC is now a resident company of the AT&T Performing Arts Center and presents its mainstage season at the Dee and Charles Wyle Theatre in the Dallas Arts District. DTC also presents at its original home, the Kalita Humphreys Theater, the only freestanding theater designed and built by Frank Lloyd Wright. DTC engages, entertains and inspires a diverse community by creating experiences that stimulate new ways of thinking and living by consistently producing plays, educational programs and community initiatives that are of the highest quality and reach the broadest possible constituency.  
2021-22 Cultural Organizations Program funding: \$75,007. Amount Paid: \$75,007.
- **Dallas Wind Symphony** – P.O. Box 595026 Dallas, TX 75359-5026 <http://dallaswinds.org/> The Vision of the Dallas Winds is to be a distinguished role model, whose artistry serves as the preeminent benchmark for instrumental ensembles worldwide by creating joyous, shared musical experiences for audiences and performers. The Dallas Winds brings extraordinary musicians

and enthusiastic audiences together to celebrate American band music: through live performances that deliver unique and engaging experiences for both audiences and performers; through education initiatives that encourage youth participation in school band programs; through noteworthy recordings and media content; through commissions of new compositions and arrangements of standard repertoire that enhance the body of band music; through projects that nurture the professional development of instrumentalists, composers and conductors.

2021-22 Cultural Organizations Program funding: \$50,035. Amount Paid: \$50,035.

- **Deep Vellum Publishing, Inc.** – 3000 Commerce Street, Dallas, TX 75226 <http://deepvellum.org> Deep Vellum is a nonprofit independent publisher and literary arts center. The only independent nonprofit publishing house in the state of Texas, Deep Vellum was founded in 2013 with the mission to bring the world into conversation.  
2021-22 Cultural Organizations Program funding: \$23,000. Amount Paid: \$23,000.
- **Fine Arts Chamber Players** – 3630 Harry Hines Blvd., Ste 302, Dallas, TX 75219 [www.fineartschamberplayers.org](http://www.fineartschamberplayers.org) To enrich and enhance the quality of life for North Texas area residents, especially families and children, through free concerts of classical music and educational activities.  
2021-22 Cultural Organizations Program funding: \$51,180. Amount Paid: \$51,180.
- **Greater Dallas Youth Orchestra** – 3630 Harry Hines Blvd., Ste 302, Dallas, TX 75219 [www.gdyo.org](http://www.gdyo.org) Greater Dallas Youth Orchestra, a 501(c)3 nonprofit for the arts, has provided music education and performance opportunities for youth with demonstrated musical ability since 1972.  
2021-22 Cultural Organizations Program funding: \$58,367. Amount Paid: \$58,367.
- **Junior Players Guild** – 12225 Greenville Avenue, Suite 1020, Dallas, TX 75243 [www.juniorplayers.org](http://www.juniorplayers.org) Junior Players is the oldest children's theater in Dallas. We have provided unique arts education programming to the youth of North Texas since 1955.  
2021-22 Cultural Organizations Program funding: \$65,257. Amount Paid: \$65,257.
- **Kitchen Dog Theater** – 4774 Algiers Street, Dallas, TX 75207 <http://www.kitchendogtheater.org> It is the mission of Kitchen Dog Theater to provide a place where questions of justice, morality, and human freedom can be explored. We choose plays that challenge our moral and social consciences, invite our audiences to be provoked, challenged, and amazed. We believe that the theater is a site of individual discovery as well as a force against conventional views of the self and experience. It is not a provider of answers, but an invitation to question. Since theater of this kind is not bound by any tradition, Kitchen Dog Theater is committed to exploring these questions whether they are found in the classics, contemporary works, or new plays.  
2021-22 Cultural Organizations Program funding: \$44,564. Amount Paid: \$44,564.
- **Pegasus Musical Society** – 11615 Forest Central Drive, Dallas, TX 75243 [www.OrchestraOfNewSpain.org](http://www.OrchestraOfNewSpain.org) The mission of the Orchestra of New Spain is to introduce in concert the neglected repertory of the Spanish and New World Hispanic 17th and 18th centuries, and to explore the Hispanic heritage of which it is a part, educating the public on the importance of the repertory and its broader cultural implications.  
2021-22 Cultural Organizations Program funding: \$22,500. Amount Paid: \$22,500.
- **Perot Museum of Nature and Science** – 2201 N. Field Street | Dallas, TX 75201 [www.perotmuseum.org](http://www.perotmuseum.org) The Perot Museum is a place where families can learn together and individuals can take a break from their daily routines to ponder the vast mysteries of science. Visitors can wander, either to get lost or to find their way, as they discover something new and fascinating. The Museum reminds us that the universe is grander than ourselves, older than we can fathom, and that the world actually revolves around the sun, and not us. It inspires our community through exhibits, marvels, and presentations. It exhilarates and entertains visitors of all ages... because after all, it's never too late to learn.  
2021-22 Cultural Organizations Program funding: \$744,489. Amount Paid: \$744,489.
- **Premier Lone Star Wind Orchestra** – PO Box 803042 | Dallas, TX 75380 [lwsso.org](http://lwsso.org) The Lone Star Wind Orchestra (LSWO) was founded in April 2006 by Robert Clark, Barry Knezek, and Christopher Tucker. The driving force behind forming this performing ensemble was the collective agreement between the founders to build an orchestra from a player's perspective and be a vital participant in the North Texas arts community. The founders were in agreement that the organization needed to focus on these core values: making the best possible music, giving back to the community, and reaching out to the under-

served. The LSWO performs classical transcriptions, chamber music, and contemporary wind band literature in some of the finest performance halls available, primarily the Morton H. Meyerson Symphony Center, the Charles W. Eisemann Center, and the Moody Performance Hall. The Lone Star Wind Orchestra is proud to nurture musical growth through its guest artists and conductors, and to support the expansion of the wind band repertoire through commissioning new works.  
2021-22 Cultural Organizations Program funding: \$22,500. Amount Paid: \$22,500.

- **Sammons Center for the Arts** – 3630 Harry Hines Blvd., Ste 302, Dallas, TX 75219 <http://sammonsartcenter.org/> The Sammons Center for the Arts was developed to provide the community with resources and a facility for aspiring artists to hold rehearsals, workshops, and conferences in pursuit of their craft. If Dallas is to continue as a shaping force in the recognition and development of new talent, we must provide a permanent environment conducive to the achievement of this goal.  
2021-22 Cultural Organizations Program funding: \$98,370. Amount Paid: \$98,370.
- **Shakespeare Dallas** - 1250 Majesty Drive, Dallas, TX 75247 <http://www.shakespearedallas.org/> Founded in 1971, Shakespeare Dallas offers North Texas residents a unique opportunity to experience Shakespeare in a casual park setting, as well as providing cultural and educational programs to audiences of all ages. In 2019 and 2020, Shakespeare Dallas offered a Winter Season at Moody Performance Hall in the Arts District.  
2021-22 Cultural Organizations Program funding: \$102,156. Amount Paid: \$102,156.
- **Teatro Dallas** – 1220 Riverbend Drive, Suite 124, Dallas, TX 75247 <https://www.teatrodallas.org> Established in 1985 by Jeff Hurst and Cora Cardona, Teatro Dallas is a non-profit professional theatrical institution focused on international theater through the Latino experience. We stage children and adult productions of both classical and contemporary international and US playwrights with a global orientation. We support emerging local theater artists by producing works in a variety of genres, expanding the definition of theater to include visual, musical, spoken word, performance art, and other cutting edge artistic expression that deal with the personal, familial, social and political human condition.  
2021-22 Cultural Organizations Program funding: \$77,467. Amount Paid: \$77,467.
- **TeCo Theatrical Productions d/b/a Bishop Arts Theatre Center** – 215 South Tyler Street, Dallas, TX 75208 [www.bishopartstheatre.org](http://www.bishopartstheatre.org) To cultivate a diverse and vibrant arts community while creating opportunities for local and emerging artists through performances and education.  
2021-22 Cultural Organizations Program funding: \$115,782. Amount Paid: \$115,782.
- **Texas International Theatrical Arts Society (TITAS/Dance Unbound)** – 700 N Pearl St, Suite 1800. Dallas, TX 75201 [www.titas.org](http://www.titas.org) TITAS was founded in 1982 by co-founders Tom Adams and Gene Leggett, as the “Texas International Theatrical Arts Society,” to provide North Texas communities with the opportunity to experience the best of American and international music, dance, and performance art through a variety of presentations and educational outreach activities. Under the leadership of Charles Santos since 2001, TITAS continues to achieve its mission statement, expand its audience base and build new coalitions to develop artistic collaborations that foster a greater sense of community, as well as work to enhance the North Texas cultural landscape. TITAS provides opportunities to experience great art through performances, cultural exchanges and arts educational outreach programs. The organization is nationally and internationally recognized as an innovator and is celebrated for providing artistic excellence, breaking boundaries, and serving as a catalyst for cultural collaborations within the arts.  
2021-22 Cultural Organizations Program funding: \$71,314. Amount Paid: \$71,314.
- **Texas Winds Musical Outreach** – 6211 W Northwest Hwy, Suite C250-B Dallas, TX 75225 [www.texaswinds.org](http://www.texaswinds.org) Texas Winds Musical Outreach takes live music out of the concert hall and brings it directly to people who have little opportunity to experience it. Our professional musicians perform over 1,800 concerts annually, reaching 135,000 individuals in North Texas nursing homes, hospitals and Head Start Centers.  
2021-22 Cultural Organizations Program funding: \$58,646. Amount Paid: \$58,646.
- **The Black Academy of Arts and Letters**, Dallas Convention Center Theater Complex, 1309 Canton Street Dallas, TX 75201 <https://www.tbaal.org/> The Black Academy of Arts and Letters has cultivated exceptional talent among youth in the performing, visual, literary and cinematic arts for over 40 years. Our iconic programs such as the Young Gifted & Black Artists, Promising Young Artists Series, Summer Arts Intensive Education Training Program with the Masters and our Summer Youth Arts Institute have attracted nationwide acclaim.

2021-22 Cultural Organizations Program funding: \$186,450. Amount Paid: \$186,450.

- **The Dallas Opera** – Margot and Bill Winspear Opera House. 2403 Flora Street, Suite 500, Dallas, TX 75201 <https://dallasopera.org/> The Dallas Opera is a world-class performing arts organization producing outstanding mainstage and chamber opera repertoire; attracting national and international attention; committed to extensive community outreach and education; and managed to the highest possible standards of artistic excellence, accountability, efficiency and financial sustainability.  
2021-22 Cultural Organizations Program funding: \$152,500. Amount Paid: \$152,500.
- **The Flame Foundation** – 3630 Harry Hines Blvd, Ste. 21, Dallas, TX 75219 [Dallasflamencofestival@yahoo.com](mailto:Dallasflamencofestival@yahoo.com) Our mission is to spark an intergenerational passion and curiosity about flamenco dance through presentations of exemplary collaborative flamenco artistic works and interactive, accessible education opportunities for children and adults with or without dance backgrounds in Dallas, Texas. All of our events are intentionally bilingual, spoken in English and Spanish to engage and connect diverse individuals who will steadily become a strong cross-cultural flamenco community.  
2021-22 Cultural Organizations Program funding: \$22,500. Amount Paid: \$22,500.
- **The Verdigris Ensemble, Inc.** – 6176 Vickery Blvd, Dallas, TX 75214 [www.verdigrismusic.org](http://www.verdigrismusic.org) Founded in 2017, Verdigris Ensemble has quickly established itself as “among the most creative and effective storytellers in North Texas” (TheaterJones) and the “crème de la crème of the area’s professional choral voices” (Dallas Morning News). The Dallas-based professional choir is dedicated to bringing choral music to the modern audience through creative concert programming, unconventional use of space, and collaboration. Focusing on story-driven musical narratives, Verdigris Ensemble commissions new works, collaborates with interdisciplinary artists, inspires new audiences, and invests in the next generation of musicians.  
2021-22 Cultural Organizations Program funding: \$22,500. Amount Paid: \$22,500.
- **The Women’s Chorus of Dallas** – 3630 Harry Hines Blvd, Ste 210, Dallas, TX 75219 [www.twcd.org](http://www.twcd.org) The Women's Chorus of Dallas promotes the strength, diversity, and empowerment of women by performing high quality music to entertain, inspire, and serve the community.  
2021-22 Cultural Organizations Program funding: \$23,000. Amount Paid: \$23,000.
- **The Writer’s Garret** – 1250 Majesty Drive, Dallas, TX, 75247 <https://www.writersgarret.org/> To foster the education and development of readers, writers, and audiences, by putting them in touch with quality literature, each other, and the communities in which they live and write. Since 1994 The Writer’s Garret has served a whopping 1.8 million readers, writers, children, educators, and others by helping them to reach inside and find themselves...and, in the process, each other. The most socially intimate of all art forms, research shows what we knew all along: reading and writing may be the miracle cure for keeping kids in school, growing stronger minds and healthier bodies, and saving businesses billions.  
2021-22 Cultural Organizations Program funding: \$45,196. Amount Paid: \$45,196.
- **Theater Three** - 2800 Routh St, #168, Dallas, TX 75201 <https://www.theatre3dallas.com/> Now entering its 57th season, Theatre Three (T3) was founded by Norma Young, Jac Alder, Esther Ragland, and Roy Dracup in 1961, first performing seasons of acclaimed theatre at the Sheraton Hotel. In time, the organization needed more space and moved to a renovated factory space in Deep Ellum. In 1969, the organization leased its current space in Uptown in the Quadrangle. In 1985, T3 purchased the building and underwent extensive remodeling.  
2021-22 Cultural Organizations Program funding: \$87,420. Amount Paid: \$87,420.
- **Turtle Creek Chorale, Inc.** - 3630 Harry Hines Blvd, Suite 306, Dallas, TX 75219 <http://www.turtlecreekchorale.com> The Turtle Creek Chorale was founded in 1980 when 30 men gathered to rehearse for a concert at Holy Trinity Catholic Church in Dallas. Forty-one years later, the group has grown to more than 250 singing and auxiliary members who contribute over 100,000 hours annually to rehearsals, performances, and community outreach.  
2021-22 Cultural Organizations Program funding: \$27,000. Amount Paid: \$27,000.
- **Undermain Theater** – 3200 Main St. Dallas, TX, 75226 <http://www.undermain.org/> Undermain Theatre is a company of artists seeking to inspire, educate and challenge audiences and artists through its production of innovative theater with particular interest in poetic and language-driven work.  
2021-22 Cultural Organizations Program funding: \$44,594. Amount Paid: \$44,594.

- **USA Film Festival** – 6116 N. Central Expressway, Suite 105, Dallas, TX 75206 <http://www.usafilmfestival.com/> The USA Film Festival is a Dallas-based, 501c3 non-profit organization dedicated to the recognition and encouragement of excellence in the film and video arts.  
2021-22 Cultural Organizations Program funding: \$56,567. Amount Paid: \$56,567.

## ArtsActivate 2022

ArtsActivate 2022 provided funding for projects from eligible non-profit arts/cultural organizations, individual artists, and artist collectives.

In FY 2021-22 there were 93 projects recommended by the Allocations Committee of the Arts and Culture Advisory Commission through three rounds for artists and organizations totaling \$801,940 in recommended amounts. A total of \$769,440 was contracted, and \$758,190 has been paid as of January 2023. FY 2021-22 was the second year that ArtsActivate applications were accepted in Spanish for Spanish language applicants.

### **Round 1 – 30 projects for \$260,850 recommended / 29 projects for \$245,850 contracted / total of \$238,350 paid for completed projects and deliverables as of January 2023**

- **Amie Maciszewski/Sangeet Millennium**  
'Activism': Sangeet Millennium's South Asian and Global Soundscapes - This project will consist of four multidisciplinary interactive performing arts events with various social/environmental justice messages at multiple sites in Dallas. The applicant intends for events to both showcase artistic cultural traditions, folklore, and/or mythology as well as highlight the intersectionality of cross-cultural social issues selected by and pertinent to the artists (such as immigration, migration, race/caste/class/gender discrimination, the environment, etc.).  
ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$7,500.
- **Anita N. Martinez Ballet Folklorico**  
Dia de Muertos: Homenaje a los Grandes "Homage to the Great Ones" - A key component of the project will be the collaboration between ANMBF and Mariachi Aguilas de America. Together we will work closely to create adaptations of iconic Mexican-American songs, coupled with traditional folklorico choreography. Although we will be filming and subsequently streaming the performance, casting a wide net to serve a larger audience, the proposed project itself will take place at Annette Strauss Square.  
ArtsActivate 2022 Round 1 Funding: \$9,850. Amount Paid: \$9,850.
- **Asian Film Foundation of Dallas**  
21st Annual Asian Film Festival of Dallas - This project is an annual seven-day film festival, from July 14-21, 2021, at the Angelika Film Center-Dallas in Mockingbird Station. During the festival--run entirely by volunteers--we will screen approximately 40 films from across Asia and from Asian-American filmmakers.  
ArtsActivate 2022 Round 1 Funding: \$10,000. Amount Paid: \$10,000.
- **Beckles Dancing Company**  
Sweatt Dallas Dance Festival 2021: We Are One! - This festival has created a space for local artists to display unique works that inspires varied audiences in the Dallas area. BDC is a community partner with the South Dallas Cultural Center (SDCC) and will host the event at their facility, Friday, November 5, 2021 and Saturday, November 6, 2021. SDCC Black Box Theater allows for 10-15 individual and/or performance groups for the event.  
ArtsActivate 2022 Round 1 Funding: \$6,000. Amount Paid: \$6,000.
- **Buster Spiller (Blaque Artists Collective)**  
"Colour Me Queer" Play Festival - The "Colour Me Queer" Play Festival is a collection of seven play shorts reflecting the beautiful diversity of the LGBTQIA2S+ community and all of the intersections that it comprises. In the spirit of the ballroom scene championed by young members of the Black-American and Latinx underground gay subculture that originated in New York City, two (2) selected categories or "walk contests" will be held.  
ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$1,875. (Amount not paid: \$5,625 or 75% of contract)  
*Deliverable 1 (25% of project) was completed, but deliverables 2 and 3 were not, and staff reached out multiple times by email and phone to understand progress, but did not receive any response.*
- **Cara Mía Theatre**

Community Tour Of URSULA - URSULA chronicles the experiences of Nadia, a 7-year old child from Honduras, as she makes the journey to the US border, is separated from her mother and detained with other children. CMT will collaborate with community partners to present this play to diverse audiences in underserved communities of color. After each performance, CMT will collaborate with community partners on post-show discussions to generate community sharing, learning, and organizing among diverse audiences in diverse neighborhoods.

ArtsActivate 2022 Round 1 Funding: \$12,000. Amount Paid: \$12,000.

- **Christian Vasquez**

A Reckoning: A Documentary Short Film - This project is to develop a short documentary highlighting the contributions of Dr Njoki McElroy to the arts in the City of Dallas and of her influence on younger generations. Designed to inform and entertain, the film will be shown at “matinees” in at least three diverse, public venues in Dallas.

ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$7,500.

- **Dallas Bach Society**

Baroque BreakOut - Each student will directly engage with a Dallas Bach Society professional orchestra member or singer, receiving one-on-one coaching on their Baroque solo piece from the Texas UIL Prescribed Music List. If chosen to perform on the concert, he/she/they will rehearse with Dallas Bach Society chamber orchestra. The workshop will culminate in a performance of featured students from the workshop performing along with the Dallas Bach Society.

ArtsActivate 2022 Round 1 Funding: \$12,000. Amount Paid: \$12,000.

- **Dallas Metroplex Musicians’ Association**

William S. Mitchell Sacred Choral Music Workshop and Concert - DMMA’s William S. Mitchell Sacred Choral Music Workshop & Concert is a week-long choral music festival designed for singers, musicians, directors, educators, students, and music enthusiasts from across the Dallas Metroplex, who enjoy singing, playing, and learning a variety of sacred music, e.g., spirituals, anthems, hymns, and gospel.

ArtsActivate 2022 Round 1 Funding: \$10,000. Amount Paid: \$10,000.

- **DR Mann Hanson (CinéWilde Presents...)**

CinéWilde Presents... - CinéWilde has thoughtfully curated a 6 month long mini season of screenings that will present an array of films (comedies, foreign, documentaries, etc), telling intersectional stories of our LGBTQ family (stories about Black lesbians, Trans women of color, aging LGBT people, people living with HIV/AIDS, etc) and working with Dallas based LGBTQ artists, activists, and LGBTQ Organizations to educate our growing CinéWilde audience on what it’s like to live, create, and serve as an LGBTQ individual in Dallas.

ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$7,500.

- **Drew Looner**

WOKE! - Breakdancing, Drawing, Painting, Freestyle Poetry & Music -Bring your Musical Instruments to Class for kids!

Project: Woke is a 12-week program at Pleasant Grove Recreation Center. Meeting once per week every Saturday for 2 hours. Culminating in a Park Jam (Performance and Celebration) December 18th. Park Jam is a free-for-everyone-party in the park with dancing, art, freestyling on the microphone, food, dance competitions, and showcases.

ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$7,500.

- **Elroy “EJ” Jonson**

The Most Disrespected Person - The documentary film aims to tell the stories, experiences, and truths of Black women navigating the U.S. healthcare system through a unique artistic approach. The documentary film will interview Black women to document their personal and intimate experiences with the healthcare system, as well as interview healthcare professionals and academic scholars about the historic and current plight of Black women navigating the healthcare system.

ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$5,625. (Amount still outstanding and contracted, pending delivery: \$1,875, or 25% of contract)

*The artist had personal issues and was unable to hold the event prior to September 30, 2022. The contract was extended to March 31, 2023, and staff has followed up monthly with the artist to understand progress and continue communicating about*

*the project. As of January 20, 2023, staff has not been notified that the final event has occurred and the final report has not yet been submitted.*

- **Emily Ernst/Fair Assembly**  
Macbeth - Fair Assembly will present an ensemble-driven Macbeth at Arts Mission Oak Cliff with original music and two equity contracts. I will co-direct with New York-based theatre maker and SMU graduate Durrell Cooper and local actor and director Morgan Garrett, and we plan to reserve an assistant director/actor position for a current student of color at SMU. ArtsActivate 2022 Round 1 Funding: \$5,000. Amount Paid: \$5,000.
- **Frida N Lozano**  
TRENZANDO: Stories of Affirmation - Tour II - TRENZANDO: Stories of Affirmation - Tour II will be free meetings-workshops aimed at girls, young people and women, mainly BIPOC (Black, Indigenous, and other women of Color). In TRENZANDO each group of participants will explore and reflect on the ancestral meanings of hair and braids in diverse cultures and their own cultural roots.  
ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$7,500.
- **Greater Dallas Youth Orchestra**  
Dallas ISD and GDYO Partnership - Each year, Dallas ISD auditions hundreds of students from across the district to form these 'All Star' ensembles that combine the best musical talent from across the City of Dallas. We will run three sets of auditions - one for All City Orchestra, one for All City Middle School Band and one for High School Band. We plan to hire over 20 contracted professional musicians from the Dallas area for a blind audition process for hundreds of children.  
ArtsActivate 2022 Round 1 Funding: \$10,000. Amount Paid: \$10,000.
- **Jessica Bell**  
Calm + ART - For this project, the applicant would like to offer free art lessons to children in South Dallas that focus on Social Emotional Learning through the arts. This would consist of a series of 10 art lessons with all materials included. Participants would meet in person at Cedars Union for direct instruction with Artist Jessica Bell and student volunteers from Booker T Washington High School for the Performing and Visual Arts.  
ArtsActivate 2022 Round 1 Funding: \$5,000. Amount Paid: \$5,000.
- **Junior Players Guild**  
Junior Players JPTV Broadcast Journalism Program - This program, taught by broadcast journalism and media professionals, provides hands-on lessons in the use of media technology, instruction in crafting compelling narratives, and the opportunity for participants to utilize their voices to raise awareness of current issues in their community. Throughout the program, participants utilize what they have learned to create a collaborative news piece highlighting a challenge or champion in their community.  
ArtsActivate 2022 Round 1 Funding: \$12,000. Amount Paid: \$12,000.
- **Kael Alford/Ghost Studio**  
Ghost Studio - The Ghost Studio itself is a two-week long, pop-up portrait photo studio and exhibition where visitors are invited to reflect on their experience of events in that last 15-18 months and with the help of local artists, to construct photographic self-portraits in light of those experiences. After each photo session, participants will receive an 8x10 print of their self-portrait. In the final weekend, the studio will open as an exhibition space with social distancing protocols in place as needed.  
ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$7,500.
- **kNOwBOX Dance**  
kNOwBOX dance Film Festival 2021 Dallas, Texas, USA Premier - This project is a two-day international dance film festival with events at the The Wild Detectives, Oak Cliff Cultural Center, and the Texas Theatre in December 2021. The NBFF 2021 Dallas, Texas premier offers various events for participants to engage with international art via dance and film in exciting, entertaining, challenging, and stimulating ways.

ArtsActivate 2022 Round 1 Funding: \$10,000. Amount Paid: \$10,000.

- **Micaela Gutierrez-Tillett, ORIZON**

Celebrate Life "UHAMBE NAMI" - Celebrate Life "UHAMBE NAMI" is a dancefest event that encompasses the following: dance companies or crews to showcase, dance battles / exchange of good energy (Hip Hop, AfroDance, Latin & Dancehall), Live DJ, 5 Judges (professional teachers of cultural dance styles), Emcee and a 3.5-4 hour memorable event.

ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$7,500.

- **Michael Childs**

Into the Jungle featuring Dallas Future Fashion Designers - We are currently working with the fashion department at Wade College. Their students will submit looks to our panel of experts. The top designers will be selected to design a collection based on this year's theme. The pieces will be showcased in a live performance/exhibition using theatrical elements (including music, lighting, and dance) to bring the audience into the jungle and on the journey.

ArtsActivate 2022 Round 1 Funding: \$5,000. Amount Paid: \$5,000.

- **Nasher Sculpture Center**

**Note: Award was recommended by Commission but declined by Nasher due to potential for perceived conflict of interest based on Commissioner Meek involvement with the project.**

Nasher Public: Tenth Street Freedman's Town - This collective of multi-disciplinary artists, scholars, and organizational partners will research, document, and memorialize the histories of Oak Cliff's Tenth Street Freedman's Town and will present a capstone public art project such as an exhibition, installation, or performance.

ArtsActivate 2022 Round 1 Funding: \$15,000 (Recommended, no contract executed due to declined award). Amount Paid: \$0.

- **Over the Bridge Arts**

FIRST DRAFT - FIRST DRAFT is a new initiative from Over the Bridge Arts, a multi-genre arts nonprofit with a four-year history in Oak Cliff. The concept is to produce an Oak Cliff-focused performance series that gives creative artists a forum to show works in progress and receive audience feedback from the community in real time. The plan includes three FIRST DRAFT productions in 2022: one each in poetry/spoken word, dance, and multi-genre.

ArtsActivate 2022 Round 1 Funding: \$8,000. Amount Paid: \$8,000.

- **Ricardo Alarcon**

Día de los Muertos Celebracion - The project will incorporate event sets, decorations, and costumes based on the traditional images of Día de los Muertos including catrinas, ofrendas, calaveras, and flowers. There will be two large ofrendas, a decorated altar designed as a shrine to both honor and display offerings for ancestors who are returning to Earth to reunite with their loved ones.

ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$7,500.

- **Second Thought Theatre**

Sweetpea by Janielle Kastner - Second Thought Theatre will produce the world premiere of Sweetpea, by local Dallas playwright Janielle Kastner, as the third show in our 2021 season. It will include approximately 16 performances, five of which will be pay-what-you-can (where patrons can pay as little as \$1 for their ticket), and hopefully serve 500-650 audience members.

ArtsActivate 2022 Round 1 Funding: \$5,000. Amount Paid: \$5,000.

- **Soul Rep Theatre Company**

Shakin' the Mess Outta Misery by Shay Youngblood - Soul Rep Theatre Company will kick off its 2021-2022 season with a covid friendly live AND streamed production of Shay Youngblood's unapologetically fierce, funny, and hopeful memory play (with music) - SHAKIN' THE MESS OUTTA MISERY. This full-length play tells the "coming of age" story of a young Black girl in the South in the 1960s and the various women in the community, some blood related, some not, who shaped her life after the death of her mother.

ArtsActivate 2022 Round 1 Funding: \$10,000. Amount Paid: \$10,000.

- **Texas Ballet Theater**

CityDance - Provided at no cost to students and host organizations, CityDance supplements afterschool education initiatives at local schools and introduces students to ballet through interactive movement exercises that cultivate an interest and understanding of dance.

ArtsActivate 2022 Round 1 Funding: \$15,000. Amount Paid: \$15,000.

- **The Artist Outreach**

The STREAMliners Arts-Integrated Academic Education - The STREAMliners Arts-Integrated Academic programs are brought into Title I schools and shelters/sites to teach academics using the arts as a conduit. We use entirely original content including music, dances, art, and stories/poems.

ArtsActivate 2022 Round 1 Funding: \$12,000. Amount Paid: \$12,000.

- **The Cedars Union**

2022 Teen Mural Camp - The Cedars Union will host a one-week art camp designed to provide 10 students with an introduction to the experience of being a professional mural artist in North Texas. The camp will be open to incoming high school juniors and seniors interested in art who are enrolled in the Dallas Independent School District.

ArtsActivate 2022 Round 1 Funding: \$6,500. Amount Paid: \$6,500.

- **Uriel Vazquez (Nova Pangea)**

Together in Harmony Dallas '22 - An artistic platform which includes a series of multi-media-interactive events/concerts featuring Nova Pangea (NP) along with local multicultural-musicians and artists such as graphic designers, visual arts, audio engineers, filmmakers, writers, poets, social advocates and volunteers to create awareness about the needs of the hearing-impaired people in Dallas. TinHD22 will also feature the success stories (historias de éxito) of the hearing-impaired people in both English and Spanish.

ArtsActivate 2022 Round 1 Funding: \$7,500. Amount Paid: \$7,500.

**Round 2 – 30 projects for \$272,090 recommended / 29 projects for \$264,590 contracted / total of \$262,715 paid for completed projects and deliverables**

- **American Baroque Opera Co**

ABOC Spring Outreach - The performances at Hamon Hall at the Winspear Opera House will include an open rehearsal and two ticketed events open to the public; additional school performances, free to students, will take place the weeks after the public performances at DISD schools. In addition to public performances, ABOC will present select scenes to students at Title I schools in Dallas ISD at no charge to the schools.

ArtsActivate 2022 Round 2 Funding: \$5,000. Amount Paid: \$5,000.

- **Amy Zapien**

La Conjunta - La Conjunta is a collaborative 10-minute short film highlighting the work of 11 Dallas-based creatives. In addition to the premiere, I am also planning to host a writer's workshop and panel with the film's crew and cast at spaces like The Oak Cliff Cultural Center. The workshop will be aimed at writers from ages 13 and up that have an idea, a story, a character, a movie, or a creative project they would like to develop into a script for film or tv.

ArtsActivate 2022 Round 2 Funding: \$7,000. Amount Paid: \$7,000.

- **Artstillery**

ArtCultivation - ArtCultivation is a monthly outdoor event held in West Dallas. We provide a stage, tables, chairs, lighting, sound, video equipment, staff, a rehearsal space, a technical night for performers to practice their pieces, an audience of 200 people each night once a month, restrooms, a space for a small local food business to serve each evening, free marketing and ticket services for our local talent in Dallas.

ArtsActivate 2022 Round 2 Funding: \$10,000. Amount Paid: \$10,000.

- **AVANCE-North Texas**

AVANCE Latino Street Fest - On April 24, 2022 at Klyde Warren Park, thousands of people will gather for a day to celebrate the vibrant Latino culture in North Texas at the annual AVANCE Latino Street Fest. Free and open to the general public of all ages, attendees will get to experience Latino culture through a variety of activities, vendors/exhibitors, and live entertainment. School Mariachi bands drive in from all across North Texas travel to Dallas perform for the thousands of attendees for a chance to win prizes and be known as the best Middle/High School Mariachi band in Texas.

ArtsActivate 2022 Round 2 Funding: \$10,000. Amount Paid: \$10,000.

- **Ballet North Texas**

Sleeping Beauty - A Sensory Friendly Performance - Ballet North Texas' Sensory Friendly Performance of Sleeping Beauty is designed specifically for individuals with autism spectrum disorders, sensory sensitivities, and/or other disabilities. The performance is designed to offer a safe and relaxed atmosphere for attendees who may for one reason or another be dissuaded from attending general public performances.

ArtsActivate 2022 Round 2 Funding: \$12,000. Amount Paid: \$12,000.

- **Dallas Arts District Foundation**

Changing Perspectives Block Party: A Cultural Arts Festival - The festival will include a collaboration with the Dallas Museum of Art followed by a short parade down Flora Street from Dallas Museum of Art to Sammons Park on the AT&T Performing Arts Center campus. The festival will include education outreach comprised of a master class and/or lecture-demonstration. The artists involved with this festival will perform at least twice so that more audiences can participate.

ArtsActivate 2022 Round 2 Funding: \$12,000. Amount Paid: \$12,000.

- **Dallas Chamber Symphony**

Dallas International Music Festival and Competition - The DCS's Festival and Competition is comprised of two main components – a "Youth" and "Pro" division, which run concurrently over the course of six to eight days. Youth participants are recruited by audition and receive instruction by competition jurors and visiting faculty through public masterclasses and supportively adjudicated recital performances. The "Pro" competition draws talent from an international community of elite but still emerging professional pianists.

ArtsActivate 2022 Round 2 Funding: \$10,000. Amount Paid: \$10,000.

- **Dance Council of North Texas**

Dallas Dance Film Festival 2021 - Traveling Outreach Show - This Festival receives and welcomes film submissions worldwide. A dance film is a film in which dance is used to reveal the central themes of the film, whether these themes be connected to narrative or story, states of being, or more experimental and formal concerns.

ArtsActivate 2022 Round 2 Funding: \$7,000. Amount Paid: \$7,000.

- **DFW Play**

Tasher Desh - The Kingdom of Cards - DFW Play will present the regional premiere of Tasher Desh (The Kingdom of Cards), a masterpiece written by Nobel Laureate Rabindranath Tagore in 1933. It's written in Bengali and a satire against the bondage of orthodox rules. It parodies the fascist atmosphere that hypnotized Europe and explores human responses to radical change. DFW Play will present a modernized rendition of the dance drama that pivots on the unmaking of such a regime. The musical lyrics will remain in Bengali for this production while the spoken dialogues will be in English.

ArtsActivate 2022 Round 2 Funding: \$6,500. Amount Paid: \$6,500.

- **Don "Tortellini" Thomas II**

The Village - The Village will be the space where we capture and honor those who helped make Oak Cliff the place we know and love. The Village will be a collection of photos displayed in a gallery exhibition.

ArtsActivate 2022 Round 2 Funding: \$7,500. Amount Paid: \$7,500.

- Emily Dalton**  
Note: Award was recommended by Commission but contract was not executed due to lack of response by artist  
 Color Me Empowered Partnership - We also have an upcoming event where we pair a child with a local artist to create sidewalk chalk drawings around the sidewalk of CME. This event will help connect children with real working artists that come from the same or similar community. In addition to giving basic art kits, providing classes both online and in-person to families that normally couldn't afford programming like ours, and implementing public art projects, we are also working closely with our community partners to develop a teacher training program so that our programming and pedagogy can be implemented in places that have limited access to our studio.  
 ArtsActivate 2022 Round 2 Funding: \$7,500 (Recommended, no contract executed due to lack of artist response). Amount Paid: \$0  
*The artist was last in communication with staff about the project in February 2022 and the scope of work plus insurance requirements. Staff followed up by email and phone monthly through July 2022, but did not receive any response from the artist and the artist was given final notification that funding was released on July 26, 2022, two months prior to the City's fiscal year end of September 30, 2022.*
- Fred Villanueva**  
 Urban Dallas Mural Workshop - Urban Dallas Mural Workshop is an arts eco-system focused, site specific public mural wall workshop that will feature Dallas artists from diverse backgrounds to create a rotational public exhibit of painted murals. The artists will create public, community empowering messages, designed to be painted on a boarded-up building located in the Zoo Creek neighborhood.  
 ArtsActivate 2022 Round 2 Funding: \$7,500. Amount Paid: \$7,500.
- Hee Yun Kim**  
 Dallas Songwriting Workshop - The workshop will consist of 6 classes and a culminating concert. No composition experience is required. I expect that the participants would be a mix of beginner and intermediate composers. The culminating concert will take place on the last day of the workshop. The participants's songs will be performed by professional musicians in Dallas.  
 ArtsActivate 2022 Round 2 Funding: \$7,190. Amount Paid: \$7,190.
- Indian Cultural Heritage Foundation**  
 Panchatantra - ICHF jointly with Arathi School of Dance will present The Panchatantra a collection of fables from ancient Indian civilization that is as relevant today as ever. These stories often have a strong moral message with animal characters making it easy and entertaining for children and adults.  
 ArtsActivate 2022 Round 2 Funding: \$12,000. Amount Paid: \$12,000.
- Janelle Gray**  
 RAGE - RAGE is a one-act play that explores the stories of Black US-ian women throughout the history of the United States. In RAGE, ten women take their place on stage to share their stories of strength, resilience, perseverance and struggle across the history of the nation. From the 1842 Cherokee Revolt, to the Streetcar Boycotts of 1900-1906 and the continuing injustices of our traumatic present, This play encourages the audience to witness varying methods of rebellion as they truly are and displays moments of Black women's greatest resistances against dehumanization and degradation.  
 ArtsActivate 2022 Round 2 Funding: \$7,000. Amount Paid: \$7,000.
- Jiles King**  
 2nd Annual BLK Experience PopUp Musuem - The BLK Experience Museum, an innovative pop-up museum dedicated to celebrating black lives and black excellence. Step into an interactive experience by touring eight spaces highlighting profound black experiences that will shine a light of the strengths and struggles of black lives throughout history. Each room is designed by eight artists, many from the Dallas area who have been specifically selected to bring the black experience to life in their own perspective.  
 ArtsActivate 2022 Round 2 Funding: \$7,500. Amount Paid: \$7,500.

- Jose Nelson Cruhigger**  
 Plena Folklorica: Puerto Rican Folk, Music, Dance & Art Workshops - Consists of a series of interactive workshops, and live demonstrations covering multiple art forms from the vibrant culture of Puerto Rico. Each community activation project will offer participants four interactive workshops arranged as portals or stations. Supplies, materials and/or instruments for activities will be provided at each station. Participants will receive a carnival mask kit to build and take home along with reference printed materials and a workshop passport to collect station completion visas.  
 ArtsActivate 2022 Round 2 Funding: \$7,500. Amount Paid: \$5,625.  
*Contract ended on September 30, 2022, and staff followed up with artist to receive final report repeatedly in October and November to process invoice in advance of City Controller's November 18, 2022 deadline for fiscal year 2021-22 invoices. Staff received the final report and invoice on November 18, 2022, and processed and submitted that day. It was rejected due to a coding issue by the Controller's Office on December 15, 2022, and staff has been working with Procurement and Controller's Office to get this final payment processed as an exceptional item due to fiscal year-end close processes.*
- Lucina Montanez Mota**  
 Creando, Compartiendo y Emprendiendo - The classes will be divided so that each participant can create their own rings, necklace, bracelets, and hair accessories. The main focus of each class will be the technique so I will not be judging their designs or artistic vision so they can express their own individuality. The culminating event will be a bazaar so that the participants can exhibit their work to the public or choose to make sales which will be before Christmas.  
 ArtsActivate 2022 Round 2 Funding: \$7,500. Amount Paid: \$7,500.
- Make Arts with Purpose**  
 Gather - Gather responds to MAP's increased understanding and request for family programs that address the increasing hatred and violence in the United States across race and ethnicity, including in our own city, Dallas. Produced in two parts, Gather begins with a theater program for families. For the second part of this project, MAP will produce a virtual and print publication that is both a program for the performance and a stand-alone graphic zine that takes the story of the performance into the printed page and virtual world with vivid and compelling illustrations and text.  
 ArtsActivate 2022 Round 2 Funding: \$10,000. Amount Paid: \$10,000.
- Martheya (Nygaard) Scott**  
 #Filtering - #Filtering by mixtamotus (mm) is a fifty-minute immersive new media performance installation that explores the construction and deconstruction of beauty ideals using dance, interactive media, and music at Arts Mission Oak Cliff. During this two-day performance with four, fifty-minute intimate showings, the audience joins mm behind the scenes in the creative process as collaborators to create the formal staged work #Filtered.  
 ArtsActivate 2022 Round 2 Funding: \$7,000. Amount Paid: \$7,000.
- Matt Bagley**  
 PrintShop a Go-Go - PrintShop a Go-Go 2022 is a portable print shop brought to you by Iron Frog Press. The intent of this workshop is to introduce a wide audience to the art of printmaking. PrintShop a Go-Go will set up the tools and provide the materials to teach three methods of relief printmaking by providing hands-on experience.  
 ArtsActivate 2022 Round 2 Funding: \$7,500. Amount Paid: \$7,500.
- Natalia Padilla**  
 The Power of One - The Power of One is a creative workshop that will take place in digital and print form for low income communities. A simple and beautifully designed art kit for the student to learn about monochromatic colors, with a step by step process in print that includes a QR code for the student to watch the animated samples on the landing page. In this kit, the student will be creating an abstract drawing in monochromatic hues, using different media but not limited to: pastels, crayons, markers, color pencils, etc.  
 ArtsActivate 2022 Round 2 Funding: \$7,000. Amount Paid: \$7,000.
- New Texas Symphony Orchestra**

Renewal: Celebration - Our three-concert season begins with "Imagination" a look at what can be. This concert will be free of charge and open to the public. It is designed to appeal to all different cultures. Finally, the NTSO will be hosting an educational outreach event prior to the final concert of the season in the lovefield area with a focus on the Hispanic population.

ArtsActivate 2022 Round 2 Funding: \$10,000. Amount Paid: \$10,000.

- **North Texas Public Broadcasting (KERA)**

Community Art Neighborhood Block Party - In April, we will join with officials at Paul Quinn College in throwing a Community Art Neighborhood Block Party to celebrate and unveil the colleges new art park and indoor photographic mural. The party will also include An on-site community mural project led by a local artist to help students and residents work together to complete the art project.

ArtsActivate 2022 Round 2 Funding: \$15,000. Amount Paid: \$15,000.

- **Oak Cliff Records and Library**

Sounds of Oak Cliff Concert Series 2022 - Sounds of Oak Cliff Concert Series 2022, and as in prior years, with a specific focus on booking musical artists living and working in Oak Cliff who are exploring personal and cultural identity, and more established acts that have an educational component to their performance. There will be one Sounds of Oak Cliff Concert per month from April to September 2022 at Top Ten Records; each event will have two acts perform for the evening.

ArtsActivate 2022 Round 2 Funding: \$8,400. Amount Paid: \$8,400.

- **Ollimpaxqui Ballet**

Folklorico Festival of Dallas. Cinco de Mayo and Hispanic Heritage Month 2022 - We will conduct: performances in diverse areas of the City: from Different programs (Dancing through Latin America, Mexico Music and Dance. We celebrated: History and Influence of the Latin America traditional music and dances performances will be open year around. From May 1st to September 17th 2022. 6 Performances for open areas Park, Recreations Centers and Schools, LCC.

ArtsActivate 2022 Round 2 Funding: \$10,000. Amount Paid: \$10,000.

- **Sweet Pass Sculpture Park**

Sweet Pass Sculpture Park - A sculpture park that incubates up and coming artists to create works. This park is located in West Dallas and is free and open to the public. There is a residency component where artists get paid to produce new works for the park.

ArtsActivate 2022 Round 2 Funding: \$9,500. Amount Paid: \$9,500.

- **Texas Supremacy of Music & Arts**

Revive the Culture: HBCU Experience - The instrumental music instruction workshops educate students about the history of urban arts performance, the essential practices of developing an ear for music contrast, and sight-reading music rhythms bridging the gap for underrepresented youth and their arts experience. The HBCU Power Camp Experience takes place in the Spring (April) 2022 at Sprague/Kincaide Stadium & Fieldhouse in Dallas, TX. Three hundred participants attend this two-day, sixteen-hour power camp weekend.

ArtsActivate 2022 Round 2 Funding: \$10,000. Amount Paid: \$10,000.

- **The Museum of Geometric and MADI Art**

40 Days, 40 Nights - 40 Days, 40 Nights is a show of 40 prints that Shafaz Ahmad, a female Pakistani Muslim artist, created during a period of mediation called in Urdu "Chillah." The prints are abstract, geometric and brightly colored works.

ArtsActivate 2022 Round 2 Funding: \$12,000. Amount Paid: \$12,000.

- **The Sixth Floor Museum at Dealey Plaza**

Designing History: From Emotion Through History to Space - Designing History is a collaborative project that combines art, history and interior/adaptive designs and brings these different areas of study to life for students in DISD's Career Institute East Interior Design program as well as visitors to the Museum. Students will learn about Kennedys assassination and be asked to create a visual interpretation to the work. 10-15 works will be chosen and installed in the museum.

ArtsActivate 2022 Round 2 Funding: \$15,000. Amount Paid: \$15,000.

**Round 3 – 33 projects for \$269,000 recommended / 32 projects for \$259,000 contracted / total of \$257,125 paid for completed projects and deliverables (with remaining \$1,875 pending final payment as of January 23, 2023)**

- **2 Inspire Peace**

An Art Inspire Healing Summer! - An Art Inspired Healing Summer is designed to engage youth and families as they address their social, emotional, mental, and physical health using art. This project encompasses a Festival, and summer workshops that will include Mindful Mentoring, PH Balanced Open Mics.

ArtsActivate 2022 Round 3 Funding: \$10,000. Amount Paid: \$10,000.

- **Agora Artists**

Mini Movement Fest - Mini Movement Fest (MMF) is a one-day long dance festival hosted at Arts Mission Oak Cliff consisting of four movement classes and an evening event. Each artist leads a movement workshop and performs work in the evening concert. Before and after the concert, patrons are invited for Drinks and Art in the Garden, to view and shop works by local artists and vendors.

ArtsActivate 2022 Round 3 Funding: \$6,000. Amount Paid: \$6,000.

- **Arts Mission Oak Cliff**

Community Gallery Series - This project is a series of classes, workshops, and art exhibitions in Arts Mission Oak Cliffs (AMOC) underground space in partnership with three local visual artists. The final exhibition is installed in AMOC's underground gallery for two weeks of the following month and will be celebrated by an opening event. The workshops are the heart of this program. Each experience activates the community in a unique way and offers an opportunity to Oak Cliff residents to engage directly in a local artist's process.

ArtsActivate 2022 Round 3 Funding: \$6,000. Amount Paid: \$6,000.

- **ArtsVision Performing & Visual Arts**

2022 ArtsVision Performing and Visual Arts Summer Program - This program will highlight some lesser known or celebrated indigenous, Asian, African, and Latin-X communities. Students who want to work behind the scenes, can experience stage management, costume & set design, lighting, sound, photography, digital media, and film. Camps students can choose a specialty class such as: Ukulele, Cultural Drumming, Media & Film, dance, etc. for their focus during the camp.

ArtsActivate 2022 Round 3 Funding: \$10,000. Amount Paid: \$10,000.

- **Brian C. Harden (The Lost Boy)**

Cabaret - Kander and Ebb's Cabaret takes the rise of Nazi Germany and sets it in the Weimar era of early 1930's Berlin. In our production we will expand the scope of the narrative to shed light on others who found their lives upended by the fascist regime: Homosexuals, the Romani, political rivals, and African-Germans.

ArtsActivate 2022 Round 3 Funding: \$7,500. Amount Paid: \$7,500.

- **Colby Calhoun (Very Good Dance Theatre)**

The 2nd Annual Gay Show - An experimental dance theatre piece that transplants the queer nightlife and queer performance scene into the theatre space. Through this experiment we seek to immerse the traditional theatre audience into a space, and a culture, they may be unfamiliar with and/or may not otherwise ever experience, while also creating a safe space for queer and trans people of the global majority.

ArtsActivate 2022 Round 3 Funding: \$6,000. Amount Paid: \$6,000.

- **Dallas Holocaust and Human Rights Museum**

Memorial Day 2022 Community Programming - Public offerings at the Museum that day will include free admission for all visitors, access to the special exhibit on the Japanese internment camps during WWII, and a full day of film screenings in the Cinemark Theater. The Museum will show two feature films, one classic historically relevant World War II film and one

contemporary historically relevant World War II film, and a screening of the Museum-created film about World War II Liberators.

ArtsActivate 2022 Round 3 Funding: \$12,000. Amount Paid: \$12,000.

- **Daniel Laabs**

PSA. PleasureStyle Attitude Season 2 - 6 ArtsActivate funded screenings during the spring on the second Wednesday of each month at the Texas Theatre and 2-6 encore screenings at the South Dallas Cultural Center

ArtsActivate 2022 Round 3 Funding: \$7,500. Amount Paid: \$7,500.

- **Echo Theatre**

Echo Theatre's Season 24 Production: IN A WORD by Lauren Yee - IN A WORD is a play about parents whose young son disappeared two years prior. Primarily the mother's story, the playwright unravels the truth by using repetition of words and phrases in a way that evokes new meanings and revelations each time they are spoken. We will produce live over four weekends with 8pm shows on Friday and Saturday nights - plus we will experiment this year with matinees on BOTH Saturdays and Sundays.

ArtsActivate 2022 Round 3 Funding: \$10,000. Amount Paid: \$10,000.

*Note: Contract was not executed due to lack of artist response to Office of Risk Management regarding an insurance requirement prior to the production. Staff completed a ratification process for the service, and full payment was completed.*

- **Gerald Leavell II**

Yard Show: Building Beloved Community - Yard Show will feature three local performance artists, invite audience participation, set the tone with a soundscape and hot BBQ on a Saturday during National Poetry Month. Yet applicant will incorporate a visual arts element and historical narrative(s) component to highlight artistic experiences from Hamilton Park residents, neighbors, and friends.

ArtsActivate 2022 Round 3 Funding: \$5,000. Amount Paid: \$5,000.

- **Goran Maric**

Once Upon a Time There Was a Country, Nolongerland... - This one man play is about a refugee arriving to the USA from the war-torn Yugoslavia trying to grapple with the lost country and his lost identity, rejecting the past, embracing the present, realizing that once idealized identity as a Yugoslavian might not be as just and noble as previously thought.

ArtsActivate 2022 Round 3 Funding: \$5,000. Amount Paid: \$5,000.

- **Kamica King**

Musically Me Unlimited 2022 - Arts-centric life skills and empowerment program, utilizes interactive music and creative arts experiences, mentorship and roundtable discussions on current and historic events relevant to African-American life and culture to build community, creativity, and foster resilience in the lives of Black teen girls.

ArtsActivate 2022 Round 3 Funding: \$7,500. Amount Paid: \$7,500.

- **Marlee Fleisher**

they saw tomorrow - A new immersive, multidisciplinary, dance theater production exploring what the future might look like. The first phase will consist of a series of one hundred interviews conducted across and representative of the City of Dallas. In the second phase, choreographer, Marlee Fleisher, and composer, John AQUA, will collaborate with a group of Dallas based dancers, musicians and artistic team to create a new work inspired by the online interview archive created in the first phase.

ArtsActivate 2022 Round 3 Funding: \$7,500. Amount Paid: \$7,500.

- **Matthew Kurzman**

Front Yard Concerts - Local musicians will perform in Parkdale home's front yard, free of charge to the audience in Southeast Dallas. The concerts will be twice weekly (Fridays and Sundays) and run for approximately 75 minutes each. Neighbors and guests are encouraged to bring their own chairs and are invited to sit in neighbors' yards to enjoy the concerts.

ArtsActivate 2022 Round 3 Funding: \$7,500. Amount Paid: \$5,625.

*Note: Due to weather, and scheduling conflicts, artist requested an extension first to October 31, 2022, and then to December 31, 2022. The final concert was held indoors on December 29, 2022, and the final report was submitted on January 3, 2023, with the final invoice for the balance of \$1,875 submitted on January 17, 2023. As of January 20, 2023, the invoice has been processed and is pending Controller's Office approval for payment.*

- **Mr. Wieslaw Rentowski**

Diversity of music styles as a platform for creating meaningful arts experiences for Dallas residents in Pleasant Grove/Green spaces. - Solo/Chamber concert will be followed by Rentowski's presentation/demonstration on "Creating music/songs with Sibelius computer music program". After the presentation, Dallas composers, performing musicians and audience will participate in a discussion about the importance of music and creativity in our modern society. Dallas based musicians will perform at Steinway Recital Hall (music by composers who were introduced at the Pleasant Grove Library). Our audience will have the opportunity to visit a unique Dallas venue and experience high quality solo piano and chamber music. ArtsActivate 2022 Round 3 Funding: \$7,000. Amount Paid: \$7,000.

- **The National Association of Composers USA – Texas Chapter**

Promoting quality multicultural and celebratory experiences for Dallas residents in Pleasant Grove/Green spaces through music, dance and art. - This event (show) will celebrate Mother's Day and will be dedicated to all mothers from Pleasant Grove/Green spaces. Our concert will consist of performances by several community/school groups and professional Dallas artists representing different multicultural traditions and orientations. Part 2: Using many video recording we would like to create a mini virtual music festival available to residents of Pleasant Grove and all Dallas residents, including public school/college students and educators. ArtsActivate 2022 Round 3 Funding: \$8,000. Amount Paid: \$8,000.

- **Nick Leos (Leos Ensemble Theatre)**

World Premiere Production of 10 Arguments by A Emmanuel Leadon - Ten Arguments is a sketch show of scenes devised from Jaron Lanier's Ten Arguments for Deleting Your Social Media Accounts, about the ways social media is undermining our society and our lives. The play follows Saturday and Sunday, siblings on a ten-year journey from 2013-2023 through the dizzying, frightening and ever-more desperate world of social media and the ways it has crept into every facet our lives. ArtsActivate 2022 Round 3 Funding: \$4,000. Amount Paid: \$4,000.

- **Oak Cliff Film Society**

Oak Cliff Film Festival - The festival is focused on acquiring films that enlighten and enrich the audience with social justice and equity issues that resonate with and affect first hand the local community of Oak Cliff. Furthermore, our goal is to not only create access to films but to also showcase local artists and their work providing them with a national platform to showcase their creations. Another major component of OCFF is our series of meet and greet sessions for festival and workshop attendees to interact socially with filmmakers. ArtsActivate 2022 Round 3 Funding: \$10,000. Amount Paid: \$10,000.

- **Ofelia Faz-Garza**

The Meet Shop 2.0 - This project creates a community-engaged, virtual space where Dallas residents can access free content on various social media channels and a website that includes art lessons/demos, interviews, story-times & book reviews, as well as discussions on ways to engage with the arts on a more profound level. We also plan on hosting two in-person pop-ups (one in May and another in July) where residents can pick up art kits with free supplies/activities/books and meet some of the local artists we have featured. ArtsActivate 2022 Round 3 Funding: \$7,500. Amount Paid: \$7,500.

- **Prism Movement Theater**

Senior Movement Theater Workshop - Every week, we will be partnering with Wesley-Rankin Community Center to provide free movement theater workshops to senior citizens. These workshops will be offered by a plethora of unique teachers with unique backgrounds in the movement arts. Applicant will be offering classes like, puppetry, mask, Tai Chi, Dance, clowning and mime all designed for the needs of senior citizens.

ArtsActivate 2022 Round 3 Funding: \$8,000. Amount Paid: \$8,000.

- **Representa Foundation Inc.**

The Story of Latin American Culture Series: Yo me Llamo Cumbia 2022 - The Cultural Story of Latin America Series Project is a show that includes a Theater, live music and Dance component which tells the story of the evolution of a particular cultural tradition (in this case, cumbia) in theater form that not only tells the story of the evolution of the art form but also shows the music being played and danced to with their real representative instruments and attire by local artists.

ArtsActivate 2022 Round 3 Funding: \$10,000. Amount Paid: \$10,000.

- **S. Dean Hill**

OCA Battle of Drumline Showcase - This project is a high-energy showcase of some of the top Dallas ISD marching high school percussion sections. In the showcase, each drumline will have 5 to 7 minutes to showcase their unique drumming styles and sounds. In addition, the drumlines will have the option to showcase their choreography and their individual creativity and showmanship.

ArtsActivate 2022 Round 3 Funding: \$7,500. Amount Paid: \$7,500.

- **Sammons Center for the Arts**

D'JAM 2022 - This project is a consortium of over a dozen arts organizations and educational institutions that present jazz events or provide jazz music education. Collective D'JAM 2022 events will include a North Texas premiere of a jazz documentary or film with the USA Film Festival at the Angelika Film Center in Dallas, complete with a panel discussion or reception following the film, and the pinnacle event will be a free Jazz Open House at Moody Performance Hall scheduled for the first or second Saturday in April featuring 4 or more local jazz ensembles.

ArtsActivate 2022 Round 3 Funding: \$12,000. Amount Paid: \$12,000.

- **Sandra Gipson**

mama ka rhythm stories...mo' love tour - Is a music project that is based on a pseudo DJ platform that integrates dancing, storytelling, and skits...based on the universal "language" of reggae music. The purpose of this project is to introduce to audiences the impact that reggae music has worldwide.

ArtsActivate 2022 Round 3 Funding: \$7,500. Amount Paid: \$7,500.

- **Shareefah Mason**

Rise Golden Bears: The Walkout and The Championship - This project is a prolific documentary that will unveil the challenging issues Black and Brown students and staff at South Oak Cliff High School faced and overcame that led to the overwhelming mindset shift that produced the school's first state championship in football.

ArtsActivate 2022 Round 3 Funding: \$7,500. Amount Paid: \$7,500.

- **South Dallas Concert Choir**

Duke Ellington Sacred Concerts - SDCC will sing selections from all three Sacred Concerts. As this is a sacred piece, it is appropriate that it be performed in a church. SDCC has chosen to perform this piece at East Dallas Christian Church in southeastern Dallas. This congregation has a rich music tradition and currently hosts a concert series with which this rarely performed work would blend perfectly. This concert will be a befitting end to Black Music Month 2022.

ArtsActivate 2022 Round 3 Funding: \$7,500. Amount Paid: \$7,500.

- **Teatro Dallas**

ANTIBODIES-Using Our Bodies to Dispell Discrimination (bilingual movement workshops for young adults) - The series is called Antibodies, and through the connection of individuals to their own bodies and stories, our instructors, all immigrants themselves, will help participants use theater to address internal anxiety and general need for healing and social cohesion. The workshops will be led by international performance and dance artists who are trained in cultural techniques that emphasize a variety of physical movement as the basis for developing narratives.

ArtsActivate 2022 Round 3 Funding: \$9,000. Amount Paid: \$9,000.

- Teatro Flor Candela**

Intima Terra/ Intimate Earth - Intima Terra/ Intimate Earth unfolds in multiple acts each of which draws inspirations from the unique sounds and choreography provided by Nature. We have developed the play in English and Spanish and prepared two versions of the play: one for adult and one for children. The production includes 12 actors, 2 technicians and the artistic director. We are willing to present Intima Terra in schools as well in open spaces to communicate with a variety of ethnically and socioeconomically diverse communities.

ArtsActivate 2022 Round 3 Funding: \$5,000. Amount Paid: \$5,000.
- The No Limits Theatre, Incorporated**

Art Expressions - The No Limits Arts Theatre will host a series of workshops specifically for Veterans. Entitled, Art Expressions, the purpose of the program is to serve local veterans through the arts. The workshops will offer different mediums of art giving the veterans the opportunity to find a medium that speaks to them and that brings them joy. The workshops will include visual art, (painting, ceramics, mosaic, etc.), performance arts, (spoken word, dance, singing etc.) and a special workshop in sign language.

ArtsActivate 2022 Round 3 Funding: \$10,000. Amount Paid: \$10,000.
- The Writer's Garret**

Rail Writers - Rail Writers is a summer youth program that takes participants on a journey of writing, sharing, and exploration. In small groups, participants from systemically disadvantaged communities throughout the city travel via the Dallas Area Rapid Transit (DART) to unique neighborhoods, museums and other iconic locations. Using prompts that tie to these specific sites and their experiences at them, participants are guided through creating original poems and essays, which they are then encouraged to share via social media either in video or text.

ArtsActivate 2022 Round 3 Funding: \$12,000. Amount Paid: \$12,000.
- Uptown Players**

Kinky Boots - Uptown Players will present the regional premiere of the 2013 Tony Award Winning Best Musical, Kinky Boots. This will be the first locally produced version of the show, providing access to more residents of Dallas through participation in the Culture Pass program and through Uptown Players community outreach, which provides free tickets to local LGBTQ+ organizations.

ArtsActivate 2022 Round 3 Funding: \$12,000. Amount Paid: \$12,000.
- VET**

PAINT THE TOWN 2022 - FREE and FUN painting lessons that depict the beauty of iconic Dallas symbols and neighborhood park scenes throughout the city. Applicant will give step-by-step instructions on how to paint specific scenes that relates to the citizens of Dallas. Host sites will have an opportunity to select from a collection of acrylic paintings that I have created which may include, but not limited to, the Dallas Skyline, local lakes, rivers, neighborhood parks, birds and plants.

ArtsActivate 2022 Round 3 Funding: \$7,000. Amount Paid: \$7,000.
- WordSpace**

Dallas LitHop 2022 - Dallas Lit Hop is a four week, city-wide, interdisciplinary literary festival delivered to diverse Dallas neighborhoods during National Poetry Month. WordSpace will present visiting writers and publishers together with Dallas writers and Dallas-connected writers from other Texas cities. The Dallas Lit Hop events will be presented in traditional and bar crawl readings, in performance art events, a youth education workshop and a festival headliner performance.

ArtsActivate 2022 Round 3 Funding: \$10,000. Amount Paid: \$10,000.

**Community Artists Program (CAP) Organizations and Artists** - The Community Artist Program (CAP) allocates annual funding which aids in promoting cultural awareness, heightens citizen understanding of art forms and celebrates the various traditions that contribute to the composition of this city.

In 2021-2022 there were more than 723 performances, workshops and other community events with 50 artists/art groups through the Community Artists Program and funding recommended was \$410,000.00. Funds that are reallocated are spent primarily for cultural services.

\$406,000 was contracted / \$35,700 was reallocated / \$375,125 was paid in total

**Notes:** (*Reallocated: \$1,000*) means that the total services ordered were reduced by \$1,000 due to lack of requests and/or lack of artist availability

(*Value of additional funds ordered and paid: \$2,000*) means that the total services ordered were increased by \$2,000 from the recommended and contracted amount due to high usage, and that the full amount was paid out.

## Organizations

- **#TeenWritersProject** - 539 W. Commerce St., #542, Dallas, TX 75208 <https://www.teenwritersproject.org/>  
#TeenWritersProject is a nonprofit organization that provides a collaborative and engaging, safe space for teens to write, be published, and get hired. Their griots and storytellers provide a platform for teens to tell their stories in a space that allows them to think on their own and develop their own ideas without judgment  
2021-22 Community Artists Program funding: \$6,500. *Amount Paid: \$1,500.*  
(*Reallocated: \$5,000*)
- **Anita Martinez Ballet Folklorico** - 4422 Live Oak St. Dallas, TX 75204 <http://www.anmbf.org/> Anita Martinez Ballet Folklorico is one of the Southwest's leading Ballet Folklorico troupes dedicated to instilling pride and cultural awareness in Hispanic youth while educating the general public about this culture's contribution to the community. It offers a variety of programs and performances designed to entertain and enlighten.  
2021-2022 Community Artists Program funding: \$12,000. *Amount Paid: \$15,900*  
(*Value of additional services ordered and paid: \$3,900*)
- **Artstillery** - 723 Fort Worth Ave, Dallas, TX 75208 <https://www.artstillery.org/> Artstillery produces and partners with many communities to create different types of artistic experiences and make space for new and marginalized stories. Artstillery helps bring to light the stories that go unheard, that are threatened to be lost, or that need a platform. When art starts with the truth of experience, we believe it can heal and elevate.  
2021-2022 Community Artists Program funding: \$8,000. *Amount Paid: \$8,000.*
- **Bandan Koro Experience (The)** - 3630 Harry Hines Blvd, Dallas, TX 75219 <http://bandankoro.com/> Bandan Koro creates experiences for outreach, education, and entertainment, builds and cultivates positive relationships, encourages appreciation of African Dance, Music, and History, shares what they love with the community at large, and empowers individuals and communities towards growth and excellence.  
2021-2022 Community Artists Program funding: \$30,000. *Amount Paid: \$28,575.*
- **Cara Mia Theatre** – Office Address: 3630 Harry Hines Blvd. Dallas, TX 75219 Founded in 1996, Cara Mía Theatre inspires and engages people to uplift their communities through transformative Latinx theatre, multicultural youth arts experiences and community action. <https://www.caramiatheatre.org/>  
2021-2022 Community Artists Program funding: \$10,000. *Amount Paid: \$9,525.*
- **DFW Play** - 1341 W. Mockingbird Lane, Dallas, TX 75247 <https://dfwplay.org/> The mission of DFW Play is to create entertaining, socially relevant, and shareable theater for both youth and adults. We produce original as well as adapted works, collaborate with arts communities locally and across the United States, and enrich the cultural diversity of North Texas by preserving the rich artistic heritage of Indian and Bengali theater.  
2021-2022 Community Artists Program funding: \$6,500. *Amount Paid: \$650.*  
(*Reallocated: \$5,200*)

- **Flame Foundation (The)** – 3630 Harry Hines Blvd, Dallas, TX 75219 <http://www.theflamefoundation.org> The Flame Foundation's mission is to educate and promote knowledge, skill, and appreciation of the performing and visual arts to children and adults in Dallas TX. Our primary focus is in Flamenco dance, music, and its history. "Flame brings the art of the ages, to the families of today."  
2021-2022 Community Artists Program funding: \$12,000. *Amount Paid: \$11,750.*
- **Flamenco Fever** - 507 S. Willomet Avenue, Dallas, TX 75208 <http://www.flamencofever.org/> Flamenco Fever is nonprofit organization, which has been bringing the best of flamenco music and dance to North Texas since 1998, under the name "IDA Y VUELTA", meaning to go and turn or: "round trip".  
2021-2022 Community Artists Program funding: \$6,500. *Amount Paid: \$5,500.*
- **Indian Cultural Heritage**– P.O. Box 797524 · Dallas, TX <http://ichf-us.org> ICHF is a non-profit organization whose vision is to promote intercultural awareness by providing a platform for the interaction between Indian and American cultures through workshops, presentations and performances. Its purpose is to stimulate an awareness of Indian arts and culture through education, training and promotion.  
2021-2022 Community Artists Program funding: \$10,000. *Amount Paid: \$5,300 (Reallocated: \$4,700)*
- **Jazz BeCuzz** – 9319 LBJ Freeway, #120, Dallas, TX 75243 [www.jazzbecuzzac.com](http://www.jazzbecuzzac.com) Jazz BeCuzz Arts Group is an experience designed for implementing creative and improvisational art ideas for the entire family. Jazz BeCuzz has developed programming that encourages seniors to get up and move, toddlers to make rhythm and sound and teens to create digital music. Collectively the Jazz BeCuzz team of instructors offer everything from creative writing and play readings to dance and music instrument instruction.  
2021-2022 Community Artist Program funding: \$22,500. *Amount Paid: \$19,575.*
- **Ollimpaxqui Ballet** – Grauwyler Park Branch Library, 2146 Gilford Street, Dallas, TX 75235 <https://dallascityoflearning.org/workshop-detail?id=61571> Ollimpaxqui means "Joyful Movement" in Nahuatl, the language of the Aztecs. Ollimpaxqui Ballet Company works to increase awareness and promote the traditional and folkloric music and dances of Mexico, Central, South America and the world folklore art form by providing educational dance programs, public performances and artistic enrichment events to the community.  
2021-2022 Community Artists Program funding: \$12,000. *Amount Paid: \$12,000. (Value of additional services ordered and paid: \$1,150)*
- **Prism Movement Theater** - 1121 Beachview Street #2214, Dallas, TX 75218 <https://www.prismmovementtheater.org/> Prism Movement Theater is a non-profit organization that aims to provide quality movement theater born of ensemble-based work; emphasizing community outreach, education, and diversity in our work. They strive to make inclusive affordable theater for all.  
2021-2022 Community Artists Program funding: \$6,500. *Amount Paid: \$3,575.*
- **South Dallas Concert Choir** – P.O. Box 764586, Dallas, TX 75376-4586 <http://www.southdallasconcertchoir.org> The South Dallas Concert Choir (SDCC) had its beginning in 1986 as a 15-member workshop choir through the South Dallas Cultural Center under the direction of James Spaights. The choir was made up of members who lived throughout the Dallas metropolitan area and has grown its membership to more than 35 members.  
2021-2022 Community Artists Program funding: \$3,000. *Amount Paid: \$3,000. (Value of additional services ordered and paid: \$125)*
- **Teatro Dallas** –1220 Riverbend Drive, Suite 124, Dallas, TX 75247 <https://www.teatrodallas.org> Established in 1985 by Jeff Hurst and Cora Cardona, Teatro Dallas is a non-profit professional theatrical institution focused on international theater through the Latino experience. We stage children and adult productions of both classical and contemporary international and US playwrights with a global orientation. We support emerging local theater artists by producing works in a variety of genres, expanding the definition of theater to include visual, musical, spoken word, performance art, and other cutting edge artistic expression that deal with the personal, familial, social and political human condition.  
2021-2022 Community Artists Program funding: \$10,000. *Amount Paid: \$0.00. (No Funds Reallocated)*

- **Terrance M. Johnson Dance Project** - 801 Hutchins Road, Dallas, TX 75203 <https://www.tmjdanceproject.org/> The TMJ Dance Project is a nonprofit organization that uses dance to enrich the lives of children and families in historically underserved communities. Their mission is to create cultural programs that impact community outreach, dance in education, affordable dance training, and the experience of live dance performances.  
2021-2022 Community Artists Program funding: \$12,000. *Amount Paid: \$0.00*  
*(Reallocated Funds: \$8,000)*

## Artists

**Alejandra Ramos Gomez** – 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$2,775.*

**Alfredo Villanueva** – 2021-2022 Community Artists Program funding: \$8,000. *Amount Paid: \$8,000.*  
*(Value of additional services ordered and paid: \$2,000)*

**Bhuvana Venkatraman** – 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$4,800.*

**Cynthia Anzaldúa** – 2021-2022 Community Artists Program funding: \$9,000. *Amount Paid: \$9,000.*

**Dean Hill** – 2021-2022 Community Artists Program funding: \$5,000. *Amount Paid: \$3,650.*

**Devondria Robertson** – 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$1,200.*  
*(Reallocated: \$2,800)*

**Ebony Lewis** - 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$4,000.*  
*(Value of additional services ordered and paid: \$1,500)*

**Ernesto Plazola** - 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$3,600.*

**Evelio Flores** – 2021-2022 Community Artists Program funding: \$15,000. *Amount Paid: \$15,000.*  
*(Value of additional services ordered and paid: \$1,600)*

**Frida Lozano** – 2021-2022 Community Artists Program funding: \$5,000. *Amount Paid: \$5,000.*  
*(Value of additional services ordered and paid: \$1,050)*

**Herbie Johnson** – 2021-2022 Community Artists Program funding: \$15,000. *Amount Paid: \$12,350.*

**Jennifer Gonzales** – 2021-2022 Community Artists Program funding: \$7,000. *Amount Paid: \$6,375.*

**Jiles King** – 2021-2022 Community Artists Program funding: \$6,500. *Amount Paid: \$6,500.*  
*(Value of additional services ordered and paid: \$700)*

**Jose Nelson Cruhigger** – 2021-2022 Community Artists Program funding: \$5,000. *Amount Paid: \$5,000.*  
*(Value of additional service ordered and paid: \$175)*

**Kamica King** – 2021-2022 Community Artists Program funding: \$7,000. *Amount Paid: \$7,000.*  
*(Value of additional services ordered and paid: \$3,000)*

**Len Barnett** – 2021-2022 Community Artists Program funding: \$15,000. *Amount Paid: \$15,000.*  
*(Value of additional services ordered and paid: \$4,200)*

**Linus Spiller-Craft** - 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$0*

**Marco Ozuna** - 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$1,050.*  
*(Reallocated: \$2,000)*

**Marcus Molden Bey** – 2021-2022 Community Artist Program funding: \$5,000. *Amount Paid \$3,350.*

**Micaela Tillet** – 2021-2022 Community Artist Program funding: \$7,000. *Amount Paid: \$6,237.50*

**Michael Childs** – 2021-2022 Community Artist Program funding: \$4,000. *Amount Paid: \$4,000.*  
*(Value of additional services ordered and paid: \$1,200)*

**Michelle Gibson** – 2021-2022 Community Artists Program funding: \$10,000. *Amount Paid: \$1,800.*  
*(Reallocated: \$8,000)*

**Mylan Nguyen** - 2021-2022 Community Artist Program funding: \$4,000. *Amount Paid: \$1,200.*

**Natalia Padilla** – 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$4,000.*  
*(Value of additional services ordered and paid: \$1,850)*

**Obiora Asiama** - 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$2,475.*

**Ofelia Faz-Garza** – 2021-2022 Community Artists Program funding: \$10,000. *Amount Paid: \$8,075.*

**Patrick Oliver** – 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$2,725.*

**Patrick Rivera** – 2021-2022 Community Artists Program funding: \$4,000 *(Declined Contract).* *Amount Paid: \$0*

**Renee Miche’al Jones** – 2021-2022 Community Artists Program funding: \$10,000. *Amount Paid: \$5,825.*

**Rhianna Mack** – 2021-2022 Community Artists Program funding: \$13,000. *Amount Paid: \$13,000.*  
*(Value of additional services ordered and paid \$1,500)*

**Robert Holbert** – 2021-2022 Community Artists Program funding: \$10,000. *Amount Paid: \$10,000.*  
*(Value of additional services ordered and paid: \$3,650)*

**Selestino Barron** – 2021-2022 Community Artists Program funding: \$5,000. *Amount Paid: \$5,000.*  
*(Value of additional service ordered and paid: \$125)*

**Shonna Paul** – 2021-2022 Community Artists Program funding: \$4,000. *Amount Paid: \$2,950.*

**Sorany Gutierrez** – 2021-2022 Community Artists Program funding: \$5,000. *Amount Paid: \$5,000.*

**VET** – 2021-2022 Community Artists Program funding: \$9,000. *Amount Paid: \$9,000.*  
*(Value of additional services ordered and paid: \$3,150)*

**Wendi Valladares Quinones** - 2021-2022 Community Artist Program funding: \$4,000. *Amount Paid: \$875.*

## **Cultural Funding Program**

### **Non-Profit Summer Residencies**

In FY 2021-22 there were 5 projects recommended with ALAANA cultural organizations totaling \$100,000 for non-profit residencies in the ten City of Dallas Council Districts where there are no City-owned Cultural Centers.

- **The Bandan Koro Experience** - Districts 10 & 12 – Residency award: \$20,000. *Amount Paid: \$20,000.*
- **Swan Strings** - Districts 4 & 5 – Residency award: \$20,000. *Amount Paid: \$20,000.*
- **Ollimpaxqui Ballet Company** – Districts 11 & 13 – Residency award: \$20,000. *Amount Paid: \$20,000.*
- **2 Inspire Peace** – Districts 3 & 8 – Residency award: \$20,000. *Amount Paid: \$20,000.*
- **B. MOORE DANCE** – Districts 2 & 6 – Residency award: \$20,000. *Amount Paid: \$20,000.*

## **PUBLIC ART FOR DALLAS**

### **2.0 percent of total Office of Arts and Culture General Fund Budget**

**General Fund Budgeted: \$427,389**

#### **Public Art Program**

The Commission reviews ongoing projects in the Public Art Program in conjunction with the Public Art Committee. The Commission and Public Art Committee work with City staff to review and recommend project funding through the bond programs and to review and approve donations of public art to the City of Dallas. The mission of the public art program is to enrich the community through the integration of the vision and work of artists into the planning, design and construction of public spaces. The Public Art Program is a commitment by the City to invest in art across neighborhoods and creates new opportunities for artists and the arts to connect with communities and other City departments. Through this program, the community can see themselves in new ways as they work alongside the City and the artists to create an artwork for current and future generations.

The Arts and Culture Advisory Commission, along with input from the Public Art Committee, provided recommendations related to new public art projects throughout the year. Recommendations included:

- Recommendation in support of the 2022 Annual Public Art Plan (January 2022)
- Recommendation in support of initiation of Public Art project at Watershed Flood Gates at Budd St near Highway 175, and Bexar St at Highway 175 (January 2022)
- Recommendation in support of a commission by Brad J. Goldberg of Public Art piece at Crawford Memorial Park at 8700 Elam Rd (January 2022)
- Recommendation in support of initiation of Public Art project at Kleberg – Rylie Recreation Center at 1515 Edd Rd (February 2022)
- Recommendation in support of initiation of Public Art project at Harry Stone Recreation Center at 2403 Millmar Dr (March 2022)
- Recommendation in support of the artists for the Prequalified Artists List for projects with budgets of \$100,000 or less (May 2022)
- Recommendation of artists Cecilia Lueza and Angelina Marino Heidel to fabricate and install public art projects at Lemmon Avenue Streetscape at Lovers Ln and Shorecrest Dr along Lemmon Ave (May 2022)
- Recommendation in support of initiation of Public Art project at Tipton Park at 3607 Magdeline Street (August 2022)
- Recommendation in support of initiation of Public Art project at Singing Hills Recreation Center at 6805 Patrol Way (August 2022)

**Municipal Radio:** The Office of Arts and Culture provides oversight for WRR 101.1 FM Radio, a city-owned commercial radio station that broadcasts classical music 24/7 to the DFW region. It is an Enterprise Fund and not funded through the General Fund.

**Budgeted: \$1,875,612**

**Total Funds (Revenues): \$1,315,142**

**Total Expenses: \$1,684,456**

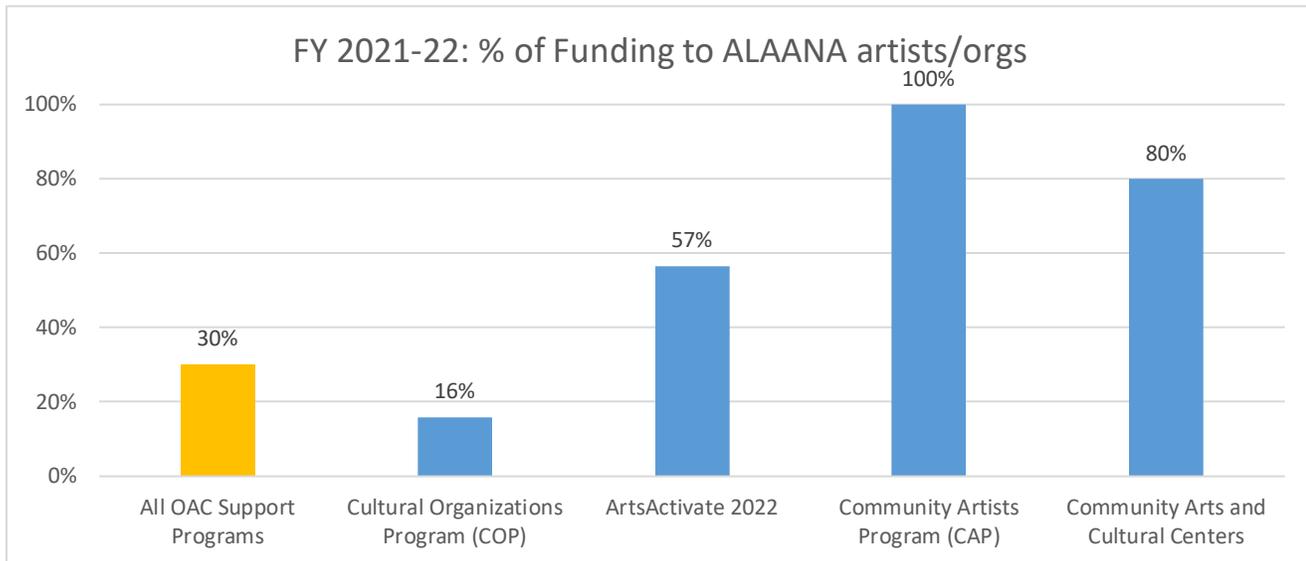
Note: Budget, revenue, and expense amounts are taken from the City of Dallas published FY 2021-22 annual budget, as approved on September 22, 2021 by City Council.

## OAC Measures of Equity and Diversity

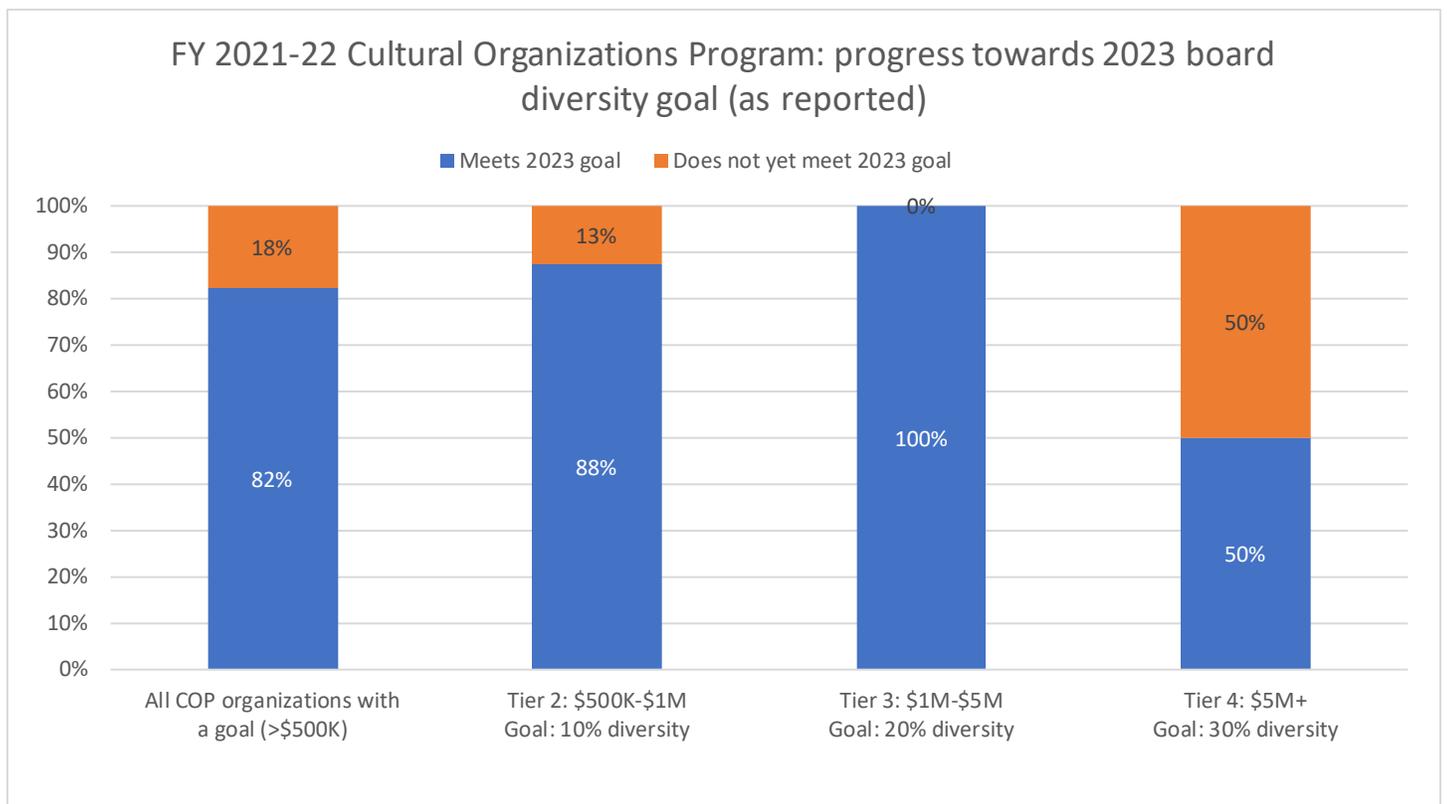
These measures are from goals as defined in the Dallas Cultural Policy, Section 2: Commitment to Cultural Equity, adopted by Dallas City Council on November 28, 2018.

For data from previous years, please see previous Annual Reports

### Section 2. C (i) FY 2020-21 Cultural Program Support to ALAANA Artists and Organizations



### Section 2. C (v) FY 2021-22 Cultural Organizations Program Board Diversity Goal



January 30, 2023

City Manager and to the Dallas City Council Members

We have made every effort to submit for your review the Arts & Culture Advisory Commission 2021 – 2022 Annual Report. We realize that the Office of Arts & Culture had considerable turnover in personnel and was at the helm of interim leadership. As such, the annual report submitted to us for review and approval was met with mixed feedback and recommendations on the content. Some commissioners felt strongly that certain information and accomplishments should be featured or at the minimum, included within the report. An additional meeting was called to continue the discussion and to approve a final version. A final version was approved but we also agreed to provide a “minority report.”

Pursuant to Chapter 8 of the Dallas City Code Section 8-1.1 (a) (7), we are including a summary of the recommendations from those commissioners who felt strongly that the items should be addressed. This “minority report” is submitted as an attachment (Attachment C) to this annual report and is titled, “Arts & Culture Advisory Commission FY 2021-22 Annual Report Feedback.”

We commend the leadership and staff of the Office of Arts & Culture for their dedication and hard work in the preparation of the annual report. We acknowledge that work and are committed to building and improving upon it together.

Respectfully submitted,

A handwritten signature in black ink that reads "Augustine V. Jalomo, Jr." The signature is written in a cursive style with a large initial 'A' and a distinct 'Jr.' at the end.

Augustine Jalomo

Dallas Arts & Culture Advisory Commission

District 1

Arts and Culture Advisory Commission  
FY 2021-22 Annual Report Feedback

#	Comment	Section	Page (first if multiple)	Commissioner(s)	Format
1	Should the report include information regarding status of staffing ...e.g. the understaffing experienced this year; that while complicated, it has not prevented carrying out mission -- if that is true or if not, explain what we could not do and the recent hire/onboarding of our new director?	History of the Office of Arts and Culture	3	Bragalone	Written
2	Should we include Culture of Value ... I think it has a different name and is funded by the NEA grant , so perhaps it shold be a separate bullet point? I note there is an expanded explanation of it later in the report	Program and Committee Structure (Cultural Service Contracts)	7	Bragalone	Written
3	<i>Chart</i> - Did OAC budget increase but the number of people served decreased by half?	Major Accomplishments	9	Jalomo	Verbal
4	<i>Chart</i> - What is an example of partner organizations?	Major Accomplishments	9	Jalomo	Verbal
5	<i>Number of Public Art community events...</i> : should/are these be identified in an appendix?	Major Accomplishments	9	Bragalone	Written
6	<i>Goal 1 - Dallas Cultural Plan</i> : should we make a statement about actions to be taken in coming year to be ready for update? We must include goal regarding equity either here or as a separate point	Goals for the Coming Year	13	Bragalone	Written
7	<i>Goal 1 - Dallas Cultural Plan</i> : With the ongoing implentation of the Dallas Cultural Plan, how can we do this if we are not getting update or know what works need to be done? is the Dallas Cultural Plan supposed to be reviewed every 5 or 10 years? Whar are our shortcomings? What do we still need to work one? What's getting more love that the others with the 6 pillars?	Goals for the Coming Year	13	Jalomo	Verbal
8	<i>Goal 1 - Dallas Cultural Plan</i> : I think it is important that the Goals accurately reflect our dedication the the Equity and Diversity prongs of the Cultural Plan and to the City of Dallas overall Equity Goals	Goals for the Coming Year	13	Bragalone	Written
9	<i>Goal 1 - Dallas Cultural Plan</i> : To the extent that any work will begin on updating the Cultural Plan in the coming year, we should express our Goal related to this work	Goals for the Coming Year	13	Bragalone	Written
10	<i>Goal 5 - Facilities/Bond and Craft House re-opening</i> : Question - is the Bond Allocation amount set by Council? If a bond comes up in 2024 - would the commission be working to set the allocation?	Goals for the Coming Year	13	Davis	Verbal

Arts and Culture Advisory Commission  
FY 2021-22 Annual Report Feedback

#	Comment	Section	Page (first if multiple)	Commissioner(s)	Format
11	<i>Goal 6 - DMA contract renewal:</i> Is this the only city-owned facility contract that will be renewed this year; if not should include all or none; as an aside, if it is included, would like staff to be prepare to explain to us our role in this process. e.g. do we review and recommend etc.	Goals for the Coming Year	13	Bragalone	Written
12	<i>Goal 6 - DMA contract renewal:</i> Eliminated the goal related to Dallas Museum of Art since we are not involved in the contracting business of any of the COP organizations. I would like to say, however, that I hope there is attention being paid to the DMA's security issues as well as their DEI failures given that the City of Dallas has placed a high priority on equity as relates to where city dollars are spent.	Goals for the Coming Year	13	Meek	Written
13	<i>Goal 6 - DMA contract renewal:</i> **** Additional comments/questions regarding the goal above related to supporting contract renewal process; if this is an appropriate goal of the Commission, should we or do we have goals related to other facilities -- e.g. supporting the Master Plan process for the Kalita and any other facilities programs	Goals for the Coming Year	13	Bragalone	Written
14	<i>Goal 6 - DMA contract renewal :</i> Commenting on support for actions by OAC where the Commission has not active involvement — e.g. negotiation of contracts. If we are not requested to make a recommendation or to be a part of evaluating the negotiations or final product, it should not be in our goals list. In other words, not every goal/activity of the OAC has Commission involvement.. We should not comment on those activities where we have no involvement. If we are to be a part of the process, then this goal should include all similar contract negotiations	Goals for the Coming Year	13	Bragalone	Written
15	<i>Goal 6 - DMA contract renewal:</i> Request to be briefed on contracts	Goals for the Coming Year	13	Jalomo	Written
16	<i>Goals:</i> Given the importance of the ongoing Kalita Master Plan — should we have some statement about our goals in this area? I did not make a specific suggestion as I am unclear what our actual role will be, but I know in the past we were called upon to evaluate and make recommendations to Council on this project. If that is to happen this year, it should be included in our Goals	Goals for the Coming Year	13	Bragalone	Written
17	<i>Goals/General:</i> What process will be used so that it reflects Commission input?	Goals for the Coming Year	13	Multiple	Written and Verbal
18	<i>Goals - additional:</i> ADDITIONAL GOAL: some statement of our continued efforts to ensure funds are actually paid to artists in a timely manner	Goals for the Coming Year	13	Bragalone	Written

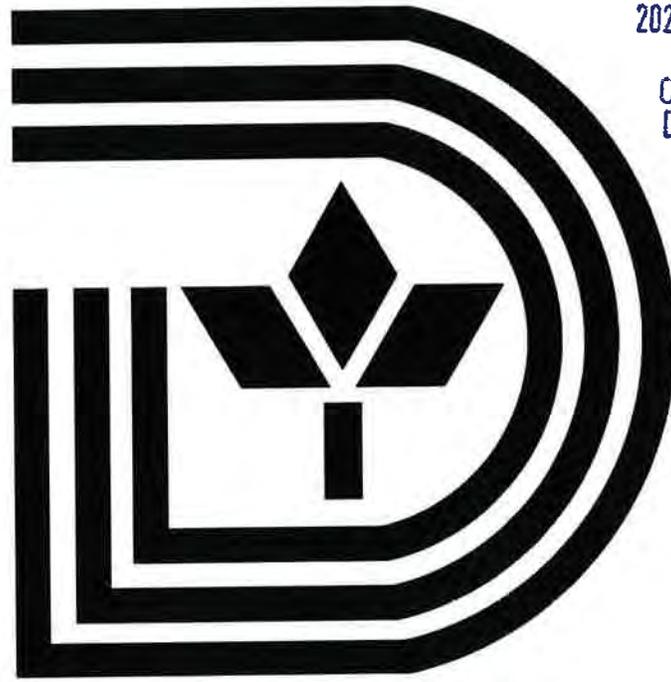
Arts and Culture Advisory Commission  
FY 2021-22 Annual Report Feedback

#	Comment	Section	Page (first if multiple)	Commissioner(s)	Format
19	<i>Overall:</i> On another note, after reading the code regarding the preparation of this report, I am surprised to read that the OAC is expected to provide this document with considerable input from the Commission given that we were not consulted on its production. This section of the code is particularly meaningful given the robust conversation we had last night. Minority or dissenting viewpoints should be given full disclosure in the report so that the opinions of each board member are fairly conveyed. The minority or dissenting report should be prepared by those holding such viewpoints and it should be incorporated in the report without editing, except in order to achieve compliance with this section. If the majority report, including attachments, appendices, and index pages, numbers less than 100 pages, the minority report will be placed after the last page of the majority report. If the majority report numbers 100 pages or more, the minority report will be placed after the summary of recommendations and before the body of the full majority report.	Overall comment	N/A	Meek	Written
20	<i>Overall/CAP:</i> In a committee - discuss how we need to promote these CAP artists and then what happens to the money that they do not receive	Overall comment	N/A	Jalomo, Meek	Verbal
21	<i>Overall/Committees and Task Forces:</i> What ability does the Commission have to form Committees and/or Task Forces? Desire for various committees on Equity, Cultural Plan, etc.	Overall comment	N/A	Meek, Bragalone, Jalomo	Written, Verbal

RECEIVED

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CITY SECRETARY  
DALLAS, TEXAS



# City of Dallas

**Boards and Commissions Annual Report**

**BOARD OF ADJUSTMENT**

**10/01/21-09/30/22**

# Memorandum



CITY OF DALLAS

DATE January 18, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT Board of Adjustment Annual Report FY 2021-2022

Attached you will find the Board of Adjustment's Annual Report for 2021-2022 adopted consistent with Chapter 8, section 8-1.1 summarizing the accomplishments, hearings, and appeals (pages 12-13) for the taxpayer/property owners within the City of Dallas.

The Board is committed to fulfilling our mission of implementing the zoning ordinance by considering special exceptions and variances in unique instances where building permits are desired but are not literally conforming to existing regulations.

The Board of Adjustment meets monthly via three panel hearings but twice annually as a full Board. On November 1, 2022, the full Board met and unanimously adopted:

- 1) Updated Rules of Procedure
- 2) 2023 Meeting calendar
- 3) Goals & Objectives for 2022-2023 (page 23)
- 4) Recommendations for City Council Action (page 25)

Respectfully submitted,

A handwritten signature in blue ink that reads "David A. Neumann". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David A. Neumann  
Chairman, Board of Adjustment

T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Jon Fortune, Deputy City Manager  
Kimberly Bizer Tobert, Deputy City Manager  
Carl Simpson, Assistant City Manager  
Majed A. Al-Ghafry, Assistant City Manager  
Preston Robinson, Administrative Judge

Joey Zapata, Asst. City Manager  
Mark Swann, City Auditor  
Robert Perez, Assistant City Manager  
Jack W. Ireland, Jr., Chief Financial Officer  
Billierae Johnson, City Secretary  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Directors and Assistant Directors

# City of Dallas BOARD OF ADJUSTMENT



## ANNUAL REPORT

October 1, 2021- September 30, 2022

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# **BOARD OF ADJUSTMENT**

**2021-2022**

**MISSION, PURPOSE,**

**AUTHORITY, PROCESS**

## **Board of Adjustment Mission Statement**

The Board of Adjustment (BOA) is a quasi-judicial body, appointed by the City Council, charged with certain decision-making functions, which aim to uphold the meaning and spirit of the zoning ordinance as enacted by city ordinance or state legislation. The purpose of the Board of Adjustment is to implement the zoning ordinance and to apply discretion in exceptional instances where building permits are desired but are not literally conforming to the regulations. Primary responsibility for administration of the zoning ordinance falls on the Building Official, subject to appeals to the Board of Adjustment and ultimately to the courts.

- (1) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of any order or ordinance pertaining to zoning.
- (2) To hear and decide special exceptions to the terms of the zoning ordinance in the manner provided.
- (3) To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship, and so that the spirit of the ordinance is observed, and substantial justice done.
- (4) To regulate and discontinue nonconforming uses and structures.

## **Purpose**

City of Dallas Board of Adjustment  
Dallas Development Code, SEC 51A-4.501

The purpose of the Dallas zoning code is to promote the public health, safety and general welfare but in order for a comprehensive zoning map and ordinance to properly function in accordance with the purpose for which it is designed, it is necessary from time to time that some modification of these zoning regulations be made. The purpose of the Board of Adjustment was to implement the zoning ordinance and to apply discretion in exceptional instances where building permits are desired but are not literally conforming to the regulations. The Board of Adjustment is a governmental agency of the city and is an essential part of the administration of zoning, engaged in a delegated policy-making function (within the standards set up in the zoning ordinance), and not merely deciding private rights, as it represents the public interest.

## **Authority**

City of Dallas Board of Adjustment  
Dallas Development Code, SEC 51A-4.501

**The Board of Adjustment receives its power from the enactment of State Legislation (Chapter 211 of the Texas Local Government Code):** The Board of Adjustment is permitted by State Law to establish their rules and operational procedures provided that such rules are not inconsistent with the zoning ordinance or State Law. As noted in the Board's Rules of Procedures, no action of the Board of Adjustment shall set a precedent, with each case being considered and decided on its own merits and on the circumstance's attendant thereto. Also, it is the declared purpose of the zoning ordinance that nonconforming uses be eliminated and be required to conform to the regulations prescribed in the ordinance.

**The Board of Adjustment receives its powers from the City of Dallas through Chapter 51, and Chapter 51A, Dallas Development Code, as amended:** The powers vested in the Board of Adjustment are discretionary in the sense that it is an administrative body created for the administration of the Zoning Law, and, within the standards set by the law, its decision, if supported by substantial evidence, are not subject to being set aside, that is, they can only be set aside for a clear abuse of discretion. The Board's functions are administrative and quasi-judicial. The actions of the Board are presumed to be valid and final, and the only recourse is for the applicant to appeal the Board's decision to the District Court. An applicant appealing to the District Court by certiorari has the burden of showing that the action of the Board was arbitrary, capricious or illegal.

Pursuant to the Board's Rules of Procedure, ex parte communications with the members of the Board are prohibited. All communications to the Board, oral or written, should be directed to the Board Administrator. Failure to comply with this rule may result in criminal prosecution for improper influence, which is a Class A misdemeanor under Texas Penal Code, Section 36.04.

It requires four (4) members of the Board of Adjustment at the public hearing to constitute a quorum, and at the hearing the Board Administrator calls each appeal and gives the swearing in of the oath of truth to all persons that desire to testify in each case.

On the day of the hearing, the applicant presents his case, the opposition is then heard, and the applicant is given the opportunity for rebuttal. No rebuttal is allowed for the opposition.

The Board of Adjustment normally makes their decision known on an appeal immediately after a case has been heard, and the Board may apply any restrictive conditions when they feel it is necessary. The Board's decisions are final, and the only recourse on a Board's decision is to appeal to the District Court.

## **The Process of Zoning Appeals**

### **How an Appeal Is Made**

After an appeal is received in the Development Services Department from the Zoning Division of the Building Inspection's Office, the appeal is assigned a case number. A route sheet is prepared so that each section within Development Services Department and other departments in the City can make comments and present facts that could be pertinent to the decision of the Board of Adjustment. Property description and public notices are prepared for all appeals that are to be acted on by the Board. The route sheet copy of the appeal, and a copy of the public notice is sent to the GIS Section of Development Services Department to have a location map, and other appropriate graphics for the Board's docket. This section also prepares labels for the property owners to be notified for each appeal being processed for the Board of Adjustment's public hearing. The notices are mailed no later than ten (10) days prior to the Board's public hearing date to comply with state statute requirements.

All public hearings are taped, and the secretary also takes notes of the hearing. Each appeal is called and all people that testify are sworn in.

The Board of Adjustment normally makes their decisions known on an appeal immediately after a case has been heard. After the hearing, letters are written informing the applicant and other concerned parties of the Board's action. Appeals are filed with the Board Office after the hearing so that no misunderstanding will occur, and all site plans are stamped approved by the Board if the appeals are granted.

# **BOARD OF ADJUSTMENT**

**2021-2022**

**MEMBER ROSTER**

**BOARD OF ADJUSTMENT MEMBER ROSTER**  
**2021-2022**

**Panel A**

David A. Neumann, Chairman (appt'd 10/05/21)  
Jay Narey, regular member (re-appt'd 9/01/21)  
Sarah Lamb, regular member (re-appt'd 09/22/21)  
Lawrence Halcomb, regular member; (re-appt'd 09/22/21)  
Kathleen F. Davis, regular member (appt'd 11/16/21)  
Rachel Hayden, regular member (appt'd 08/24/22)

**Panel B**

Cheri Gambow, Vice Chair (re-appt'd 10/27/21)  
Michael Karnowski, regular member (appt'd 09/01/21)  
Joseph Cannon, regular member (appt'd 09/22/21)  
Matt Shouse, regular member (re-appt'd 10/13/21)  
Herlinda Resendiz, regular member (app't 11/03/21)

**Panel C**

Robert Agnich, Vice Chair (re-appt'd: 8/25/21)  
Judy Pollock, regular member (re-appt'd: 11/16/21)  
Roger Sashington, regular member (re-appt'd: 12/01/21)  
Rodney Milliken, regular member (appt'd: 01/05/22)  
Jared Slade, regular member (appt'd to Panel C from Alt 02/02/22)

**ALTERNATE MEMBERS**

Nicholas Brooks (re-appt'd: 09/09/21)  
Dr. Emmanuel Glover (appt'd: 09/09/21)  
TC Fleming (appt'd: 09/22/21)  
Todd Hill (appt'd: 09/22/21)  
Andrew Finney (appt'd: 04/13/22)  
Philip Sahuc (appt'd: 10/12/22)

**Resignations, Forfeitures and Term Endings: 10/21- 09/22**

**Scott Housel: resigned 10/06/21**  
**David Ramsour: resigned 04/11/22**  
**Sarah Lamb: resigned 8/1/22**  
**Herlinda Resendiz: forfeited 10/12/22**

# **BOARD OF ADJUSTMENT**

**2021-2022**

## **MEMBER ATTENDANCE**

BOARD OF ADJUSTMENT ATTENDANCE 2021-2022												
PANEL C	2021	2021	2021	2022	2022	2022	2022	2022	2022	2022	2022	2022
MEETING DATES	18-Oct	15-Nov	13-Dec	No Jan	24-Feb	21-Mar	18-Apr	16-May	23-Jun	No July	15-Aug	19-Sep
Robert Agnich				RECESS	CANCELLED			A		RECESS		
Judy Pollock	A			RECESS	CANCELLED					RECESS		A
Roger Sashington				RECESS	CANCELLED					RECESS		
Rodney Milliken				RECESS	CANCELLED				A	RECESS		
Jared Slade					CANCELLED							
Scott Hounsel (resigned 10/6/21)												
PANEL A	2021	2021	2021	2022	2022	2022	2022	2022	2022	2022	2022	2022
MEETING DATES	19-Oct	16-Nov	No Dec	18-Jan	22-Feb	22-Mar	19-Apr	17-May	21-Jun	19-Jul	16-Aug	20-Sep
Dave Neumann			RECESS									
Sarah Lamb (resigned 8/2/22)			RECESS									
Jay Narey			RECESS							A		
Lawrence Halcomb			RECESS							A		
Kathleen Frankford			RECESS							A		
Rachel Hayden												
PANEL B	2021	2021	2021	2022	2022	2022	2022	2022	2022	2022	2022	2022
MEETING DATES	20-Oct	17-Nov	No Dec	19-Jan	23-Feb	23-Mar	20-Apr	18-May	22-Jun	No July	17-Aug	21-Sep
Cheri Gambow			RECESS			CANCELLED				RECESS		
Matt Shouse			RECESS			CANCELLED				RECESS		
Joseph Cannon			RECESS			CANCELLED	A			RECESS		
Michael Karnowski			RECESS			CANCELLED			A	RECESS		
Herinda Resendiz (forfeit: 10/12/22)			RECESS	A		CANCELLED			A	RECESS		A
LEGEND												
A	ABSENT											
A	GP											

# **BOARD OF ADJUSTMENT**

**2021-2022**

## **SUMMARY OF WORK &**

## **ACCOMPLISHMENTS**

## Board of Adjustment Summary of Work

<b><u>BOA Work Summary</u></b>	<b><u>2020-2021</u></b>	<b><u>2021-2022</u></b>	
	<b><u>10/20-09/21</u></b>	<b><u>10/21-09/22</u></b>	<b><u>Change %</u></b>
Total Number of Hearings	26	29	12%
Total Applications	114	156	37%
<b>Total Requests</b>	<b>153</b>	<b>170</b>	<b>12%</b>
Special Exceptions	87	99	14%
Variances	56	55	-1%
Appeal of a Building Official's Decision	2	8	300%
Fee Waivers	4	4	0%
Compliance Case(s)	4	4	0%
No. of Cases Approved	112	133	19%
No. of Cases Denied	20	37	85%
Cases Held Under Advisement	17	28	65%
Cases Withdrawn	4	2	-50%

## **2021-2022 Accomplishments**

### **Qualitative Accomplishments**

- Successfully considered 170 taxpayer/property owner appeals/cases representing a 12% increase from last fiscal year.
- Improved public transparency of meetings with the goal of posting full agenda/docket information seven (7) days prior to hearings and implemented initial customer service website enhancements
- Improved the professionalism and conduct of citizen led Board/Panel hearings to ensure fair, accurate and just outcome
- Instituted training of members to enhance their capacity to apply standards and criteria on appeals presented
- Board members and Alternate positions kept fully appointed/filled to ensure panel quorum thru outreach to City Councilmembers
- Met regularly with PUD and CAO staff regularly to review and propose updates to our Working Rules of Procedure
- Organized and held 2 full Board of Adjustment meetings to receive training, understand conflicts of interest, develop Board relationships and strengthen commitment to BOA

BDA CASE LOG (10/2021 to 09/2022)	Case Nos.	Address	Zoning	Council District	Case Type	Fee	Staff Recommendation	Board Action	Reg Notices Sent
October 18, 2021	BDA201-065 (holdover)	4137 Independence Dr.	MU-2	8	sp ex landscape reg	\$ 1,260.00	Denial	Denied w/o pre]	H
October 18, 2021	BDA201-078 (holdover)	4000 Stonebridge Dr.	Subdistrict R-7.5, PD No. 193	14	var frt yd setback; sp ex fnc height reg	\$ 620.00	Approval	var- denied w/ pre]; sp ex app w/cond	H
October 18, 2021	BDA201-088	1013 S. Glasgow Dr.	PD-134 (Subarea A)	2	sp ex non-conf use	\$ 910.00	No Recommendation	App w/ cons	28
October 18, 2021	BDA201-092	10645 Lennox Ln.	R-1ac(A)	13	sp ex fnc height	\$ 1,220.00	No Recommendation	Holdover	11
October 18, 2021	BDA201-095	5915 Park Ln.	R-1ac(A)	13	sp ex fnc height reg; sp ex fnc standards	\$ 1,210.00	No Recommendation	App w/ cons x2	14
October 18, 2021	BDA201-096	5923 Park Ln.	R-1ac(A)	13	sp ex fnc height reg; sp ex fnc standards; sp ex vis obst	\$ 1,810.00	No Recommendation	App w/ cons x3	13
October 19, 2021	BDA201-090	8677 Lakemont Dr.	R-10(A)	13	sp ex fnc height reg; sp ex fnc standards	\$ 1,210.00	No Recommendation	App w/ cons	15
October 19, 2021	BDA201-094	10455 N. Central Expy	MU-1, RR	11	sp ex sign reg	\$ 1,230.00	Denial	App w/ cons	292
October 19, 2021	BDA201-098	3601 Routh St.	PD-193 (MF-3)	14	var frt yd setback; var sd yd setback	\$ 1,870.00	Approval	Holdover	85
October 19, 2021	BDA201-099	6508 Ridgmont Dr.	R-7.5(A)	9	sp ex fnc height reg; sp ex fnc standards	\$ 1,220.00	No Recommendation	App w/ cons	25
October 19, 2021	BDA201-101	17776 Dallas Pkwy.	MU 1	12	AD appeal	\$ 910.00	No Recommendation	Denied w/pre]	8
October 20, 2021	BDA201-089	9646 Douglas Ave.	R-1ac(A)	13	sp ex fnc height reg; sp ex fnc standards; sp ex vis obst	\$ 1,820.00	No Recommendation	App w/ cons x2	13
October 20, 2021	BDA201-091	9823 Kilarney Dr.	CD-11	14	var ft yd setback	\$ 620.00	Approval	App w/ cons	16
October 20, 2021	BDA201-093	2013 Jackson	PD-357 (subdistrict 4A)	14	sp ex vis obst	\$ 1,245.00	No Recommendation	App w/ cons	21
October 20, 2021	BDA201-097	11410 St. Michaels Dr.	R-16(A)	11	var bidg height; var floor area ratio; var off st pkg; sp ex sf reg	\$ 2,420.00	No Rec- sp ex; Approval- variances	App w/ cons x4	13
November 15, 2021	BDA201-101	6401 Richmond Ave.	CD-2	9	waiver of the two-year waiting period	\$ -	No Recommendation	Approval	0
November 15, 2021	BDA201-092(holdover)	10645 Lennox Ln.	R-1ac(A)	13	sp ex fnc height	\$ -	No Recommendation	App w/ cons	H
November 15, 2021	BDA201-100	1609 Houghton Rd.	R-7.5(A)	5	sp ex fnc standard	\$ 10.00	No Recommendation	App w/ cons	24
November 15, 2021	BDA201-105	5532 Park Ln.	R-1ac(A)	13	sp ex fnc height reg	\$ 610.00	No Recommendation	App w/ cons	13
November 15, 2021	BDA201-107	8556 Forest Hills Blvd.	R-7.5(A)	9	sp ex sf reg; var sd yd setback; var bidg height	\$ 1,810.00	No Rec- sp ex; Approval w/ cons- variances	App w/ cons x3	26
November 15, 2021	BDA201-111	5005 Denton Dr.	PD-193	2	var ft yd setback	\$ 620.00	App w/ cons	App w/ cons	21
November 16, 2021	BDA201-098(holdover)	3601 Routh St.	PD-193 (MF-3)	14	var frt yd setback; var sd yd setback	\$ -	Approval	App w/ cons x2	H

November 16, 2021	BDA201-104	615 S. Moore St.	R-5(A)	4	sp ex sf reg; add elec meter	\$ 1,210.00	No Recommendation	App w/ cons	33
November 16, 2021	BDA201-106	3015 Puget St.	R-5(A)	6	var ft yd setbk	\$ 620.00	App w/ cons	App w/ cons	28
November 16, 2021	BDA201-110	3860 Shorecrest Dr.	R-10(A)	13	var sd yd setbk	\$ 610.00	App w/ cons	App w/ cons	17
November 16, 2021	BDA201-112	5518 Winston Ct.	R-14c(A)	13	sp ex fnc height reg	\$ 620.00	No Recommendation	App w/ cons	14
November 16, 2021	BDA201-113	899 N. Stemmons Fwy	PD-621 (Subarea 1J)	6	AO appeal	\$ 920.00	No Recommendation	Denied w/prj	7
November 17, 2021	BDA190-090(holdover)	3016 Greenville Ave.	CD-11	14	sp ex to restore delta credits	\$ -	Approval	Holdover	H
November 17, 2021	BDA190-091(holdover)	3018 Greenville Ave.	CD-11	14	sp ex to restore delta credits	\$ -	Approval	Holdover	H
November 17, 2021	BDA190-092(holdover)	3018 Greenville Ave.	CD-11	14	AO appeal	\$ -	No Recommendation	Holdover	H
November 17, 2021	BDA190-093(holdover)	3024 Greenville Ave.	CD-11	14	sp ex to restore delta credits	\$ -	Approval	Holdover	H
November 17, 2021	BDA201-102	8000 Lake June Road	Sub 2, PD 366	5	sp ex fnc standard	\$ 1,245.00	No Recommendation	App w/ cons	16
November 17, 2021	BDA201-103	8002 Lake June Road	Sub 2, PD 366	5	sp ex fnc standard	\$ 1,235.00	No Recommendation	App w/ cons	18
November 17, 2021	BDA201-108	4511 McKinney Avenue	PD-193, LC Sub	14	var ft yd setbk	\$ 945.00	Denial	Denied w/o prj	18
November 17, 2021	BDA201-109	2051 W. Northwest Highway	IR	6	AO Appeal	\$ 930.00	No Recommendation	Denied w/prj	10
December 13, 2021	BDA201-114	1921 Greenville Ave. Ste. 200	PD-842, MD-1, SUP 1905	14	sp ex to restore delta credits	\$ 910.00	Approval	Approval	20
December 13, 2021	BDA201-115	901 Elisabeth St.	PD-160 (Tract 1C)	1	var sd yd setbk	\$ 620.00	Approval	App w/ cons	20
December 13, 2021	BDA201-116	3925/27 Prescott Ave	PD-193 (MF-1)	14	var sd yd setbk	\$ 610.00	Approval	App w/ cons	30
December 13, 2021	BDA201-117	6664 Santa Anita Dr.	R-7.5(A)	9	sp ex sf reg; var floor area ratio	\$ 1,810.00	No Rec- sp ex; Approval w/ cons-variances	Approval x2	25
December 13, 2021	BDA201-118	8115 San Benito Way	PD-575 (Subarea C)	9	sp ex sd yd setbk	\$ 610.00	App w/ cons	App w/ cons	19
December 13, 2021	BDA201-119	5302 Belmont Ave.	R-7.5(A)	2	var sd yd setbk	\$ 620.00	App w/ cons	App w/ cons	27
January 18, 2022	BDA201-121	522 S. Oak Cliff Boulevard	R-7.5(A)	1	var ft yd setbk; var sd yd setbk	\$ 1,210.00	App w/cons	App w/cons x2	24
January 18, 2022	BDA201-122	7115 Lavendale Avenue	R-16(A)	11	var bldg height; var floor area ratio	\$ 1,210.00	No Recommendation	App w/cons x2	15
January 18, 2022	BDA201-124	6407 Anita Street	R-7.5(A)	9	var off st plg	\$ 610.00	App w/cons	App w/cons	18
January 18, 2022	BDA201-125	9943 Coppedge Lane	R-7.5(A)	6	var ft yd setbk; sp ex fnc height; sp ex fnc standards; sp ex vin obstr	\$ 2,420.00	No Rec- sp ex; Approval w/ cons-variances	Holdover	27
January 19, 2022	BDA190-090(holdover)	3016 Greenville Ave.	CD-11	14	sp ex to restore delta credits	\$ -	Approval	Denied w/prj	30

January 19, 2022	BDA190-091(holdover)	3018 Greenville Ave.	CD-11	14	sp ex to restore delta credits	\$	Approval	Denied w/prej	16
January 19, 2022	BDA190-092(holdover)	3018 Greenville Ave.	CD-11	14	AO appeal	\$	No Recommendation	Affirmed AO decision, denied relief	21
January 19, 2022	BDA190-093(holdover)	3024 Greenville Ave.	CD-11	14	sp ex to restore delta credits	\$	Approval	Denied w/prej	13
January 19, 2022	BDA201-120	3022 W. Davis Street	PD-631 (LMU) Tract 2	1	sp ex non-conf use	\$ 1,245.00	No Recommendation	Denied w/prej	20
January 19, 2022	BDA201-123	3015 Taylor Street	PD-269 (Tract A); SUP 2408	2	sp ex vis obstr	\$ 1,245.00	No Recommendation	Denied w/o prej	19
February 22, 2022	BDA201-125 (holdover)	9943 Coppedge Lane	R-7.5(A)	6	var ft yd setbk; sp ex fnc height; sp ex fnc standards; sp ex vis obstr	\$	No Rec- sp ex; Approval w/ cons- variances	Holdover	H
February 22, 2022	BDA212-010	5433 Deloache Avenue	R-1ac(A)	13	sp ex fnc height; sp ex fnc standards	\$ 1,220.00	No Recommendation	App w/cons x2	10
February 22, 2022	BDA212-011	5077 Fairglen Drive	R-7.5(A), Tract 4, PD 795	10	var sd yd setbk	\$ 610.00	App w/cons	App w/cons	31
February 22, 2022	BDA212-013	1134 Mountain Lake Road	R-7.5(A)	1	var floor area ratio; sp ex sf use reg	\$ 1,810.00	No Rec- sp ex; Denial- variances	Holdover	29
February 22, 2022	BDA212-018	11834 Harry Hines Boulevard, Suite 135	IR, MU-2(SAH)	6	AO appeal	\$ 950.00	No Recommendation	Holdover	9
February 23, 2022	BDA212-007	9242 Hathaway Street	R-1ac(A)	13	sp ex sf use; sp ex fnc height; sp ex vis obstr	\$ 1,810.00	No Recommendation	App w/cons x2	9
February 23, 2022	BDA212-009	7019 Lovett Avenue	R-7.5(A)	5	var sd yd setbk	\$ 610.00	App w/cons	App w/cons	26
February 23, 2022	BDA212-016	119 Pittsburg Street	PD-621 (Subdistrict 1A)	5	sp ex off st parking	\$ 2,810.00	No Recommendation	App w/cons	20
Panel C Hearing Cancelled (2/24/22)									
March 21, 2022	BDA201-092(holdover)	10645 Lennox Ln.	R-1ac(A)	13	sp ex fnc height	\$	No Recommendation	App w/cons	H
March 21, 2022	BDA212-FW1 (Fee Waiver)	7120 Cortland St.	R-7.5(A)	2	fee waiver (sp ex fnc height; sp ex vis obstr)	\$	No Recommendation	Denied	D
March 21, 2022	BDA212-008	9140 Lynbrook Drive	R-7.5(A)	10	var ft yd setbk	\$ 620.00	App w/cons	App w/cons	29
March 21, 2022	BDA212-012	3900 N. Hampton Road	CR	6	var sd yd setbk; var pkg reg; sp ex landscape reg	\$ 3,695.00	App w/cons	Holdover	22
March 22, 2022	BDA212-018(holdover)	11834 Harry Hines Boulevard, Suite 135	IR, MU-2(SAH)	6	AO Appeal	\$	No Recommendation	Reversed AO decision, granted relief	H
March 22, 2022	BDA201-125 (holdover)	9943 Coppedge Lane	R-7.5(A)	6	var ft yd setbk; sp ex fnc height; sp ex fnc standards; sp ex vis obstr	\$	No Rec- sp ex; Approval w/ cons- variances	Var: app w/ cons; Sp Ex: Denied w/o prej x3	H
March 22, 2022	BDA212-017	4715 Reiger Avenue	PD-98	2	var sd yd setbk	\$ 935.00	App w/cons	Holdover	19
March 22, 2022	BDA212-019	536 W. 9th Street	PD-830 (subdistrict 3) E	1	sp ex landscape reg	\$ 1,270.00	App w/cons	Holdover	21
March 22, 2022	BDA212-020	1218 N. Clinton Avenue	CD-13 (Subarea 1)	1	var floor area ratio; var sd yd setbk	\$ 1,210.00	Denial	Holdover	23

March 22, 2022	BDA212-021	5531 Anita Street	D(A)	14	var off st parking	\$ 610.00	App w/cons	Denied w/o prej	34
March 22, 2022	BDA212-028	11411 E. Northwest Hwy., Suite 111	MC-4,RR	9	AO appeal	\$ 940.00	No Recommendation	Holdover	14
<b>Panel B Hearing Cancelled (8/28/22)</b>									
April 18, 2022	BDA212-014	10625 Lennox Lane	R-1ac(A)	13	sp ex fnc height; sp ex fnc standards	\$ 1,220.00	No Recommendation	App w/cons x2	9
April 18, 2022	BDA212-024	7643 Rosemont Road	R-7.5(A)	5	sp ex sf use reg; var floor area ratio	\$ 10.00	No Recommendation	Denied w/o prej x2	23
April 18, 2022	BDA212-025	10039 Shadyview Drive	R-7.5(A)	10	sp ex sf use reg; var floor area ratio	\$ 1,210.00	No Recommendation- sp ex; denial- variance	Denied w/o prej x2	30
April 18, 2022	BDA212-029	6745 Country Club Circle	Tract III, CD-2	14	var ft yd setbk	\$ 610.00	App w/cons	App w/cons	15
April 18, 2022	BDA212-032	10207 N. Central Expressway	MU 2	11	sp ex parking reg	\$ 1,420.00	Approval	App w/cons	125
April 19, 2022	BDA212-013(holdover)	1134 Mountain Lake Road	R-7.5(A)	1	var floor area ratio; sp ex sf use reg	\$ 1,810.00	No Rec- sp ex; Denial- variances	Var: Denied w/o prej; Sp Ex: app w/cons	H
April 19, 2022	BDA212-017(holdover)	4715 Rejger Avenue	PD-98	2	var sd yd setbk	\$ -	App w/cons	Holdover	H
April 19, 2022	BDA212-019(holdover)	536 W. 9th Street	PD-830 (subdistrict 3) E	1	sp ex landscape reg	\$ -	App w/cons	App w/cons	H
April 19, 2022	BDA212-020(holdover)	1218 N. Clinton Avenue	CD-13 (Subarea 1)	1	var floor area ratio; var sd yd setbk	\$ -	Denial	Holdover	H
April 19, 2022	BDA212-028(holdover)	11411 E. Northwest Hwy., Suite 111	MC-4,RR	9	AO appeal	\$ -	No Recommendation	Holdover	H
April 19, 2022	BDA212-026	2603 Hondo Avenue	PD-193 (MF-2)	2	sp ex vis obstr	\$ 1,210.00	No Recommendation	App w/cons	15
April 19, 2022	BDA212-027	1822 W. 10TH ST	R-7.5(A)	1	sp ex fnc height	\$ 1,305.00	No Recommendation	App w/cons	44
April 19, 2022	BDA212-031	1805 S. Edgefield Avenue	CR	9	var off st parking reg	\$ 2,320.00	App w/cons	Holdover	23
April 19, 2022	BDA212-034	9207 Sunnybrook Lane	R-1ac(A)	13	sp ex fnc height; sp ex fnc standards; sp ex vis obstr	\$ 2,410.00	No Recommendation	fnc standard open surface- denied w/o prej; app w/ cons x3	10
April 20, 2022	BDA212-022	10007 Hollow Way Road	R-1ac(A)	13	sp ex fnc height; sp ex fnc standards	\$ 1,220.00	No Recommendation	App w/cons x2	11
April 20, 2022	BDA212-023	5253 Bonita Avenue	R-7.5(A)	2	var ft yd stbk	\$ 620.00	Denial	Holdover	31
April 20, 2022	BDA212-030	7202 La Vista Drive	R-7.5(A)	14	var ft yd stbk	\$ 620.00	App w/cons	App w/cons	29
April 20, 2022	BDA212-033	10001 Meadowbrook Drive	R-1ac(A)	13	var ft yd stbk	\$ 620.00	Denial	Holdover	11
April 20, 2022	BDA212-036	1000 Fort Worth Avenue	PD-714 (Subarea 2B)	6	var ft yd stbk	\$ 1,165.00	Denial	Holdover	39
May 16, 2022	BDA212-012(holdover)	3900 N. Hampton Road	CR	6	var sd yd setbk; var pkg reg; sp ex landscape reg	\$ -	App w/cons	Holdover	H

May 16, 2022	BDA212-039	4015 Cochran Chapel Road	R-1ac(A)	13	sp ex fnc height	\$ 610.00	No Recommendation	App w/cons	7
May 16, 2022	BDA212-040	5933 Northaven Road	R-16(A)	13	sp ex fnc height	\$ 610.00	No Recommendation	Denied w/o prej	18
May 16, 2022	BDA212-044	2711 W. 10th Street	R-7.5(A)	1	sp ex of use (add'l dwelling)	\$ 610.00	No Recommendation	App w/cons	24
May 17, 2022	BDA212-017(holdover)	4715 Reiger Avenue	PD-98	2	var sd yd setbk	\$ -	App w/cons	App w/cons	H
May 17, 2022	BDA212-020(holdover)	1218 N. Clinton Avenue	CD-13 (Subarea 1)	1	var floor area ratio; var sd yd setbk	\$ -	Denial	Holdover	H
May 17, 2022	BDA212-028(holdover)	11411 E. Northwest Hwy., Suite 111	MC-4,RR	9	AO appeal	\$ -	No Recommendation	Reversed AO decision, granted relief	H
May 18, 2022	BDA212-033(holdover)	10001 Meadowbrook Drive	R-1ac(A)	13	var ft yd stbk	\$ 620.00	Approval	App w/cons	11
May 18, 2022	BDA212-036(holdover)	1000 Fort Worth Avenue	PD-714 (Subarea 2B)	6	var ft yd stbk	\$ 1,165.00	Denial	App w/cons	H
May 18, 2022	BDA212-035	1918 Moser Avenue	MF-2(A)	2	var bldg height reg	\$ 610.00	Denial	Holdover	20
May 18, 2022	RDA212-037	2921 Sale Street	PD-193 (MF-3)	14	var ft yd stbk	\$ 610.00	App w/cons	App w/cons	25
May 18, 2022	BDA212-038	17515 River Hill Drive	R-10(A)	12	sp ex fnc height; sp ex vis obstr	\$ 1,230.00	No Recommendation	Denied w/o prej	13
May 18, 2022	BDA212-041	6806 Wander Place	R-1ac(A)	11	sp ex fnc height	\$ 630.00	No Recommendation	App w/cons	12
May 18, 2022	BDA212-042	2730 N. Henderson Avenue	PD-462 (Subarea 1)	14	var parking reg	\$ 1,920.00	Approval	Approval	26
June 21, 2022	BDA212-020(holdover)	1218 N. Clinton Avenue	CD-13 (Subarea 1)	1	var floor area ratio; var sd yd setbk	\$ -	Approval	App w/cons x2	H
June 21, 2022	BDA212-031(holdover)	1805 S. Edgefield Avenue	CR	9	var off st parking reg	\$ -	App w/cons	Holdover	H
June 21, 2022	BDA212-049	4256 Park Lane	R-10(A)	13	sp ex fnc height; sp ex fnc standards	\$ 1,210.00	No Recommendation	Holdover	15
June 21, 2022	BDA212-050	10602 Bridge Hollow Court	R-1ac(A)	13	sp ex fnc height	\$ 610.00	No Recommendation	App w/cons	11
June 22, 2022	BDA212-023(holdover)	5253 Bonita Avenue	R-7.5(A)	2	var ft yd stbk	\$ -	Denial	Denied w/o prej	H
June 22, 2022	BDA212-035(holdover)	1918 Moser Avenue	MF-2(A)	2	var bldg height reg	\$ -	Denial	Holdover	H
June 22, 2022	BDA212-045	3608 San Jacinto St.	PD No. 298, Subarea 7	14	sp ex landscape reg	\$ 1,235.00	App w/cons	App w/cons	30
June 22, 2022	BDA212-048	4686 Meadowood Rd.	R-1ac(A)	13	sp ex fnc height	\$ 630.00	No Recommendation	App w/cons	9
June 22, 2022	BDA212-065	2436 Shorecrest Dr.	IR	6	AO Appeal	\$ 910.00	No Recommendation	Reversed AO decision, granted relief	13
June 23, 2022	BDA212-FW2	7120 Cortland St.	R-7.5(A)	2	fee waiver (sp ex fnc height; sp ex vis obstr)	\$ -	No Recommendation	Denied	0
June 23, 2022	BDA212-U51	9109 John W. Carpenter Pkwy.	IR	6	AO Appeal	\$ 920.00	No Recommendation	Affirmed AO decision, denied relief	H

July 19, 2022	BDA212-011	9077 Fairglen Dr.	R-7.5(A), Tract 4, PD 795	10	Extension request to obtain building permits	\$ -	No Recommendation	Approval	0
July 19, 2022	BDA212-052	4630 Northaven Rd.	R-1/2ac(A)	13	sp ex fnc height; sp ex vis obstr	\$ 1,210.00	No Recommendation	Holdover	15
July 19, 2022	BDA212-053	3076 Samuel Blvd.	RR	2	sp ex nonconforming use	\$ 920.00	No Recommendation	App w/cons	11
July 19, 2022	BDA212-054	1106 N. Clinton Ave.	CD-13	1	sp ex sf use (add'l dwelling)	\$ 610.00	No Recommendation	App w/cons	23
July 19, 2022	BDA212-057	5821 McShann Rd.	R-16(A)	13	sp ex fnc height; sp ex vis obstr	\$ 1,210.00	No Recommendation	Holdover	117
July 19, 2022	BDA212-058	4525 McKinney Ave.	PD-193 (LC)	14	sp ex landscape reg; sp ex vis obstr; var ft yd setbk	\$ 3,410.00	Sp Ex: app w/cons; Var: Denial	Holdover	13
July 19, 2022	BDA212-059	938 N. Winnetka Ave.	CD-1	1	var ft yd stbk	\$ 620.00	Denial	Holdover	28
July 19, 2022	BDA212-060	5400 Richard Ave.	CD-15	2	sp ex fnc height; sp ex sd yd setbk	\$ 2,420.00	Sp EX: No recommendation; Var: approval	Holdover	25
July 19, 2022	BDA212-064	743 Bizarte Ave.	R-7.5(A)	1	sp ex sf use (add'l dwelling)	\$ 610.00	No Recommendation	App w/cons	20
August 15, 2022	BDA212-012(holdover)	3900 N. Hampton Road	CR	6	var sd yd setbk; var pkg reg; sp ex landscape reg	\$ -	App w/cons	App w/cons x3	H
August 15, 2022	BDA212-055	1618 Sky High Circle	R-7.5(A)	8	sp ex sf use (handicap use dwelling); sp ex vis obstr	\$ 1,210.00	No Recommendation	App w/cons x2	26
August 15, 2022	BDA212-070	9014 Winterset Ave.	R-7.5(A)	8	sp ex sf use (add'l dwelling)	\$ 610.00	No Recommendation	App w/cons	20
August 15, 2022	BDA212-072	7835 Lee St.	TH-3(A)	14	sp ex vis obstr	\$ 620.00	No Recommendation	App w/cons	46
August 15, 2022	BDA212-076	3230 Remond Dr.	PD-1059	3	var ft yd stbk	\$ 1,195.00	Denial	App w/cons	11
August 16, 2022	BDA190-048	1108 Quaker St.	IR,MU-3	6	Parking Analysis Reassessment	\$ -	No Recommendation	Affirmed	0
August 16, 2022	BDA212-FW4	2603 Hondo Ave.	PD-193 (MF-2)	2	Approval of 4/19/22 decision to grant fee waiver	\$ -	No Recommendation	Approval	0
August 16, 2022	BDA212-031(holdover)	1805 S. Edgefield Avenue	CR	9	var off st parking reg	\$ -	App w/cons	Denied w/o prej	H
August 16, 2022	BDA212-049(holdover)	4256 Park Lane	R-10(A)	13	sp ex fnc height; sp ex fnc standards	\$ -	No Recommendation	App w/cons x2	H
August 16, 2022	BDA212-052(holdover)	4630 Northaven Rd.	R-1/2ac(A)	13	sp ex fnc height; sp ex vis obstr	\$ -	No Recommendation	App w/cons x2	H
August 16, 2022	BDA212-057(holdover)	5821 McShann Rd.	R-16(A)	13	sp ex fnc height; sp ex vis obstr	\$ -	No Recommendation	Denied w/ prej	H
August 16, 2022	BDA212-058(holdover)	4525 McKinney Ave.	PD-193 (LC)	14	sp ex landscape reg; sp ex vis obstr; var ft yd setbk	\$ -	Sp Ex: app w/cons; Var: app w/cons	App w/cons x3	H
August 16, 2022	BDA212-059(holdover)	938 N. Winnetka Ave.	CD-1	1	var ft yd stbk	\$ -	App w/cons	App w/cons	H
August 16, 2022	BDA212-060(holdover)	5400 Richard Ave.	CD-15	2	sp ex fnc height; sp ex sd yd setbk	\$ -	Sp EX: No recommendation; Var: approval	App w/cons x2	H
August 16, 2022	BDA212-063	8928 Diceman Dr.	R-7.5(A)	9	var floor area reg	\$ 620.00	Denial	App w/cons	25

August 16, 2022	BDA212-067	7820 Glenshannon Circle	R-7.5(A)	13	var ft yd stbk; sp ex fnc height; sp ex fnc standards	\$ 1,820.00	Sp EX: No recommendation; Var: app w/ sons	App w/cons x3	22
August 16, 2022	BDA212-073	1903 Farola Dr.	R-7.5(A)	9	sp ex fnc height; sp ex fnc standards	\$ 1,220.00	No Recommendation	Holdover	29
August 16, 2022	BDA212-079	424 W. Davis St.	CD-7	1	sp ex parking reg	\$ 1,120.00	No Recommendation	Holdover	27
August 17, 2022	BDA212-035(holdover)	1918 Meser Avenue	MF-2(A)	2	var bldg height reg	\$ -	Denial	App w/cons	H
August 17, 2022	BDA212-056	2016 Kessler Parkway	CD-13	1	var ft yd stbk	\$ 610.00	Approval	App w/cons	15
August 17, 2022	BDA212-068	2022 Woody Rd.	R-10(A)	8	sp ex fnc height	\$ 610.00	No Recommendation	App w/cons	21
August 17, 2022	BDA212-071	304 S. Beacon St.	D(A)	2	var ft yd stbk	\$ 620.00	Denial	App w/cons	25
August 17, 2022	BDA212-077	11211 Strait Ln.	R-1/2ac(A), NSO 1 (Tract 1)	13	sp ex fnc height	\$ 610.00	No Recommendation	Holdover	11
September 19, 2022	BDA212-FW3	7120 Cortland St.	R-7.5(A)	2	fee waiver (sp ex fnc height; sp ex vis obstr)	\$ -	No Recommendation	Approval	0
September 19, 2022	BDA212-069	1822 Sanger Avenue	PD-595, RS-C, Tract 1	8	var sd yd stbk	\$ 610.00	App w/cons	App w/cons	17
September 19, 2022	BDA212-075	8012 Trade Village Place	PD-366, subarea 2 tract 3	5	sp ex landscape reg	\$ 1,280.00	No Recommendation	App w/cons	28
September 19, 2022	BDA212-082	10203 Hollow Way Road	R-1ac(A)	13	sp ex fnc height	\$ 610.00	No Recommendation	Denied w/o prej	14
September 19, 2022	BDA212-086	2821 Simpson Stuart Road	CR	8	sp ex fnc standards	\$ 1,235.00	No Recommendation	App w/cons	16
September 19, 2022	BDA212-091	238 Hillvale Ave.	R-7.5(A)	4	sp ex landscape reg requesting time extension	\$ 1,360.00	No Recommendation	Denied w/o prej	88
September 20, 2022	BDA212-073(holdover)	1903 Farola Drive	R-7.5(A)	9	sp ex fnc height; sp ex fnc standards	\$ -	No Recommendation	App w/cons x2	H
September 20, 2022	BDA212-079(holdover)	424 W Davis Street	CD-7	1	sp ex parking reg	\$ -	No Recommendation	App w/cons	H
September 20, 2022	BDA212-061	3115 Berger Street	R-5(A)	6	var ft yd stbk	\$ 1,255.00	Denial	Denied w/ prej	30
September 20, 2022	BDA212-083	2425 W. Northwest Highway	MU-3	6	sp ex nonconforming use	\$ 910.00	No Recommendation	App w/cons	7
September 20, 2022	BDA212-087	4186 Brookport Drive	R-16(A)	13	sp ex fnc height	\$ 620.00	No Recommendation	App w/cons	12
September 20, 2022	BDA212-089	5000 East Side Avenue	D(A)	2	var ft yd stbk	\$ 610.00	Approval	Denied w/ prej	19
September 20, 2022	BDA212-090	2420, 2414, and 2410 N. Henderson Avenue	PD-462 subarea 3	2	sp ex landscape; var parking reg	\$ 4,185.00	Var: Denial; sp EX: No Recommendation	Denied w/o prej x2	23
September 21, 2022	BDA212-077(holdover)	11211 Strait Lane	R-1/2ac(A), NSO 1 (Tract 1)	13	sp ex fnc height	\$ 610.00	No Recommendation	Denied w/o prej	H
September 21, 2022	BDA212-080	3004 and 3012 Fairmount Street	PD103, PDS 167	14	sp ex landscape	\$ 1,270.00	No Recommendation	App w/cons	17
September 21, 2022	BDA212-081	5923 Del Roy Drive	R-16(A)	13	sp ex rear yd stbk, preserve a tree	\$ 1,260.00	No Recommendation	App w/cons	14



# **BOARD OF ADJUSTMENT**

**2022-2023**

## **GOALS & OBJECTIVES**

## **2022-2023 Goals & Objectives**

1. Improve all (Staff, Board, Property Owner) aspects of the Board of Adjustment's Timeliness, Transparency, Accuracy, and Teamwork
2. Successfully transition city staff support to Development Services Department with new Board Administrator and Senior Planners
3. Significantly decrease days application to hearing timeline for the taxpayer/property owner
4. Significant website enhancements to increase taxpayer/property owner access and awareness of pending zoning appeals
5. Meeting agenda/dockets publicly available 7 days in advance of hearings
6. Quarterly enhanced training of members/alternates on rules, conflicts of interest, criteria for decision making and onboarding of new appointees
7. Improving surrounding property owner notification process (area of notification increased to 300 feet from 200, clarifying the format of notification, mailing days before hearing)
8. Obtain more comprehensive staff/technical report presentation for appeal hearings with enhanced photos and property comparisons

**BOARD OF ADJUSTMENT**

**RECOMMENDATIONS TO THE**  
**CITY COUNCIL**

## **Board of Adjustment Recommendations to the City Council**

1. Approve the Board of Adjustment's unanimously adopted November 1, 2022, update to our Rules of Procedure
2. Amend Chapter 51A Section 4.703 (c) Notice of Hearing: Increase the Area of Notification to 300 feet (from 200 feet) for the applicant and all owners of real property for public hearings on all Board of Adjustment applications
3. Fund, direct, and provide City Council oversight on the hiring and training of Development Services additional professional and support staff: to achieve reasonable/reduced days from complete application to public hearing, a more comprehensive staff presentation, report and recommendations for BOA appeal hearings, and BOA website which increases public access and awareness of pending zoning appeals.

# COMMUNITY DEVELOPMENT COMMISSION

FY 2021-22 Annual Report

RECEIVED

2023 FEB 10 PM 5:00

CITY SECRETARY  
DALLAS, TEXAS



**City of Dallas**

*Approved by Community Development Commission February 9, 2023*

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# Memorandum



CITY OF DALLAS

DATE February 9, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Community Development Commission FY 2022 Annual Report**

Attached is a copy of the FY 2021-22 Annual Report which was reviewed and approved on February 9, 2023, by the Community Development Commission.

The Commission looks forward to continuing the successful working relationship with City Council, City staff, and the residents of Dallas. We commit to working together to improve the lives and living environments of low- and moderate-income persons.

If you have any questions regarding this report or any other activities of the Commission, please contact Chan Williams at 214-670-5544.

A handwritten signature in cursive script that reads "Melanie Rubin".

Melanie Rubin, Chair  
Community Development Commission

c: Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

## COMMUNITY DEVELOPMENT COMMISSION (CDC)

The Dallas City Council appoints a fifteen-member Community Development Commission (CDC) to assist City Council and City staff in developing the Consolidated Plan and Annual Action Plan. The CDC works with City staff to develop and recommend project funding associated with each annual entitlement grant. When identifying and prioritizing projects for program funding, the CDC considers public input gathered from public hearings, regular monthly meetings, special Neighborhood Public Hearings, and community meetings held for planning purposes as well as from surveys gathered during the public hearing process.

### PURPOSE

To solicit resident participation and provide recommendations to the City Manager and City Council on the use of U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funds that improve the lives and living environments of low- and moderate-income persons residing within the City of Dallas. The HUD Consolidated Plan Grants include Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

### MISSION STATEMENT

To enhance the vitality and quality of life for all in the Dallas community.

### COMMITTEES

The CDC designates five sub-committees to evaluate, formalize, and make recommendations to the entire CDC on matters relating to the purpose and reason for the creation of the committee. Each committee schedules and conducts additional meetings, as necessary, to discuss the allocation of funds, by grant and project, prior to presenting its recommendations to the full CDC and then to the City Council for approval.



### COORDINATING DEPARTMENT

The Budget & Management Services, Grants Administration Division coordinates all Community Development Commission meetings and initiatives.

***\*Note: The CDC is also governed by Chapter 8 and Chapter 2, Article XXI, Section 2-150 through 152 of the Dallas City Code.***

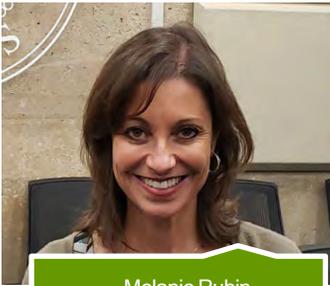
## FY 2021 -22 COMMUNITY DEVELOPMENT COMMISSION MEMBERS

Mayor – Eric Johnson

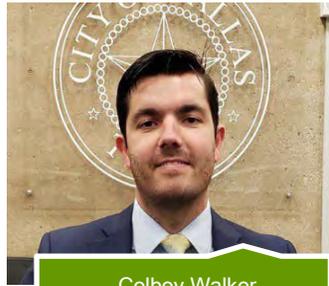
Community Development Chair – Melanie Rubin

District	Council Members	Community Development Commission
Mayor	Eric Johnson	Melanie Rubin (Chair)
District 1	Chad West (Mayor Pro-Tem)	Colbey Walker (Vice Chair)
District 2	Jesse Moreno	Michael Przekwas
District 3	Casey Thomas, II	Maurice West
District 4	Carolyn King Arnold	Darrell Herbert
District 5	Jamie Resendez (Deputy Mayor Pro-Tem)	Juan Casillas
District 6	Omar Narvaez	Linda Wilkerson
District 7	Adam Bazaldua	Zhen Barrientos
District 8	Tennell Atkins	Philicia Burrell
District 9	Paula Blackmon	Todd Howard
District 10	Adam McGough	Taler Jefferson
District 11	Jaynie Schultz	Amanda Clair
District 12	Cara Mendelsohn	Archie Nettles
District 13	Gay Donnell Willis	Yesenia Mendez
District 14	Paul E. Ridley	Rosanne Mills

## FY 2021-22 COMMUNITY DEVELOPMENT COMMISSION (CDC) MEMBERS



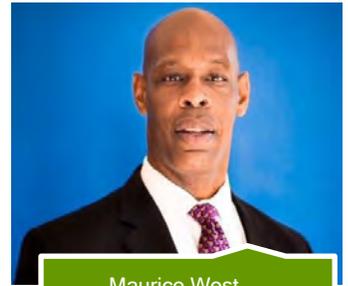
Melanie Rubin  
Chair, At-Large



Colbey Walker  
Council District 1, Vice Chair



Michael Przekwas  
Council District 2



Maurice West  
Council District 3



Darrell Herbert  
Council District 4



Juan Casillas  
Council District 5



Linda Wilkerson  
Council District 6



Zhen Barrientos  
Council District 7



Philicia Burrell  
Council District 8



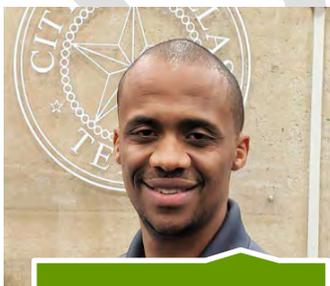
Todd Howard  
Council District 9



Taler Jefferson  
Council District 10



Amanda Clair  
Council District 11



Archie Nettles  
Council District 12



Yesenia Mendez  
Council District 13



Rosanne Mills  
Council District 14

# CDC HIGHLIGHTS

## FY 2022-23 Virtual Neighborhood Public Meetings

The Community Development Commission (CDC) and Budget & Management Services - Grant Administration Division hosted six (6) virtual Neighborhood Public Meetings for the FY 2022-23 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funds. During the month of January 2022, the public meetings encouraged residents and nonprofit organizations to provide comments and input on the potential uses of the HUD funds.

**Dates & Times**  
All meetings will be held virtually

- Thursday, January 6 at 7:00 p.m.  
[www.bit.ly/CODNPM1](http://www.bit.ly/CODNPM1)
- Monday, January 10 at 10:00 a.m.  
[www.bit.ly/CODNPM2](http://www.bit.ly/CODNPM2)
- Tuesday, January 11 at 5:00 p.m.  
[www.bit.ly/CODNPM3](http://www.bit.ly/CODNPM3)
- Thursday, January 13 at 12:00 p.m.  
HCPWA Meeting  
[www.bit.ly/CODNPM4](http://www.bit.ly/CODNPM4)
- Thursday, January 13 at 6:00 p.m.  
[www.bit.ly/CODNPM5](http://www.bit.ly/CODNPM5)
- Thursday, January 20 at 6:00 p.m.

Telephone Townhall Meeting (888) 400-1932  
For Spanish Call: (888) 400-9342

Scan for More Information and the Comment Form

**City of Dallas**  
INVITES YOU TO JOIN US FOR THE

**FY 2022-23 Consolidated Plan Budget**  
**Virtual Neighborhood Public Meetings**  
for U.S. Department of Housing and Urban Development  
(HUD) Grant Funds

- Join us virtually to learn about the FY 2022-23 HUD Consolidated Plan Budget Development
- Provide your input on the use of federal funds for low and moderate income individuals and programs, provide input online or use [#mycommunityinput](https://twitter.com/mycommunityinput)
- Learn more at [www.dallascityhall.com/budget/communitydevelopment](http://www.dallascityhall.com/budget/communitydevelopment), call (214) 679-4557, or email [ofsccommunitydevelopment@dallascityhall.com](mailto:ofsccommunitydevelopment@dallascityhall.com)

January 6, 2022	7 PM
January 10, 2022	10 AM
January 11, 2022	5 PM
January 13, 2022	12 PM
January 13, 2022	6 PM
January 20, 2022	6 PM

The Neighborhood Public Meetings provided opportunities for the public to address community needs, goals, and potential uses of FY 2022-23 HUD funding. Feedback from residents was encouraged through a resident survey regarding the Annual Consolidated Plan, which was shared at Neighborhood Public Meetings and on the City's website. Residents were also provided the opportunity to give input virtually, by email, and by mail by February 25, 2022. The city received 503 resident surveys.

- The Dallas Continuum of Care (CoC) was provided the opportunity to review and comment on the proposed ESG FY 2022-23 budget at its General Assembly meetings on January 25, 2022. City staff also consulted with the Ryan White Planning Council regarding the City of Dallas FY 2022-22 HOPWA budget on January 12, 2022.
- On May 11, 2022, the Dallas City Council called a hybrid public hearing to receive comments on the City's Proposed FY 2022-23 HUD Consolidated Plan Budget. To meet all statutory deadline requirements, the budget development process began assuming the four grants allocation amounts would remain the same as the current year. On May 13, 2022, HUD published the actual formula grant allocations, and the City Manager was required to increase and decrease funding as necessary to balance the budget with available resources. On May 20, 2022, the Dallas City Council was informed of the City Manager's revised proposed FY 2022-23 Consolidated Plan Budget based on the actual formula grant amounts.
- On May 25, 2022, a hybrid Dallas City Council public hearing was held to receive comments on the Proposed FY 2022-23 HUD Consolidated Plan Budget. During the hearing, the Dallas City Council voted to keep the public hearing open until June 22, 2022, to allow additional time to receive comments on the revised Proposed FY 2022-23 HUD Consolidated Plan Budget. The Public comment period was from May 12, 2022, through June 22, 2022.
- On May 29, 2022, the public notice for the hybrid public hearing was published and posted in the Dallas newspaper of general circulation – The Dallas Morning News. The advertised public notice provided the location, time, virtual meeting link, the option to participate by phone, and the written comment period information. Additional public notices were posted with the City Secretary's Office, on the City's webpage, and through City social media sites. The virtual public hearing information was also available on the Budget & Management Services – Grant Administration Division website.
- On June 22, 2022, the Dallas City Council held a hybrid public hearing to receive resident comments on the proposed FY 2022-23 Annual Action Plan, and at the end of the public hearing, authorized the adoption of the FY 2022-23 Annual Action Plan through Resolution No. 22-1024. All electronic, verbal, and written comments were considered.

## Comment Summary

The virtual public hearing provided the public the opportunity to comments on the use of the funds in the FY 2022-23 Annual Action Plan. Residents were encouraged to provide comments by email, submit comments on the Budget & Management Services – Grant Administration webpage, and through the City Secretary's Office. Residents were also provided the opportunity to give input by mail by June 22, 2022.

## Community Tour

On April 9, 2022, the Community Development Commission hosted their annual Community Tour. This riding tour allowed the commission to visit four of U.S. Department of Housing and Urban Development (HUD) Consolidated Plan grant funded projects, namely: the Palladium Redbird Multifamily Housing development, the Shared Housing Center, the Northeast Community Court, and the Community Court Social Service in Action.





# PALLADIUM REDBIRD MULTIFAMILY HOUSING

## Residential Development Acquisition Loan Program (RDALP)

Provides profit and nonprofit organizations with loans and grants for acquisition, relocation, and demolition to support affordable housing development for low-income households at 80% or below AMFI.



- **\$1.2M CDBG funds**
- **\$5M HOME funds**
- **\$40M other funds**



### **300 Units**

161 units filled for Low- and Moderate-income Households

### **Scope of Work:**

Palladium Redbird is located at 7502 S. Westmoreland Rd. This housing activity funded the development of a 4-story mixed-income multifamily rental residential project with 300 units as part of the Red Bird redevelopment efforts on vacant land. The development includes residential apartments, structured parking, a multipurpose room, fitness center, and swimming pool. As a requirement for the conditional grant and loan, Palladium Redbird, Ltd. must provide 51% of the 300 total units to households earning at or below 80% of Area Median Income (AMI) for a minimum of 20 years, and must set aside at least 10% of the total units to holders of housing vouchers for a minimum of 15 years.



The City of Dallas invested CDBG, HOME, and Bond Funds

- CDBG: \$1,271,576
- HOME: \$5,000,000
- Bond: \$2,028,424
- Total: \$8,300,000

Funds were awarded through the Department of Housing & Neighborhood Revitalization's 2018 Notice of Funding Availability. The City of Dallas Housing Finance Corporation (DHFC) is the general partner of the Palladium Redbird ownership entity to provide a property tax exemption DHFC issued \$30,000,000 in private activity bonds. The remaining balance was funded using 4% low-income housing tax credits.



## **GREEN HAUS ON THE SANTA FE TRAIL SHARED HOUSING CENTER**

### **Residential Development Acquisition Loan Program (RDALP)**

Provides profit and nonprofit organizations with loans and grants for acquisition, relocation, and demolition to support affordable housing development for low-income households at 80% or below AMFI.



**\$380K CDBG contract**



**Mixed Transitional  
Housing**



**24 Units**

21 units filled for  
families experiencing  
homelessness

#### **Scope of Work:**

Green Haus @ Santa Fe Trail is located at 4611 Eastside Dr. This housing activity provided funding for Shared Housing, Inc., a nonprofit affordable housing developer, for the acquisition and construction of 20 units of multifamily, transitional housing for single parents and families experiencing homelessness. The site includes four buildings with five units each and one building with a shared community room.



**The Green Haus on the Santa Fe Trail** is our newest housing solution - located on 1 acre of land in old East Dallas. Designed as mixed transitional and permanent supportive housing, this community will offer a total of 24 housing units to special needs homeless women and children, as described above. The Green Haus has dedicated six units for veteran women (with children) who served during Afghanistan and Iraq War.

All in all, the Green Haus on the Santa Fe Trail will provide a holistic living environment in which these special needs homeless families can address their trauma and insecurities, stabilize their housing and regain economic security for years to come. The result is that Shared Housing is working with these families to break the cycle of homelessness – for this generation and the next!



# NORTHEAST COMMUNITY COURT

## Community Court Program

Provide neighborhood-focused courts that play a vital role in addressing complex individual problems and building stronger communities. This program allows the City to focus and leverage its resources to maximize program benefits and individual impact.



- **CDBG funds**
- **SAMHSA**
- **TVC**
- **COD General Fund**



### Partners

- Citysquare
- Senior Source
- MDHA
- VA
- MLK Center
- DA's Office
- The StewPot

### Scope of Work:

NE Community Court is located at 6742 Greenville Ave. The service area indicates that 20,300 people will benefit from this Community Court using Census data. This public service activity arraign defendants cited for "quality-of-life" crimes including hazardous code violations, possession of drug paraphernalia, litter, minor assaults, manifestation of prostitution, overgrown vegetation, illegal dumping. Defendants found in need of social services are provided short-term case management. In lieu of court costs and fines, defendants perform supervised community service hours in the community where the crimes were committed.



## Community Service in Action

Supervised community service hours provide the defendant an environment in which to successfully comply with the terms of the court order and learn new skills. Supervised community service hours provide the defendant an environment in which to successfully comply with the terms of the court order and learn new skills. These benefits to the client are not available through the Municipal Court system. Projects such as trash attacks, cleaning vacant lots, minor home repairs and graffiti removal benefit the entire community by enhancing the physical characteristics of the neighborhood and improving the quality of life for residents. Through collaborations with various community partners and stakeholders, other services and help is provided to defendants: food vouchers, bus tokens, clothing, State-issued identification, ESL/GED, code classes, and computer classes.

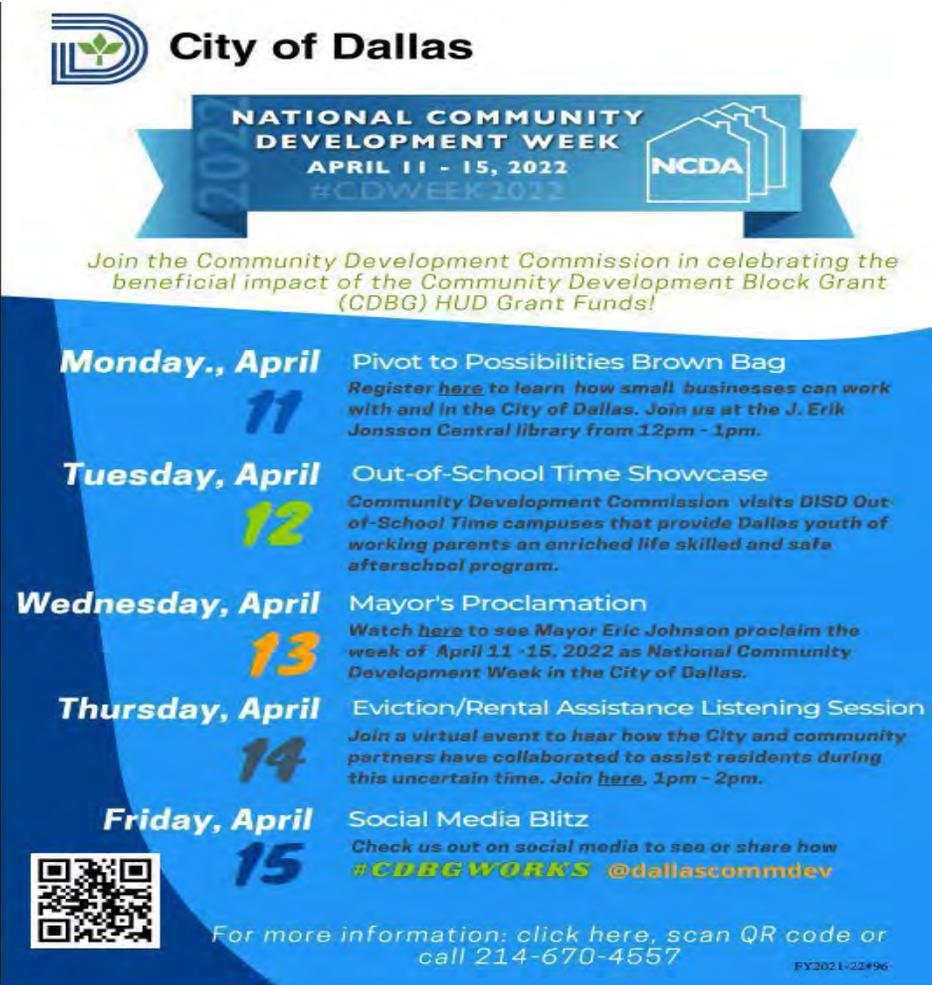
The Community Courts use grant funds to pay a portion of the salary and operating costs for staff to manage the court, including Community Service Coordinators, Social Service Coordinators, and Work Crew Supervisors. These staff serve all the Community Courts.

## National Community Development (NCD) Week

The CDC and the City's Office of Budget & Management Services – Grant Administration Division participated in the 2022 national observance of National Community Development Week (NCD Week) on April 11-15, 2022. NCD Week provides communities the opportunity to promote, educate and advocate on behalf of the Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) programs. These grants allow the City of Dallas to improve the physical, economic, and social conditions of Dallas' diverse communities.

During this celebratory week the CDC promoted and participated in the following events:

- April 11, 2022 - Pivot Possibilities Brown Bag
- April 12, 2022 – Out of School Time Showcase
- April 13, 2022 – Mayor Eric Johnson's National Community Development Week Proclamation
- April 14, 2022 – Evictions/ Rental Assistance Listening Session
- April 15, 2022 – Social Media Blitz



**City of Dallas**

**NATIONAL COMMUNITY DEVELOPMENT WEEK**  
APRIL 11 - 15, 2022  
#CDWEEK2022

Join the Community Development Commission in celebrating the beneficial impact of the Community Development Block Grant (CDBG) HUD Grant Funds!

<b>Monday., April 11</b>	<b>Pivot to Possibilities Brown Bag</b> Register <a href="#">here</a> to learn how small businesses can work with and in the City of Dallas. Join us at the J. Erik Jonsson Central library from 12pm - 1pm.
<b>Tuesday, April 12</b>	<b>Out-of-School Time Showcase</b> Community Development Commission visits DISD Out-of-School Time campuses that provide Dallas youth of working parents an enriched life skilled and safe afterschool program.
<b>Wednesday, April 13</b>	<b>Mayor's Proclamation</b> Watch <a href="#">here</a> to see Mayor Eric Johnson proclaim the week of April 11 -15, 2022 as National Community Development Week in the City of Dallas.
<b>Thursday, April 14</b>	<b>Eviction/Rental Assistance Listening Session</b> Join a virtual event to hear how the City and community partners have collaborated to assist residents during this uncertain time. Join <a href="#">here</a> , 1pm - 2pm.
<b>Friday, April 15</b>	<b>Social Media Blitz</b> Check us out on social media to see or share how <a href="#">#CDBGWORKS @dallascommdev</a>

For more information: [click here](#), scan QR code or call 214-670-4557

FY2021-22#96



**Ciudad de Dallas**



¡Únase a la Comisión de Desarrollo Comunitario para celebrar el efecto positivo de los Fondos de Subvenciones del HUD de Financiamiento en Bloque para el Desarrollo Comunitario (CDBG)!

**Lunes, abril**

**11**

**Ir tras las Posibilidades, Brown Bag**

Regístrese [aquí](#) para aprender cómo las pequeñas empresas pueden trabajar con y en la Ciudad de Dallas. Acompañenos en la Biblioteca Central J. Erik Jonsson de 12 pm a 1 pm.

**Martes, abril**

**12**

**Exposición de Out-of-School Time**

La Comisión de Desarrollo Comunitario visita los campus de DISD Out-of-School Time que brindan a los jóvenes de Dallas, hijos de padres que trabajan, un programa extracurricular enriquecido, con habilidades para la vida y seguro.

**Miércoles, abril**

**13**

**Anuncio del Alcalde**

Mire [aquí](#) para ver al Alcalde Eric Johnson anunciar la semana del 11 al 15 de abril de 2022 como la Semana Nacional del Desarrollo Comunitario en la Ciudad de Dallas.

**Jueves, abril**

**14**

**Sesión de Escucha sobre Asistencia de Desalojo/Alquiler**

Únase a un evento virtual para escuchar cómo la Ciudad y los socios comunitarios han colaborado para ayudar a los residentes durante estos tiempos difíciles. Únase [aquí](#), 1pm - 2pm.

**Viernes, abril**

**15**

**Campañas Intensivas en Redes Sociales**

Visítenos en las redes sociales para ver o compartir cómo funciona el CDBG.

**#CDBGWORKS**

**@dallascommdev**



Para más información: haga clic [aquí](#), escanee el código QR o llame al 214-670-4557

FY2021-22#96

# FY 2021-22 OBJECTIVES

## Goal

Effectively and procedurally carry out citizen participation responsibilities and budget recommendations.

## Objectives

- 1) Continue coordination with other boards, commissions, and City staff in a collaborative effort to address the needs of low- and moderate-income persons residing within the City of Dallas.
- 2) Continue review of unspent funds status quarterly and make recommendations to the City Manager and the Dallas City Council as necessary.
- 3) Continue advocacy and pursue economic development opportunities for low- and moderate-income neighborhoods.
- 4) Continue to hold regular CDC monthly meetings and annual neighborhood public hearings to obtain citizen participation.
- 5) Provide recommendations to the City Manager and City Council on the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Budget and Citizen Participation Plan for the following federal grants: Community Development Block Grant (CDBG); HOME Investment Partnerships (HOME); Housing Opportunities for Persons with AIDS (HOPWA); Emergency Solutions Grant the (ESG); and CARES Act funds.
- 6) Continue to review and evaluate the performance of Public Service, Housing, Economic Development, Public Improvement, and Fair Housing activities funded through CDBG, ESG, and HOPWA grant funded activities.
- 7) Continue to carry out the responsibilities of the CDC to participate in the overall efforts of the city to improve the lives and living environments of low- and moderate-income persons residing within the City of Dallas.
- 8) Continue to support staff with an online presence to obtain citizen participation through the City's social media pages and Neighborhood Public Hearings.
- 9) Conduct annual oversight of HUD funded projects through scheduled site visits.
- 10) Support fair and equal housing opportunities and public accommodations for all in Dallas.
- 11) Proactively develop impactful Community Development Week activities.
- 12) Support City Council's approval of CDBG public improvement contracts.
- 13) Develop onboarding and document accessibility process.

## FY 2021-22 SUCCESS INDICATORS

The Community Development Commission continues to work proactively with the Dallas City Council and City staff to:

- 1) Review the Community Development FY 2021-22 Financial Status Report (FSR) and identify unspent funds to make reprogramming recommendations to the City Manager and the City Council, as necessary.
- 2) Hold a CDC meeting monthly to discuss and review citizen comments and requests. In FY 2021-22, the CDC continued to conduct their meetings by telephone or video conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus, as approved by Governor Abbott's office Open Meetings Act provision.
- 3) Hold CDC committee meetings prior to public meetings to discuss and consider potential changes or amendments to present to City Council for the budget development process.
- 4) Solicit citizen participation at community meetings.
- 5) Solicit input by conducting Neighborhood Public Meetings and make budget recommendations on the FY 2022-23 CDBG Extensions/Reprogramming Budget, FY 2022-23 Consolidated Plan Budget, and Coronavirus Aid, Relief, and Economic Security Act (CARES) Act Funds to the City Council.
- 6) Work with City staff with the development of the FY 2022-23 Annual Action Plan; the fourth year of the 5-year Consolidated Plan for FY 2019-20 through 2023-24.
- 7) Create an Ad Hoc Committee to review the CDC current training programs and ensure effective onboarding training is provided and online document accessibility.
- 8) Coordinate 2022 National Community Development (CD) Week activities to recognize the importance of the CDBG Program and HOME Program and how these grants provide affordable housing, public services, infrastructure, and other valuable resources. (The coronavirus pandemic limited the implementation of planned community engagement efforts during the national emergency.)
- 9) Support the use of CARES Act funds for Early Childhood and Out-of-School Time Services (ECOSTS) Program that support families and providers in high impacted communities.
- 10) Proactively review City Council memos, City Council Briefings, and City Council Committee agendas pertinent to CDC matters.
- 11) Encourage increased solicitation and review evaluation process for the Request for Competitive Sealed Proposal (RFCSP) opportunity for funding assistance for nonprofit public facility improvement projects.
- 12) Ensure CDC is briefed on current HUD grant funded fair and equal housing opportunities in Dallas.

# COMMUNITY DEVELOPMENT COMMISSION ACCOMPLISHMENTS

## Citizen Participation

### FY 2021-22 CDC Meetings

All CDC monthly and committee meetings were filed with the City’s Secretary Office and posted on the City Secretary’s website. CDC monthly meetings were also advertised by public notice in the *Dallas Morning News* posted in the Legal Classified Section.

<u>CDC Meetings</u>	<u>Number Held</u>	<u>Attendance</u>
Monthly Meetings	11	230
Special Meetings	1	15
<b>Total:</b>	<b>12</b>	<b>245</b>

CDC Committee Meetings (10)											
	OCT. 2021	NOV. 2021	DEC. 2021	JAN. 2022	FEB. 2022	MAR. 2022	APR. 2022	MAY 2022	JUNE 2022	JULY 2022	AUG. 2022
Citizen Participation/ Policy & Procedures	X					X				X	X
Economic Development/ Housing and HOME Programs						X					
Financial Monitoring and Performance Standards			X			X					
Public Improvements						X	X				
Public Services, HOPWA, and ESG						X					
Ad Hoc Onboarding and Document Accessibility											
<b>Total</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>

# Attendance Report

## COMMUNITY DEVELOPMENT COMMISSION 2021-22 ATTENDANCE REPORT

### COMMUNITY DEVELOPMENT COMMISSION

MEETING DATES	10/7/2021	11/4/2021	12/2/2021	1/6/2022	2/10/2022	3/3/2022	4/7/2022	4/9/2022 Special Called	5/5/2022	6/2/2022	7/7/2022	8/4/2022	9/1/2022
Colbey Walker											Recess	A	
Michael Przekwas											Recess	A	
Maurice West							A	A			Recess		
Darrell Herbert	A						A	A			Recess		
Juan Casillas	V	V	V	V	V	V	V	V			Recess		A
Linda Wilkerson							A	A			Recess		
Zhen Barrientos											Recess		
Philicia Burrell		A			A	A		A			Recess	V	
Todd Howard		A								A	Recess		
Taler Jefferson		V	V	V			A		A		Recess		A
Amanda Clair			A		A						Recess		
Archie Nettles			A								Recess	A	
Yesenia Mendez	V	V	V	V	A	A					Recess		
Rosanne Mills									A		Recess		
Melanie Rubin		A									Recess		

A = ABSENT  
V= VACANT  
R= RESIGN  
F= FORFEIT

# FY 2022-23 GOALS AND OBJECTIVES

## Goals

Effectively and procedurally carryout citizen participation responsibilities and budget recommendations.

## Objectives

- 1) Continue coordination with other boards, commissions, and City staff in a collaborative effort to address the needs of low- and moderate-income persons residing within the City of Dallas.
- 2) Continue review of unspent funds status quarterly and make recommendations to the City Manager and the Dallas City Council as necessary.
- 3) Continue advocacy and pursue economic development opportunities for low- and moderate- income neighborhoods.
- 4) Continue to hold regular CDC monthly meetings and annual neighborhood public hearings to obtain citizen participation.
- 5) Provide recommendations to the City Manager and City Council on the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Budget and Citizen Participation Plan for the following federal grants: Community Development Block Grant (CDBG); HOME Investment Partnerships (HOME); Housing Opportunities for Persons with AIDS (HOPWA); Emergency Solutions Grant (ESG); and CARES Act funds.
- 6) Continue to review and evaluate the performance of Public Service, Housing, Economic Development, Public Improvement, and Fair Housing activities funded through CDBG, ESG, and HOPWA grant funded activities.
- 7) Continue to carry out the responsibilities of the CDC to participate in the overall efforts of the city to improve the lives and living environments of low- and moderate-income persons residing within the City of Dallas.
- 8) Continue to support staff with an online presence to obtain citizen participation through the City's social media pages and Neighborhood Public Hearings.
- 9) Conduct annual oversight of HUD funded projects through scheduled site visits.
- 10) Support fair and equal housing opportunities and public accommodations for all in Dallas.
- 11) Proactively develop impactful Community Development Week activities.
- 12) Communicate CDC trainings needs to effectively carryout CDC responsibilities.
- 13) Engage in peer-to-peer mentorship with fellow CDC members.

## Summary of HUD Grant Administration

The Budget & Management Services, Grants Administration Division is the CDBG and HOPWA administrator and the lead agency responsible for the preparation of the FY 2022-23 Annual Action Plan for HUD Grant Funds. The City's Housing & Neighborhood Revitalization Department administers the HOME program. The City's Office of Homeless Solutions and Office of Community Care administers ESG and HOPWA-C funds.

The Consolidated Plan describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address these needs for a period of five years. The plan coordinates the City's housing and economic development plans with other public, private, and nonprofit community housing providers and non-housing service agencies.



The resulting Consolidated Plan and subsequent Annual Action Plans provide a unified vision for community development and housing actions with the primary goals of providing affordable housing, public services, revitalizing neighborhoods, providing support for homeless and special needs populations, the elimination of blight on a spot basis, and the expansion of economic development opportunities.

The Action Plan documents the many services, activities, and initiatives designed to improve the quality of life for Dallas residents by providing decent housing, a suitable living environment, and the expansion of economic opportunities for low- and moderate-income persons. This report highlights actions to be taken over the next twelve (12) months (October 1, 2022, through September 30, 2023) to address the City's most critical needs in affordable housing, economic development, neighborhood revitalization, housing development, and public services for low- and moderate-income households and the homeless population.



# APPENDICES

# APPENDIX A

## Timely Expenditure of CDBG Funds

1. U.S. Department of Housing and Urban Development (HUD) requires CDBG funds be expended in a timely manner:
  - Federal regulations only allow for the cumulative unspent balance of all CDBG grants to be no more 1.5 times the annual grant allocation
  - To determine compliance, HUD reviews two undisbursed amounts: one is based on grant funds alone (unadjusted); and one is adjusted for program income received in HUD's Integrated Disbursement and Information System (IDIS).
  - Tested on August 2nd annually – 60 days before the end of the program year
2. Non-compliance with the regulation causes a reduction in the next annual grant:
  - The next annual grant is reduced by the amount that the accumulated balance exceeds the 1.5 requirement
3. When the 60-day test was conducted on August 2, 2022, the City was not in compliance with this requirement.

15.08m	FY 21-22 Annual Grant Allocation
<u>    x 1.5</u>	
22.62m	HUD Goal for August 2, 2022
23.80m	Actual August 2, 2022 CDBG Balance
<b>-1.18m*</b>	<b>Performance did not meet HUD requirement</b>

\* For FY 2021-22, HUD released a memo in which it recognized the extenuating circumstances under which many local governments were operating due to coronavirus and suspended the Timeliness test.

# APPENDIX B

## HUD FY 2022-23 CONSOLIDATED PLAN BUDGET

### FY 2022-23 HUD CONSOLIDATED PLAN BUDGET

<u>Project Name</u>	<u>Adopted Budget</u>
<b><u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u></b>	Resolution #22-1024
<b><u>CDBG - Public Services</u></b>	
1 PKR Out-of-School Time Program	\$ 738,301
2 Early Childhood and Out-of-School Time Services Program	650,000
<b>Youth Programs Sub-Total</b>	<b>1,388,301</b>
3 Community Court Program	763,739
<b>Other Public Services Sub-Total</b>	<b>763,739</b>
<b>Total CDBG - Public Services</b>	<b>2,152,040</b>
<b><u>CDBG - Housing Activities</u></b>	
4 Dallas Homebuyer Assistance Program	400,000
<b>Homeownership Opportunities Sub-Total</b>	<b>400,000</b>
5 Home Improvement and Preservation Program (HIPP)	4,654,038
6 Residential Development Acquisition Loan Program	2,265,710
<b>Homeowner Repair Sub-Total</b>	<b>6,919,748</b>
<b>Total CDBG - Housing Activities</b>	<b>7,319,748</b>
<b><u>CDBG - Public Improvements</u></b>	
7 Public Facilities and Improvements	4,024,314
<b>Total CDBG - Public Improvement</b>	<b>4,024,314</b>

**SCHEDULE A**  
**FY 2022-23 HUD CONSOLIDATED PLAN BUDGET**

Project Name	Amount
<b><u>CDBG - Fair Housing and Planning &amp; Program Oversight</u></b>	
8 Fair Housing Division	530,112
9 Citizen Participation CDC Support HUD Oversight	1,029,062
10 Community Care Management Support	178,890
11 Housing Management Support	865,033
12 HUD Environmental Review	220,929
<b>Total CDBG - Fair Housing and Planning &amp; Program Oversight</b>	<b>2,824,026</b>
<b>TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT 16,320,128</b>	
<b><u>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</u></b>	
13 CHDO Development Loan Program	966,076
14 HOME Project Cost	450,000
15 HOME Program Administration	589,796
16 Dallas Homebuyer Assistance Program	400,000
17 Housing Development Loan Program	4,534,626
<b>Homeownership Opportunities Sub-Total</b>	<b>6,940,498</b>
<b>TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM 6,940,498</b>	
<b><u>EMERGENCY SOLUTIONS GRANT (ESG)</u></b>	
18 Emergency Shelter	614,627
19 Street Outreach	146,291
<b>Essential Services/Operations Sub-Total</b>	<b>760,918</b>
20 Homelessness Prevention	246,086
<b>Homeless Prevention Sub-Total</b>	<b>246,086</b>
21 Rapid Re-Housing	169,190
<b>Rapid Re-Housing Sub-Total</b>	<b>169,190</b>
22 ESG Administration	92,003
<b>Program Administration Sub-Total</b>	<b>92,003</b>
<b>TOTAL EMERGENCY SOLUTIONS GRANT 1,268,197</b>	

**SCHEDULE A**  
**FY 2022-23 HUD CONSOLIDATED PLAN BUDGET**

Project Name	Amount
<b><u>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</u></b>	
23 Emergency/Tenant Based Rental Assistance	5,162,448
24 Facility Based Housing	2,385,000
25 Housing Placement & Other Support Services	150,000
26 Housing Information Services/Resource Identification	150,000
<b>Other Public Services Sub-Total</b>	<b>7,847,448</b>
27 Program Administration/City of Dallas	254,069
28 Program Administration/Project Sponsors	367,622
<b>Program Administration Sub-Total</b>	<b>621,691</b>
<b>TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS</b>	<b>8,469,139</b>
<b>GRAND TOTAL HUD CONSOLIDATED PLAN BUDGET</b>	<b>\$32,997,962</b>

# APPENDIX C

## FY 2021-22 Consolidated Annual Performance Evaluation Report (CAPER)

### CR-05 - Goals and Outcomes

#### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

Each year, the City of Dallas, as a U.S. Department of Housing and Urban Development (HUD) designated entitlement community, compiles and publishes an annual report detailing the use of the City's Consolidated Plan grant funds and associated accomplishments. This annual report is known as the Consolidated Annual Performance and Evaluation Report (CAPER). This CAPER covers expenditures and accomplishments for the third year of the Five-Year Consolidated Plan FY 2019-20 through FY 2023-24. Information reported in this CAPER demonstrates the City's efforts to manage funding and deliver inclusive community development projects and services to residents in the third year of the Consolidated Plan period. It documents the many services, activities, and initiatives that improved Dallas resident's quality of life through providing decent housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income persons from October 1, 2021, to September 30, 2022.

### Decent, Affordable Housing

To promote decent, safe, and affordable housing, the City administered programs and funds for housing rehabilitation and development, homeownership, rental assistance, construction of new affordable housing units and housing for individuals, families, and other special needs populations experiencing homelessness. Highlights include:

- The City used Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to construct a total of 99 new housing units that are occupied by low- and moderate-income renters. Also, 36 housing units owned by low- and moderate-income (LMI) households were rehabilitated during FY 2021-22.
- Homeownership assistance was provided to 15 LMI households through the Dallas Home Buyers Assistance Program (DHAP), utilizing both CDBG and HOME funds.
- Emergency Solutions Grant (ESG) and ESG-CV CARES Act funds were used to provide an array of services to a total of 12,344 persons experiencing homelessness and those at risk of homelessness.
  - ESG funds were used to serve a total of 5,218 persons. Operational funds received by emergency and transitional shelters were used to provide services to 4,808 persons, and 346 people received street outreach services. Homeless prevention services aided 64 persons at risk of becoming homeless. Traditional ESG funds were not used for Rapid Re-Housing this year since ESG CV CARES funds and other COVID-19 funding sources were used for this purpose.
  - ESG-CV CARES Act funds were used to provide additional services to a total of 7,126 persons experiencing homelessness and those at risk of homelessness due to the COVID- 19 pandemic.
- The City of Dallas Continuum of Care Shelter Plus Care project provided permanent supportive housing, rental assistance, and case management for approximately 84 households.
- Housing Opportunities for Persons with AIDS (HOPWA) funds were used to provide housing assistance for a total of 737 households (711 unduplicated households), comprised of 711

persons living with HIV/AIDS in the Dallas EMSA, with 319 family members (total of 1,020 persons). Of these households, 291 received TBRA assistance and 190 received STRMU assistance, with 214 housed in facility-based permanent housing, 18 housed in facility-based short-term/transitional housing, and 24 receiving permanent housing placement assistance.

### Suitable Living Environment

To create suitable living environments, the City administered programs and funds that improved public infrastructure and provided services to children, youth, seniors, and others.

- Four public improvement projects were completed in FY 2021-22 with CDBG funds; these projects served 32,270 low- and moderate-income households in neighborhoods across Dallas. Projects include:
  - The City provided grant funds to assist local nonprofit Catholic Charities of Dallas, Inc., with the renovation of the Marillac Community Center. Renovations consisted of repairing the roof, replacing the HVAC system, sewer line, flooring, sidewalks, creating handicapped access into the building, remodeling existing restrooms, and adding two showers.
  - Reconstruction of streets, sidewalks, driveway approaches, curb and gutter, and some barrier free ramps on Nutting Dr., from Scyene Rd. to Latta St.
  - Reconstruction of streets, driveway approaches, curb and gutter, and some barrier free ramps on Brookwood St., Tarryall St., and Woodcliff St.
  - Reconstruction of streets, sidewalks, driveways, water lines, right of way acquisitions, paving and drainage, water and wastewater appurtenance, and pavement in The Bottoms Neighborhood on Hutchins Ave., Levee St., Moore St., May Hall St., Denley Dr., and Sparks St.
- CDBG-funded public service projects served 2,157 persons during the program year in addition to area benefits, including:
  - 1,654 youth received services through two programs: Out of School Time and Early Childhood Services (1,275 and 379, respectively).
  - 377 total defendants entered the Community Court system and received assistance that included short-term intensive case management, job training, housing, employment search services, and rehabilitation and treatment services, as needed.
  - 126 people received job training, career development skills, and needed support to gain and maintain jobs that pay livable wages through the Overcoming Barriers to Work program.

### Expanded Economic Opportunity

To promote local economic opportunities, CDBG-CV CARES Act funds were made available to provide workforce training and education for employment opportunities to Dallas residents. In FY 2021-22, The Workforce Training Program provided 102 persons with low- and moderate-incomes, training within the healthcare industry.

CR-15- Resources and Investments 91.520(a) Identify the resources made available

Table 3 – Resources Made Available

Source	Resources Made Available (\$)	Amount Expended During Program Year (\$)
CDBG	18,156,319	10,613,208
HOME	7,374,010	5,648,230
HOPWA	7,943,508	8,535,468
ESG	1,290,230	791,575
OTHER	0	10,115,102

Narrative

**CDBG:** The City successfully undertook and administered several CDBG-funded projects during the 2021-22 program year. Activities funded included acquisition of real property, economic development, direct homeownership assistance, home rehabilitation, public facilities improvement, neighborhood facility improvement, public services, and administration costs. In FY 2021-22 the City expended \$10,613,208 in CDBG funds.

**HOME:** The City successfully undertook and administered several HOME funded projects in the program year of 2021-22. Activities funded included granting loans to developers to build affordable housing, the Dallas Home Buyers Assistance Program, and administration costs. In FY 2021-22 the City expended \$5,648,230 in HOME funds.

**HOPWA:** The City successfully undertook and administered several HOPWA projects in the program year 2021-22. Activities funded included operation of housing facilities for homeless persons with HIV/AIDS and their families, homeless prevention services, distribution of housing information, HIV supportive services, and rental assistance. In FY 2021-22 the City expended \$8,535,468 in HOPWA funds.

**ESG:** The City successfully undertook and administered several ESG projects in the program year of 2021-22. Activities funded included street outreach to unsheltered persons, the operation of homeless shelters, homeless prevention, rapid rehousing for those who lost their homes, data collection on homeless persons, and administration costs. In FY 2021-22 the City expended \$791,575 in ESG funds.

**OTHER:** The City successfully undertook and administered several projects through the CARES Act, including CDBG-CV, ESG-CV, and HOPWA-CV to prevent, prepare for, and respond to COVID-19. These included:

- **CDBG-CV:** Activities funded through CDBG-CV included emergency assistance, including rental, mortgage, and utility assistance, small business grants and loans, eviction assistance, workforce development, Section 108 debt payment, and administration costs. All activities were used. In FY 2021- 22 the City expended \$4,658,533 in CDBG-CV funds.

- ESG-CV: Activities funded included street outreach to unsheltered persons, the operation of homeless shelters, homeless prevention, rapid rehousing for those who lost their homes, and administration costs. All activities were used to prevent, prepare for, and respond to COVID-19. In FY 2021-22 the City expended \$5,164,529 in ESG-CV funds.
- HOPWA-CV: In FY 2021-22 the City expended \$292,040 in HOPWA-CV funds to provide emergency short-term rent, mortgage, and utility payments to prevent persons living with HIV/AIDS and their families from becoming homeless in response to the COVID-19 pandemic. HOPWA-CV funds have also been allocated to support the operation of housing facilities, as well as additional emergency/tenant based rental assistance, for persons with HIV/AIDS and their families during the COVID pandemic. All HOPWA-CV activities are intended to prevent, prepare for, and respond to COVID-19.

**Table 4 – Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Dallas City-wide	100%	100%	
Midtown Redevelopment Area ("generally" CTs- 96.04 partial tract [pt.], 132.00 pt., 136.08 pt., 136.15, 136.16, 136.23 pt., 136.24, pt., 136.25 pt., 136.26 pt., 138.06 pt.)	0%	0%	Not funded in FY 2021-22.
High Speed Redevelopment Area ("generally" CTs- 31.01 pt., 34.00 pt., 41.00 pt., 100.00 pt., 204.00pt.)	0%	0%	Not funded in FY 2021-22
Wynnewood Redevelopment Area ("generally" Cts- 54.00 pt., 56.00 pt., 62.00 pt., 63.01 pt., 63.02)	0%	0%	Not funded in FY 2021-22
Red Bird ("generally" CTs – 109.02 pt., 109.03 pt., 109.04., 166.05 pt. 166.07 pt.)	0%	0%	Not funded in FY 2021-22
LBJ Skillman Stabilization Area ("generally" CTs- 78.10 pt., 78.11 pt., 78.25 pt., 78.27 pt., 130.08 pt., 1785.03, 185.05 pt., 185.06 pt., 190.19 pt., 190.35 pt.)	0%	0%	Not funded in FY 2021-22
Vickery Meadows Stabilization Area ("generally" CTs- 78.01 pt., 78.09 pt., 78.12 pt., 78.15 pt., 78.18, 78.19, 78.20 pt., 78.21, 78.22 pt., 78.23 pt., 79.10 pt., 79.11 pt., 79.12 pt., 131.01 pt.)	0%	0%	Not funded in FY 2021-22

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Casa View Stabilization Area ("generally" CTs- 82.00 pt., 124. Pt, 125.00 pt., 126.01 pt., 126.03 pt., 127.01 pt., 127.02 pt., 128.00 pt.)	0%	0%	Not funded in FY 2021-22
East Downtown Stabilization Area ("generally" CTs-17.01 pt., 16.00 pt., 22.00 pt., 21.00 pt., 31.01 pt., 20.40 pt., 17.04 pt.)	0%	0%	Not funded in FY 2021-22
West Dallas Stabilization Area ("generally" CTs- 101.01 pt., 101.02 pt., 43.00 pt., 205.00 pt.)	0%	0%	Not funded in FY 2021-22
Forest Heights / Cornerstone Heights Stabilization Area ("generally" CTs- 34.00 pt., 37.00 pt., 38.00 pt., 40.00 pt., 203.00 pt.)	0%	0%	Not funded in FY 2021-22
The Bottom Stabilization Area ("generally" CTS – 20.00 pt., 204.00 pt., 41.00 pt., 48.00 pt.)	0%	0%	Not funded in FY 2021-22
Red Bird North Stabilization Area ("generally" CTs – 109.03 pt., 109.04 pt., 165.02 pt.)	0%	0%	Not funded in FY 2021-22

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Southern Gateway Emerging Market Area ("generally" CTs -47.00 pt., 48.00 pt., 41.00 pt., 49.00 pt., 50.00 pt., 54.00 pt., 62.00 pt.)	0%	0%	Not funded in FY 2021-22
Peasant Grove Emerging Market Area ("generally" CTs 92.02 pt., 93.01 pt., 93.04 pt., 116.01 pt., 116.02 pt., 117.01 pt., 118.00 pt.)	0%	0%	Not funded in FY 2021-22
University Hills Emerging Market Area ("generally" CTs 112.00 pt., 113.00 pt., 167.01 pt.)	0%	0%	Not funded in FY 2021-22

## Narrative

CDBG projects are allocated to CDBG-eligible geographic areas based on the low- and moderate-income criteria established by HUD under the area-wide benefit activity. Areas with concentrations of low- income families are census tracts in which 50 percent or more of the families residing in the tract have annual incomes below 80 percent of the Dallas Area Median Family Income (AMFI). With some exceptions, concentrations of low-income to very low-income African American and Hispanic populations are in South Dallas and West Dallas, while many immigrant and refugee populations reside in various northern pockets. The housing stock in these areas need repairs and updated infrastructure. Many of these areas have limited grocery stores, transportation, and other retail options. Residents in these areas must travel farther to work and affordable shopping centers, placing an additional cost burden on these households.

For the last program year, the City continued to realign the Comprehensive Housing Policy (the "Plan"), adopted by City Council on May 9, 2018, to better address market conditions which have historically led to disinvestment in some communities while attempting to meet the needs of the residents. Guided by the Market Value Analysis (MVA) approach, the Plan updates and replaces the Housing and Neighborhood elements of the *forward Dallas!* Comprehensive Plan that began in 2005, as well as the Neighborhood Plus Plan adopted in 2015. The Plan is comprised of strategic goals that lay out a new direction for ensuring safe, healthy, and sustainable neighborhoods for all Dallas residents. It shifts the City's approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, while expanding the range of housing options and enhancing the quality of neighborhoods. Additionally, the Plan provides for tiered Reinvestment Strategy Areas to address three market types of City investment: Redevelopment Areas, Stabilization Areas, and Emerging Market Areas. Improvements to public facilities and infrastructure in low- to moderate-income geographic areas through the city improved quality of life for approximately 32,270 residents through four public improvement projects that were completed in FY 2021-22 with CDBG funds. Projects include:

- Grant funds provided to assist local nonprofit Catholic Charities of Dallas, Inc., with the renovation of the Marillac Community Center. Renovations consisted of repairing the roof, replacing the HVAC system, sewer line, flooring, sidewalks, creating handicapped access into the building, remodeling existing restrooms, and adding two showers.
- Reconstruction of streets, sidewalks, driveway approaches, curb and gutter, and some barrier free ramps on Nutting Dr., from Scyene Rd. to Latta St.
- Reconstruction of streets, driveway approaches, curb and gutter, and some barrier free ramps on Brookwood Drive, Tarryall St., and Woodcliff St.

## Leveraging

**CDBG:** During the program year, \$10,613,208 in CDBG funds were leveraged with traditionally available resources, including:

- City general funds
- General obligation bonds for affordable housing, public services, public improvements, and program monitoring
- Dallas Independent School District funds for enrichment programs for youth
- Grants awarded to the Community Courts from the Substance Abuse and Mental Health Services Administration and the Texas Veteran's Commission to assist the Courts' work in providing high-risk and high-need defendants with treatment services and assisting veterans with substance use disorders
- CDBG grant funds allow the City to help more residents, achieve greater change, and increase the impact of CDBG funded activities through education, training opportunities, social services, economic development, job creation, affordable housing construction, public facilities and infrastructure improvements, and repairs for qualifying homeowners.

**HOME:** Due to COVID-19, the City elected to participate under HUD's waiver for match. During the program year, the City expended \$5,648,230 in total HOME funds across the HOME Program. All HOME funds expended are subject to match, except for funds used for HOME Program administration and planning, and CHDO operating and capacity building. Additionally, all HOME Program expenditures paid with program income are not subject to match. Due to fiscal distress, the City continues to qualify for a 50 percent reduction of the required HOME match contribution; the City's match liability is 12.5 percent of total HOME funds drawn subject to match. The City completes its own analysis to determine its match liability under HOME program. In FY 2021-22, the City did not bank additional match funds.

**HOPWA:** During FY 2021-22, \$8,535,468 in HOPWA funding was expended, with \$2,586,154 in other funds leveraged to provide services for clients in the program (including resident rents), yielding a leveraging ratio of 30%. The City has several community-based partners providing services to eligible persons under the HOPWA program. In addition to HOPWA, most of these partners receive funding for housing and HIV/AIDS services from other grant sources, which are used in conjunction with HOPWA funding to provide clients with a broad range of supportive services in the continuum of care.

**ESG:** The City of Dallas leveraged ESG funds during the FY 2021-22 program year. The City, as well as its sub- recipients, are required to match ESG funds dollar-for-dollar. Matching funds of at least \$791,575 were provided by the City through local general funds.

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$7,760,449
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$7,760,449
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$7,760,449

**Table 6 – Match Contribution for the Federal Fiscal Year**

<b>Match Contribution for the Federal Fiscal Year 2020</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/ Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction, Materials, Donated Labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
No Match Requirement For FY 2021-22								

**Program Income**  
**Table 7 – Program Income**

<b>Program Income</b> (Program amounts for the reporting period)				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amounts expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
\$1,603,040.43	\$0	\$1,177,827.88	\$0	\$425,212.55

HOME - MBE/WBE Reports

**Table 8 – Minority Business and Women Business Enterprises**

<b>Minority Business Enterprises and Women Business Enterprises</b> (number and dollar value of contracts for HOME projects completed during the reporting period)					
<b>TOTAL MINORITY BUSINESS ENTERPRISES</b>					
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
<b>Contracts</b>					
Number	0	0	0	0	0
Dollar Amount	0	0	0	0	0
<b>Sub-contracts</b>					
Number	0	0	0	0	0
Dollar Amount	0	0	0	0	0

<b>TOTAL WOMEN BUSINESS ENTERPRISES</b>			
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic
<b>Contracts</b>			
Number	0	0	0
Dollar Amount	0	0	0
<b>Sub-contracts</b>			
Number	0	0	0
Dollar Amount	0	0	0

To improve the competitiveness of minority and women owned businesses, the City Manager established and dedicated resources to the Small Business Center (SBC). The SBC intends to create new partnerships, and work alongside current business and economic ecosystems to advance the mission.

The Small Business Center strives to:

- Facilitate strategic business guidance and serve as a resource arm to bring together the City's business diversity, workforce development, and entrepreneurship support-related activities
- Champion the growth and development needs of small businesses in Dallas
- Convene and leverage existing external efforts to address challenges impacting workforce readiness, capacity building of minority, women, and veteran-owned businesses, business startups and retention strategies, and residents' re-entry services
- Advocate for the importance of diversity and inclusion in the awarding of City contracts

The SBC created the South Dallas Fair Park Opportunity Fund Program and the Southern Dallas Investment Fund to MLK Kingdom Complex LLC to support the community empowerment and small business growth in South Dallas. The fund will invest in historically underserved and overlooked communities in South Dallas and build a stronger and healthier economic community.

The SBC hosts the Women's Entrepreneurs Leadership Forum which provides assistance and training information for writing business plans, marketing, and building strategic lender relationships for financing to businesswomen.

**Table 9 – Minority Owners of Rental Property**

<b>Minority Owners of Rental Property</b> (The number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted)					
<b>TOTAL MINORITY PROPERTY OWNERS</b>					
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	1
Dollar Amount	\$0	\$0	\$0	\$0	\$2,480,000

There were no rental properties receiving HOME Program assistance during the fiscal year which had minority ownership.

In FY 2021-22, one contract was awarded to a white non-Hispanic female. The Housing Department continues its collaborative efforts with SBC to establish Good Faith Effort plans in future contracts opportunities.

**Table 10 – Relocation and Real Property Acquisition**

<b>RELOCATION AND REAL PROPERTY ACQUISITION</b> (the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition)					
Parcels Acquired	0	0	0	0	0
Businesses Displaced	0	0	0	0	0
Nonprofit Organizations Displaced	0	0	0	0	0
Households Temporarily Relocated, not Displaced	0	0	0	0	0
<b>TOTAL HOUSEHOLDS DISPLACED – MINORITY PROPERTY ENTERPRISES</b>					
	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0

CR-20 - Affordable Housing 91.520(b)

Table 11 – Number of Household

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	40	531
Number of non-homeless households to be provided affordable housing units	169	150
Number of special-needs households to be provided affordable housing units	660	481
<b>Total</b>	<b>869</b>	<b>1,162</b>

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	700	101 2
Number of households supported through the production of new units	114	99
Number of households supported through rehab of existing units	35	36
Number of households supported through acquisition of existing units	20	15
<b>Total</b>	<b>869</b>	<b>1,162</b>

Table 11: Affordable housing was provided to 1,162 households. This includes:

- A total of 531 homeless households were provided with affordable housing units: 531 through the Rapid Rehousing assistance program using ESG-CV funds and other COVID- 19 resources.
- A total of 150 non-homeless households were provided affordable housing units: 15 through the Dallas Home Buyer Assistance Program (DHAP), 36 through rehabilitation and reconstruction programs, and 99 units were constructed through the Development Loan Program.
- A total of 481 special-needs households were provided affordable housing units: 291 through the Housing Opportunities for Persons with AIDS (HOPWA) funded tenant- based rental assistance (TBRA), and 190 through HOPWA funded permanent facility- based housing.

Overall, the City reached 134 percent of its goal to provide affordable housing to 869 households. In general, demand for housing for special-needs and homeless households was greater than anticipated.

Table 12: Number of households supported: 1,162, including:

- 1,012 households were supported through the provision of rental assistance: 481 households were served through HOPWA funded programs, 531 units through the ESG- CV funded Rapid Re-housing program.
- 99 households were able to purchase a newly constructed home through the production of new housing units through the Development Loan Program
- 36 households were supported through the rehab of existing housing units
- 15 households received assistance through the Dallas Home Buyer Assistance Program (DHAP)
- The program counts included in Tables 11 and 12 are inclusive of the Dallas Home Buyer Assistance Program, Home Improvement and Preservation Program, Development Loan Program, HOPWA Tenant-Based Rental Assistance, and permanent facility-based housing.

The City of Dallas annually assesses its progress in meeting goals outlined in the FY 2019-2024 Consolidated Plan through development of the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an opportunity for the City to evaluate the performance of its programs and services and determines whether modifications to the current five-year goals are needed. The City evaluates performance in each year and trends over time to inform and adjust future targets and funding levels.

**Table 13 – Number of Households Served**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	650	3
Low-income	1,494	16
Moderate-income	80	33
<b>Total</b>	<b>2,224</b>	<b>52</b>

**Narrative**

During the 2021-22 program year, CDBG and HOME funds addressed the five priorities identified in the Five- Year Consolidated Plan: 1) Affordable Housing, 2) Homelessness, 3) Public Services, 4) Public Improvements and 5) Economic Development. In cooperation with the Dallas Housing Authority (DHA) and other community partners, the City addressed affordable housing by utilizing both CDBG and HOME funds.

**CDBG:** Affordable housing activities supported by FY 2021-22 CDBG funds included acquisition of real property, rehabilitation of existing housing units, home ownership assistance, and COVID- 19 emergency rental and mortgage assistance to eligible homebuyers. Information gathered throughout all the programs offered indicates CDBG funds were used to provide affordable housing assistance to a total of 2,224 households, which includes:

- 650 extremely low-income households (less than or equal to 30 percent Area Median Family Income - AMFI)
- 1,494 low-income households (greater than 30 percent but less than or equal to 50 percent AMFI)
- 80 moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI)

**HOME:** Activities supported by FY 2021-22 HOME funds included construction subsidies provided to developers to build new affordable housing units, and homebuyer assistance for the purchase of new or existing properties. HOME funds assisted a total of 52 households, including:

- 3 extremely low-income households (less than or equal to 30 percent AMFI)
- 16 low-income households (greater than 30 percent but less than or equal to 50 percent AMFI)
- 33 moderate-income households (greater than 50 percent but less than or equal to 80 percent AMFI)

The Dallas Housing Authority (DHA) has set aside project-based vouchers for disabled, income- eligible residents. Additionally, the City's Housing Department issued a Notification of Funds Available (NOFA) for multi-family housing construction. In partnership with DHA, 15 percent of DHAs Housing Choice Vouchers (HCVs) are set aside for special needs populations within the developments funded through the City. The City and DHA continue to work with landlords and developers to accept HCVs and/or develop affordable rental units with project-based vouchers for all or a portion of the units.

During FY 2021-22, Development and CHDO Development Programs provided developers with loans or grants for acquisition of vacant and improved properties, development costs, operating assistance, and development of affordable housing multifamily and single-family units. In FY 2021-22, the City was to develop 20 units with CDBG and 94 units with HOME funds. Housing spent significant time with CHDO applicants through certification of one (1) new CHDO, Brompton Community Housing Development Corp. and recertification for two (2) existing CHDOs, Builder of Hope CDC and Notre Dame Place. The City is currently under contract with all three CHDO's in the amount of \$6,224,131.00 for the construction of 106 single family and multifamily units in phase I of their projects. Additional development projects contracted in FY 2021-22 include Westmoreland Station Apartments in the amount of \$8,000,000.00 for development of 248 CDBG and HOME multifamily units and Midpark Towers in the amount of \$2,500,000.00 for the development of 202 multifamily CDBG units. Ninety-nine new multifamily units were completed in FY 2021-22. The city provided 15 homebuyers with down payment and closing cost assistance.

City-wide, thirty-six homeowners were approved for home repairs and all repairs were completed during FY 2021-22 for an expenditure of approximately \$2.5M. Fifty-three homes are under construction but not yet complete at the time of this report for an amount of approximately \$4.5 million.

## CR-30 - Public Housing 91.220(h); 91.320(j)

DHA Housing Solutions for North Texas (DHA) owns and manages approximately 3,169 units of public housing located throughout the city of Dallas. Housing is provided in both single-family and multifamily facilities. DHA also has approximately 20,010 Housing Choice Vouchers (“HCV”) for families to locate housing in the private market in the North Texas area it serves. Through its PHA Plan process DHA sets goals for the agency to address the needs of its Public Housing and HCV participants. The most recent goals were adopted by DHA’s Board of Commissioners in 2019 for the five-year period beginning January 1, 2020.

### DHA Goal Progress

Below is a brief status of the progress DHA has made in achieving its goals since they were adopted by the Board of Commissioners.

#### Goal 1: Increase affordable housing choices for low-income families

- DHA issued a Request for Qualifications for Development Partners to assist with the development of affordable housing and redevelopment of several of its public housing sites. Through this RFQ process DHA has selected 14 development partners.
- In April 2020 DHA closed on Inwood Apartments with one of its development partners. This PFC transaction will provide 347 apartment units, of which 174 will be leased to low- income families at 60 percent of Area Median Income (AMI).
- DHA continues to work with its selected developer, Volunteers of America National Services (VOANS) to redevelop the former Brooks Manor public housing site. The redeveloped property will include 260 units for seniors and will include a mix of affordable and market-rate rental units. Construction began in July 2021 and will be complete in 2023.
- In December 2021, DHA closed on a mixed-income development in a high opportunity area with its development partner, Fairfield Residential. This 475-unit apartment complex is currently under construction and is expected to be complete in 2023.
- In March 2022, DHA closed on Rosemont at Sierra Vista and Rosemont at Mission Trails with its partner Alliant Strategic Investments, preserving 500 units of affordable housing.
- In June 2022 DHA closed on Estelle Village with its development partner, Community Planning Partners/Belveron. This 300-unit affordable housing development in southeast Dallas will be renovated utilizing housing tax credits and private activity bonds.
- DHA has conducted 8 in-person Landlord workshops and continues to provide landlord/property owner education and outreach through a virtual platform.
- Since January 2020 DHA has welcomed 736 new landlords/business partners in the Housing Choice Voucher (HCV) program.
- DHA released three (3) new Requests for Proposals (RFP’s) for Project-Based Voucher (PBV) rental units/assistance.
- Since January 2020, DHA has executed four (4) new PBV Housing Assistance Payment (HAP) Contracts and four (4) Agreements to Enter into a HAP Contract (AHAP) totaling 351 assisted units.
- DHA has also awarded one (1) Mainstream and one (1) Walker PBV HAP applications, totaling 135 units.
- DHA launched Children First North Texas (CFNTX) program, focusing on moving families out of

high poverty neighborhoods, into areas of opportunity.

- DHA maintains site-based waiting lists to enable applicants to select the development in which they would like to reside, applicant may apply for admission to any open waiting list.
- Waitlists remain open to give clients a larger window to apply.
- Incentive transfers are offered to clients, who have a proven history of good payment standards and no lease infractions, wishing to move into “high opportunity” areas, to provide a variety of options.

## **Goal 2: Increase economic self-sufficiency of families for whom it is appropriate and provide an improved quality of life for those for whom self-sufficiency is not an appropriate goal**

- DHA continues to participate in a national Family Self-Sufficiency (FSS) Study, led by MDRC; where researchers are studying the overall impact of FSS services provided by the Public Housing Authority (PHA).
- DHA has partnered with John’s Hopkins University and the University of Michigan to track the health outcomes of families with children between the ages of 3-10, based on having rental assistance.
- DHA currently supports 890 families in the Family Self-Sufficiency program and continues to promote overall self-sufficiency in the HCV program.
- DHA enrolled 214 new families to the FSS program, graduated 36 FSS families, and issued 6 new Homeownership vouchers.
- DHA continues to promote the opportunity of Homeownership, and currently assists 84 families with mortgage assistance.
- DHA issued a Request for Proposals (RFP), for Section 8 Project Based Vouchers for Newly Constructed Seniors-Only Rental Housing.
- DHA partnered with Metro Dallas Homeless Alliance and the Veterans Administration to increase VASH utilization and strive to end Veteran homelessness.
- DHA received \$20M in Emergency Rental Assistance (ERA1) funding from the City of Dallas to assist COVID-impacted Dallas Residents. DHA developed in-house, an automation-driven system allowing for the efficient and accurate processing of thousands of applications. In sum, DHA assisted 1,700 COVID-impacted households.
- The Dallas R.E.A.L. Time Rapid Rehousing Initiative Project seeks to house approximately 2,762 families experiencing homelessness in the local Continuum of Care. DHA serves as the rental administrator for the Project, processing applications and payments.
- DHA Residential Housing collaborate with its community partners to improve quality of life through Resident Empowerment: The council meetings take place with residents where discussions take place regarding community safety, services, and updates from DHA such as renovations and enhancements. Resident are encouraged to participate in this process
- After-School Tutoring Programs – DHA partners with non-profit organizations to provide tutoring programs for resident youth on-site at DHA-owned properties.
- Head Start of Greater Dallas - DHA has partnered with Head Start of Greater Dallas for more than 20 years to provide childcare. Head Start facilities are located at DHA’s Roseland, Frazier, Buckeye Trails, and Lakewest housing communities. These centers offer a variety of supportive resources for families including computer skills; creative arts; educational activities; health check- ups; family services; and nutritious meals and snacks.
- DHA provides educational opportunities including scholarships for undergraduate studies; scholarships for returning to college after a brief break; assistance with GED preparation; internships; and skills workshops.
- DHA has partnered with the University of Houston College of Optometry who operates the Cedar Springs Eye Clinic. The clinic focuses on vision care and provides services including eye exams, prescriptions for glasses and comprehensive care for eye conditions.
- DHA onsite resident service coordinators work with partners to provide a variety of onsite services

to help support and enrich our families including: first-time home buyers seminars; crime watch meetings; resident meetings; credit repair workshops; resume writing assistance; job searches; certification classes; women’s empowerment programs; fitness classes for seniors; grocery shopping trips; support groups (peer-to-peer and substance abuse); mental health seminars; social activities for seniors (brunch, bingo, luncheons, movies, arts & crafts).

**Goal 3: Achieve greater cost effectiveness and improve efficiencies in providing high quality housing and services for low-income families**

- The COVID-19 pandemic greatly affected the construction improvements DHA could make at its public housing sites. Since January 1, 2020, however, DHA has completed approximately \$13.6 million in improvements at the Authority’s public housing sites. Each of these improvements is procured through a public process to assure cost effectiveness. The procurements are combined, when possible, to provide for improved efficiencies. A list of improvements is provided below.

Site	Improvement
Monarch Townhomes	Replace HVAC
Carroll Townhomes	Replace HVAC
Little Mexico Village	Replace roofs
Brackins Village	Replace roofs
Kingbridge Crossing	Replace kitchen cabinets and flooring in Community Building
Audelia Manor	Replace elevators
Cliff Manor	Replace elevators
Park Manor	Replace elevators
Military Parkway	Replace roofs
Hidden Ridge Apartments	Replace roof vents and awnings
Single Family Homes	Concrete repairs
Renaissance Oaks	Replace roofs
Villa Creek	Repair Foundation
Cliff Manor	Exterior Spalling's
Roseland Gardens	Vent Covers
Renaissance Oaks	Vent Covers
Villa Creek	Fire Repair
Hidden Ridge	Concrete Repair
Buckeye Head Start	Car Accident Repair
Lakewest Village	Replace Roofs
Frazier	Replace Hot Water Heaters
Carroll Townhomes	Replace Roofs
Monarch Townhomes	Replace Roofs
Carroll Townhomes	Exterior Paint & Gutters
Monarch Townhomes	Exterior Paint & Gutters
Hidden Ridge	Roof Repair
DHA HQ Building	Recycle Bin Pad at Loading Dock
Lakeview Townhomes, Hamptons at Lakewest & Villa Creek Apartments	Sidewalk Repairs
Kingbridge Crossing	Sidewalk Repairs
Frazier Fellowship	Sidewalk Repairs
Frazier Mill City	Sidewalk Repairs
Wahoo Frazier	Sidewalk Repairs
Hidden Ridge	Stair Landing Repair
Multiple Sites	Winter Storm Repairs
DHA HQ Building	Renovation of First Floor
Lakeview Townhomes	Interior renovation including kitchens, bathrooms, flooring, painting, etc. Exterior repairs and painting.
Hidden Ridge Apartments	Security cameras
Kingbridge Crossing	Security cameras
Hamptons at Lakewest	Security cameras
Park Manor	Fire alarm system upgrade
Hidden Ridge	Unit repairs due to fire and vandalism
Park Manor	Replace elevators
Single Family Homes	Replace fence
Villas of Hillcrest	Repair retaining wall; landscape improvements
Cedar Springs Place	Sidewalk repair

- DHA continues to partner with an Artificial Intelligence (AI) firm to help improve the overall efficiency of program activities, electronic and live forms of communication, and enhanced experience for landlords working with families receiving voucher assistance.
- DHA has further expanded the use of technology by utilizing an online platform for all annual and interim certifications.
- DHA launched an online chat feature, for landlords/business partners and HCV families.
- During the COVID period, DHA implemented several policies and workflows to accommodate clients with transitioning to online interims/annuals and report of changes, emergency work order protocol, and “no touch” leasing, digital file conversion.

#### **Goal 4: Facilitate the development of affordable housing in Dallas utilizing DHA’s development tools such as its tax-exempt status, issuing bonds, and partnering with private developers**

- DHA issued a Request for Qualifications for Development Partners to assist with the development of affordable housing and redevelopment of several of its public housing sites. Through this RFQ process DHA has selected 14 development partners.
- In April 2020 DHA closed on Inwood Apartments with one of its development partners. This PFC transaction will provide 347 apartment units, of which 174 will be leased to low- income families at 60 percent of Area Median Income (AMI).
- DHA continues to work with its selected developer, Volunteers of America National Services (VOANS) to redevelop the former Brooks Manor public housing site. The redeveloped property will include 260 units for seniors and will include a mix of affordable and market-rate rental units. Construction began in July 2021 and will be complete in 2023.
- In December 2021, DHA closed on a mixed-income development in a high opportunity area with its development partner, Fairfield Residential. This 475-unit apartment complex is currently under construction and is expected to be complete in 2023.
- In March 2022, DHA closed on Rosemont at Sierra Vista and Rosemont at Mission Trails with its partner Alliant Strategic Investments, preserving 500 units of affordable housing.
- In June 2022 DHA closed on Estelle Village with its development partner, Community Planning Partners/Belveron. This 300-unit affordable housing development in southeast Dallas will be renovated utilizing housing tax credits and private activity bonds.

#### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

DHA is committed to assisting its families to become economically and socially self-sufficient and offers the Family Self-Sufficiency Program (FSS) to public housing and Section 8 residents. A large variety of FSS related services were offered through agreements with other service entities or through DHA staff. Services include education programs for all ages, job training and job search assistance, and support services such as transportation, health services and childcare programs. DHA has intensified efforts to increase the number of residents participating in the FSS program and closely monitors individuals and families as they prepare to graduate from the program.

**Education:** In 2021, there were \$60,000 awarded in scholarships to thirty (30) scholars, and in 2022, awards totaling \$38,500 to eighteen (18) scholars; all the recipients were graduating high school seniors in the Dallas County area. The Ascend Scholarship which is awarded to returning college students with no lapses in semesters, awarded \$2,500 to one (1) student and in 2022 awarded \$7,400 to three (3) students. Through partnership with the Connective Agency, DHA has continued to market through social media outlets, information related to the Opportunity Rising Foundation.

In 2021, youth and their families were able to attend a free community event hosted at St. Luke Community Church which featured Qubilah Shabazz, daughter of Malcom X on the Yanga Journeys to Freedom tour. DHA continues to work with on-site providers at most housing sites. The providers include, but are not limited to, Youth 180, Texas Rangers, Mercy Street, Frazier Revitalization, Behind Every Door and Bridge Builders to provide students with homework assistance, sports activities, mentoring, and character development.

**Job Training and Job Search Assistance:** DHA has continued to partner with Workforce Solutions of Greater Dallas and First Step Staffing on job training and job search assistance to residents. Through the continued Resident Opportunity and Self-Sufficiency (ROSS) program, the 3 coordinators have continued to offer workshops with partners such as ResCare and Dallas College for assistance to all public housing residents for employment and training opportunities.

The Resident Services Department Service Coordinators have continued to provide information related to local job fairs and training opportunities to residents monthly through postings on properties and email outreach.

**Support Services:** DHA has continued to provide an on-site Resident Services Coordinator at all public housing sites to assist residents with needed resources and services to assist them in becoming self-sufficient or allowing them to age in place, if applicable. These services include summer and afterschool feeding programs for youth, parenting classes, housekeeping, counseling, mental health services, financial coaching and counseling services and resources. This year, the Resident Services Coordinators focused on providing emergency preparedness resources to residents during National Preparedness Month given the recent disasters faced by Texas over the past two years. In October, coordination was completed with Dallas Police Department and other community providers, to host National Night Out at most public housing sites, to encourage positive community engagement between police, residents, and housing.

DHA has continued to partner with Dallas County Office of Aging for on-site programming for seniors at Roseland Gardens and Buckeye Commons. In 2022, DHA began a partnership with Parkland Hospital and opened community HUBs to serve the southern sector of Dallas at Park Manor and Buckeye Commons, by offering weekly on-site free medical services to residents.

**Section 3:** DHA has an active Section 3 program and strongly supports opportunities for Section 3 residents to access education, training, and employment opportunities. Where applicable, the DHA procurement process includes in its selection criteria efforts to employ Section 3 residents. In 2019, DHA met or exceeded HUD's goals for Section 3 new hires, non-construction spending, and construction spending in both the Operating Fund and Capital Fund. Additionally, the Section 3 program promotes economic development and self-sufficiency through entrepreneurial and community reinvestment opportunities. This occurs through DHA's resident and employment coordinators who work closely with residents to provide employment, education, and training opportunities through

DHA's partnership with potential employers, and with for-profit and nonprofit entities in the community. In 2019, there were 312 new hires for opportunities funded through the Capital Fund (primarily construction contract workers) and 38 new hires through the Operating Fund (primarily technical professionals). In 2020, HUD revised the Section 3 rule to improve a focus on economic opportunity outcomes while simultaneously reducing the regulatory burden. DHA will begin reporting under the revised Section 3 rule as of March 1, 2023.

### **Actions taken to provide assistance to troubled PHAs**

The Dallas Housing Authority is not a troubled housing authority.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Throughout the program year, elected officials, community stakeholders, and City departments addressed many policies to ensure alignment or to realign policies where necessary to ensure cohesive strategies and outcomes. The City of Dallas believes that every resident has the right to safe, decent, affordable, and fair housing regardless of race, color, national origin, religion, sex, sexual orientation, disability, familial status, or source of income. In support of its residents and in compliance with HUD's recently issued Affirmatively Furthering Fair Housing Final Rule and the Voluntary Compliance Agreement, City staff identified areas in ordinances, policies, programs, and practices that could be modified to better address housing choices throughout Dallas. Elements identified for the Housing Policy under consideration include:

**Comprehensive Housing Policy:** In May 2018, the City Council adopted a Comprehensive Housing Policy that addresses citywide housing issues systematically and strategically. To inform the policy, the City first developed the Dallas Market Value Analysis (MVA), an analytical tool used to assess the residential real estate market throughout the city to determine with granular detail where market strength, transition, and stress exists. The MVA helps policy makers and stakeholders have meaningful conversations around acceptable potential strategies based on objective data. The policy's goals are to:

- Create and maintain available and affordable housing throughout Dallas
- Promote greater fair housing choices
- Overcome patterns of segregation and concentrations of poverty through incentives and requirements
- On May 11, 2022, Dallas City Council amended and adopted an updated Comprehensive Housing policy by adding new policy provisions listed below:
  - Utilizes an equity lens informed by a Racial Equity Assessment
  - Supports the adopted Racial Equity Plan
  - Amends Dallas City Code Chapters 51A and 20A, which helps regulate the Mixed Income Housing Development Bonus (MIHDB) that addresses systemic inequities in housing

**Underwriting:** The Housing Policy provides more streamlined procedures for underwriting development projects that allows for transparency in available funding and awards. The new process includes a formal bid process for single-family and multifamily development projects. This ensures better utilization of funding to assist neighborhoods with comprehensive planning and provides a mechanism for concentrated efforts. These efforts encompass new construction of and rehabilitation of existing housing, focused code compliance, street, and infrastructure improvements, and provision of other support and City services, as applicable. Additionally, the Policy provides for a tiered Reinvestment Strategy Areas to address three market types in need of City investment namely: Redevelopment Areas, Stabilization Areas, and Emerging Market Areas.

**Dallas Public Facility Corporation:** The Dallas Public Facility Corporation (DPFC) was created by the city in 2020 to exclusively assist the City in financing, refinancing, or providing public facilities. The DPFC seeks to develop and preserve mixed-income workforce housing communities to serve residents earning at or below 80% of the area median income (AMI) as well as provide non-income restricted units.

The DPFC is also authorized to finance the acquisition of obligations issued or incurred in accordance with existing law, to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing, and placement in service of public facilities as allowed by the City and pursuant to the Act. The DPFC seeks to partner with qualified organizations to acquire, renovate, or build mixed-income housing developments that:

- Are in alignment with the CHP and adhere to the broader affordable housing industry's rent and income standards:
- AMI targets adjusted for family size
- Rent restrictions based on 30% of the applicable AMI restricted levels as established by HUD, TDHCA
- Utility allowances
- Consider the income of all residents living in the unit
- Where applicable, identify opportunities for deeper income targeting based on the operational subsidy provided by the property tax exemption to ensure the property is not over subsidized
- Ensure there is no source of income discrimination at the property
- Affirmatively furthers fair housing in the City
- Ensure developers and property managers engage in affirmative marketing plans
- Provide future residents with enhanced protections for the life of the property
- Provide a diverse unit mix to provide housing options for all including single residents and families with children

**Neighborhood Empowerment Zones:** On January 22, 2020, the City Council created a Residential Neighborhood Empowerment Zone Program and seven Neighborhood Empowerment Zones (NEZ) in and near designated Stabilization Areas. City staff can implement the following programs and strategies to preserve affordability and deconcentrate RECAP:

- The NEZ program preserves affordability and deconcentrates RECAP by providing for 1) grants in amounts equal to eligible development fees and certain development-related costs and 2) tax abatements f

New construction of single-family homes or duplexes that are sold or rented to eligible households, or new construction of multifamily dwelling units that are sold to eligible households, on lots that are either currently vacant, subject to an order of demolition under Chapter 27, or purchased through the City's Land Bank or Land Transfer Programs.

- Renovation of owner-occupied single-family homes, duplexes, and multifamily developments for income-qualified owners; and
- Renovation, code compliance, and guaranteed affordability for single-family rental and duplex rental housing units.

**Mixed Income Housing Development Bonus (MIHDB):** In addition to development subsidies, the City also incentivizes the production of mixed-income rental units via regulatory incentives. The MIHDB program provides development bonuses to encourage the construction of mixed-income housing in multi-family and mixed-use zoning districts. On March 27, 2019, City Council amended the Development Code to allow for by-right development bonuses, including increases in maximum height and lot coverage, for developments that provide mixed-income housing in six multifamily and mixed-use base zoning districts. Since 2019, the City has also approved multiple planned development districts that provide bonuses in exchange for mixed income development.

The MIHDB was amended by City Council on May 11, 2022, to further address systemic inequities in housing throughout the City. Additional program and regulatory benefits are provided to incentivize program participants, support the creation of housing least likely to be supported by the market, create affordable housing in strong neighborhoods, create mixed income communities, and reduce displacement due to gentrification. Amendments include additional development bonus options, additional development rights, parking reductions, adding a fee in lieu of onsite-provision, and the establishment of the Mixed Income Housing Development Bonus Fund (One Dallas Fund).

The resulting mixed-income developments include 5-15% affordable units ranging from 51% to 100% of Area Median Family Income. In addition, the program requires such mixed-income housing developments to adopt design principles that encourage walkability, reduce the need for parking, and require the provision of more open space. As of the end of FY 2021-22, more than 1,800 units were in the development pipeline, and 356 of those were income-restricted with no additional subsidy provided.

**Urban Land Bank Demonstration Program (the "Program" or "Land Bank"):** The objectives of the Urban Land Bank Demonstration Program are to acquire: (1) unproductive, vacant, and developable property and (2) property intended for commercial use to be "banked" for affordable housing or commercial development. The resale of such property will enable the development of new single-family homeowner or rental units to serve low-income households or the development of commercial uses that stabilize distressed communities. This Program is implemented via a statutorily authorized tax foreclosure process for properties with five or more

years of delinquent property taxes. Twenty-five low-income households at or below 115% AMI were assisted through the landbank program for FY 2021-22.

**Universal Design Guidelines:** To ensure the sustainability of the projects supported by CDBG and HOME funds, the City has established guidelines in relation to Universal Design. In addition, the City wants to ensure that newly constructed units are compatible with existing neighborhoods. This comprehensive housing policy creates a “Universal Design” construction requirement for all new single-family homes, duplexes, and triplexes using financial assistance from the City.

The goal of “Universal Design” is to ensure that housing can accommodate the needs of people with a wide range of abilities, including children, aging populations, and persons with disabilities. Consequently, all new construction housing projects using City of Dallas CDBG and/or HOME funds will meet all the following criteria:

- At least one entrance shall have 36-inch door and be on an accessible route
- All interior doors shall be no less than 32-inches wide, except for a door that provides access to a closet of fewer than 15 square feet in area
- Each hallway shall have a width of at least 36-inches wide and shall be level and ramped or beveled changes at each door threshold
- All bathrooms shall have the wall reinforced around the toilet, bathtub, and shower for future installation of grab bars
- Each electrical panel, light switch or thermostat shall be mounted no higher than 48 inches above the floor and each electrical plug or other receptacle shall be at least 15 inches from the finished floor
- An electric panel located outside the dwelling unit must be between 18 inches and 42 inches above the ground served by an accessible route
- All hardwire installed to open/close doors and operate plumbing fixtures shall be lever handles

#### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

**Homeless Street Outreach:** In FY 2021-22, the City allocated \$177,682 in Emergency Solutions Grant (ESG) funds to street outreach and \$538,680 to emergency shelter, but later re-allocated an additional \$102,197 to emergency shelter based on needs in the community. In addition, the City had allocated over \$8.9 million in ESG-CV CARES Act funds to emergency shelter, including essential services and operations for individuals and families impacted by COVID-19. During FY 2021-22, the City reallocated an additional \$2.1 million in ESGCV CARES Act funds to emergency shelter to meet shelter needs. Additionally, there were continuing street outreach programs working daily to locate and refer homeless households to appropriate facilities and programs.

**Rapid Re-Housing Services:** In FY 2021-22, the City allocated \$238,782 in ESG funds and \$9.3 million in ESG-CV CARES funds to provide rapid re-housing services to quickly re-house individuals and families experiencing homelessness. However, the City reallocated unobligated funds to emergency shelter (as described above). Other funding sources have become available for rapid re-housing, including HOME funds under the American Rescue Plan Act of 201 (ARPA) and Local Fiscal Recovery funds under ARPA.

**Homelessness Prevention Services:** In FY 2021-22, the City allocated \$246,086 in ESG funds and \$1.8 million in ESG-CV CARES funds to provide homeless prevention services for persons at risk of losing their housing. In response to the COVID-19 pandemic, the City of Dallas also operated additional homeless prevention projects funded through, for example, U.S. Department of Treasury Emergency Rental Assistance Program (ERA1 and ERA2) and the Texas Emergency Rental Assistance Program (TERAP).

**The Bridge:** Bridge Steps continued to operate The Bridge Homeless Assistance Center (The Bridge) under contract with the City of Dallas. The Bridge is a campus of residential and social services designed to fill service gaps for homeless individuals and serves up to 700 people per day. It is designed to address the emergency shelter and transitional housing needs of homeless persons in Dallas. The Bridge is open 24 hours per day, seven days a week, and is the central entry-point within the Dallas Continuum of Care for homeless individuals seeking services. The creation of The Bridge has led to increased outreach effectiveness by streamlining and coordinating community-wide outreach and referrals. The Bridge continues to make efforts to end adult long-term homelessness by developing, coordinating, and/or delivering:

- Outreach/intake services
- Jail diversion/reentry services
- Emergency shelter/transitional shelter services
- Primary health care/behavioral health care services
- Recreational/educational services
- Employment/supported employment/disability income services
- Affordable housing/supportive housing services

The Bridge houses multiple service providers including Parkland Hospital's Homeless Medical Services, Legal Aid of Northwest Texas, Veteran's Administration, MetroCare Services, and the Social Security Administration. It is a one-stop facility created to minimize travel and maximize access to multiple agencies. Services available range from basic needs, survival services, low demand/interim shelter focused on rapid re-housing, meals, case management, laundry and shower facilities, medical and psychiatric clinics, pharmacies, employment training, phone and computer banks, library, and storage facility.

**Continuum of Care Strategic Work Plan Efforts:** As part of its Homeless Collaborative System Transformation, the local CoC has established three community-wide goals: (1) effectively end veteran homelessness, (2) significantly reduce chronic unsheltered homelessness, and (3) reduce family and youth homelessness.

Highlights for FY 2021-22, in addition to those described earlier, include the following:

- Launched the [Dallas R.E.A.L. Time Rapid Rehousing \(DRTRR\) Initiative](#) to significantly reduce unsheltered homelessness (as described above).

- Continued the Rapid Re-Housing Surge – housing up to 550 homeless individual families through CARES Act funding.
- Continued efforts to end veteran homelessness. Since May 2019, MDHA and its partners have housed over 1,448 veterans.
- Continued efforts to end family and youth homelessness (as described above).
- Re-structured MDHA organization to better align with needs of homeless response system in February 2022 – focusing on housing initiatives and housing navigation. In late September 2022, MDHA rebranded and changed its name to Housing Forward as described above.
- Launched a Diversion Pilot at Family Gateway and The Bridge to inform systemwide diversion training and expansion.
- Submitted application for funding under HUD’s Youth Homelessness Demonstration Program (YHDP) in collaboration with CoC Youth workgroup and the Youth Advisory Board (YAB) in June 2022.
- Submitted application for funding under HUD’s Continuum of Care (CoC) NOFO in September 2022.
- Preparing to submit application for funding under HUD’s Special NOFO to Address Unsheltered and Rural Homelessness in October 2022.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The city implemented a Lead Based Paint Hazard Reduction Grant Match Program. The program provides match for the Lead-Based Paint Hazard Reduction Grant to support identification and control of lead-based paint hazards in eligible housing units and to repair conditions that exacerbate asthma in eligible housing units. The grant funds will be used to perform eligible activities at housing units constructed prior to 1978 where at least one child under six years of age lives or spends a substantial amount of time visiting and where assistance under the City’s Home Improvement and Repair Program (HIPP) or New Construction and Substantial Rehabilitation Program (NCSRP) is also being provided. In addition, the City of Dallas took the following actions to promote the reduction of lead-based paint hazards:

- Provided information on Lead-Based Paint (LBP) hazards to households utilizing federal funds for housing activities, i.e., purchasing a home, rehabilitation services, or reconstruction.
- To reduce LBP hazards, the Housing/Community Services Department continued the practice of demolishing older housing stock with potential for lead hazards.
- Increased access to housing without LBP hazards through the development of new housing stock and redevelopment of older neighborhoods through housing programs.
- Integrated LBP hazard reduction into housing policies and programs by incorporating clauses referring to contractor’s requirements to use safe work practices and in cases of LBP removal, contractors were required to be a certified lead-abatement firm.
- Inspected federally assisted homes before purchase to ensure minimum housing standards were met. This included inspection for lead-based paint hazards for pre-1978 homes. Sellers were required to identify and address hazards prior to the closing of property and subsequent move in by

the homebuyer.

- The City, as part of the environmental review process, required testing for lead-based paint prior to demolition or rehabilitation of existing structures.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

- The City employed a multi-faceted approach to reducing poverty among its residents, including:
- The City of Dallas Housing programs are designed, in part, to address the needs of individuals and families below 30 percent of AMFI.
- Housing programs include assistance with rental units, homeowner maintenance, homeownership, and home repair.
- Programs operated by the Dallas Housing Authority, Dallas Housing Finance Corporation, and the City's nonprofit partners also address poverty level individuals and families (i.e., public housing, LIHTC projects, homeownership assistance, and transitional housing) on a neighborhood level.
- Altogether, housing partners operate programs that reduce the number of households living in poverty throughout the city of Dallas through self-sufficiency and financial independence accomplished through connection with community and social service agency resources, housing and housing assistance, education, training, health care, and transportation.
- The senior transportation program updated its client service model to continue serving older and disabled adults who need to keep medical appointments and address other health and wellness needs using a subsidy model that allows them to maximize their limited funds to cover the costs. The new service model provides clients with an on- demand service in partnership with Dallas Area Rapid Transit (DART) through its DART Rides Rider Assistance Program (RAP).
- The City provides access to free community events and supports workforce development programs through nonprofit partnerships while partnering with Workforce Solutions of Greater Dallas for employment opportunities and job fairs. The Black Chamber of Commerce continues its satellite office at the MLK Center, where the Business Assistance Center provides free services to Dallas residents interested in starting or expanding a micro- enterprise. The City utilized CDBG-CV funding to support its Drivers of Poverty Program. 1,161 persons were assisted through the program. The essential services provided by these programs are in higher demand than originally expected, due to the COVID-19 pandemic.
- The City has continued its partnerships with local and national nonprofits to launch a Financial Navigation program in the wake of the COVID-19 impacts, expanding internal capacity to provide effective referrals and resources to clients through internal and external partnerships.
- The City's Senior Services division provides resource navigation, referrals, and direct financial assistance (utility assistance) to thousands of low-income seniors annually.
- For FY 2021-22, the City continued to operate the Financial Empowerment Centers supported by an annual appropriation that provide financial counseling and case management, financial services access points, and asset building partnerships, as well as linkages to job training and placement services. For FY22, the program has continued with two partners implementing program. A new partner will begin in FY 2022-23 providing Financial/Resource/Career Coaching in three locations within the City of Dallas.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

- The City of Dallas works with various organizations by forging new partnerships and identifying strategies to undertake. In FY 2021-22 the City:
- Adopted the Comprehensive Environmental and Climate Action Plan (CECAP), which aligns with the goals of the 2017 Paris Climate Agreement. The goals of the CECAP plan include:
- All Dallas communities have access to local and healthy food
- All Dallas communities breathe clean air
- Dallas communities have access to sustainable, affordable transportation options
- Continued the Dallas R.E.A.L. Time Rapid Rehousing (DRTRR) Initiative that will rehouse over 2,700 individuals and families experiencing homelessness and reduce the unsheltered population by 50% in Dallas and Collin Counties Continuum of Care. This public private partnership is a \$72 million initiative and is one of the first of its kind collaboration.
- Initiated and maintained dialogue with housing providers to coordinate services and leverage private and public funds
- Supported the Dallas Housing Finance Corporation
- Provided technical assistance and capacity-building support for nonprofit developers
- Strengthened partnerships between the City, State, and HUD
- Pursued private resources to increase flexibility in the delivery of affordable housing developments
- Worked closely with the Dallas Housing Authority and Dallas County in the service of low- and moderate- income families and in the creation of affordable housing
- Worked closely with the Dallas Housing Authority and Dallas County in the creation of permanent affordable housing for the homeless

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City worked to coordinate public housing, private housing, and social services through:

- Engaging in frequent meetings with public and private housing advocates, housing producers, and social service agencies to seek more opportunities to work together to produce affordable and supportive housing for homeless individuals and families.
- Collaborating efforts with agencies providing supportive services to those experiencing homelessness and those at risk of becoming homeless to avoid duplication of services
- Supporting Metro Dallas Homeless Alliance as it continues its collaborative efforts to develop strategies to address homeless issues with area service providers and in conjunction with the Dallas Commission on Homelessness.

**Metro Dallas Homeless Alliance (now Housing Forward):** Dallas City Council Resolution No. 06-2657 Recognized Metro Dallas Homeless Alliance (MDHA) as the regional authority on homelessness. MDHA is the lead agency for the Continuum of Care and HMIS operator for the City of Dallas and Collin/Irving counties. In late September 2022, MDHA rebranded and changed its name to Housing Forward. Around the same time, the local Continuum of Care (previously known as the Homeless Collaborative for Dallas & Collin Counties) also rebranded and changed its name to All Neighbors Coalition. MDHA/Housing Forward is the facilitator of the local Continuum of Care, which is an organization composed of over 100 agencies that represent shelters, hospitals, government agencies, local municipalities, nonprofits (including youth and family providers), faith-based organizations, housing and treatment providers, individuals (including homeless consumers), businesses, medical/educational leaders, and other community members. Continuum of Care assembly meetings were held on the fourth Tuesday of each month.

Additionally, the Continuum of Care, through the Alliance Homeless Forum facilitated by MDHA/Housing Forward, hosts monthly meetings to provide those experiencing homelessness, formerly homeless individuals, and service providers a public forum to discuss issues those experiencing homelessness encounter. This is an ongoing opportunity to:

- Provide input into MDHA/Housing Forward's planning and advocacy for the homeless population
- Gather information that will be helpful to homeless individuals
- Develop an organized movement of homeless individuals to advocate for improvements in homeless services

**HOPWA Coordination with Homeless Services:** HOPWA coordination with homeless services takes place largely through the City of Dallas Office of Homeless Solutions' partnership with Metro Dallas Homeless Alliance (MDHA) (now known as Housing Forward) (Continuum of Care lead agency), as well as partnerships formed between HOPWA project sponsors and Homeless Continuum of Care providers, and HOPWA participation in the local Homeless Management Information System (HMIS). Following are a few specific examples of how the HOPWA program coordinates with homeless services.

- Facility Based Housing for Homeless: HOPWA partially funds Hillcrest House operated by AIDS Services of Dallas (ASD). The facility includes 64 single room occupancy (SRO) units that are specifically designated for homeless or formerly homeless persons. Other HOPWA funded facility-based housing providers also serve homeless persons, including ASD's other three facilities and Legacy Founders Cottage; however, these projects are not specifically designated for homeless.
- Participation in Local Continuum of Care and Coordinated Assessment System: Hillcrest House participates fully in the local Continuum of Care (CoC) Coordinated Assessment System (CAS), where homeless persons are assessed and prioritized for placement on the local Housing Priority List (from which CoC housing providers obtain new applicants). The CAS system is now integrated into the local HMIS system, so that housing programs (including HOPWA housing programs) with vacant units can receive referrals for placement through the system. Still, local HIV providers (including HOPWA providers) continue to make efforts to participate more fully in the CoC and CAS system to obtain housing for clients. HOPWA administrative staff regularly attend monthly CoC Assembly and HMIS meetings to stay abreast of new developments with the CoC.

- Homebase for Housing: The HOPWA program continues to operate Homebase for Housing, an HIV housing resource center that provides access to housing information, in person, via phone or e-mail, and on-line (including information regarding shelters and local homeless prevention resources). The housing resource center is a central place where any HIV+ person (particularly those who are homeless or at risk of becoming homeless) can get help with locating and accessing affordable housing resources.
- Master Leasing for Literally Homeless HIV+ Persons: The HOPWA program continues to operate two master leasing programs, to provide housing for literally homeless persons living with HIV/AIDS. Legacy Counseling Center has approximately 32 master leased units (some with double occupancy), and AIDS Services of Dallas has 10 master leased units.
- Permanent Housing Placement: The HOPWA program also provides permanent housing placement assistance throughout the HOPWA formula program. This assistance is available those who are homeless, living with family or friends, or being compelled to relocate – to assist them in moving into a new unit.
- Homeless Management Information System (HMIS): Beginning October 1, 2015, and continuing into the FY 2021-22 program year, all Dallas HOPWA projects are participating in the local Continuum of Care’s Homeless Management Information System (HMIS) administered by MDHA/ Housing Forward, and which uses the Eccovia ClientTrack™ HMIS software – to record client-level data and outcomes, taking into account confidentiality and privacy considerations. For confidentiality purposes, HOPWA projects are segregated within HMIS, and data sharing (when a client consents in writing) is solely within the HOPWA program.

**HOPWA Coordination with Ryan White Services:** The Dallas HOPWA program coordinates with Ryan White services on two levels. At the service provider level, HOPWA case managers accept and make referrals to/from Ryan White case managers for services. All HOPWA case managers are familiar with Ryan White services in the area. In some cases, Ryan White services are offered within the same agency as HOPWA services; in other cases, they are made available through referrals. Except for governmental entities, HOPWA service providers are also typically (though not always) funded for Ryan White services as well.

At the administrative level, the HOPWA program coordinates with the Ryan White Planning Council (which is overseen by Dallas County Health and Human Services) by regular participation in Council meetings and activities. The City of Dallas has one appointee to the Ryan White Planning Council itself, and a City staff member serves on the Planning & Priorities Committees. The Ryan White Planning Council manages and oversees the HIV/AIDS Continuum of Care in the Dallas area and, as such, includes HIV/AIDS housing issues in planning where appropriate. However, in Dallas, the Council has no direct oversight or responsibility over HOPWA funding. In addition, a City staff member has participated in the local Fast Track Cities Ending the HIV Epidemic initiative, when possible, and is currently participating in the Ryan White Integrated Plan process. The Ryan White Planning Council is currently in the process of conducting a new Comprehensive HIV Needs Assessment for the local area, the result of which should be available in early 2023.

## FAIR HOUSING:

### Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

As a recipient of federal block grant funds including Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) funds, the City of Dallas must certify that it will “affirmatively further fair housing” in accordance with federal regulatory requirements at 24 CFR 91.225(a)(1). The certification means that the City will conduct an Analysis of Impediments to fair housing choice (AI) within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard. In 2019, the City of Dallas completed the final version of the Analysis of Impediments (AI). The final version of the AI was submitted to the HUD regional field office and is posted on the City’s [Fair Housing website](https://dallasfairhousing.com) at DallasFairHousing.com. The final list of impediments includes the following:

- Lack of affordable housing
- Lack of accessible housing choices for seniors and persons with disabilities
- Housing rehabilitation resources are not distributed between renter and owner households
- Lack of awareness of a reasonable accommodation procedure to provide relief from codes that may limit housing opportunities to individuals with disabilities
- Historic pattern of concentration of racial/ethnic and low-income populations
- Lending practices that may be disproportionately impacting racial and ethnic minority populations
- Increase in the potential for persons with mental disabilities to be restricted in housing choices dues to cuts in case management and supportive services
- Inadequate fair housing education and awareness in the community at-large but most especially for underrepresented and minority populations with limited English proficiency (LEP)
- Residents facing challenges accessing public transportation
- NIMBY-ism sentiments in the private sector and rules that support it continue to exist

Below are actions taken during the 2021-22 program year to overcome the effects of impediments to fair housing and to affirmatively further fair housing. The City:

- Created the Eviction Assistance Initiative with CDBG-CV funds to provide education, training, and legal representation to Dallas tenants who are negatively impacted by COVID-19 and facing eviction. This Initiative contracted with:
  - Legal Aid of Northwest Texas to provide legal assistance and community outreach
  - The Concilio to provide education and outreach to underrepresented communities with limited English proficiency
- Approved Fair Housing and Affirmative Fair House Marketing Plan applications for investors and property managers, and provided guidance to investors and property managers on marketing strategies to affirmatively further fair housing, and guidance for advertising and community contact usage requirements when receiving federal funds
- Conducted monthly homebuyer trainings sponsored by Community Housing Development Organizations to educate homebuyers on fair housing laws and their rights

- Conducted fair housing reviews of Low-income Housing Tax Credit projects
- Conducted fair housing reviews of mixed income and economic development projects seeking City support
- Partnered with other divisions in the Office of Equity and Inclusion to address issues of inequity within the City of Dallas
- Partnered with the Dallas Independent School District's Equity Office in identifying housing issues and other issues that affect student performance

It is worth noting that because of the circumstances and urgency created by the impact of COVID- 19, many of the scheduled plans had to be suspended or postponed for a later time. This required Fair Housing to pivot to address the needs of the residents in an effort to keep people housed during the pandemic.

### Additional Fair Housing Efforts

**Enforcement:** There were a total of 37 case closures related to fair housing and one case closed based on source of income. Eleven of the fair housing cases were conciliated totaling \$20,700.00 in settlements.

**Education and Training:** The City conducted 19 fair housing presentations and promotional events and trained 1,384 residents and housing providers on fair housing rights and responsibilities.

**Promotion/Outreach:** Promoted the services of the FHO through:

- Two print ads:  
African American publication, printed bi-weekly/ LGBT newspaper, printed bi-weekly
- Multiple audio/radio services, including Hispanic news station within Dallas zip code
- English radio station for four weeks, and a Spanish radio station for multiple weeks

**Affordable Housing Assistance:** The Office of Equity and Inclusion - Fair Housing Division:

- Evaluated and monitored 49 Affirmative Fair Housing Marketing Plans for City-assisted housing developments. This exceeded the goal of 38 by 28 percent and is the same as the previous year.
- Received, processed, and made necessary referrals for 473 resident requests for services. This is far less than the goal of 5,000 by 90 percent. This is largely due to reduction in outreach meetings and the global pandemic.
- Distributed 43 government assisted housing/affordable housing referral packets.
- Maintained and updated semi-annually, for distribution to residents, the list of 233 government-assisted affordable multifamily housing units in Dallas.

**Fair Housing Enhancements:** Enhancements for this period include creating and maintaining the Eviction Assistance Initiative. This Initiative has been imperative to addressing the urgency surrounding residents at risk of eviction who have been city impacted by COVID-19.

# APPENDIX D

FY 2021-22 CAPER

## Community Development Block Grant (CDBG) Summary of Specific Annual Objectives and Outcomes

### HOME IMPROVEMENT AND PRESERVATION PROGRAM:

City of Dallas Housing and Neighborhood Revitalization Department Multi-Family Projects October 1, 2021 - September 30, 2022								
IDIS #	Project	Program/ Loan Amount	Funding Source	HOME or CDBG Funds Committed for FY 21-22	Amount Expended in FY 21-22	# Units Committed	Units Completed	Construction Type
13137	Palladium	\$8,300,000.00	HOME CDBG BOND	\$0.00	\$0.00	300	58	New
13132 13222	Shiloh	\$4,300,000.00	HOME CDBG BOND	\$3,801,000.00	\$3,801,000.00	264	198	New/Rehab
13336	Midpark	\$2,500,000.00	CDBG	\$2,500,000.00	\$2,500,000.00	202	0	Rehab
13357 13355	Westmoreland	\$8,000,000.00	HOME CDBG	\$8,000,000.00	\$5,500,000.00	223	0	New
<b>TOTALS</b>				<b>\$14,301,000.00</b>	<b>\$11,801,000.00</b>	<b>989</b>	<b>280</b>	

**City of Dallas**  
**Housing and Neighborhood Revitalization Department**  
**Listing of Mortgage Assisted Properties Identified During HUD Monitoring Review of the Habitat for Humanity NSP2 Grant in 2015**  
**October 1, 2021 - September 30, 2022**

#	Address	Idis #	Date Closed	Split Funded	HOME Provided for Mortgage Assistance	CDBG Provided for Mortgage Assistance	Original MAP Funding	Amount Forgiven to Date	Name of Assisted Person as Shown on CoD Documents	Name of Property Owner Shown on DCAD Online Database	Dallas County Clerk Database Checked for Address of Assisted Owner	Tax Delinquent	Name Shown on DWU Account	Initial Owner Has Rented the Assisted Property	Affordability Review Date	Property Meets Affordability Requirement	Comments
1	6880 Happy Trails	11087	2/24/2011	10810	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Theodore Twizerimam & Mudawenimana Edith	Theodore Twizerimam & Mudawenimana Edith	YES	NO	Theodore Twizerimam & Mudawenimana Edith	NO	9/30/2021	YES	
2	6624 Happy Trails	11096	4/14/2011	10810	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Greselda Caballero	Greselda Caballero	YES	NO	Yoenia Hijuelos	NO	9/30/2021	YES	DCAD has home equally owned by
3	3448 Brahma	11120	6/9/2011	10810	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Baby Garmon	Baby Garmon	YES	NO	Baby Garmon	NO	9/30/2021	YES	
4	6612 Happy Trails	11124	6/29/2011	10810	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Roxana Ramrez	Roxana Ramrez	YES	NO	Roxana Ramrez	NO	9/30/2021	YES	
5	6617 Happy Trails	11125	6/30/2011	10810	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Tamayo Silva	Tamayo Silva	YES	NO	Tamayo Silva	NO	9/30/2021	YES	
6	3223 Buckskin Drive	11130	6/30/2011	10810	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Teresa Lemus	Teresa Lemus	YES	NO	Teresa Lemus	NO	9/30/2021	YES	
7	3427 Brahma	11133	6/21/2011	10810	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Angela Rubles	Angela Rubles	YES	NO	Angela Rubles	NO	9/30/2021	YES	
8	6640 Leaning Oaks Drive	11135	6/7/2011	10810	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Jesus Herrera	Jesus Herrera	YES	NO	Jesus Herrera	NO	9/30/2021	YES	
9	3450 Santa Gertrudis	11166	6/23/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Amealie L. Washington	Amealie L. Washington	YES	NO	Amealie L. Washington	NO	9/30/2021	YES	
10	6667 Cool Morn	11171	6/22/2011	10394	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Amber Pyles	Amber Pyles	YES	NO	Amber Pyles	NO	9/30/2021	YES	
11	6650 Cool Morn	11172	6/31/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$20,000.00	Teretia D. Williams	SAENZ ANTONIO AGUILAR & MENDEZ CLAUDIA C BRISENO	YES	NO	Claudia Brisenno	NO	9/30/2021	YES	Sold 4/14/2020
12	3443 Charolais	11173	8/19/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Kirby D Johnson	FIREBIRD SFE   LLC	YES	NO	Miguel Rico Medina	NO	9/30/2021	YES	\$7,323.30 payoff amount/ Sold 12/17/18
13	3450 Charolais	11176	9/9/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Brittane K. Coley	Brittane K. Coley	YES	NO	Brittane K. Coley	NO	9/30/2021	YES	Sold 3/24/2020
14	3446 Charolais	11177	9/7/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Labridget Young, T Segrick	Labridget Young, T Segrick	YES	NO	Labridget Young, T Segrick	NO	9/30/2021	YES	
15	6654 Cool Morn	11178	6/19/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Mahogany K. Buchanan	Kinkwan Ling	YES	NO	Tiphany Potillo	NO	9/30/2021	YES	Paid in full 8/9/16. Sold 12/9/2016
16	3216 Buckskin Drive	11186	9/2/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Anntionette Jackson	Anntionette Jackson	YES	NO	Bobby Thompson	NO	9/30/2021	YES	DWU changed 4/3/2020
17	3368 Mojave Drive	11187	9/8/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Marsha Peacock	Marsha Peacock	YES	NO	Marsha Peacock	NO	9/30/2021	YES	
18	6653 Happy Trails	11214	9/22/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Roneka Turner	Roneka Turner	YES	NO	Roneka Turner	NO	9/30/2021	YES	
19	3238 Buckskin Drive	11266	9/29/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$25,000.00	Beverly Walker	Beverly Walker	YES	NO	B Walker	NO	9/30/2021	YES	
20	6671 Cool Morn	11309	10/26/2011	11023	\$2,000.00	\$23,000.00	\$25,000.00	\$24,792.00	Cherry B. Moore	Cherry Moore	YES	NO	Cherry Moore	NO	9/30/2021	YES	
21	13722 Creek Crossing Drive	11405	2/22/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,980.00	Jennifer Harris	Jennifer Harris	YES	NO	Jennifer Harris	NO	9/30/2021	YES	
22	2120 Blue Bayou Drive	11408	2/28/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,980.00	Willie Reed	Willie Reed	YES	NO	Willie Reed	NO	9/30/2021	YES	
23	2116 Blue Bayou Drive	11419	3/8/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Rebecca Richey	Rebecca Richey	YES	NO	Rebecca Richey	NO	9/30/2021	YES	
24	2127 Red Chute Drive	11420	3/6/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Tamera Y Nelson	Tamera Y Nelson	YES	NO	Tamera Y Nelson	NO	9/30/2021	YES	
25	2123 Red Chute Drive	11421	3/12/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Jurado Nelson Diaz, Blanca Diaz	Jurado Nelson Diaz, Blanca Diaz	YES	NO	Jurado Nelson Diaz, Blanca Diaz	NO	9/30/2021	YES	
26	13714 Creek Crossing Drive	11422	3/12/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Vera Pieroe	Vera Pieroe	YES	NO	Vera Pieroe	NO	9/30/2021	YES	
27	3216 Spikerush Drive	11433	3/28/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Hai Ksor, Roong Basty	Hai Ksor, Roong Basty	YES	NO	Hai Ksor, Roong Basty	NO	9/30/2021	YES	
28	2222 Upcreek Court	11435	3/29/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Rogersa Roshunda	Rogersa Roshunda	YES	NO	Rogersa Roshunda	NO	9/30/2021	YES	
29	2127 Blue Bayou Drive	11441	4/2/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,544.00	Tara Moray	Tara Moray	YES	NO	Tara Moray	NO	9/30/2021	YES	
30	2103 Red Chute Drive	11442	3/29/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Kamilaia Wilson	Kamilaia Wilson	YES	NO	Kamilaia Wilson	NO	9/30/2021	YES	
31	2234 Upcreek Court	11443	3/30/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Oswaldo Luna	Oswaldo Luna	YES	NO	Oswaldo Luna	NO	9/30/2021	YES	
32	13718 Creek Crossing Drive	11444	3/28/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Avalon Henderson	Avalon Henderson	YES	NO	Avalon Henderson	NO	9/30/2021	YES	
33	2115 Blue Bayou Drive	11445	3/23/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Brenda Dowdy & Siad Mata Sanchez	Brenda Dowdy & Siad Mata Sanchez	YES	NO	Brenda Dowdy & Siad Mata Sanchez	NO	9/30/2021	YES	

**City of Dallas**  
**Housing and Neighborhood Revitalization Department**  
**Listing of Mortgage Assisted Properties Identified During HUD Monitoring Review of the Habitat for Humanity NSP2 Grant in 2015**  
**October 1, 2021 - September 30, 2022**

#	Address	Idis #	Date Closed	Split Funded	HOME Provided for Mortgage Assistance	CDBG Provided for Mortgage Assistance	Original MAP Funding	Amount Forgiven to Date	Name of Assisted Person as Shown on CoD Documents	Name of Property Owner Shown on DCAD Online Database	Dallas County Clerk Database Checked for Address of Assisted Owner	Tax Delinquent	Name Shown on DWU Account	Initial Owner Has Rented the Assisted Property	Affordability Review Date	Property Meets Affordability Requirement	Comments
34	2203 Blue Bayou	11448	3/30/2012	11210	\$2,500.00	\$22,500.00	\$25,000.00	\$23,752.00	Rivera Erica	Rivera Erica	YES	NO	Rivera Erica	NO	9/30/2021	YES	
35	2124 Red Chute Drive	11486	4/18/2011	No CDBG	\$25,000.00	\$0.00	\$25,000.00	\$23,544.00	Curtis Johnson	Curtis Johnson	YES	NO	Curtis Johnson	NO	9/30/2021	YES	
36	2135 Red Chute	11488	4/26/2012	No CDBG	\$25,000.00	\$0.00	\$25,000.00	\$23,544.00	Nancy Martinez	Nancy Martinez	YES	NO	Nancy Martinez	NO	9/30/2021	YES	
37	2207 Blue Bayou	11489	4/25/2012	No CDBG	\$25,000.00	\$0.00	\$25,000.00	\$23,544.00	Miguel & Maria Saenz	Miguel & Maria Saenz	YES	NO	Miguel & Maria Saenz	NO	9/30/2021	YES	
38	2104 Blue Bayou	11493	5/2/2012	No CDBG	\$25,000.00	\$0.00	\$25,000.00	\$23,336.00	Jovonta Durgin	Jovonta Durgin	YES	NO	Jovonta Durgin	NO	9/30/2021	YES	
39	4028 Ivanhoe	11507	5/8/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$23,336.00	Mark Rusk	Mark Rusk	YES	NO	Mark Rusk	NO	9/30/2021	YES	
40	4823 Baldwin	11508	5/14/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$23,336.00	Alveraz Noelia	Alveraz Noelia	YES	NO	Alveraz Noelia	NO	9/30/2021	YES	
41	2030 Hollow Creek Drive	11509	5/14/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$23,336.00	Vickie Noel	Vickie Noel	YES	NO	Brittney Noel	NO	9/30/2021	YES	
42	2112 Coelum Court	11511	5/9/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$23,336.00	Doris Stubblefield	Doris Stubblefield	YES	NO	Doris Stubblefield	NO	9/30/2021	YES	
43	2103 Coelum Court	11512	5/2/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$23,336.00	Juan Rivera	Juan Rivera	YES	NO	Juan Rivera	NO	9/30/2021	YES	
44	2001 Wild Creek Court	11517	5/24/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$23,336.00	Kindrea Hayes	Kindrea Hayes	YES	NO	Kindrea Hayes	NO	9/30/2021	YES	
45	13806 Creek Crossing Drive	11518	5/25/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$25,000.00	Sefer Tanirat & Lidet Abebe	MCGEE MARSHAL	YES	NO	Sefer Tanirat & Lidet Abebe	NO	9/30/2021	YES	\$10,000 DHAP payoff amount/ Sold 08-14-2019. Sold 8/14/2018
46	4735 Baldwin	11528	7/3/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$22,920.00	Trezvant Vermesha	Trezvant Vermesha	YES	NO	Trezvant Vermesha	NO	9/30/2021	YES	
47	3627 Penelope	11529	8/27/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$23,128.00	Hartfield Tamika	Hartfield Tamika	YES	NO	Hartfield Tamika	NO	9/30/2021	YES	
48	3718 Penelope	11530	8/27/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$23,128.00	Young Christie L	Young Christie L	YES	NO	Young Christie L	NO	9/30/2021	YES	
49	2202 Red Chute	11531	7/3/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$22,920.00	Nanette Ledesma	Nanette Ledesma	YES	NO	Nanette Ledesma	NO	9/30/2021	YES	
50	1818 Nomas	11535	7/20/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$22,920.00	Patricia Eguizabal	Patricia Eguizabal	YES	NO	Patricia Eguizabal	NO	9/30/2021	YES	
51	1818 Pueblo	11536	7/19/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$17,500.00	Virleasher Gibson	TAYLOR CASPOLICA	YES	NO	Virleasher Gibson	NO	9/30/2021	YES	Sold 2/6/2020
52	3807 Jamaica	11547	7/23/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$22,920.00	Green Stephanie & Zaachaus J	Green Stephanie & Zaachaus J	YES	NO	Green Stephanie & Zaachaus J	NO	9/30/2021	YES	
53	4507 Jamaica	11550	7/25/2012	11430	\$12,000.00	\$13,000.00	\$25,000.00	\$25,000.00	Hogg Michael J & Quintonna S	MONTGOMERY CANDACE C	YES	NO	Candace Montgomery	NO	9/30/2021	YES	\$12,500.00 payoff amount/ Sold 1/22/19. Sold 4/6/2020

City of Dallas  
Housing and Neighborhood Revitalization Department  
Dallas Housing Assistance Program (DHAP) Report  
October 1, 2021 - September 30, 2022

IDIS CDBG Activity	IDIS HOME Activity	Property Type	Race	Ethnicity	AMI Income Range	Street Number	Street Name	Settlement Date	Sales Price	DHAP Amount	HOME Amount	Development HOME Amount	CDBG Amount	General Funds	Council District
13236	13358	Existing	White	Hispanic / Latino	71.18%	312	312 N Patton Ave #301	10/8/2021	\$145,000.00	\$30,000.00	\$15,000.00	\$32,500.00	\$15,000.00	\$ -	1
13236	13363	New	Black/African American	Non-Hispanic / Non-Latino	73.57%	2508	2506 NAOMA ST	10/28/2021	\$215,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	8
13236	13370	New	White	Hispanic / Latino	72.94%	2467	2457 Kemp St.	11/5/2021	\$205,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	8
13236	13369	New	White	Hispanic / Latino	66.92%	5918	5918 Plum Dale Rd	10/26/2021	\$185,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	8
13236	13382	New	Black/African American	Non-Hispanic / Non-Latino	65.72%	2558	2558 Hooper Street	12/22/2021	\$170,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	7
13236	13445	New	Black/African American	Non-Hispanic / Non-Latino	74.38%	2052	2952 Kavasar Dr	1/21/2022	\$225,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	8
13236	13427	New	White	Hispanic / Latino	62.17%	6502	6502 Leana Ave	1/7/2022	\$205,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	8
13236	13446	New	White	Hispanic / Latino	62.41%	2421	2421 Kahn St	1/7/2022	\$215,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	8
13236	13371	New	White	Hispanic / Latino	76.35%	2517	2517 Sylvia St.	11/17/2021	\$215,000.00	\$15,800.00	\$7,900.00	\$ -	\$7,900.00	\$ -	8
13236	13454	Existing	Black/African American & White	Non-Hispanic / Non-Latino	72.01%	2122	2122 Arden Road	4/1/2022	\$230,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	8
13236	13455	New	White	Hispanic / Latino	60.28%	8065	6065 Kemrock Dr	3/31/2022	\$215,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	8
13236	13456	New	White	Hispanic / Latino	61.54%	4105	4105 Hamilton Ave	4/11/2022	\$225,000.00	\$37,986.00	\$18,993.00	\$ -	\$18,993.00	\$ -	7
13236	13459	New	Black/African American	Non-Hispanic / Non-Latino	67.45%	4229	4229 Carpenter Ave	6/23/2022	\$201,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	7
13236	13462	New	Black/African American	Non-Hispanic / Non-Latino	76.93%	4015	4015 Metropolitan Ave	9/26/2022	\$200,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	7
13236	13461	New	Black/African American	Non-Hispanic / Non-Latino	75.17%	2433	2433 Gooch St	9/22/2022	\$215,000.00	\$40,000.00	\$20,000.00	\$ -	\$20,000.00	\$ -	8
n/a	n/a	New	Black/African American	Non-Hispanic / Non-Latino	95.31%	4207	4207 Opal	8/30/2022	\$246,000.00	\$45,000.00	\$ -	\$ -	\$ -	\$45,000.00	4
<b>TOTAL</b>									<b>\$3,312,000.00</b>	<b>\$608,786.00</b>	<b>\$281,893.00</b>	<b>\$32,500.00</b>	<b>\$281,893.00</b>	<b>\$45,000.00</b>	

# Home Investment Partnership Program (HOME) Summary of Specific Annual Objectives and Outcomes

## FY 2021-22 HOME CONSOLIDATED PLAN STRATEGY

### City of Dallas

Housing and Neighborhood Revitalization Department Consolidated Plan Strategy October 1, 2021 – September 30, 2022

#### Assessment of the relationship of the activities carried out under the HOME program to the objectives in the Consolidated Plan Strategy:

The activities carried out in FY 2021-22 under the City of Dallas’ HOME program were consistent with the objectives of the Consolidated Plan Strategy. The City’s overall goal is to promote and strengthen the stability, development, revitalization, and preservation of Dallas neighborhoods. There are several housing objectives that contribute to helping achieve this goal. These objectives include: 1) increasing homeownership opportunities for very low-income and moderate-income renter households; and 2) New construction of affordable homes. The activities carried out under the HOME program by the Housing and Neighborhood Revitalization Department in FY 2021-22 were consistent with these objectives.

These activities were implemented through *The Dallas Homebuyer Assistance Program (DHAP)*.

The City of Dallas adopted the Comprehensive Housing Policy to align programs with the housing policy, the programs were paused and restructured. Below are all activities that contributed to the objectives in the Consolidated Plan.

OBJECTIVE	ACTIVITY	HOME PROGRAM	HOME UNITS COMPLETED*	HOME AMOUNT
Increasing homeownership for very low to moderate income renters	Home Buyers Assistance	Home Assistance Program	15	\$281,893

\*construction completed and occupied

# FY 2021-22 HOME MATCH

**CITY OF DALLAS**  
**Housing and Neighborhood Revitalization Department**  
**HOME Match Narrative**  
**October 1, 2021 – September 30, 2022**

The City completes its own analysis to determine its match liability under the HOME program. Typically, the City's calculation has been less than that of the PR-33 (*HOME Matching Liability Report*). If the City's calculations for FY 2021-22 were more than the match calculated by the PR-33, then the City will ensure eligible match met or exceeded the greater of the PR-33 and City calculation. Based on City's calculation, the City of Dallas has a match liability for FY 2021-22 of \$0.

As of September 30, 2022, the City had \$7,760,449 in eligible excess match credit which was deemed sufficient to meet match liability requirements for FY 2021-22. Based on review of current year's activities, a match contribution of \$0 will be claimed this year.

HOME PROGRAM MATCH				
Project Type	Address	Match Contribution	Date of HOME Project Contribution	Match Contribution Use
TOTAL MATCH CONTRIBUTION		\$0		

# DALLAS HOMEBUYER ASSISTANCE PROGRAM

City of Dallas Housing and Neighborhood Revitalization Department Dallas Housing Assistance Program (DHAP) Report October 1, 2020 - September 30, 2021															
IDIS CDBG Activity	IDIS HOME Activity	Property Type	Race	Ethnicity	AMI Income Range	Street Number	Street Name	Settlement Date	Sales Price	DHAP Amount	HOME Amount	Development HOME Amount	CDBG Amount	General Funds	Council District
n/a	n/a	Existing	AA	NH	93.1%	6310	Power Dr.	1/15/2021	\$208,000.00	\$43,363.00	\$0.00	\$0.00	\$0.00	\$43,363.00	7
13236	13335	Existing	AA	NH	78.6%	9635	Dale Glade	3/23/2021	\$130,000.00	\$34,000.00	\$17,000.00	\$0.00	\$17,000.00	\$0.00	5
13236	13338	Existing	W	H	62.1%	1715	Mountain Lake Rd	4/1/2021	\$180,000.00	\$48,336.00	\$24,168.00	\$0.00	\$24,168.00	\$0.00	1
n/a	n/a	Existing	AA	NH	87.6%	5824	Banting Way	5/7/2021	\$229,000.00	\$43,948.00	\$0.00	\$0.00	\$0.00	\$43,948.00	7
13015	12302	New	W	NH	76.0%	2824	South Blvd	8/1/2019	\$155,000.00	\$40,268.00	\$20,134.00	\$32,000.00	\$20,134.00	\$0.00	7
n/a	n/a	Existing	AA	NH	89.9%	5031	Cedar Springs Rd, #101	8/3/2021	\$199,900.00	\$45,000.00	\$0.00	\$0.00	\$0.00	\$45,000.00	2
13015	12302	New	AA	NH	71.0%	2836	South Blvd	6/5/2019	\$155,555.00	\$50,000.00	\$16,667.00	\$24,000.00	\$33,333.00	\$0.00	7
								<b>TOTAL</b>	<b>\$304,915.00</b>	<b>\$77,969.00</b>	<b>\$56,000.00</b>	<b>\$94,635.00</b>	<b>\$132,311.00</b>		

## Emergency Solutions Grant (ESG)

### PROJECT NAME: EMERGENCY SOLUTIONS GRANT PROGRAM

#### BACKGROUND

The City of Dallas is the eligible grantee of Emergency Solutions Grant (ESG) formula grant funds. During this program year, grant funds were administered by the City of Dallas Office of Homeless Solutions and the Office of Community Care. These funds are designed to be the first step in a continuum of assistance to prevent homelessness and enable homeless individuals and families to move toward independent living. The City of Dallas has been receiving ESG funds since 1987. Under ESG requirements, funding for street outreach and emergency shelters is capped at 60 percent of the grant award. For the FY 2021-22 ESG grant, this cap is \$774,138, which was used for these services, with ESG CARES Act (ESG-CV CARES) funds providing leverage. Eligible activities funded under the grant included the following:

#### 1. Emergency Shelter Services (Sheltered Homeless)

*Essential Services* - Provides case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance use treatment, transportation, and services for special populations. During FY2021-22, ESG funds paid for case management at two local emergency shelters and for assistance to access federal, state, and local benefits at one shelter.

*Shelter Operations* - Includes the cost of maintenance (including minor or routine repairs), rent, security, fuel, equipment, insurance (property and liability related to facility), utilities, food prepared on site, shelter furnishings, and supplies essential for shelter operations. During FY2021-22, ESG funds paid for operating costs for three local emergency shelters.

#### 2. Street Outreach (Unsheltered Homeless)

Provides essential services necessary to reach out to unsheltered homeless people; connects them with emergency shelter, housing, or critical mainstream services; and provides urgent, non-facility-based care to unsheltered homeless unwilling or unable to access emergency shelter, housing, or an appropriate health facility. During FY2021-22, ESG funds paid for 2.0 full-time City of Dallas staff person to provide street outreach for unsheltered homeless persons. Other City staff in the Office of Homeless Solutions funded through the City's General Fund also provided street outreach.

#### 3. Homelessness Prevention Services (At-Risk of Homelessness)

Provides housing relocation and stabilization services (HRSS) and short- and medium- term rental assistance to prevent an individual or family from moving into an emergency shelter or another place that has characteristics associated with instability and an increased risk of homelessness. Individuals and families must meet three conditions: 1) have an annual income below 30 percent of median family income for the area, as determined by HUD; 2) insufficient resources or support networks immediately available to prevent them from becoming homeless; and 3) meet one of the seven risk factors. In the prior year, ESG Homeless Prevention eligibility was expanded to include those living in housing with characteristics associated with instability and an increased risk of homelessness as identified in the City's Consolidated Plan, so that ESG funds could be made available to provide homeless prevention assistance.

#### 4. Rapid Re-Housing (Literally Homeless)

Provides financial assistance and housing relocation and stabilization services (HRSS) necessary to help an individual or family move as quickly as possible into permanent

housing and achieve stability in that housing. Individuals and families must: 1) lack a fixed, regular, and adequate nighttime residence; and 2) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions related to violence. HRSS is limited to financial assistance for housing costs (rental application fees, security/utility deposits, utility payment, last month's rent, moving costs) and cost of services (housing search/placement, housing stability case management, mediation, legal services, credit repair). In FY2021-22, traditional ESG funds were not used for rapid re-housing projects, but rather ESG-CV CARES funds were used.

5. Homeless Management Information Systems (HMIS)

The information system designated by the Continuum of Care (CoC) to comply with HUD's data collection, management, and reporting standards. It is used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Grantees and sub-grantees of ESG funds are required to participate in HMIS. However, in FY2021-22, ESG funds were not used to for this purpose.

6. Administration

Activities include costs of overall program management, coordination, monitoring, and evaluation. The administrative cap is 7.5 percent of the grant award. For the FY 2021-22 ESG grant, this cap is \$96,767, but only \$89,000 (or 6.9 percent) of the City's allocation was allocated for administration to avoid reducing services.

**BUDGET ALLOCATION**

The HEARTH Act codified into law and enhanced the CoC planning process, the coordinated response for addressing the needs of homelessness established administratively by HUD in 1995. The City of Dallas consulted with Metro Dallas Homeless Alliance (lead agency for the Dallas/Irving and Dallas/Collin Counties CoC) on the FY 2021-22 ESG budget; with CoC membership support, the approved budget for the ES21 Grant (E-21-MC-48-0009) is as follows:

<b>Activity</b>	<b>FY 2021-22 Approved Budget</b>
Emergency Shelter	\$538,680
Street Outreach	\$177,682
Homelessness Prevention	\$246,086
Rapid Re-Housing	\$238,782
Homeless Management Info System	\$0
Administrative Costs	\$89,000
<b>TOTAL</b>	<b>\$1,290,230</b>

In FY 2021-22, the City of Dallas implemented several non-substantial changes to the budgets for the two open ESG grants. Non-substantial amendments (outlined in the charts below) were made to re-allocate funds to provide needed services in categories where funding could be utilized efficiently and effectively for the benefit of homeless and at-risk persons in the community.

<b>E-21-MC-48-0009</b>	<b>Original</b>	<b>Change</b>	<b>FY 2021-22 Revised</b>
Emergency Shelter	\$538,680	\$102,197	\$640,877
Street Outreach	\$177,682	(\$44,421)	\$133,261
Homeless Prevention	\$246,086	\$0	\$246,086
Rapid Re-housing	\$238,782	(\$57,776)	\$181,006
HMIS	\$0	\$0	\$0
Administrative Costs	\$89,000	\$0	\$89,000
<b>TOTAL</b>	<b>\$1,290,230</b>	<b>\$0</b>	<b>\$1,290,230</b>

<b>E-20-MC-48-0009</b>	<b>FY 2020-21 Original</b>	<b>Change</b>	<b>FY 2020-21 Revised</b>
Emergency Shelter	\$512,680	\$0	\$512,680
Street Outreach	\$126,362	(\$48,680)	\$77,682
Homeless Prevention	\$172,406	\$73,680	\$246,086
Rapid Re-housing	\$366,000	\$0	\$366,000
HMIS	\$25,000	(\$25,000)	\$0
Administrative Costs	\$89,000	\$0	\$89,000
<b>TOTAL</b>	<b>\$1,291,448</b>	<b>\$0</b>	<b>\$1,291,448</b>

## CONTINUUM OF CARE

One of the CoC responsibilities is to develop policies and procedures for ESG program sub-recipients. During the ESG consultation process in January and February of 2021, the City of Dallas presented its budget to the CoC membership for consideration. The priorities identified and supported by the CoC membership for the FY 2021-22 included additional funding for Emergency Shelter and Street Outreach services.

## MATCHING FUNDS REQUIREMENT

The City of Dallas matched ESG funds dollar-for-dollar. Match funds consisted of local funds used to support the City-owned emergency shelter.

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### Shelter Utilization

<b>Persons Served</b>	<b>Action Plan Goal</b>	<b>Actual</b>	<b>Variance</b>
Emergency Shelter	2,800	4,808	172%
Street Outreach	330	346	105%
Homelessness Prevention	102	64	63%
Rapid Re-housing	40	0	0%
<b>Total</b>	<b>3,272</b>	<b>5,218</b>	<b>159%</b>

Emergency Shelter projects were above target for FY2021-22 (serving 4,808 persons compared to a goal of 2,800). Although Emergency Shelter capacity was decreased to allow for social distancing due to the ongoing COVID-19 public health emergency, local shelters have had to use hotel overflow space to accommodate the need for shelter. As a result, more persons were served in emergency shelter funded through ESG. The Street Outreach project was just slightly above target for FY2021-22 (serving 346 persons compared to a goal of 330), again are approaching pre-COVID-19 pandemic levels. Street Outreach efforts have been ongoing this year with appropriate COVID-19 precautions. Fewer persons were served with ESG Homeless Prevention funding (64 persons compared to a goal of 102) because other funding sources (e.g., ESG CARES Act funds and Treasury Emergency Rental Assistance ERA1 and ERA2 funds) were utilized to serve persons at risk of losing their housing. Lastly, no persons were served with Traditional ESG Rapid Re-Housing services during this program year because ESG-CV CARES funds and other COVID-19 funding sources were used for this purpose as part of the collaboration with the Continuum of Care on the Dallas R.E.A.L. Time Rapid Re-Housing initiative.

ESG funds were used to provide operational funds for emergency and transitional shelters, direct services to clients through essential services, homelessness prevention, and rapid re-housing for homeless individuals/households. Operational and essential services funds received by emergency and transitional shelters were used to provide services to 4,808 persons, while street outreach served 346 unsheltered persons. Homeless prevention funds were used to assist 64 persons to remain in stable housing, and 0 persons received rapid re-housing services. A total of 5,218 unduplicated persons were served during the term. Additional services and operations were provided utilizing City general funds and other funding.

## **CONTINUED IMPACT OF CORONAVIRUS PANDEMIC**

On March 12, 2020, the Coronavirus (COVID-19) pandemic reached the Dallas community, and the public health emergency has persisted to date. At this time, neither government nor business have resumed normal operations. During FY2021-22, the pandemic continued to be a significant challenge for persons experiencing homelessness and those at risk of homelessness, as well as for homeless service providers. The City's Office of Homeless Solutions continued to support temporary emergency shelters (including support for shelter at hotels) COVID-19 isolation/quarantine purposes, as well as support for temporary inclement weather shelters. In addition, the City continued to fund Rapid Re-Housing assistance through ESG-CV CARES funds for homeless individuals and families placed into housing in response to the pandemic and worked with Metro Dallas Homeless Alliance in its implementation of the Dallas R.E.A.L. Time Rapid Re-Housing initiative, which will house as many as 2,700 homeless individuals and families. The economic impact of the pandemic continued to be felt by residents, putting them at continued risk of losing their housing. During FY2021-22, the City of Dallas used ESG-CV CARES funds to assist persons with Homeless Prevention assistance. Other funding sources were also available to assist residents at risk injury Emergency Rental Assistance ERA1 and ERA2 funds.

**Homeless Prevention:** Homeless prevention data was gathered for those maintaining their permanent housing for three months, exiting to permanent housing destinations, higher income accomplishment upon program exit, more non-cash benefits at program exit and the total number receiving case management. Of those who received homeless prevention services:

- 51 persons served with homelessness prevention
- 51 receiving case management
- 0 receiving financial assistance (with only rent assistance provided)
- 15 exiting to permanent housing destinations
- 0 exited with more income than at program entrance (as services are time limited)

**Rapid Re-Housing:** Rapid Re-Housing data was gathered for those who maintained their permanent housing for three months, exiting to permanent housing destinations, higher income accomplishment upon program exit, more non-cash benefits at program exit and the total number receiving case management. Of those who received Rapid Re-Housing:

- 634 persons served with rapid re-housing
- 634 receiving housing search and placement services
- 634 receiving case management
- 634 receiving financial assistance
- 106 exiting to permanent housing destinations
- 0 exited with more income than at program entrance

### Tenant Based Rental Assistance (TBRA)

**Dallas County Health and Human Services** (serving primarily residents of Dallas County)

**Health Service of North Texas**, through its Denton and Plano, Texas offices (serving primarily residents in Collin, Denton, Hunt, Kaufman, and Rockwall counties)

**City of Dallas, Office of Community Care**, through its Fresh Start Housing Program (serving primarily residents of Dallas County)

### Short-Term Rent, Mortgage, or Utility (STRMU) Emergency Assistance

**City of Dallas, Office of Community Care**, through its Martin Luther King, Jr. Community Center, and West Dallas Multipurpose Center (serving primarily residents of Dallas County).

**Dallas County Health and Human Services** (serving primarily residents of Dallas County)

**Health Service of North Texas**, through its Denton and Plano, Texas offices (serving primarily residents in Collin, Denton, Hunt, Kaufman, and Rockwall counties)

### Facility Based Housing Assistance

**AIDS Services of Dallas (PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas):** AIDS Services of Dallas (ASD) operate four housing communities for persons with HIV/AIDS and their families, one of which is specifically designed for formerly homeless persons.

**Legacy Counseling Center, Inc. (also known as Legacy Cares):** Legacy Counseling Center (or Legacy Cares) (Legacy) operates a special care facility that provides transitional housing, consisting of hospice/respite care for individuals who are diagnosed as being in the final stages of the AIDS disease (generally with six months or less to live) or who need respite recovery care.

**My Second Chance, Inc.:** My Second Chance (MSC) operated a facility that provided transitional supportive housing for women with HIV/AIDS, particularly those dealing with substance use issues.

### Permanent Housing Placement Assistance

**City of Dallas, Office of Community Care**, through its West Dallas Multipurpose Center and Fresh Start Housing Program.

### Housing Information Services / Resource Identification

**Legacy Counseling Center, Inc. (also known as Legacy Cares)**: Provided an HIV housing resource center, Homebase for Housing, that HIV+ persons may access for assistance in locating and securing affordable housing in the community.

### Other Services

**OpenArms, Inc. dba Bryan's House** offers childcare for children infected and affected by HIV/AIDS.

# APPENDIX E

## Determining Income Limits

### FY 2022 Income Limits Summary

**U.S. Department of Housing & Urban Design (HUD)**  
**FY 2022 Income Limits Summary**  
*(Effective April 18, 2022)*

FY 2022 Income Limit Area	Median Family Income	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Dallas, TX HUD Metro FMR Area</b>	\$97,400	Very Low (50%) Income Limits (\$)	34,100	39,000	43,850	<b>48,700</b>	52,600	56,500	60,400	64,300
		Extremely Low Income Limits (\$)*	20,450	23,400	26,300	<b>29,200</b>	32,470	37,190	41,910	46,630
		Low (80%) Income Limits (\$)	54,550	62,350	70,150	<b>77,900</b>	84,150	90,400	96,600	102,850

**(CHC) Citizen**

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**Homelessness**

2023 FEB 17 PM 2:38

**Commission**

CITY SECRETARY  
DALLAS, TEXAS

**2022**

**Annual Report**



**City of Dallas**

*Approved by the Citizen Homelessness Commission on  
January 12, 2023*

# Memorandum

RECEIVED

2023 FEB 17 PM 2:38

CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

DATE February 7, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **FY 2021-2022 Citizen Homelessness Commission Annual Report**

The Citizen Homelessness Commission's FY 2021-2022 Annual Report was reviewed and approved on January 12, 2023. The Annual Report can be viewed at <https://bit.ly/3DPX96J>.

In 2021, a historic partnership between the City of Dallas, Dallas County, the Dallas Housing Authority, and the cities of Grand Prairie, Plano, and Mesquite established the Dallas Real Time Rapid Rehousing program (DRTRR) – which had the goal of housing 2700 individuals experiencing homelessness. This partnership represents an actualization of one of the primary recommendations of Mayor Michael S. Rawlings' 2016 Dallas Commission on Homelessness: regional alignment of resources for the purpose of achieving a more holistic approach to resolving homelessness. In addition to the DRTRR program, properties in two council districts were acquired for the purpose of providing more housing to unhoused persons.

In 2022, as the impacts of the pandemic and rising costs of living exacerbated the underlying drivers of homelessness, the (CHC) Citizen Homelessness Commission continued to support city council and staff efforts to create more housing within more council districts across the city. This collaboration led to the acquisition of two additional properties within two more city council districts, geographically expanding housing and services across the city.

This past year, the (CHC) Citizen Homelessness Commission also saw a long-term recommendation materialize: DRTRR implementation of a reconciled approach to encampment resolution; this includes direct access to the Homeless Management Information System (HMIS) data entry, and housing for unsheltered persons. These major changes in magnitude and direction – along with several other data driven implementations – are signs of exponential improvement cultivated with the necessary assessment, follow-through, and focus on the goal of making homelessness rare, brief, and non-recurring.

Sincerely,

*David King*

[David King \(Feb 17, 2023 13:25 CST\)](#)

David King, Chair or LeTitia Owens  
Citizen Homelessness Commission

- c: Citizen Homelessness Commission Board Members
- City Secretary's Office
- City Manager's Office
- Christine Crossley, Director of Office of Homeless Solutions
- Renita Griggs, Board Coordinator, Citizen Homelessness Commission Board
- Shanee Weston, Boards and Commissions, Senior Coordinator

# Chair's Memo

Date: February 7, 2023  
To: Honorable Mayor and Members of the City Council  
Subject: FY 2021-2022 Citizen Homelessness Commission Annual Report

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Sincerely,

*Signature on file*

David King, Chair or LeTitia Owens, Vice Chair  
Citizen Homelessness Commission

- c: Citizen Homelessness Commission Board Members City Secretary's Office  
City Manager's Office  
Christine Crossley, Director of Office of Homeless Solutions  
Renita Griggs, Board Coordinator, Citizen Homelessness Commission Board  
Shanee Weston, Boards and Commissions, Senior Coordinator

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# Citizen Homelessness Commission Members

Membership on this board must include two members with past or present experience with homelessness, one representative from a faith-based organization, and twelve members from the general public.

<b>District 01</b>	<b>WESLEY D KEYES</b> GENERAL PUBLIC	Appointed 05/11/2022
<b>District 02</b>	<b>LINDA A GARNER</b> EXPERIENCED HOMELESSNESS	Member since: 10/6/2017 Reappointed 09/22/2021
<b>District 03</b>	<b>LETITIA C OWENS, VICE-CHAIR</b> EXPERIENCED HOMELESSNESS	Reappointed 09/21/2022
<b>District 04</b>	<b>JAMES P HAUCK</b> GENERAL PUBLIC	Appointed 04/06/2022
<b>District 05</b>	<b>SORAYA SANTOS</b> GENERAL PUBLIC	Member since: 8/13/2021 Reappointed 10/13/2021
<b>District 06</b>	<b>BRITTON BANOWSKY</b> GENERAL PUBLIC	Reappointed 09/01/2021
<b>District 07</b>	<b>TRAMONICA BROWN</b> GENERAL PUBLIC	Appointed 05/11/2022
<b>District 08</b>	<b>DAVID KING, CHAIR</b> GENERAL PUBLIC	Member since: 7/12/2019 Reappointed 10/05/2021
<b>District 09</b>	<b>TAMI BECK FOWLER</b> GENERAL PUBLIC	Member since: 9/28/2020 Reappointed 10/05/2021
<b>District 10</b>	<b>JOHN SHELENE</b> GENERAL PUBLIC	Member since: 1/21/2020 Reappointed 10/27/2021
<b>District 11</b>	<b>ANGELA KLATTENHOFF</b> GENERAL PUBLIC	Appointed 10/12/2022
<b>District 12</b>	<b>MATT JACOB</b> REPRESENTATIVE OF FAITH BASED ORGANIZATION	Appointed 11/10/2021
<b>District 13</b>	<b>RAY A SMITH</b> GENERAL PUBLIC	Appointed 06/15/2022
<b>District 14</b>	<b>GAILYA SILHAN</b> GENERAL PUBLIC	Appointed 02/09/2022
<b>District 15</b>	<b>VACANT</b>	

# Mission Statement

The Citizen Homelessness Commission is an advisory body established by the Dallas City Council for the purpose of assuring participation from, and inclusion of, all stakeholders, including those with past or present experience with homelessness, to develop policy recommendations to ensure alignment of city services with regional services to enhance the efficiency, quality, and effectiveness of the community-wide response to homelessness. (Dallas City Code §2-147.)

## Duties and Functions

- Advise the City Manager and the City Council on issues affecting homelessness.
- Assist the City in evaluating new and existing programs.
- Coordinate with other local and regional bodies addressing homelessness.
- Perform such other duties as may be assigned by the City Manager or City Council. (City Code 2-149.)

## Guiding Principles

**All Citizens Must Have a Voice.** The Commission provides an avenue through which all citizens affected by homelessness have an opportunity to have input into the development of the City's homelessness policies and programs. This includes programs and policies that directly benefit persons experiencing homelessness, while having due regard for the legitimate concerns of other Dallas citizens, including businesses and homeowners, and have a positive impact on the City of Dallas as a whole, in terms of quality of life, health and safety, and costs incurred.

**Best Practices.** The Commission seeks to inform itself regarding available data and best practices that have been developed in other communities in making its recommendations and evaluating new and existing programs.

**Diverse Populations.** The Commission recognizes that the City's policies and programs must consider the varying needs of specific homeless subpopulations, including families with children, single mothers, couples, veterans, older adults (62+), unaccompanied youth and children, formerly- incarcerated persons, LGBTQ persons, and persons with disabilities, significant medical needs, mental health issues and substance use disorders.

**Community-Wide Cooperation.** The Commission is guided by the principle that homelessness is a multi- faceted and complex issue that must be addressed with open and ongoing communication, within a coordinated, community- wide effort, into plans of action that assign mutually reinforcing activities with consistent metrics for assessing outcomes and ensuring accountability.

# FY 2022 Objectives and Accomplishments

## Objectives

- Continue review and assessment of the Dallas Real Time Rapid Rehousing (DRTRR) program implementation.
- Provision of advisement to staff and council regarding Office of Homeless Solutions items presented to council committees and to the full council.
- Continue efforts to establish homeless recovery facilities in multiple districts.
- Assessment of system gaps and potential solutions through engagement with experts in the field of homelessness response.
- Formation of Citizen Homelessness Commission committees focused on improvements to critical aspects of the homeless response system.

## Accomplishments

- Quarterly review of DRTRR-focus on racial equity data, housing placement obstacles, improvement of street outreach and encampment decommissioning, and unsheltered access to housing through the DRTRR.<sup>1, 2, 3</sup>
- Acquisition of two more facilities dedicated to homeless housing and services.<sup>4</sup>
- Provision of recommendation votes regarding council items which impact the homeless response system.<sup>5</sup>
- Establishment of the first Citizen Homelessness Commission retreat engaging local experts across the spectrum of homeless response.<sup>6</sup>
- Establishment of the four following committees: Racial Equity, Support Services, Street Outreach, and Housing. Committees will focus on producing recommendations for improvements and better alignment based on data and national best practices.<sup>7</sup>

- 
1. CHC meeting March 10, 2022, Agenda Item #6
  2. CHC meeting June 9, 2022, Agenda Item #4
  3. CHC meeting October 13, 2022, Agenda Item #5
  4. CHC meeting April 14, 2022, Agenda Items #5 and #6
  5. CHC meeting December 8, 2022, Agenda Item #7
  6. CHC meeting November 17, 2022
  7. CHC meeting December 8, 2022, Agenda Item #6

# FY 2022 Education and Action Items

The (CHC) Citizen Homelessness Commission received briefings and educational presentations as listed below: Time is also allotted for public comment at each meeting.

**(January - March)**

**Dallas Deflection Program**

Dave Hogan, LCSW-S, Dallas Clinical Director  
Homeward Bound Clinical

**(March and June)**

**Dallas R.E.A.L. Time Rapid Rehousing**

Joli Robinson, Chief Executive Officer  
Metro Dallas Homeless Alliance (MDHA)

**(April)**

**Overview of Dallas City Code Chapter 2 & 8**

David King, Chair, Citizen Homelessness Commission

**(August)**

**Rapid Rehousing Program Results**

Bruce Butler, Chief Executive Officer  
Union Gospel Mission Dallas

**LGBTQIA+ Unsheltered Youth Support Housing and Services**

Christine Crossley, Director, Office of Homeless Solutions

**Community Feedback from OHS Budget Listening Session**

Christine Crossley, Director, Office of Homeless Solution

**(October)**

**Dallas R.E.A.L. Time Rapid Rehousing**

Sarah Kahn, Chief Program Officer, Housing Forward (Formerly MDHA)

**Community Connection**

David King, Chair, Citizen Homelessness Commission

**(November) – Retreat  
Educational Topics**

**Shelter Types – Family**

Ellen Magnis, Chief Executive Officer, Family Gateway

**Shelter Types - Youth**

Madeline Reedy, Vice President of Government Affairs and Public Policy  
TRAC

**Panel Discussion**

**Service Types – Mental Health**

Ikenna Mogbo, Director, MetroCare

Jessica Martinez, Chief Clinical Officer

North Texas Behavioral Health Association (NTBHA)

**Substance Use**

Chad Anderson, Chief, Intensive & Forensic Services, The Living Room

Dave Hogan, Director

Dallas Deflection Center, Homeward Bound

### **Service Types – Peer Support**

Andrew Lomax, Manager Intensive Care Management Team  
The Bridge

### **Q&A: Local Systems**

### **Continuum of Care Funding Structure**

Joli Robinson, Executive Director  
Housing Forward

### **Panel Discussion**

- Continuum of Care (“CoC”): How it works and why:
  - Funding Structures
  - Housing and Urban Development (“HUD”) to the CoC to the Providers
- HUD Notices of Funding Opportunities (NOFOs)
  - What are the two current (NOFOs)?
- How do we score now versus in the past?

## **2022 Voting and Action Items**

The (CHC) Citizen Homelessness Commission made official actions on the following items:

### **(February and March)**

Review and Approve 2021 CHC Annual Report

### **(December)**

- Approval of New CHC Subcommittees
- Recommendation to the City Council to approve Lease Agreement as outlined in Item 33 and Item 36 for Dallas City Council Agenda on December 14, 2022

# 2022 Office of Homeless Solutions Briefings

## Monthly

## Contracts Agenda Forecast

Christine Crossley, Director  
Office of Homeless Solutions

## February

- Hospital Complex

Christine Crossley, Director  
Office of Homeless Solutions

## March

- Dallas R.E.A.L. Time Rapid Rehousing Updates

Christine Crossley, Director  
Office of Homeless Solutions

Joli Robinson, Chief Executive Officer  
Metro Dallas Homeless Alliance (MDHA)

## April

- Briefing – Housing & Supportive Services Site
  - 2929 S. Hampton Rd – District 3
  - Townhouse Suites (Hotel)
    - 4150 Independence Dr. District 8

Christine Crossley, Director  
Office of Homeless Solutions

## May

- Update – June Listening Session
  - OHS Supportive Housing & Services Strategy

Christine Crossley, Director  
Office of Homeless Solutions

## June

- Dallas R.E.A.L. Time Rapid Rehousing Updates

Christine Crossley, Director  
Office of Homeless Solutions

Joli Robinson, Chief Executive Officer  
Metro Dallas Homeless Alliance (MDHA)

- Budget Listening Session

Christine Crossley, Director  
Office of Homeless Solutions

## July (Cancelled – Council Recess)

## August

- Community Feedback from OHS Budget Listening Session
- LGBTQIA+ Unsheltered Youth Supportive

Christine Crossley, Director  
Office of Homeless Solutions

Christine Crossley, Director  
Office of Homeless Solutions

## September (Cancelled)

## October

- CHC Budget Overview

Christine Crossley, Director  
Office of Homeless Solutions

## November (Regular meeting) cancelled

## November (Special-Called Meeting) – Retreat

## Panel Discussion

## December

- Inclement Weather Shelter  
3809 Grand Avenue – Fair Park  
2929 Hickory Street – Austin Street Center

Wanda Moreland, Assistant Director  
Office of Homeless Solutions

# FY 2023 Proposed Objectives

1. Focus on housing solutions through engagement with different stakeholders (developers, real estate investors and landlords, community groups and homeowner associations, housing navigators and case managers, etc.), and broad review of national and international best practices.
2. Focus on political solutions for historic obstacles to response system improvements.
3. Substantial increase in direct engagement with people experiencing homelessness regarding the impacts and effectiveness of the response system and the commission's proposed recommendations.
4. Identification and promotion of under-utilized, system-wide support options.
5. Focus on continued increase of direct access to housing and services for unsheltered populations.
6. Racial Equity review and assessment of homeless response efforts in the city, in accordance with the City of Dallas' Racial Equity Plan
7. Increased use of panel discussions, public forums, etc., for the purpose of expanding engagement with experts, stakeholders, and community members.
8. Consistent presentation of Commission recommendations based on findings through established Commission processes.
9. Continued review of Dallas Real Time Rapid Rehousing implementation.
10. Continued focus on homeless facility development, including operator selection, support service provision, and Good Neighbor Agreements.
11. Promote homelessness policy across the City of Dallas wherein needs are unmet.
12. Promote and encourage all North Texas municipalities to establish homelessness policy that engenders resource equitability.

# Recommendations of the Citizen Homelessness Commission

1. Effective incentivization for development and adaptive reuse establishment of very low income and extremely low income and/or dedicated homeless housing.
2. Assessment of Medicaid expansion as a major key to funding for housing and services and development of city action plan regarding lobbying the state and partnering with other Texas cities that might take the same position.
3. Dallas Area Partnership consideration of dedicated fee structure such as percentage of hotel tax or convention or new luxury development tax, etc.
4. Assessment of potential zoning changes which could increase housing density in needed areas.
5. City promotion of underutilized services such as the NTBHA crisis line through public service announcements or other methods.
6. Continued expansion of RightCare, Deflection Centers. Review of technology, methods and partnerships which could increase effectiveness and reach of programming.
7. Establishment of proactive and expansive efforts to combat misinformation and misperceptions that contribute to community resistance to homeless housing solutions through promotion of facts and data surrounding societal and community impacts of effective responses to homelessness.

# City Plan Commission Annual Report FY 2021-22

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CITY SECRETARY  
DALLAS, TEXAS



**City of Dallas**

*Approved by City Plan Commission on January 19, 2023*



# City of Dallas

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# Chair's Memo

Honorable Mayor and Members of the City Council,

As chair of the Dallas City Plan Commission, I am pleased to share with you this Annual Report which summarizes the work of this commission for FY 2021-22.

Despite the logistical and technical challenges presented by the COVID pandemic, our work continued with hybrid public meetings, taking input both in person and remotely. Of the numerous zoning cases we considered, two Area Plans are particularly impactful.

One of these is the West Oak Cliff Area Plan that covers an area of nearly 44,000 residents and is the largest area plan in the history of Oak Cliff. The other is the Hensley Field Master Plan that sets out a walkable, mixed use community of approximately 6800 residential units, networks of open spaces, a marina, and waterfront trails. Both of the plans required extensive public input and produced important discussions in regard to issues such as transportation, density, gentrification, missing middle housing, and environmental concerns.

On a broader level, we are especially pleased to have launched the much-needed *forwardDallas!* initiative to update the Comprehensive Land Use Plan. This initiative, led by the recently established “blue ribbon” Comprehensive Land Use Plan Committee (CLUP) will actively engage residents to provide input on how they want our city to develop, helping to shape the Dallas of the future. Also underway are recently budgeted code amendments for both parking and zoning revisions.

Although after the end of the FY 2021-22, for the first time in a number of years, a training workshop for commission members was held this past November at Singing Hills Recreation Center in District 8. After opening remarks from Assistant City Manager, Majed Al-Ghafry, presentations were given by PUD Director Julia Ryan, AICP; Assistant Directors Andrea Gillies, AICP; and Andreea Udrea, PhD, AICP. The keynote speaker was Patrick Kennedy on *Planning, Designing, and Policy-Making for Upward Mobility in City Building*. We also resumed full-commission bus tours for two hearings, providing a much-needed visual context for complex cases. Plans are underway to continue the practice in 2023.

It is exciting to see the changes underway to re-align the planning department under the direction of new leadership. These changes and their focus on the correlation between “planning” and “zoning” will pay dividends as we deal with the burgeoning growth occurring in our city and the friction associated with it.

  
Tony Shidid (Jan 31, 2023 14:34 CST)

Tony Shidid  
Chair, Dallas City Plan Commission

# City Plan Commission Members

## ANNUAL REPORT PLANNING AND URBAN DESIGN FISCAL YEAR 2021-22

Tony Shidid, Chair (Dist. 5)

Amanda Popken (Dist. 1)

Joanna Hampton (Dist. 2)

Vacant (Dist. 3)

Jasmond Anderson (Dist. 4)

Deborah Carpenter (Dist. 6)

Benjamin Vann (Dist. 7)

Lorie Blair (Dist. 8)

P. Michael Jung (Dist. 9)

Tipton Housewright (Dist. 10)

Wade Gibson (Dist. 11)

Aaliyah Haqq (Dist. 12)

Claire Stanard (Dist. 13)

Melissa Kingston (Dist. 14)

Brent Rubin, Vice-Chair (Place 15)

# Committees of the City Plan Commission

## Background

The City Plan Commission revised the Rules of Procedure to govern its deliberations on September 17, 2020. City Council approved the revisions on May 26, 2021.

Section 13 of the Rules of Procedure establishes the following standing committees:

- (1) Arts District Sign Advisory Committee (ADSAC)
- (2) Rules Committee
- (3) Special Sign District Advisory Committee (SSDAC)
- (4) Subdivision Review Committee (SRC)
- (5) Thoroughfare Committee
- (6) Zoning Ordinance Advisory Committee (ZOAC)
- (7) Comprehensive Land Use Plan Committee (CLUP)

Members of the standing committees and the chair of each are appointed by the Chair of the Commission, subject to approval by the Commission.

### ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC)

The Arts District Sign Advisory Committee is governed by Section 51A-7.1204 of the Dallas Development Code. This committee shall review and make recommendations to the Director of Planning and Urban Design regarding a Certificate of Appropriateness for any sign to be placed in the Arts District. This Committee held **two** meetings in FY 2021-22. The ADSAC considered and approved **three** certificates of appropriateness.

### RULES COMMITTEE

The Rules Committee shall make recommendations to the Commission on proposed amendments to the Commission's rules of procedure. The Committee **did not meet** during FY 2021-22.

### SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)

The Special Sign District Advisory Committee is a five-member advisory body specified by City Code and appointed by and responsible to the City Plan Commission. The committee members must include one architect, one graphic designer, and one businessman associated with the sign industry. The committee has jurisdiction for the Special Provision Sign Districts (Downtown, Deep Ellum/Near East Side, Farmers Market, West End, McKinney Avenue, Uptown, Southside Entertainment (Cedars), West Village, Jefferson Boulevard, Victory, and West Commerce/Fort Worth Avenue) and deals with related issues such as Certificates of Appropriateness and amendments to the sign ordinance itself, including Landmark Sign applications. Amendments may be initiated by the committee or from other sources. Following its review, the committee sends its recommendations to the City Plan Commission for action. The committee met **12** times during FY 2021-22.

- A total of **28** Certificate of Appropriateness applications were considered and approved. Of these, **13** were in the Downtown SPSD, **two** were in the Deep Ellum/Near East Side SPSD, **two** were in the West End SPSD, **two** were in the Jefferson Boulevard SPSD, **one** was in the McKinney Avenue SPSD, **two** were in the Uptown SPSD, **one** was in the Southside Entertainment SPSD, and **five** were in the Farmers Market SPSD

### **SUBDIVISION REVIEW COMMITTEE (SRC)**

The Subdivision Review Committee is a five-member advisory body appointed by and responsible to the City Plan Commission. There are no specific criteria for the number of members or qualifications of members of the committee. The Subdivision Review Committee has responsibility for reviewing street name changes and appeals of staff-recommended conditions. Following its review, the Subdivision Review Committee forwards its recommendations to the City Plan Commission for action. The Committee also has responsibility for reformatting the existing subdivision regulations. The Committee met **nine** times during FY 2021-22.

### **THOROUGHFARE (TRANSPORTATION) COMMITTEE**

The Thoroughfare Committee is an eight-member advisory body appointed by and responsible to the City Plan Commission (CPC). This committee is established by the CPC rules, and there are no criteria for qualifications of members of the committee. The Thoroughfare Committee is responsible for reviewing potential amendments to the Thoroughfare Plan and to the Central Business District Streets and Vehicular Circulation Plan. Changes to the plans may be initiated by the committee itself, the City Plan Commission, the City Council, staff, or by citizens through one of the foregoing bodies. Recommendations are forwarded to the City Plan Commission and City Council for final action. The committee met **three** time during the last term and acted on **seven** Thoroughfare Plan Amendments during FY 2021-22.

### **ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)**

The Zoning Ordinance Advisory Committee (ZOAC) is an advisory body appointed by and responsible to the City Plan Commission. The committee must be composed of two or three members of the City Plan Commission and five citizens. The chair and vice-chair of the committee must be members of the City Plan Commission. ZOAC is responsible for reviewing proposed amendments to the City's Development Code, both those initiated by the Committee and those originating from other sources. Recommendations for action are made to the City Plan Commission. The committee met **15** times during FY 2021-22.

### **COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP)**

The Comprehensive Land Use Plan Committee (CLUP) shall provide oversight and guidance for developing or updating the citywide comprehensive land use plan or area-based land use plans, to facilitate their passage and implementation, and to monitor their progress, in order to advance future land use goals that promote economic vitality, environmental sustainability, and equity throughout Dallas. The Committee must be composed of a minimum of 12 and a maximum of 17 City of Dallas residents, three of which must be Commissioners and at least one member or resident with knowledge or expertise in each of the following areas: urban design, urban planning, or landscape architecture; neighborhood stabilization or revitalization; real estate development, finance, or economics; multimodal transportation; environmental sustainability; social equity; and other areas of knowledge or expertise relevant to the comprehensive land use plan. CLUP met **10** times during FY 2021-22.

# FY 2021-22 Objectives and Accomplishments

## CURRENT PLANNING

The Current Planning Division of the Planning and Urban Design Department is responsible for the review and processing of zoning requests, development code amendments, street name changes, and subdivision plats through the City Plan Commission and City Council; and zoning variances, special exceptions, and nonconforming use-compliance cases through the Board of Adjustment.

The division, during the fiscal year 2021-22, provided staff support to the Zoning Ordinance Advisory Committee, the Special Sign District Advisory Committee, the Arts District Sign Advisory Committee, the Subdivision Review Committee, the City Plan Commission, and City Council. Staff reviewed and processed **915** items for action by the City Plan Commission. This included **263** zoning cases, **357** preliminary plats (**12** Shared Access Development plats, **20** ETJ plats, **42** residential, **52** residential re-plats, **120** final plats, and **8** building line changes), **8** street name changes, **31** sign certificates of appropriateness, **81** miscellaneous items, **4** authorization of hearings to consider appropriate zoning, **3** authorization of hearings to consider amendments to the Dallas Development Code, and **4** development code amendments.

### ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)

The Current Planning Division was actively involved in the implementation of and amendments to Chapter 51A of the Dallas Development Code and has continued work on monitoring and refining the Code. ZOAC reviewed and recommended amendments for cases that addressed significant issues of concern expressed by residents, business and property owners, and industries across the city. New regulations that address complex problems frequently become national models because other cities are requesting copies of these newly established regulations.

There were six (**6**) amendments considered or acted upon by ZOAC that included:

- 1) Amendments to Division 51A-4.1100 Mixed-Income Housing to support and align with the One Dallas Options Program within the City of Dallas Comprehensive Housing Policy.
- 2) Amendments to require temporary concrete or asphalt batching plant uses to obtain a specific use permit (SUP).
- 3) Amendments to the definitions of bedroom, kitchen and bathroom.
- 4) Amendments to allow for a comprehensive response to the impact of the emerald ash borer (EAB) on the City's population of trees.
- 5) Amendments to define a new use called "short-term rental lodging" and related regulations.
- 6) Amendments to the definitions of building height.

Of the six (**6**) amendments considered, amendments to Division 51A-4.1100 Mixed-Income Housing and consideration of amendments to define a new use called a "short-term rental" (STR) and related regulations garnered the most attention and discussion among the committee and the public. The mixed-income-housing-development-bonus amendments received substantial input from the development community and discussion on an optional fee-in-lieu program and parking reductions for developments in PDs designed for mixed-income housing were discussed in several ZOAC meetings. The hearings regarding STRs became a polarizing case and drew attention from residents, operators, and the STR industry. The committee met five times in FY 2021-22 to discuss STRs and hear from registered speakers and completed discussions on October 4, 2022. The committee considered appropriate provisions that would regulate environmental performance such as noise, light, and security and if STRs would be appropriate in multifamily buildings or as an accessory use.

# Summary of Activities FY 2021-22

## CPC ZONING CASES FILED:

PD Zoning Changes	79
PD Authorized Hearing	2
Specific Use Permit/SUP Amendment	54
Specific Use Permit Authorized Hearing	2
General Zoning Changes	56
Historic Overlays	0
Conservation District	2
Deed Restrictions	7
Neighborhood Stabilization Overlay	0
Specific Use Permit Renewals	34
Specific Use Permit – Auto Renewals	27
<b>Total</b>	<b>263</b>

## MISCELLANEOUS ITEMS FILED:

Development/Landscape Plans	20
Minor Site Plan Amendments	58
Two-Year Waiver Applications	3
<b>Total</b>	<b>81</b>

## SUBDIVISION PLATS FILED:

Preliminary Plats	357
Residential Plats	42
Residential Re-plats	52
Final Plats	120
<b>Total</b>	<b>571</b>

## CPC ACTION:

Zoning Cases	176
Preliminary Plats	268
Residential Replats/Individual	56
Building Line Removals/Reductions & Replats	9
Historic Landmark Designations	1
Historic Landmark Designation Removal	1
Conservation Districts	0
Special Provision Sign District Cases	0
Sign Certificate of Appropriateness	35
Thoroughfare Plan Amendments	7
All-Way Stop/Road Hump Appeals	0
Street Name Changes	1
D-1 Liquor Control Overlays	2
Remove Dry Overlays	0
Deed Restrictions	12
Deed Restrictions Terminated	7
Miscellaneous Docket Items	60
Land Use/Area Plans	1
Landmark Appeal	1
Conservation District Appeals	0
Development Code Amendments	4
CPC Rule Amendments	0
Authorization of Hearings	7
<b>Total</b>	<b>648</b>

Type of Action Taken (not including Subdivisions)	
Items approved, adopted, authorized	269
Affirm	0
No change	1
Items denied	8
Items denied without prejudice	25
Reverse	0
Remanded to subcommittee	1
Dismiss	0
<b>Total</b>	<b>304</b>

**COMMISSION & COMMITTEE MEETINGS**

City Plan Commission	23
City Plan Commission Training Session	0
City Plan Commission Workshops	0
Zoning Ordinance Advisory Committee	15
Special Sign District Advisory Committee	12
Subdivision Review Committee	9
Thoroughfare (Transportation) Committee	3
Arts District Sign Advisory Committee	2
Rules Committee	0
Comprehensive Land Use Plan Committee	10
<b>Total</b>	<b>84</b>

# APPENDIX

See Appendix Table: Zoning Cases Analysis

**ZONING CASES ANALYSIS**

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Joanna Hampton.                      Vacant: D3, D4, D10                      10.00am - 4:55pm</p>																	
<b>10.7.2021</b>																	
misc.	M201-028(HC)	3	in PD 667														
	D201-008(HC)	6	in PD 741														
	D201-010(HC)	2	in PD 759														
	M201-041(AS)	6	in SUP 1464														
	D201-011(AS)	13	in PD 895														
consent	D201-003(RM)	13	in PD 15														
	Z201-303(RM)	2	PD 357 and PD 345 am. + nSUP	0.91				200'	20			approval	approval	approval	7.13.2021	8.31.2021	12.8.2021
	Z201-304(RM)	6	GZC										hold				
	Z201-309(MP)	5	rSUP 2349	52				200'	9			approval	approval	approval	7.28.2021	8.31.2021	12.8.2021
	Z201-313(MP)	6	GZC	0.19	yes (CR --> R-5(A))	1 DU		200'	18			approval	approval	approval	7.30.2021	8.31.2021	12.8.2021
ind.	Z201-246(LG)	2	GZC										hold				
	Z201-225(LG)	5	nSUP										hold				
	Z201-308(KC)	6	nSUP										hold				
	Z201-315(KC)	14	GZC to D-1 + nSUP										hold				
	Z201-239(RM)	8	GZC + DR term										hold				
U/A	Z201-278(RM)	14	rSUP 1791	0.34				200'	95			approval	approval	approval	6.14.2021	7.27.2021	12.8.2021
	Z201-281(RM)	8	n PD for MH	49.35	yes A(A) --> PD for MH + CR	257 DU		500'	781	1	yes	approval	approval	approval	6.16.2021	7.27.2021	12.8.2021
	Z201-305(RM)	2	n PDS in PD 193										hold				
	Z201-279(RM)	9	nPD + SUPterm										hold				
	Z201-297(OA)	3	GZC+ DRterm										hold				
CPC date	Z201-232(CT)	5	rSUP 2344	0.45								approval	denial w/o		4.12.2021		
	Z201-247(CT)	10	GZC										hold		5.3.2021		
	Z201-287(CT)	14	nSUP										hold				
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D3, D10                      10.00am - 7:25pm</p>																	
<b>10.21.2021</b>																	
misc.	M201-028(HC)	3	in PD 667											hold			
	M201-036(HC)	6	in PD 278											approved			
	D201-012(HC)	6	in PD 1049											hold			
	M201-043(AS)	6	in SUP 2377											approved			
	M201-049(AS)	13	in PD 1057											approved			
consent	Z201-328(LG)	5	r SUP 2348	6.23				400'	20			approval	approval	approval	8.24.2021	9.14.2021	12.8.2021
	Z201-329(LG)	6	r SUP 1356	0.405				200'	20			approval	approval	approval	8.25.2021	9.14.2021	12.8.2021
	Z201-189(CT)	10	n PD										hold				
	Z201-320(CT)	3	DR term										hold				
ind.	Z201-213(CT)	14	CD 11 - new S	0.51				200'	40	1		approval	approval	approval	3.16.2021	4.13.2021	12.8.2021
	Z201-319(MP)	4	PD 812 am - Tract IV										hold				
	Z201-270(LG)	5	GZC										hold				
	Z201-171(RM)	5	n PD + n SUP										hold				
CPC date	Z201-260(RM)	1	n PD										hold				
	Z201-305(RM)	2	n PDS in PD 193	0.3				500'	159	3		denial	approval	approval	7.20.2021	8.31.2021	12.8.2021
	Z201-315(KC)	14	GZC for D-1 + n SUP										hold				



ind.	Z201-344(KC)	8	GZC + nSUP	2.67				300'	7	2		approval	denial	denial w/o	9.14.2021	9.28.2021	6.8.2022
	Z201-345(KC)	8	GZC + nSUP	23.7				400'	18			approval	approval	approval	9.14.2021	9.28.2021	1.12.2022
	Z201-286(CT)	7	GZC	0.163	yes CS --> R-5(A)	1 DU		200'	29			denial	denial w/o		7.21.2021	8.17.2021	
	Z201-293(CT)	13	DR term	31.82				500'	78	9		approval	denial of term; approabl of amend.	approval	6.28.2021	8.17.2021	1.26.2022
	Z201-355(CT)	7	n SUP	16.8				400'	67	1		approval	approval		9.28.2021	10.12.2021	1.12.2022
	Z201-318(MP)	3	GZC	2.83	yes NO(A) --> MF-1(A)			300'	32	5		denial	denial		6.30.2021	9.14.2021	
	Z201-323(MP)	6	n PD										hold				
	Z201-346(MP)	11	GZC	0.37	yes R-16(A) -->MU-1	1 DU		200'	11	2		denial	denial		9.21.2021	10.12.2021	
	Z201-348(MP)	8	PD 240 am										hold				
Z201-352(MP)	1	n SUP										hold					
U/A	Z201-319(MP)	4	PD 812 am - Tract IV	2.26	yes	1 additional story		500'	134	1		approval	approval		8.10.2021	9.14.2021	2.9.2022
	Z201-315(KC)	14	GZC for D-1 + n SUP	0.308				200'	10	3		approval	approval		8.2.2021	8.31.2021	1.12.2022
	Z190-341(LG)	13	PD 400 am & exp										hold				
	Z201-238(RM)	3	SUP 1450 am	5.04				400'	131	4		approval			4.19.2021	5.25.2021	1.12.2022
	Z201-260(RM)	1	n PD										hold				
	Z201-270(LG)	5	GZC										hold				
	Z201-284(LG)	5	GZC + n SUP										hold				
Z201-110(UA)	6	PD 508 am										hold					
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Jasmond Anderson. Vacant: D3, D10 9:30am - 8.36pm																	
<b>12.2.2021</b>																	
misc	M201-051(AS)	14															
	W212-001(DM)	5															
	W212-002(DM)	9															
	M201-047(HC)	14															
4 signs	14																
	Z201-317(OA)	6	GZC	0.13				200'	26	1		approval	denial w/o		8.5.2021	9.28.2021	
	Z212-104(OA)	3	n SUP										hold				
	Z212-105(OA)	8	am SUP 1838	2.39				300'	27			approval	approval	approval	10.10.2021	10.26.2021	1.12.2022
	Z201-338(RM)	7	n SUP	1.1				300'	9			approval	approval		9.7.2021	9.28.2021	1.12.2022
	Z201-353(MP)	13	PD 314 am - new S	2.05				500'	151	1		approval	approval	approval	9.27.2021	10.12.2021	1.12.2022
	Z201-256(KC)	6	r SUP 1954	1.29				300'	23			approval	approval	approval	5.14.2021	6.29.2021	1.12.2022
ind.	Z201-357(KC)	6	GZC	0.13	yes CR --> R-5(A)			200'	29			approval	approval	approval	9.30.2021	10.26.2021	1.12.2022
	Z201-253(KC)	6	n SUP	13.88				400'	17			approval	approval	approval	5.12.2021	6.29.2021	1.12.2022
	Z201-307(KC)	5	n SUP										hold				
	Z201-342(KC)	1	r SUP 2210	0.56				200'	23	1		approval	approval	approval	9.13.2021	9.28.2021	1.12.2022
Z212-101(KC)	14	r SUP 1898										hold					
U/A	Z201-282(KC)	6	r SUP 1750	0.34				200'	14			approval	approval		6.16.2021	7.27.2021	1.12.2021
	Z201-336(KC)	6	GZC										hold				
	Z201-352(MP)	1	n SUP										hold				
	Z201-261(OA)	1	n SUP										hold				
	Z201-291(OA)	11	n PD	7.45	yes PD for MF-1(A)		45' 110' w MIH	500'	72	22		approval	denial w/o		6.25.2021	8.17.2021	
	Z201-225(RM)	5	nSUP	0.05				300'	45	1		hold	denial w/o		5.31.2021	5.11.2021	
Z190-341(RM)	13	PD 400 am & exp	42.113				500'	228	32		approval	approval	approval	8.24.2020	11.10.2020	2.23.2022	

	Z190-169(AU)	6	PD 714 am - new S	15.5	yes mixed-use		40' --> 58' - -> 82 w MIH for 1 subarea	500'	119			approval	approval	approval	12.31.2019	2.19.2020	1.12.2022
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<p>CPC composition:  Tony Shiddi, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Aaliyah Haqq, and Melissa Kingston.  Vacant: D3, D10  10.00am - 5.27pm</p>																	
<b>12.16.2021</b>																	
consent	Z201-254(RM)	9	n PD										hold				
	Z212-113(RM)	12	n PD	1.65				500'	9			approval	approval	approval	10.12.2021	10.26.2021	1.26.2022
	Z212-107(OA)	5	n SUP	3.51				300'	21			approval	approval	approval	10.12.2021	10.26.2022	1.26.2022
	Z212-117(OA)	14	r SUP 2358	0.12				300'	26			approval	approval	approval	10.19.2021	11.9.2021	1.26.2022
	Z212-119(OA)	2	GZC	0.2				200'	53			approval	approval	approval	10.22.2021	11.9.2022	1.26.2022
	Z212-120(OA)	1	r SUP 2367	6.87				200'	8			approval	approval	approval	10.25.2021	11.9.2021	1.26.2022
ind.	Z212-112(MP)	2	n SUP										hold				
	Z201-334(MP)	6	n SUP	0.12				200'	4			approval	approval	approval	8.30.2021	11.9.2021	1.26.2022
	Z212-121(MP)	1	n SUP	4.79				300'	90	1		approval	approval	approval	10.26.2021	11.9.2021	1.26.2022
	Z201-302(KC)	2	n PDS in PD 193										hold				
	Z201-330(RM)	8	n PD										hold				
U/A	Z212-110(RM)	7	n SUP	0.95				200'	38	1		approval	approval	approval	10.12.2021	10.26.2022	1.26.2022
	Z201-260(RM)	1	n PD										hold				
	Z201-270(LG)	5	GZC	1.16				300'	29	2		denial	approval	approval	6.1.2021	7.19.2022	1.26.2022
	Z201-284(LG)	5	GZC + n SUP	0.485				200'	10			approval	approval	approval	6.18.2021	8.17.2021	1.26.2022
	Z201-300(OA)	3	GZC										hold				
	Z201-307(KC)	5	n SUP	1.1				300'	45	1		approval	approval	approval	7.23.2021	8.31.2021	1.26.2022
	Z201-332(KC)	6	PD 621 am + n SUP	1.62				500'	125	11		approval	approval	approval	8.2.2021	9.14.2021	1.26.2022
	Z201-323(MP)	6	n PD										hold				
	Z201-348(MP)	8	PD 240 am										hold				
Z201-110(UA)	6	PD 508 am	18.25	yes Tract 13(A) for MF	(+88) 321		500'	27			approval	approval	approval	10.13.2020	12.29.2020	1.26.2022	
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<p>CPC composition:  Tony Shiddi, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston, Timothy Jackson.  Vacant: D3, D10  10.30am - 5:51pm</p>																	
<b>1.6.2022</b>																	
misc	M201-053(AS)	14	PD 190														
	M212-001(AS)	3	PD 247														
	Sign	14															
new	Z201-249(MP) c	2	GZC										hold				
	Z212-122(OA) c	11	GZC										hold				
	Z201-296(RM) c	2	PD298 - new S										hold				
	Z212-103(RM) c	14	GZC										hold				
	Z201-321(MP)	1	PD741 - new S										hold				
	Z201-326(MP)	8	GZC										hold				
	Z201-311(KC/JM)	10	PD 393 A										hold				
	Z201-343(KC/JM)	7	n SUP	0.43	no			200'	45			approval	approval	approval	9.14.2021	9.28.2021	6.22.2022
Z212-123(RM)	2	GZC										hold					
Z212-129(RM)	6	n SUP	0.71	no			200'	18			approval	approval	approval	11.8.2021	11.23.2021	2.23.2022	
U/A	Z201-260(RM) ua	1	n PD	0.66	yes; MIH MU-1 --> PD w. MU-1 base w. multifamily component	62 DUs	75' 90' w MIH 7 stories	500'	52			approval	denial w/o		5.18.2021	6.29.2021	
	Z201-323(MP) ua	6	n PD										hold				

	Z201-352(MP) ua	1	n SUP										hold				
	Z212-104(OA) ua	3	n SUP	0.17	no			200'	8			approval	denial w/o	denial w/o	10.15.2021	10.26.2021	2.23.2022
	Z201-336(KC/AU) u	6	GZC w DR	35.25	no			500'	27	4		approval	approval	approval	9.1.2021	9.28.2021	2.23.2022
	Z212-101(KC/AU) u	14	SUP 1898 r	0.38	no			200'	22			approval	approval	approval	10.1.2021	10.26.2021	2.23.2021
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Vacant: D3, D10. 10.30am - 8:06pm																	
<b>1.20.2022</b>																	
misc																	
	M212-007(AS)	2	PD 1054														
new	Z212-135(OA) c	14	SUP 1881 r	0.05	no			200'	16			approval	approval	approval	11.16.2021	12.14.2021	3.9.2022
	Z212-137(OA) c	2	n SUP	0.12	no			200'	13			approval	approval	approval	11.17.2021	12.14.2021	3.9.2022
	Z212-138(OA) c	10	GZC	0.87	yes; CR --> MU-1 convalescent nursing home			200'	8			approval	approval	approval	11.17.2021	12.14.2021	4.27.2022
	Z212-136(MP) c	14	PD 193, new S										hold				
	Z212-114(RM) c	1	PD 714 - new S and new SUP										hold				
u/A	Z201-261(OA) ua	1	n SUP										hold				
	Z201-300(OA) ua	3	GZC										hold				
	Z201-348(MP) ua	8	PD 240, TrA, am.	9.77	no			500'	12			approval	denial w/o	denial w/o	9.21.2021	10.12.2021	2.18.2021
	Z212-112(MP) ua	2	n SUP	0.58	no			200'	17			approval	approval	approval	10.14.2021	11.9.2021	3.9.2022
	Z201-249(MP) ua	2	GZC	0.13	yes; R-7-5(A)-->D(A)	2 DUs instead of 1 DU		200'	37	2		approval	approval	approval	5.5.2021	6.8.2021	4.13.2022
	Z201-352(MP) ua	1	n SUP	0.67	no			200'	20	4		approval	approval	approval	9.27.2021	10.12.2022	3.9.2022
	Z201-254(RM) ua	9	n PD	3.61	yes; CR --> n PD 1080 w. MF-2(A) base	max. 60DUs 17 DU/ac	36'	500'	89	8		approval	approval	approval	5.21.2021	6.29.2021	3.9.2022
	Z201-330(RM)	8	n PD										hold				
	Z201-296(RM)	2	PD 298 new S										hold				
	Z212-103(RM)	4	GZC	4.56	yes; CR-->MF-2(A)			85' w MIH	300'	55			approval	approval	approval	10.4.2021	10.26.2021
Z212-123(RM)	2	GZC	0.4	yes; CR-->MF-2(A) (WR-3 instead)			50'	200'	54			approval of WR-3	approval of WR-3	approval of WR-3	10.27.2021	11.23.2021	3.9.2022
Z201-311(KC/JM)	10	PD 393 am.; new S.	3.5	yes; SAD	30 DUs		36' 2 stories	500'	90	8		approval	approval	approval	7.29.2021	8.31.2021	3.9.2022
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Claire Stanard, and Melissa Kingston; P. Michael Jung, Wade Gibson, and Aaliyah Haqq. Vacant: D3, D7. 10.30am - 8:31pm																	
<b>2.3.2022</b> canceled - rescheduled 2.24																	
<b>2.24.2022</b> canceled - rescheduled 2.24																	
<b>3.10.2022</b>																	
misc																	
	D212-006(HC)	2	PD 1028														
	3 signs	14															
new	Z212-144(RM) c	2	SUP 1651 r	0.23	no			200'	12			approval	approval	approval	12.13.2021	12.28.2021	4.27.2022
	Z212-140(OA) c	4	DR termination	2.58	no			300'	29	1		approval	approval	approval	12.3.2021	12.28.2021	4.27.2022
	Z212-143(MP) c	6	GZC	0.19	yes; CR-->R-5(A)	1 DU		200'	18			approval	approval	approval	12.13.2021	12.28.2021	4.27.2022

	Z212-118(LC) OHP	2	OHP														
	Z212-126(RM)	1	PD 87, new T	0.38	no			500'	97	8		approval	approval	approval	11.2.2021	11.23.2021	4.27.2022
U/A	Z201-296(RM) ua	2	PD 298 am., new S.	0.62	yes; MIH S.9 MU-1 --> S.9B w base MF-2(A)	34 DU	50' w MIH	500'	94	1		approval	approval	approval	7.6.2021	8.17.2022	4.27.2022
	Z212-114(RM) ua	1	PD 714 am., new S. + n SUP	0.81	yes; S.3 --> S.3C w. supportive housing; adaptive reuse of hotel	40 DU		500'	17	2		approval	approval	approval	10.12.2021	10.26.2021	4.13.2022
	Z201-321(MP) ua	1	PD 714, new S										hold				
	Z201-323(MP)ua	6	n PD	2.05	yes; MIH IR --> n PD 1081 w MU-2 base, multifam. component	176 DU (min 24 DUs 2-bedroom units)	70' 5 stories no FAR max w MIH	500'	139	1		approval	approval	approval	8.12.2021	9.14.2021	4.27.2022
	Z201-326(MP) ua	8	GZC + n SUP	4.43	no			300'	13			approval	approval	approval	8.27.2021	9.14.2021	5.25.2022
	Z212-136(MP) ua	14	PD 193, new S	0.83	yes; MIH PD 193 GR --> PDS 167 w GR base w. multifam. Component		120' -->320' w MIH FAR: 2.5:1 -->9.4:1 w MIH	500'	110	3		approval	approval	approval	11.16.2021	12.14.2021	4.27.2022
	Z201-300(OA) ua	3	GZC	8.75	yes; R-7.5(A) --> MF-2(A)		36'	400'	88	8		approval	denial w/o	denial w/o	7.14.2021	8.17.2021	4.27.2022
	Z212-138(OA) ua	10	GZC	0.87	yes; CR-->MU-1; convalescent nursing home			200'	8			approval	approval	approval	11.17.2021	12.14.2021	4.27.2022
	Z201-302(RM) ua	2	PD 193, new S	2.55	no			500'	79			denial	denial w/o	approval	7.14.2021	8.31.2021	4.27.2022
<b>CPC date</b>	<b>zoning case no</b>	<b>D</b>	<b>request type</b>	<b>acres</b>	<b>housing comp. yes/no</b>	<b>density</b>	<b>height or FAR</b>	<b>notification distance</b>	<b>no. properties notified</b>	<b>no. of opposition reply forms</b>	<b>20% opposition at CC</b>	<b>staff rec.</b>	<b>CPC rec.</b>	<b>CC outcome</b>	<b>submittal date</b>	<b>ZRT</b>	<b>CC date</b>
<b>CPC composition:</b> Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston Vacant: D3. 9:30am - 6:20pm																	
<b>2.17.2022</b>																	
misc	D212-003(AS)	7	PD 214														
	D212-004(AS)	6	PD 741														
	M201-040(HC)	3	SUP 1739														
	M201-052(AS)	13	SUP 1447														
new	Z212-139(OA) c	3	n SUP	1.62	no			300'	109			approval	approval	approval	11.23.2021	12.14.2021	4.13.2022
	Z212-151(OA) c	1	DR termination	0.29	no			200'	9			approval	approval	approval	12.20.2021	1.11.2022	4.13.2022
	Z212-147(MP) c	13	n PD										hold				
	Z201-331(RM) c	2	PD 784 new S terminate SUP 1484										hold				
	Z212-125(MP)	14	PD 193, new S										hold				
	Z212-133(MP)	1	PD 830 new S										hold				
	Z212-145(MP)	6	n PD										hold				
	Z212-150(OA)	5	n SUP										hold				
U/A	Z201-261(OA) ua	1	n SUP										hold				
	Z212-122(OA) ua	11	GZC w DR										hold				
	Z201-246(MP) ua	2	GZC	0.17	yes; GZC CS-->MU-1; single family	1 DU	45'	200'	14			denial w/o	denial w/o		5..2021	6.8.2021	

	Z201-330(RM) ua	8	n PD	38.94	yes; A(A) --> n PD w R-5(A) base	181 DU		500'	25	7		approval	denial w/o	denialw/o	9.9.2021	9.28.2021	8.24.2022
	DCA201-008(SD)	MIH															

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson  
 Vacant: D3 and D7.  
 10am - 7:25pm

**3.3.2022**

misc	D212-001(HC)	10	PD 758														
	D212-006(HC)	2	PD 1028														
	M201-040(HC)	3	SUP 1739														
	3 signs	14															
new	Z212-149(OA) c	11	GZC	2.72	yes; MC-3 -->MF-3(A) (adaptive reuse of hotel to multifam.)			300'	333			approval	approval	approval	12.15.2021	1.11.2022	4.27.2022
	Z212-152(RM)	7	n SUP										hold				
	Z212-153(RM)	2	n SUP	2.5	no			300'	64			approval	approval	approval	12.23.2021	1.25.2022	4.27.2022
	Z212-154(RM)	7	n SUP										hold				
U/A	Z212-125(MP) ua	14	PD 193 new S										hold				
	Z212-145(MP)	6	n PD										hold				
	Z201-261(OA)	1	n SUP										hold				
code amendment	DCA201-008(SD)	MIH															

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Amanda Popken and Wade Gibson  
 Vacant: D3 and D7.  
 10am - 6:48pm

**3.24.2022**

misc	D212-002(HC)	13	PD 240														
	M190-041(AS)	9	PD 972														
	M201-054(HC)	14	PD 28														
	M212-003(AS)	8	PD 1042														
	M212-005(HC)	14	SUP 1526														
	M212-008(AS)	9	PD 79														
	M212-001(HC)	10	PD758														
new	Z201-290(OA) c	5	SUP 2312 r	95	no			200'	11			approval	approval	approval	6.25.2021	8.17.2021	5.11.2022
	Z201-301(OA) c	6	n PD										hold				
	Z201-351(OA) c	7	SUP 2359 r	0.61	no			200'	10			approval	approval	approval	9.27.2021	10.12.2021	5.11.2022
	Z212-127(OA) c	14	SUP 2005 r										hold				
	Z212-128(OA)	14	SUP 2006 r	0.69	no			200'	13			approval	approval	approval	11.3.2021	11.23.2021	5.11.2022
	Z201-337(RM)	2	PD 784, new S	4.11	no			500'	101			approval	approval	approval	9.7.2021	9.28.2021	5.11.2022
Z212-157(MP)	9	n PD	9.6	no			500'	193	1		approval	approval	approval	12.30.2021	2.15.2022	5.11.2022	
U/A	Z201-331(RM) ua	2	PD 784 new S; terminate SUP 1484	2.31	yes; MIH amendment to parking			500'	101			approval	approval	approval	8.26.2021	9.14.2021	6.8.2022
	Z212-152(RM) ua	7	n SUP	0.39	no			200'	15	1		approval	approval	denial w/o	12.22.2021	1.25.2022	5.11.2022
	Z212-154(RM) ua	7	n SUP										hold				
	Z212-147(MP) ua	13	n PD										hold				
	Z212-133(MP) ua	1	PD 830 new S	0.286	no			500'	122	14		approval	denial w/o		11.15.2021	12.16.2021	
	Z212-125(MP) ua	14	PD 193, new S										hold				
	Z212-145(MP) ua	6	n PD										hold				
Z212-150(OA) ua	5	n SUP	0.52	no			200'	18	1		approval	approval	approval	12.17.2021	1.11.2022	5.11.2022	

code amendment DCA212-003(LL) batch plants

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Claire Stanard and Melissa Kingston. Aaliyah Haqq  
 Vacant: D3 and D7.  
 10:30am - 6:54pm

4.7.2022																	
misc	D212-005(AS)	6	PD 741														
	M212-010(AS)	12	PD 173														
	W212-003(DM)	14	PD619														
	D212-002(HC) ua	8	PD 240														
	M201-040(HC) ua	3	PD 521														
	3 signs	14															
	2 thoroughfare	6															
new	Z212-162(OA) c	6	SUP 1831 r, am	0.26	no			200'	6			approval	approval	approval	1.5.2022	2.15.2022	2.25.2022
	Z212-164(RM) c	10	PD 220 am										hold				
	Z212-166(MP)	8	n SUP										hold				
U/A	Z201-261(OA) ua	1	n SUP	0.39	no			200'	8			approval	denial		5.19.2021	6.29.2021	
	Z201-301(OA) ua	6	n PD	24.6	no			500'	18			approval	approval	approval	4.14.2021	8.17.2021	5.25.2022
	Z212-122(OA) ua	11	n PD										hold				
	Z201-321(MP) ua	1	PD 714, new S										hold				
	Z212-125(MP) ua	14	PD 193, new S	3.876	yes; MIH PD 193 LC -->PDS 169 w LC base and w mixed-use and multifamily component		varies 22' to 399 FAR: 4:1-->5:1 w MIH	500'	342			approval	approval	approval	11.1.2021	11.23.2021	5.25.2022
Z212-147(MP) ua	13	n PD										hold					

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.  
 Vacant: D3.  
 10:30am - 7:35pm

4.21.2022																	
misc	M212-009(HC)	6	PD 741														
	Z201-349(OA) c	5	SUP 2191 r	0.03	no			300'	50			approval	approval	approval	9.22.2021	10.12.2022	6.8.2022
new	Z212-167(OA) c	5	n SUP	0.05	no			300'	43	2		approval	denial w/o	deial w/o	1.14.2022	3.15.2022	6.8.2022
	Z212-169(OA) c	5	GZC										hold				
	Z201-180(RM)	7	n PD										hold				
	Z212-130(RM)	5	PD 534, new S										hold				
	Z212-158(RM)	5	n PD										hold				
	Z212-163(MP)	11	PD 216, new S	2.89	yes; multifamily			500'	38				approval	approval	approval	1.10.2022	2.15.2022
Z212-173(MP)	7	DR am	0.19	no			300'	30	1			approval	approval	approval	12.13.2021	3.15.2022	6.8.2022
U/A	Z212-122(OA) ua	11	n PD										hold				
	Z212-164(RM) ua	10	PD 220 am	12.46	no			500'	89			approval	approval	approval	1.11.2022	3.1.2022	6.8.2022
	Z212-145(MP) ua	6	n PD										hold				
Z212-147(MP) ua	13	n PD	3.621	yes; R-10(A) --> n PD 1084 w R-10(A) base w SAD	12 DUs		500'	82	4		approval	approval	approval	12.14.2021	1.11.2022	6.8.2022	

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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	Z201-306(RM)	3	n PD	29.81	yes; A(A)--> n PD with R-5(A) base	92 DUs	32'	500'	44	10		denial	denial w/o		7.21.2021	8.31.2021	
U/A	Z201-180(RM) ua	7	n PD	13.71	yes; MIH R-7.5(A) and LO-3 -->n PD 1088 w MF-2(A) base	212 DUs	48' --> 60' w MIH	500'	100	11		approval	approval	approval	2.1.2022	3.2.2022	9.14.2022
	Z201-327(RM) ua	7	n PD										hold				
	Z212-122(OA) ua	11	n PD										hold				
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Standard and Melissa Kingston. Benjamin Vann. Vacant: D3. 8:30am - 8pm																	
<b>6.16.2022</b>																	
misc	M212-031(HA)	6	SUP 2444														
	5 signs	2															
new	Z212-185(OA)	10	GZC	2.88	potentially; MC-1 -->MU-3 adaptive reuse of hotel to multifamily			300'	8	1		approval	approval		2.10.2022	4.19.2022	9.14 hold 12.14 defer 2.22.2023
	Z212-181(OA)	2	SUP 918 r	1.36	no			300'	82	1		approval	approval	approval	2.8.2022	4.19.2022	8.10.2022
	Z212-192(JA)	14	SUP 2403 r	0.08	no			200'	19			approval	approval	approval	2.9.2022	5.3.2022	8.10.2022
	Z212-142(MP)	4	n SUP	9.89	no			400'	76	1		approval	approval	approval	12.8.2021	1.25.2022	9.14.2022
U/A	Z201-321(MP) ua	1	PD 714, new S										hold				
	Z201-333(OA) ua	12	n SUP										hold				
	Z212-122(OA) ua	11	n PD										hold				
	Z201-327(RM) ua	7	n PD	0.55	yes; MIH PD 595 w NC base-->n PD 1089 w MF-2(A) base	36 DUs	36' FAR: 1.25:1	500'	123			approval	approval	approval	8.22.2021	9.14.2021	8.10.2022
	Z212-175(RM) ua	2	GZC Art XIII	0.52	yes; IR-->WR-3		50'	200'	31			approval	approval	approval	1.26.2022	4.5.2022	8.10.2022
	DCA212-005(LL)	def.															
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson. Vacant: D3. 10:30am - 7pm																	
<b>7.7.2022</b>																	
misc	D212-011(AS)	3	PD 521														
	M212-025(AS)	2	SUP 1596														
	M212-026(AS)	2	PD 529														
	3 signs	6															
	4 signs	2															
new	Z212-184(MP) c	7	PD 346, am exp.	0.207	yes; IM --> PD346 for overnight shelter			500'	46	1		approval	approval	approval	2.8.2022	4.19.2022	8.10.2022
	Z212-197(MP) c	2	PD759, am	11.47	no			500'	27			approval	approval	approval	3.8.2022	5.24.2022	8.24.2022
	Z212-198(MP) c	7	n PD	1.23	yes; PD 595 WMU-3 --> n PD 1090 w WMU-3 bases and convalescent and nursing home		60' 4 stories	500'	77			approval	approval	approval	2.23.2022	5.24.2022	8.24.2022

	Z212-199(OA) c	7	GZC	0.52	yes; CS -->MF-2(A)		36'	200'	28			approval	approval	remand to CPC	2.25.2022	5.24.2022	8.24.2022
	Z212-203(OA) c	3	n SUP	5.81	no			400'	121	1		approval	approval	approval	2.23.2022	5.24.2022	9.28.2022
	Z212-204(OA) c	14	SUP 1912, r	0.11	no			200'	22			approval	approval	approval	3.3.2022	5.24.2022	8.24.2022
	Z212-188(OA) c	4	SUP 1963, r	9.12	no			400'	83	1		approval	approval	approval	2.1.2022	4.19.2022	8.24.2022
	Z212-122(OA) ua	11	n PD	7.19	no			500'	127	39		approval	approval	approval	10.26.2021	11.9.2021	8.24.2022
U/A	Z212-165(RM) ua	3	n PD	174.78	yes; MIH A(A) --> n PD w 2 subareas w single family (R-5(A) base) and multifamily (MF- 2(A) base) component	700 DU	45' w MIH	500'	12			approval	denial w/o	denial w/o	1.12.2022	3.1.2022	9.28.2022

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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*\*new agenda order*  
CPC composition:  
Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Benjamin Vann and Wade Gibson  
Vacant: D3.  
10am - 11:53pm

**7.21.2022**

misc	M212-036(AS)	2	SUP 1596														
new	Z212-124(RM) c	3	PD 49, am										hold				
	Z212-154(RM) c	7	n SUP	0.5	no			200'	21			approval	approval	approval	12.27.2021	1.25.2022	8.24.2022
	Z212-209(RM) c	2	GZC	0.73	no			200'	7			approval	approval	approval	6.7.2022	3.7.2022	9.14.2022
U/A	Z201-161(HC) c	6	SUP 2053, r										hold				
	Z201-134(HC) ua	3	SUP 2170, r am										hold				
	Z201-333(OA) ua	12	n SUP										hold				
new	Z201-321(MP) ua	1	PD 714, new S										hold				
	Z201-221(AU)	11	GZC										hold				
	Z190-250(AU)	11	n PD										hold				
	Z212-207(JA)	8	GZC w DR										hold				
AH; area plan	Z212-215(JA)	8	n SUP	5.74	no			400'	11			approval	approval	approval	3.14.2022	6.7.2022	9.14.2022
	4 signs	6															
	Z167-395(MK) - AH	2											approval				10.12.2022
	WOCAP	1											hold				

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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CPC composition:  
Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Jasmond Anderson  
Vacant: D3, D7, D11.  
10am - 6:15pm

**8.4.2022**

misc	M212-036(AS)	2	SUP 1596														
new	Z212-217(MP) c	1	n PD	0.69	no			500'	170	7		approval	approval	approved	3.15.2022	6.21.2022	10.12.2022
	Z212-219(OA) c	2	GZC	0.77	no			200'	46			approval	denial		3.16.2022	6.21.2022	
	Z212-220(OA) c	2	PD 462, exp										hold				
	Z212-224(OA) c	6	GZC										hold				
U/A	Z201-321(MP) ua	1	PD 714, new S										hold				
	Z201-333(OA) ua	12	n SUP	3.5	no			300'	50	9		approval	approval	approval	8.30.2021	9.28.2022	10.26.2022
	Z212-207(JA) ua	8	GZC w DR										hold				
	Z212-124(RM) ua	3	PD 49, am										hold				

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq and Claire Stanard. Benjamin Vann and Melissa Kingston  
 Vacant: D3, D11.  
 8am - 10:47pm

8.18.2022																	
misc	M212-028(HC)	2	SUP 2047														
	M212-032(HC)	10	PD 393														
	M212-039(HC)	4	PD 812														
new	Z212-216(JA) c	13	n SUP	12.01	no		400'	385				approval	approval	approval	3.15.2022	6.7.2022	9.28.2022
	Z212-227(RM) c	3	GZC	3.99	yes PD 710 --> MF-2(A)		300'	16				approval	approval	approval	4.1.2022	7.5.2022	9.28.2022
	Z212-229(OA) c	7	SUP 2392, r										hold				
	Z212-234(RM) c	14	n SUP	0.13	no		200'	860	1			approval	approval	approval	4.13.2022	7.15.2022	9.28.2022
U/A	Z190-250(AU) ua	11	n PD										hold				
	Z201-221(AU) ua	11	n PD										hold				
	Z201-321(MP) ua	1	PD 714, new S	4.26	no		500'	61	1			approval	denial		8.21.2021	9.14.2021	12.14 - defer 1.25.23
	Z212-124(RM) ua	3	PD 49, am	91.42	yes; PD 49 w MF-2(A) base	950 DUs	75' 54'	500'	93	5		approval	approval	approval	10.29.2021	11.23.2021	9.28.2022
	Z212-207(JA) ua	8	GZC w DR	13.49	no		400'	16	2			approval of GZC,not the DRs	approval	approval	3.4.2022	6.7.2022	10.12.2022
	Z212-220(OA) ua	2	PD 462, exp	0.17	yes; P(A) --> PD 462, S,5	30 DUs/acre	54' FAR: 0.75:1	500'	119	2		approval	denial		3.21.2022	6.21.2022	

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submission date	ZRT	CC date
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CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Amanda Popken  
 Vacant: D3, D11.  
 9am - 6:11pm

9.1.2022																	
misc	D212-016(AS)	13	PD 900														
	M212-024(AS)	11	PD 614														
	M212-033(AS)	13	PD 742														
	M212-037(AS)	10	PD 1078														
	M212/035(HC)	11	PD 216														
new	Z201-242(RM) c	5	PD 366, D-1	0.65	no		500'	63	1			approval	denial		4.23.2022	5.25.2022	
	Z212-225(JA) c	8	GZC	3.72	yes; R-7.5(A) --> D(A)		36'	300	42	1		approval	approval	approval	3.29.2022	7.5.2022	10.12.2022
	Z212-242(OA) c	5	n SUP	0.45	no		200'	25				approval	approval	approval	4.18.2022	7.19.2022	10.12.2022
	Z212-243(OA) c	5	n SUP	0.65	no		200'	9				approval	approval	approval	4.15.2022	7.19.2022	10.12.2022
	Z212-245(MP) c	8	SUP 2378 r	0.5	no		200'	10				approval	approval	approval	4.18.2022	8.2.2022	10.12.2022
U/A	Z201-134(HC) ua	3	SUP 2170, r am	18.88	no		400'	139	2			approval	approval	approval	11.18.2020		10.26.2022
	Z201-161(HC) ua	6	SUP 2053, r										hold				
	Z212-217(MP) ua	1	n PD DISD	11.9	no		500	170	7			approval	approval	approval	3.15.2022	6.21.2022	10.12.2022
	Z212-224(OA) ua	6	GZC	1.11	no		300'	18				approval	approval	denial	3.29.2022	6.21.2022	10.12.2022
misc	Z212-229(OA) ua	7	SUP 2392, r	0.23	no		200'	10				approval	approval	approval	4.12.2022	6.21.2022	10.12.2022
	2 signs	2															
	2 signs	14															
	OHP appeal	14															

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submission date	ZRT	CC date
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CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston.  
 Vacant: D3, D11.  
 9am - 8:10pm

9.15.2022																	
misc	M212-033(AS)	13	PD 742														
	M212-024(AS)	11	PD 614														
	M212-054(AS)	11	PD 614														
	W212-004(DM)	6	PD 621														
new	Z212-190(RM) c	9	n PD	7.26	yes; PFC/MIH R-7.5(A) --> n PD 1095 w MF-2(A) base	300 DUs	45' 60' w MIH 4 stories;	500'	87	12		approval	approval	approval	2.16.2022	5.3.2022	10.26.2022 11.9.2022
	Z212-212(RM) c	5	GZC										hold				
	Z212-241(RM) c	11	SUP 502, am	12.47	no			400'	70	8		approval	approval	approval	4.18.2022	8.2.2022	10.26.2022
U/A	Z190-250(AU) ua	11	n PD	11.13	yes; MIH MF-1(A) --> n PD w MU-2 base	min 500; max 70 DU/acre & MIH increases	180' --> 290' w MIH no FAR	500'	63	2		approval	approval	approval	4.17.2020	6.16.2020	10.26.2022
	Z201-221(AU) ua	11	n PD	6.8	yes; MIH MF-1(A) --> n PD w MU-2 base	min 250; max 105 DU/acre w MIH	per RPS	500'	124	3		approval	approval	approval	3.29.2021 (PD per CPC)	4.27.2021	10.26.2022
code amendment	DCA212-009(PE)	ArtX										approval	approval	approval			10.26.2022
area plan	WOCAP	1										approval	approval	approval			10.26.2022

rezoned area	1243.84	53
overall city	246976	
% of city rezoned	0.50%	

12001	366
response rate	3.05%

**ZONING CASES ANALYSIS  
CPC MEETINGS SUMMARY**

<b>CPC date</b>	<b>CPC meeting summary</b>
<b>10.7.2021</b>	<b>23 items</b> <b>17 zoning cases</b> 7 GZC 4 PDs 6 SUPs 6 recommended 11 held 2 w housing component
<b>10.21.2021</b>	<b>27 items</b> <b>22 zoning cases</b> 7 GZC 10 PDs 5 SUPs 9 recommended 13 held 2 w housing component
<b>11.4.2021</b>	<b>26 items</b> <b>16 zoning cases</b> 6 GZC 8 PDs 2 SUPs 10 recommended 6 held 3 w housing component
<b>11.18.2021</b>	<b>25 items</b> <b>20 zoning cases</b> 9 GZC 8 PDs 3 SUPs 11 recommended 9 held 4 w housing component
<b>12.2.2021</b>	<b>24 items</b> <b>19 zoning cases</b>

3 GZC  
4 PDs  
12 SUPs  
13 recommended  
6 held  
3 w housing component

**12.16.2021**

**21 items**  
**21 zoning cases**  
4 GZC  
9 PDs  
8 SUPs  
13 recommended  
8 held  
1 w housing component

**1.6.2022**

**19 items**  
**16 zoning cases**  
6 GZC  
5 PDs  
5 SUPs  
6 recommended  
10 held  
1 w housing component

**1.20.2022**

**18 items**  
**17 cases**  
5 GZC  
7 PDs  
5 SUPs  
11 recommended  
6 held  
5 w housing comp.

**2.3.2022**

**2.24.2022**

**3.10.2022**

**17 items**  
**13 cases**  
4 GZCs  
7 PDs  
1 SUP  
1 DR  
12 recommended

1 held

7 w housing comp.

**2.17.2022**

17 items

12 cases

2 GZCs

6 PDs

3 SUPs

1 DR

4 recommended

8 held

2 w housing comp.

**3.3.2022**

14 items

7 cases

1 GZC

2 PDs

4 SUPs

2 recommended

5 held

1 w housing com.

**3.24.2022**

23 items

15 cases

8 PDs

7 SUPs

9 recommended

6 held

1 w housing comp. (parking)

**4.7.2022**

19 items

9 cases

6 PDs

3 SUPs

4 recommended

5 held

1 w housing comp.

**4.21.2022**

13 items

12 cases

1 GZC

8 PDs

2 SUPs

1 DR  
6 recommended  
6 held  
2 w housing comp.

**5.19.2022**

**22 items**  
**13 cases**  
2 GZCs  
9 PDs  
1 SUP  
1 DR  
8 recommended  
5 held  
4 w housing comp.

**6.2.2022**

**15 items**  
**8 cases**  
4 PDs  
4 SUPs  
4 recommended  
4 held  
2 w housing comp

**6.16.2022**

**16 items**  
**9 cases**  
2 GZCs  
3 PDs  
4 SUPs  
6 recommended  
3 held  
3 whousing comp

**7.7.2022**

**19 items**  
**9 cases**  
1 GZC  
5 PDs  
3 SUPs  
9 recommended  
2 w housing comp.

**7.21.2022**

**18 items**  
**11 cases**  
3 GZCs

3 PDs  
5 SUPs  
3 recommended  
8 held

**8.4.2022**

9 items  
8 cases  
3 GZC  
4 PDs  
1 SUP  
3 recommended  
5 held

**8.18.2022**

13 items  
10 cases  
2 GZCs  
5 PDs  
3 SUPs  
7 recommended  
3 held  
2 w housing comp.

**9.1.2022**

20 items  
10 cases  
2 GZCs  
2 PDs  
6 SUPs  
9 recommended  
1 held  
1 w housing comp.

**9.15.2022**

11 cases  
5 cases  
1 GZC  
3 PDs  
1 SUP  
4 recommended  
1 held  
3 w housing comp.

ZONING CASES ANALYSIS  
CASES WITH HOUSING COMPONENT

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date	notes on cases
<b>10.7.2021</b>																		
	Z201-313(MP)	6	GZC	0.19	yes (CR --> R-5(A))	1 DU		200'	18			approval	approval	approval	7.30.2021	8.31.2021	12.8.2021	
	Z201-281(RM)	8	n PD for MH	49.35	yes A(A) --> PD for MH + CR	257 DU		500'	781	1	yes	approval	approval	approval	6.16.2021	7.27.2021	12.8.2021	
<b>10.21.2021</b>																		
	Z201-297(OA)	3	GZC+ DRterm	1.336	yes LO-1 --> MF-2(A)	43 DU		300'	34	8		approval	approval	approval	7.8.2021	8.17.2021	12.8.2021	
	Z201-299(CT)	8	n PD	34.21	yes for R-7.5(A)			500'	143	8		approval	approval	approval	7.12.2021	8.17.2021	12.8.2021	
<b>11.4.2021</b>																		
	Z201-341(LG)	6	GZC	0.17	yes CR --> R-5(A)	1 DU		200'				approval	approval	approval	9.1.2021	9.28.2021	1.12.2022	
	Z201-320(CT)	3	DR term	22	yes			400'	12	1		approval	approval	approval	8.10.2021	9.14.2021	1.12.2021	
	Z201-308(KC)	6	nSUP	2	yes retirement housing in PD 508 - Tr. 12	65 DU		300'	35			approval	approval	approval	7.28.2021	8.31.2021	1.12.2021	
<b>11.18.2021</b>																		
	Z201-286(CT)	7	GZC	0.163	yes CS --> R-5(A)	1 DU		200'	29			denial	denial w/o		7.21.2021	8.17.2021		
	Z201-318(MP)	3	GZC	2.83	yes NO(A) --> MF-1(A)			300'	32	5		denial	denial		6.30.2021	9.14.2021		
	Z201-346(MP)	11	GZC	0.37	yes R-16(A) --> MU-1	1 DU		200'	11	2		denial	denial		9.21.2021	10.12.2021		
	Z201-319(MP)	4	PD 812 am - Tract IV	2.26	yes	1 additional story		500'	134	1		approval	approval		8.10.2021	9.14.2021	2.9.2022	
<b>12.2.2021</b>																		
	Z201-357(KC)	6	GZC	0.13	yes CR --> R-5(A)			200'	29			approval	approval	approval	9.30.2021	10.26.2021	1.12.2022	
	Z201-291(OA)	11	n PD	7.45	yes PD for MF-1(A)		45' 110' w MIH	500'	72	22		approval	denial w/o		6.25.2021	8.17.2021		
	Z190-169(AU)	6	PD 714 am - new S	15.5	yes mixed-use		40' --> 58' --> 82 w MIH for 1 subarea	500'	119			approval	approval	approval	12.31.2019	2.19.2020	1.12.2022	
<b>12.16.2021</b>																		
	Z201-110(UA)	6	PD 508 am	18.25	yes Tract 13(A) for MF	(+88) 321		500'	27			approval	approval	approval	10.13.2020	12.29.2020	1.26.2022	
<b>1.6.2022</b>																		
	Z201-260(RM) ua	1	n PD	0.66	yes; MIH MU-1 --> PD w. MU-1 base w. multifamily component	62 DUs	75' 90' w MIH 7 stories	500'	52			approval	denial w/o		5.18.2021	5.29.2021		zoned MU-1 anyway, so mf uses and MIH available; held 4 times by CPC
<b>1.20.2022</b>																		
	Z212-138(OA) c	10	GZC	0.87	yes; CR --> MU-1 convalescent nursing home			200'	8			approval	approval	approved	11.17.2021	12.14.2021	4.27.2022	
	Z201-249(MP) ua	2	GZC	0.13	yes; R-7.5(A)-->D(A)	2 DUs instead of 1 DU		200'	37	2		approval	approval	approved	5.5.2021	5.8.2021	4.13.2022	
	Z201-254(RM) ua	9	n PD	3.61	yes; CR --> n PD 1080 w. MF-2(A) base	max. 60DUs 17 DU/ac	36'	500'	89	8		approval	approval	approved	5.21.2021	6.29.2021	3.9.2022	1.5 parking spaces /DU
	Z212-103(RM)	4	GZC	4.56	yes; CR-->MF-2(A)		85' w MIH	300'	55			approval	approval	approved	10.4.2021	10.26.2021	4.13.2022	
	Z212-123(RM)	2	GZC	0.4	yes; CR-->MF-2(A) (WR-3 instead)		50'	200'	54			approval of WR-3	approval of WR-3	approved WR-3	10.27.2021	11.23.2021	3.9.2022	

	Z201-311(KC/JM)	10	PD 393 am.; new S.	3.5	yes; SAD	30 DUs	36' 2 stories	500'	90	8		approval	approval	approved	7.29.2021	8.31.2021	3.9.2022		
<b>2.3.2022</b>	canceled - rescheduled 2.24																		
<b>2.24.2022</b>	canceled - rescheduled 2.24																		
<b>3.10.2022</b>																			
	Z212-143(MP) c	6	GZC	0.19	yes; CR-->R-5(A)	1 DU		200'	18			approval	approval	approved	12.13.2021	12.28.2021	4.27.2022		
	Z201-296(RM) ua	2	PD 298 am., new S.	0.62	yes; MIH S.9 MU-1 --> S.9B w base MF-2(A)	34 DU	50' w MIH	500'	94	1		approval	approval	approved	7.6.2021	8.17.2022	4.27.2022	1 parking space /DU; reductions if on-street parking exists	
	Z212-114(RM) ua	1	PD 714 am., new S. + n SUP	0.81	yes; S.3 --> S.3C w. supportive housing; adaptive reuse of hotel	40 DU		500'	17	2		approval	approval	approved	10.12.2021	10.26.2021	4.13.2022	0.5 parking spaces /DU for supportive housing	
	Z201-323(MP)ua	6	n PD	2.05	yes; MIH IR --> n PD 1081 w MU-2 base, multifam. component	176 DU (min 24 DUs 2- bedroom units)	70' 5 stories no FAR max w MIH	500'	139	1		approval	approval	approved	8.12.2021	9.14.2021	4.27.2022	1 parking space/bedroom + additional guest parking	
	Z212-136(MP) ua	14	PD 193, new S	0.83	yes; MIH PD 193 GR --> PDS 167 w GR base w. multifam. Component		120' -->320' w MIH FAR: 2.5:1 -- >9.4:1 w MIH	500'	110	3		approval	approval	approved	11.16.2021	12.14.2021	4.27.2022	1 parking space /DU + 8 guest parking spaces	
	Z201-300(OA) ua	3	GZC	8.75	yes; R-7.5(A) --> MF-2(A)		36'	400'	88	8		approval	denial w/o	denial w/o	7.14.2021	8.17.2021	4.27.2022		
	Z212-138(OA) ua	10	GZC	0.87	yes; CR-->MU-1; convalescent nursing home			200'	8			approval	approval	approved	11.17.2021	12.14.2021	4.27.2022		
<b>2.17.2022</b>																			
	Z201-246(MP) ua	2	GZC	0.17	yes; GZC CS-->MU-1; single family	1 DU	45'	200'	14			denial w/o	denial w/o		5..2021	6.8.2021			
	Z201-330(RM) ua	8	n PD	38.94	yes; A(A) --> n PD w R-5(A) base	181 DU		500'	500'	7		approval	denial w/o	denied w/o	9.9.2021	9.28.2021	8.24.2022		
<b>3.3.2022</b>																			
	Z212-149(OA) c	11	GZC	2.72	yes; MC-3 -->MF-3(A) (adaptive reuse of hotel to multifam.)			300'	333			approval	approval	approved	12.15.2021	1.11.2022	4.27.2022		
<b>3.24.2022</b>																			
	Z201-331(RM) ua	2	PD 784 new S; terminate SUP 1484	2.31	yes; MIH amendment to parking			500'	101			approval	approval	approved	8.26.2021	9.14.2021	6.8.2022	parking reductions if 51% MIH	
<b>CPC date</b>	<b>zoning case no</b>	<b>D</b>	<b>request type</b>	<b>acres</b>	<b>housing comp. yes/no</b>	<b>density</b>	<b>height or FAR</b>	<b>notification distance</b>	<b>no. properties notified</b>	<b>no. of opposition reply forms</b>	<b>20% opposition at CC</b>	<b>staff rec.</b>	<b>CPC rec.</b>	<b>CC outcome</b>	<b>submittal date</b>	<b>ZRT</b>	<b>CC date</b>	<b>notes on cases</b>	
<b>4.7.2022</b>																			
	Z212-125(MP) ua	14	PD 193, new S	3.876	yes; MIH PD 193 LC -->PDS 169 w LC base and w mixed-use and multifamily component		varies 22' to 399 FAR: 4:1-- >5:1 w MIH	500'	342			approval	approval	approved	11.1.2021	11.23.2021	5.25.2022		
<b>4.21.2022</b>																			
	Z212-163(MP)	11	PD 216, new S	2.89	yes; multifamily			500'	38			approval	approval	approved	1.10.2022	2.15.2022	6.22.2022	change the development plan	
	Z212-147(MP) ua	13	n PD	3.621	yes; R-10(A) --> n PD 1084 w R- 10(A) base w SAD	12 DUs		500'	82	4		approval	approval	approved	12.14.2021	1.11.2022	6.8.2022	modify. to yards to allow SAD	
<b>5.19.2022</b>																			
	Z212-155(RM)	14	PD 193 - PDS 135 am.	3.01	yes; MIH mixed-use		w MIH: 454' FAR: 5.95:1	500'	741	1		approval	approval	approved	12.29.2021	1.25.2022	6.22.2022	special project	

Z212-166(MP)	11	n PD	3.44	yes; R-1/2ac(A) --> n PD 1085 w TH-1(A) base, SAD	17 DUs	35'	500'	31	2		approval	approval	approved	1.13.2022	3.15.2022	6.22.2022	min 2 parking spaces/DU + 2 guest parking spaces/DU on the same lot	
Z212-172(OA)	14	DR termination	0.44	yes; DR termination base zone PD 193 - PDS 151			500'	215	1		approval	approval	approved	1.24.2022	3.15.2022	6.8.2022	correct error on zoning map	
Z212-145(MP ua)	6	n PD	5.78	yes; IR --> n PD 1086 w MF-2(A) base in Tract 2	200 DUs --> 440 DUs w MIH min. 25% of DUs must be 2-bedroom or more units	70'	500'	121			approval	approval	approved	12.13.2021	1.11.2022	6.22.2022		
<b>6.2.2022</b>																		
Z201-306(RM)	3	n PD	29.81	yes; A(A)--> n PD with R-5(A) base	92 DUs	32'	500'	44	10		denial	denial w/o		7.21.2021	8.31.2021			
Z201-180(RM) ua	7	n PD	13.71	yes; MIH R-7.5(A) and LO-3 -->n PD 1088 w MF-2(A) base	212 DUs	48' --> 60' w MIH	500'	100	11		approval	approval	approved	2.1.2022	3.2.2022	9.14.2022	min 1.25 parking spaces/DU MIH bonus if 50% MIH units	
<b>6.16.2022</b>																		
Z212-185(OA)	10	GZC	2.88	potentially; MC-1 -->MU-3 adaptive reuse of hotel to multifamily			300'	8	1		approval	approval		2.10.2022	4.19.2022	9.14 hold 12.14 defer 2.22		
Z201-327(RM) ua	7	n PD	0.55	yes; MIH PD 595 w NC base-->n PD 1089 w MF-2(A) base	36 DUs	36' FAR: 1.25:1	500'	123			approval	approval	approved	8.22.2021	9.14.2021	8.10.2022	min 0.33 parking spaces/DU	
Z212-175(RM) ua	2	GZC Art XIII	0.52	yes; IR-->WR-3		50'	200'	31			approval	approval	approved	1.26.2022	4.5.2022	8.10.2022		
<b>7.7.2022</b>																		
Z212-184(MP) c	7	PD 346, am exp.	0.207	yes; IM --> PD346 for overnight shelter			500'	46	1		approval	approval	approved	2.8.2022	4.19.2022	8.10.2022		
Z212-198(MP) c	7	n PD	1.23	yes; PD 595 WMU-3 --> n PD 1090 w WMU-3 bases and convalescent and nursing home		60' 4 stories	500'	77			approval	approval	approved	2.23.2022	5.24.2022	8.24.2022		
Z212-199(OA) c	7	GZC	0.52	yes; CS -->MF-2(A)		36'	200'	28			approval	approval	remanded to	2.25.2022	5.24.2022	8.24.2022		
Z212-165(RM) ua	3	n PD	174.78	yes; MIH A(A) --> n PD w 2 subareas w single family (R-5(A) base) and multifamily (MF-2(A) base) component	700 DU	45' w MIH	500'	12			approval	denial w/o	denial w/o	1.12.2022	3.1.2022	9.28.2022	min 40 designated guest parking spaces	
<b>CPC date</b>	<b>zoning case no</b>	<b>D</b>	<b>request type</b>	<b>acres</b>	<b>housing comp. yes/no</b>	<b>density</b>	<b>height or FAR</b>	<b>notification distance</b>	<b>no. properties notified</b>	<b>no. of opposition reply forms</b>	<b>20% opposition at CC</b>	<b>staff rec.</b>	<b>CPC rec.</b>	<b>CC outcome</b>	<b>submittal date</b>	<b>ZRT</b>	<b>CC date</b>	<b>notes on cases</b>
<b>8.18.2022</b>																		
Z212-227(RM) c	3	GZC	3.99	yes PD 710 --> MF-2(A)			300'	16			approval	approval	approved	4.1.2022	7.5.2022	9.28.2022	PD 710 reduction	
Z212-124(RM) ua	3	PD 49, am	91.42	yes; PD 49 w MF-2(A) base	950 DUs	75' 54'	500'	93	5		approval	approval	approved	10.29.2021	11.23.2021	9.28.2022		
Z212-220(OA) ua	2	PD 462, exp	0.17	yes; P(A) --> PD 462, S.5	30 DUs/acre	54' FAR: 0.75:1	500'	119	2		approval	denial		3.21.2022	6.21.2022			
<b>9.1.2022</b>																		
Z212-225(JA) c	8	GZC	3.72	yes; R-7.5(A) --> D(A)		36'	300	42	1		approval	approval	approved	3.29.2022	7.5.2022	10.12.2022		
<b>9.15.2022</b>																		
Z212-190(RM) c	9	n PD	7.26	yes; PFC/MIH R-7.5(A) --> n PD 1095 w MF- 2(A) base	300 DUs	45' 60' w MIH 4 stories;	500'	87	12		approval	approval	approved	2.16.2022	5.3.2022	10.26.2022 11.9.2022	1.25 parking spaces/DU	

Z190-250(AU) ua	11	n PD	11.13	yes; MIH MF-1(A) --> n PD w MU-2 base	min 500; max 70 DU/acre & MIH increases	180' --> 290' w MIH no FAR	500'	63	2		approval	approval	approved	4.17.2020	6.16.2020	10.26.2022	0.5 parking spaces/DU
Z201-221(AU) ua	11	n PD	6.8	yes; MIH MF-1(A) --> n PD w MU-2 base	min 250; max 105 DU/acre w MIH	per RPS	500'	124	3		approval	approval	approved	3.29.2021 (PD per CPC)	4.27.2021	10.26.2022	0.5 parking spaces/DU

599.953

5366 144

overall	56	46
approval/ approved	45	43

PDs (all requests - new PDs and PD amendments)	32
GZCs	22
requests denied	11

ZONING CASES ANALYSIS  
Panned Development Districts

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<b>10.7.2021</b>																	
	Z201-303(RM)	2	PD 357 and PD 345 am. + nSUP	0.91				200'	20			approval	approval	approval	7.13.2021	8.31.2021	12.8.2021
	Z201-281(RM)	8	n PD for MH	49.35	yes A(A) --> PD for MH + CR	257 DU		500'	781	1	yes	approval	approval	approval	6.16.2021	7.27.2021	12.8.2021
	Z201-305(RM)	2	n PDS in PD 193										hold				
	Z201-279(RM)	9	nPD + SUPterm										hold				
<b>10.21.2021</b>																	
	Z201-189(CT)	10	n PD										hold				
	Z201-213(CT)	14	CD 11 - new S	0.51				200'	40	1		approval	approval	approval	3.16.2021	4.13.2021	12.8.2021
	Z201-319(MP)	4	PD 812 am - Tract IV										hold				
	Z201-171(RM)	5	n PD + n SUP										hold				
	Z201-260(RM)	1	n PD										hold				
	Z201-305(RM)	2	n PDS in PD 193	0.3				500'	159	3		denial	approval	approval	7.20.2021	8.31.2021	12.8.2021
	Z201-288(LG)	2	PD 1028 am	2.7				500'	22			approval	approval	approval	6.23.2021	8.17.2021	12.8.2021
	Z201-299(CT)	8	n PD	34.21	yes for R-7.5(A)			500'	143	8		approval	approval	approval	7.12.2021	8.17.2021	12.8.2021
	Z201-110(UA)	6	PD 508 am										hold				
<b>11.4.2021</b>																	
	Z201-335(RM)	14	PD 298 am	2.51				500'	73			approval	approval	approval	9.1.2021	9.28.2022	1.12.2022
	Z201-285(CT)	6	PD 508 am.	7.59				500'	79	2		approval	approval	approval	6.15.2021	8.17.2021	1.12.2021
	Z201-291(OA)	11	n PD										hold				
	Z190-169(AU)	6	PD 714 am - new S										hold				
	Z201-319(MP)	4	PD 812 am - Tract IV										hold				
	Z201-189(CT)	10	n PD	18.425								approval	approval		2.8.2021		
	Z201-171(RM)	5	n PD + n SUP	2.04				500'	19			approval	approval	approval	1.14.2021	2.16.2021	1.12.2021
	Z201-279(RM)	9	nPD + SUPterm	1.8				500'	99	20		approval	approval	approval	6.14.2021	7.27.2021	1.12.2022
<b>11.18.2021</b>																	
	Z201-165(RM)	11	PD 887 am - new S	1.9				500'	22			approval	approval	approved	1.6.2021		1.12.2022
	Z201-332(KC)	6	PD 621 am + n SUP										hold				
	Z201-323(MP)	6	n PD										hold				
	Z201-348(MP)	8	PD 240 am										hold				
	Z201-319(MP)	4	PD 812 am - Tract IV	2.26	yes	1 additional story		500'	134	1		approval	approval		8.10.2021	9.14.2021	2.9.2022
	Z190-341(LG)	13	PD 400 am & exp										hold				
	Z201-260(RM)	1	n PD										hold				
	Z201-110(UA)	6	PD 508 am										hold				
<b>12.2.2021</b>																	
	Z201-353(MP)	13	PD 314 am - new S	2.05				500'	151	1		approval	approval	approval	9.27.2021	10.12.2021	1.12.2022
	Z201-291(OA)	11	n PD	7.45	yes PD for MF-1(A)		45' 110' w MIH	500'	72	22		approval	denial w/o		6.25.2021	8.17.2021	
	Z190-341(RM)	13	PD 400 am & exp	42.113				500'	228	32		approval	approval	approval	8.24.2020	11.10.2020	2.23.2022
	Z190-169(AU)	6	PD 714 am - new S	15.5	yes mixed-use		40' --> 58' --> 82 w MIH for 1 subarea	500'	119			approval	approval	approval	12.31.2019	2.19.2020	1.12.2022
<b>12.16.2021</b>																	
	Z201-254(RM)	9	n PD										hold				
	Z212-113(RM)	12	n PD	1.65				500'	9			approval	approval	approval	10.12.2021	10.26.2021	1.26.2022
	Z201-302(KC)	2	n PDS in PD 193										hold				
	Z201-330(RM)	8	n PD										hold				
	Z201-260(RM)	1	n PD										hold				
	Z201-332(KC)	6	PD 621 am + n SUP	1.62				500'	125	11		approval	approval	approval	8.2.2021	9.14.2021	1.26.2022
	Z201-323(MP)	6	n PD										hold				
	Z201-348(MP)	8	PD 240 am										hold				
	Z201-110(UA)	6	PD 508 am	18.25	yes Tract 13(A) for MF	(+88) 321		500'	27			approval	approval	approval	10.13.2020	12.29.2020	1.26.2022
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<b>1.6.2022</b>																	
	Z201-296(RM)c	2	PD298 - new S										hold				
	Z201-321(MP)	1	PD741 - new S										hold				
	Z201-311(KC/JM)	10	PD 393 A										hold				
	Z201-260(RM) ua	1	n PD	0.66	yes; MIH MU-1 --> PD w. MU-1 base w. multifamily component	62 DUs	75' 90' w MIH 7 stories	500'	52			approval	denial w/o		5.18.2021	6.29.2021	



Z212-125(MP) ua	14	PD 193, new S	3.876	yes; MIH PD 193 LC -->PDS 169 w LC base and w mixed-use and multifamily component		varies 22' to 399 FAR: 4:1-->5:1 w MIH	500'	342			approval	approval	approved	11.1.2021	11.23.2021	5.25.2022	
Z212-147(MP) ua	13	n PD										hold					
<b>4.21.2022</b>																	
Z201-180(RM)	7	n PD										hold					
Z212-130(RM)	5	PD 534, new S										hold					
Z212-158(RM)	5	n PD										hold					
Z212-163(MP)	11	PD 216, new S	2.89	yes; multifamily			500'	38			approval	approval	approved	1.10.2022	2.15.2022	6.22.2022	
Z212-122(OA) ua	11	n PD										hold					
Z212-164(RM) ua	10	PD 220 am	12.46				500'	89			approval	approval	approved	1.11.2022	3.1.2022	6.8.2022	
Z212-145(MP) ua	6	n PD										hold					
Z212-147(MP) ua	13	n PD	3.621	yes; R-10(A) --> n PD 1084 w R- 10(A) base w SAD	12 DUs		500'	82	4		approval	approval	approved	12.14.2021	1.11.2022	6.8.2022	
<b>5.19.2022</b>																	
Z201-327(RM)	7	n PD										hold					
Z212-130(RM)	5	PD534, new S	2.03				500'	50			approval	approval	approved	11.8.2021	11.23.2022	6.22.2022	
Z212-155(RM)	14	PD 193 - PDS 135 am.	3.01	yes; MIH mixed-use		w MIH: 454' FAR: 5.95:1	500'	741	1		approval	approval	approved	12.29.2021	1.25.2022	6.22.2022	
Z212-165(RM)	3	n PD										hold					
Z212-166(MP)	11	n PD	3.44	yes; R-1/2ac(A) --> n PD 1085 w TH-1(A) base, SAD	17 DUs	35'	500'	31	2		approval	approval	approved	1.13.2022	3.15.2022	6.22.2022	
Z201-321(MP) ua	1	PD 714, new S										hold					
Z212-145(MP) ua	6	n PD	5.78	yes; IR --> n PD 1086 w MF-2(A) base in Tract 2	200 DUs --> 440 DUs w MIH min. 25% of DUs must be 2-bedroom or more units	70'	500'	121			approval	approval	approved	12.13.2021	1.11.2022	6.22.2022	
Z212-122(OA) ua	11	n PD										hold					
Z212-158(RM) ua	5	n PD	7.8				500'	99	1		approval	approval	approved	12.30.2021	3.1.2022	6.22.2022	
<b>6.2.2022</b>																	
Z201-306(RM)	3	n PD	29.81	yes; A(A)--> n PD with R-5(A) base	92 DUs	32'	500'	44	10		denial	denial w/o		7.21.2021	8.31.2021		
Z201-180(RM) ua	7	n PD	13.71	yes; MIH R-7.5(A) and LO-3 -->n PD 1088 w MF-2(A) base	212 DUs	48' --> 60' w MIH	500'	100	11		approval	approval	approved	2.1.2022	3.2.2022	9.14.2022	
Z201-327(RM) ua	7	n PD										hold					
Z212-122(OA) ua	11	n PD										hold					
<b>6.16.2022</b>																	
Z201-321(MP) ua	1	PD 714, new S										hold					
Z212-122(OA) ua	11	n PD										hold					
Z201-327(RM) ua	7	n PD	0.55	yes; MIH PD 595 w NC base-->n PD 1089 w MF-2(A) base	36 DUs	36' FAR: 1.25:1	500'	123			approval	approval	approved	8.22.2021	9.14.2021	8.10.2022	
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<b>7.7.2022</b>																	
Z212-184(MP) c	7	PD 346, am exp.	0.207	yes; IM --> PD346 for overnight shelter			500'	46	1		approval	approval	approved	2.8.2022	4.19.2022	8.10.2022	
Z212-197(MP) c	2	PD759, am	11.47				500'	27			approval	approval	approved	3.8.2022	5.24.2022	8.24.2022	
Z212-198(MP) c	7	n PD	1.23	yes; PD 595 WMU-3 --> n PD 1090 w WMU-3 bases and convalescent and nursing home			60' 4 stories	77			approval	approval	approved	2.23.2022	5.24.2022	8.24.2022	
Z212-122(OA) ua	11	n PD	7.19				500'	127	39		approval	approval	approved	10.26.2021	11.9.2021	8.24.2022	

	Z212-165(RM) ua	3	n PD	174.78	yes; MIH A(A) --> n PD w 2 subareas w single family (R-5(A) base) and multifamily (MF- 2(A) base) component	700 DU	45' w MIH	500'	12			approval	denial w/o	denied w/o	1.12.2022	3.1.2022	9.28.2022
<b>7.21.2022</b>	Z212-124(RM) c	3	PD 49, am										hold				
	Z201-321(MP) ua	1	PD 714, new S										hold				
	Z190-250(AU)	11	n PD										hold				
<b>8.4.2022</b>	Z212-217(MP) c	1	n PD	0.69				500'	170	7		approval	approval	approved	3.15.2022	6.21.2022	10.12.2022
	Z212-220(OA) c	2	PD 462, exp										hold				
	Z201-321(MP) ua	1	PD 714, new S										hold				
	Z212-124(RM) ua	3	PD 49, am										hold				
<b>8.18.2022</b>	Z190-250(AU) ua	11	n PD										hold				
	Z201-221(AU) ua	11	n PD										hold				
	Z201-321(MP) ua	1	PD 714, new S	4.26				500'	61	1		approval	denial		8.21.2021	9.14.2021	12.14 - defer 1.25.23
	Z212-124(RM) ua	3	PD 49, am	91.42	yes; PD 49 w MF-2(A) base	950 DUs	75' 54'	500'	93	5		approval	approval	approved	10.29.2021	11.23.2021	9.28.2022
	Z212-220(OA) ua	2	PD 462, exp	0.17	yes; P(A) --> PD 462, S.5	30 DUs/acre	54' FAR: 0.75:1	500'	119	2		approval	denial		3.21.2022	6.21.2022	
<b>9.1.2022</b>	Z201-242(RM) c	5	PD 366, D-1	0.65				500'	63	1		approval	denial		4.23.2022	5.25.2022	
	Z212-217(MP) ua	1	n PD DISD	11.9				500'	170	7		approval	approval	approved	3.15.2022	6.21.2022	10.12.2022
<b>9.15.2022</b>	Z212-190(RM) c	9	n PD	7.26	yes; PFC/MIH R-7.5(A) --> n PD 1095 w MF-2(A) base	300 DUs	45' 60' w MIH 4 stories;	500'	87	12		approval	approval	approved	2.16.2022	5.3.2022	10.26.2022 11.9.2022
	Z190-250(AU) ua	11	n PD	11.13	yes; MIH MF-1(A) --> n PD w MU-2 base	min 500; max 70 DU/acre & MIH increases	180' --> 290' w MIH no FAR	500'	63	2		approval	approval	approved	4.17.2020	6.16.2020	10.26.2022
	Z201-221(AU) ua	11	n PD	6.8	yes; MIH MF-1(A) --> n PD w MU-2 base	min 250; max 105 DU/acre w MIH	per RPS	500'	124	3		approval	approval	approved	3.29.2021 (PD per CPC)	4.27.2021	10.26.2022
				735.898	32				6735	264			overall	62	52		
													approval	52	49		

new PDs created (excluding new subdistricts created in existing PDs)	28
new PDs with housing component (excluding new subdistricts created in existing PDs)	18
new PDs w MIH (excluding new subdistricts created in existing PDs, and only the ones who had a different MIH bonus)	9

ZONING CASES ANALYSIS  
General Zoning Changes

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<b>10.7.2021</b>																	
	Z201-304(RM)	6	GZC										hold				
	Z201-313(MP)	6	GZC	0.19	yes (CR --> R-5(A))	1 DU		200'	18			approval	approval	approval	7.30.2021	8.31.2021	12.8.2021
	Z201-246(LG)	2	GZC										hold				
	Z201-315(KC)	14	GZC to D-1 + nSUP										hold				
	Z201-239(RM)	8	GZC + DR term										hold				
	Z201-297(OA)	3	GZC + DRterm										hold				
<b>10.21.2021</b>																	
	Z201-320(CT)	3	DR term										hold				
	Z201-270(LG)	5	GZC										hold				
	Z201-315(KC)	14	GZC for D-1 + n SUP										hold				
	Z201-297(OA)	3	GZC + DRterm	1.336	yes LO-1 --> MF-2(A)	43 DU		300'	34	8		approval	approval	approval	7.8.2021	8.17.2021	12.8.2021
	Z201-246(LG)	2	GZC										hold				
	Z201-284(LG)	5	GZC + n SUP										hold				
	Z201-247(CT)	10	GZC	4.92				300'	10			approval	approval	approval	5.3.2021	6.8.2021	1.12.2022
<b>11.4.2021</b>																	
	Z201-336(LG)	6	GZC										hold				
	Z201-341(LG)	6	GZC	0.17	yes CR --> R-5(A)	1 DU		200'				approval	approval	approval	9.1.2021	9.28.2021	1.12.2022
	Z201-300(OA)	3	GZC										hold				
	Z201-320(CT)	3	DR term	22	yes			400'	12	1		approval	approval	approval	8.10.2021	9.14.2021	1.12.2021
	Z201-239(RM)	8	GZC + DR term	10.37				400'	240			approval	denial w/o	denial w/o	4.19.2021	5.25.2021	5.25.2022
	Z201-304(RM)	6	GZC	0.17				200'	22			approval	denial w/o	denial w/o	7.16.2021	8.31.2021	
<b>11.18.2021</b>																	
	Z201-344(KC)	8	GZC + nSUP	2.67				300'	7	2		approval	denial	denial w/o	9.14.2021	9.28.2021	6.8.2022
	Z201-345(KC)	8	GZC + nSUP	23.7				400'	18			approval	approval	approval	9.14.2021	9.28.2021	1.12.2022
	Z201-286(CT)	7	GZC	0.163	yes CS --> R-5(A)	1 DU		200'	29			denial	denial w/o	denial w/o	7.21.2021	8.17.2021	
	Z201-293(CT)	13	DR term	31.82				500'	78	9		approval	denial of term; approabl of amend.	approval	6.28.2021	8.17.2021	1.26.2022
	Z201-318(MP)	3	GZC	2.83	yes NO(A) --> MF-1(A)			300'	32	5		denial	denial	denial	6.30.2021	9.14.2021	
	Z201-346(MP)	11	GZC	0.37	yes R-16(A) -->MU-1	1 DU		200'	11	2		denial	denial	denial	9.21.2021	10.12.2021	
	Z201-315(KC)	14	GZC for D-1 + n SUP	0.308				200'	10	3		approval	approval	approval	8.2.2021	8.31.2021	1.12.2022
	Z201-270(LG)	5	GZC										hold				
	Z201-284(LG)	5	GZC + n SUP										hold				
<b>12.2.2021</b>																	
	Z201-317(OA)	6	GZC	0.13				200'	26	1		approval	denial w/o	denial w/o	8.5.2021	9.28.2021	
	Z201-357(KC)	6	GZC	0.13	yes CR --> R-5(A)			200'	29			approval	approval	approval	9.30.2021	10.26.2021	1.12.2022
	Z201-336(KC)	6	GZC										hold				
<b>12.16.2021</b>																	
	Z212-119(OA)	2	GZC	0.2				200'	53			approval	approval	approval	10.22.2021	11.9.2022	1.26.2022
	Z201-270(LG)	5	GZC	1.16				300'	29	2		denial	approval	approval	6.1.2021	7.19.2022	1.26.2022
	Z201-284(LG)	5	GZC + n SUP	0.485				200'	10			approval	approval	approval	6.18.2021	8.17.2021	1.26.2022
	Z201-300(OA)	3	GZC										hold				
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<b>1.6.2022</b>																	
	Z201-249(MP) c	2	GZC										hold				
	Z212-122(OA) c	11	GZC										hold				
	Z212-103(RM) c	14	GZC										hold				
	Z201-326(MP)	8	GZC										hold				
	Z212-123(RM)	2	GZC										hold				
	Z201-336(KC/AU) ua	6	GZC w DR	35.25				500'	27	4		approval	approval	approval	9.1.2021	9.28.2021	2.23.2022
<b>1.20.2022</b>																	
	Z212-138(OA) c	10	GZC	0.87	convalescent nursing home			200'	8			approval	approval	approval	11.17.2021	12.14.2021	4.27.2022
	Z201-300(OA) ua	3	GZC										hold				

	Z201-249(MP) ua	2	GZC	0.13	yes; R-7-5(A)-->D(A)	2 DUs instead of 1 DU		200'	37	2		approval	approval	approval	5.5.2021	6.8.2021	4.13.2022
	Z212-103(RM)	4	GZC	4.56	yes; CR-->MF-2(A)		85' w MIH	300'	55			approval	approval	approval	10.4.2021	10.26.2021	4.13.2022
	Z212-123(RM)	2	GZC	0.4	yes; CR-->MF-2(A) (WR-3 instead)		50'	200'	54			approval of WR-3	approval of WR- 3	approval of WR-3	10.27.2021	11.23.2021	3.9.2022
<b>2.3.2022</b>	canceled - rescheduled 2.24																
<b>2.24.2022</b>	canceled - rescheduled 2.24																
<b>3.10.2022</b>																	
	Z212-140(OA) c	4	DR termination	2.58				300'	29	1		approval	approval	approval	12.3.2021	12.28.2021	4.27.2022
	Z212-143(MP) c	6	GZC	0.19	yes; CR-->R-5(A)	1 DU		200'	18			approval	approval	approval	12.13.2021	12.28.2021	4.27.2022
	Z201-326(MP) ua	8	GZC + n SUP	4.43				300'	13			approval	approval	approval	8.27.2021	9.14.2021	5.25.2022
	Z201-300(OA) ua	3	GZC	8.75	yes; R-7.5(A) --> MF-2(A)		36'	400'	88	8		approval	denial w/o	denial w/o	7.14.2021	8.17.2021	4.27.2022
	Z212-138(OA) ua	10	GZC	0.87	yes; CR-->MU-1; convalescent nursing home			200'	8			approval	approval	approval	11.17.2021	12.14.2021	4.27.2022
<b>2.17.2022</b>																	
	Z212-151(OA) c	1	DR termination	0.29				200'	9			approval	approval	approval	12.20.2021	1.11.2022	4.13.2022
	Z212-122(OA) ua	11	GZC w DR									hold					
	Z201-246(MP) ua	2	GZC	0.17	yes; GZC CS-->MU-1; single family	1 DU	45'	200'	14			denial w/o	denial w/o		5.2021	6.8.2021	
<b>3.3.2022</b>																	
	Z212-149(OA) c	11	GZC	2.72	yes; MC-3 -->MF-3(A) (adaptive reuse of hotel to multifam.)			300'	333			approval	approval	approval	12.15.2021	1.11.2022	4.27.2022
<b>3.24.2022</b>																	
<b>4.7.2022</b>																	
<b>CPC date</b>	<b>zoning case no</b>	<b>D</b>	<b>request type</b>	<b>acres</b>	<b>housing comp. yes/no</b>	<b>density</b>	<b>height or FAR</b>	<b>notification distance</b>	<b>no. properties notified</b>	<b>no. of opposition reply forms</b>	<b>20% opposition at CC</b>	<b>staff rec.</b>	<b>CPC rec.</b>	<b>CC outcome</b>	<b>submittal date</b>	<b>ZRT</b>	<b>CC date</b>
<b>4.21.2022</b>																	
	Z212-169(OA) c	5	GZC										hold				
	Z212-173(MP)	7	DR am	0.19				300'	30	1		approval	approval	approval	12.13.2021	3.15.2022	6.8.2022
<b>5.19.2022</b>																	
	Z212-175(RM) c	2	GZC Art XIII										hold				
	Z212-172(OA)	14	DR termination	0.44	yes; DR termination base zone PD 193 - PDS 151			500'	215	1		approval	approval	approval	1.24.2022	3.15.2022	6.8.2022
	Z212-169(OA) ua	5	GZC	1.274				300'	26			approval	approval	approval	1.21.2022	3.15.2022	8.10.2022
<b>6.2.2022</b>																	
<b>6.16.2022</b>																	
	Z212-185(OA)	10	GZC	2.88	potentially; MC-1 -->MU-3 adaptive reuse of hotel to multifamily			300'	8	1		approval	approval		2.10.2022	4.19.2022	9.14 hold 12.14 defer 2.22.2023
	Z212-175(RM) ua	2	GZC Art XIII	0.52	yes; IR-->WR-3		50'	200'	31			approval	approval	approval	1.26.2022	4.5.2022	8.10.2022
<b>7.7.2022</b>																	
	Z212-199(OA) c	7	GZC	0.52	yes; CS -->MF-2(A)		36'	200'	28			approval	approval	remand to CPC	2.25.2022	5.24.2022	8.24.2022
<b>7.21.2022</b>																	
	Z212-209(RM) c	2	GZC	0.73				200'	7			approval	approval	approval	6.7.2022	3.7.2022	9.14.2022
	Z201-221(AU)	11	GZC										hold				
	Z212-207(UA)	8	GZC w DR										hold				
<b>CPC date</b>	<b>zoning case no</b>	<b>D</b>	<b>request type</b>	<b>acres</b>	<b>housing comp. yes/no</b>	<b>density</b>	<b>height or FAR</b>	<b>notification distance</b>	<b>no. properties notified</b>	<b>no. of opposition reply forms</b>	<b>20% opposition at CC</b>	<b>staff rec.</b>	<b>CPC rec.</b>	<b>CC outcome</b>	<b>submittal date</b>	<b>ZRT</b>	<b>CC date</b>
<b>8.4.2022</b>																	
	Z212-219(OA) c	2	GZC	0.77				200'	46			approval	denial		3.16.2022	6.21.2022	
	Z212-224(OA) c	6	GZC										hold				
	Z212-207(UA) ua	8	GZC w DR										hold				

8.18.2022																	
	Z212-227(RM) c	3	GZC	3.99	yes PD 710 --> MF-2(A)			300'	16			approval	approval	approval	4.1.2022	7.5.2022	9.28.2022
	Z212-207(JA) ua	8	GZC w DR	13.49				400'	16	2		approval of GZC,not the DRs	approval	approval	3.4.2022	6.7.2022	10.12.2022
9.1.2022																	
	Z212-225(JA) c	8	GZC	3.72	yes; R-7.5(A) --> D(A)		36'	300	42	1		approval	approval	approval	3.29.2022	7.5.2022	10.12.2022
	Z212-224(OA) ua	6	GZC	1.11				300'	18			approval	denial	denial	3.29.2022	6.21.2022	10.12.2022
9.15.2022																	
	Z212-212(RM) c	5	GZC										hold				
				193.966					1844	54		overall	44	35			
					23							approval	32	30			

ZONING CASES ANALYSIS  
Specific Use Permits

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<b>10.7.2021</b>																	
	Z201-309(MP)	5	rSUP 2349	52				200'	9			approval	approval	approval	7.28.2021	8.31.2021	12.8.2021
	Z201-225(LG)	5	nSUP										hold				
	Z201-308(KC)	6	nSUP										hold				
	Z201-278(RM)	14	rSUP 1791	0.34				200'	95			approval	approval	approval	6.14.2021	7.27.2021	12.8.2021
	Z201-232(CT)	5	rSUP 2344	0.45								approval	denial w/o		4.12.2021		
	Z201-287(CT)	14	nSUP										hold				
<b>10.21.2021</b>																	
	Z201-328(LG)	5	r SUP 2348	6.23				400'	20			approval	approval	approval	8.24.2021	9.14.2021	12.8.2021
	Z201-329(LG)	6	r SUP 1356	0.405				200'	20			approval	approval	approval	8.25.2021	9.14.2021	12.8.2021
	Z201-261(OA)	1	n SUP										hold				
	Z201-225(LG)	5	nSUP										hold				
	Z201-287(CT)	14	nSUP	0.46				200'	5			approval	approval	approval	6.21.2021	8.17.2021	12.8.2021
<b>11.4.2021</b>																	
	Z201-282(KC)	6	r SUP 1750										hold				
	Z201-308(KC)	6	nSUP	2	yes retirement housing in PD 508 - Tr. 12	65 DU		300'	35			approval	approval	approval	7.28.2021	8.31.2021	1.12.2021
<b>11.18.2021</b>																	
	Z201-355(CT)	7	n SUP	16.8				400'	67	1		approval	approval	approval	9.28.2021	10.12.2021	1.12.2022
	Z201-352(MP)	1	n SUP										hold				
	Z201-238(RM)	3	SUP 1450 am	5.04				400'	131	4		approval	approval	approval	4.19.2021	5.25.2021	1.12.2022
<b>12.2.2021</b>																	
	Z212-104(OA)	3	n SUP										hold				
	Z212-105(OA)	8	am SUP 1838	2.39				300'	27			approval	approval	approval	10.10.2021	10.26.2021	1.12.2022
	Z201-338(RM)	7	n SUP	1.1				300'	9			approval	approval	approval	9.7.2021	9.28.2021	1.12.2022
	Z201-256(KC)	6	r SUP 1954	1.29				300'	23			approval	approval	approval	5.14.2021	6.29.2021	1.12.2022
	Z201-253(KC)	6	n SUP	13.88				400'	17			approval	approval	approval	5.12.2021	6.29.2021	1.12.2022
	Z201-307(KC)	5	n SUP										hold				
	Z201-342(KC)	1	r SUP 2210	0.56				200'	23	1		approval	approval	approval	9.13.2021	9.28.2021	1.12.2022
	Z212-101(KC)	14	r SUP 1898										hold				
	Z201-282(KC)	6	r SUP 1750	0.34				200'	14			approval	approval	approval	6.16.2021	7.27.2021	1.12.2021
	Z201-352(MP)	1	n SUP										hold				
	Z201-261(OA)	1	n SUP										hold				
	Z201-225(RM)	5	nSUP	0.05				300'	45	1		hold	denial w/o		5.31.2021	5.11.2021	
<b>12.16.2021</b>																	
	Z212-107(OA)	5	n SUP	3.51				300'	21			approval	approval	approval	10.12.2021	10.26.2022	1.26.2022
	Z212-117(OA)	14	r SUP 2358	0.12				300'	26			approval	approval	approval	10.19.2021	11.9.2021	1.26.2022
	Z212-120(OA)	1	r SUP 2367	6.87				200'	8			approval	approval	approval	10.25.2021	11.9.2021	1.26.2022
	Z212-112(MP)	2	n SUP										hold				
	Z201-334(MP)	6	n SUP	0.12				200'	4			approval	approval	approval	8.30.2021	11.9.2021	1.26.2022
	Z212-121(MP)	1	n SUP	4.79				300'	90	1		approval	approval	approval	10.26.2021	11.9.2021	1.26.2022
	Z212-110(RM)	7	n SUP	0.95				200'	38	1		approval	approval	approval	10.12.2021	10.26.2022	1.26.2022
	Z201-307(KC)	5	n SUP	1.1				300'	45	1		approval	approval	approval	7.23.2021	8.31.2021	1.26.2022
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<b>1.6.2022</b>																	
	Z201-343(KC/IM)	7	n SUP	0.43	no			200'	45			approval	approval	approval	9.14.2021	9.28.2021	6.22.2022
	Z212-129(RM)	6	n SUP	0.71	no			200'	18			approval	approval	approval	11.8.2021	11.23.2021	2.23.2022
	Z201-323(MP) ua	6	n PD										hold				
	Z201-352(MP) ua	1	n SUP										hold				
	Z212-104(OA) ua	3	n SUP	0.17	no			200'	8			approval	denial w/o	denial w/o	10.15.2021	10.26.2021	2.23.2022
	Z212-101(KC/AU) ua	14	SUP 1898 r	0.38	no			200'	22			approval	approval	approval	10.1.2021	10.26.2021	2.23.2021
<b>1.20.2022</b>																	
	Z212-135(OA) c	14	SUP 1881 r	0.05	no			200'	16			approval	approval	approval	11.16.2021	12.14.2021	3.9.2022
	Z212-137(OA) c	2	n SUP	0.12	no			200'	13			approval	approval	approval	11.17.2021	12.14.2021	3.9.2022
	Z201-261(OA) ua	1	n SUP										hold				
	Z212-112(MP) ua	2	n SUP	0.58	no			200'	17			approval	approval	approval	10.14.2021	11.9.2021	3.9.2022
	Z201-352(MP) ua	1	n SUP	0.67	no			200'	20	4		approval	approval	approval	9.27.2021	10.12.2022	3.9.2022

<b>2.3.2022</b>	canceled - rescheduled 2.24																		
<b>2.24.2022</b>	canceled - rescheduled 2.24																		
<b>3.10.2022</b>																			
	Z212-144(RM) c	2	SUP 1651 r	0.23	no			200'	12			approval	approval	approval	12.13.2021	12.28.2021	4.27.2022		
<b>2.17.2022</b>																			
	Z212-139(OA) c	3	n SUP	1.62	no			300'	109			approval	approval	approval	11.23.2021	12.14.2021	4.13.2022		
	Z212-150(OA)	5	n SUP										hold						
	Z201-261(OA) ua	1	n SUP										hold						
<b>3.3.2022</b>																			
	Z212-152(RM)	7	n SUP										hold						
	Z212-153(RM)	2	n SUP	2.5	no			300'	64			approval	approval	approval	12.23.2021	1.25.2022	4.27.2022		
	Z212-154(RM)	7	n SUP										hold						
	Z201-261(OA)	1	n SUP										hold						
<b>3.24.2022</b>																			
	Z201-290(OA) c	5	SUP 2312 r	95	no			200'	11			approval	approval	approval	6.25.2021	8.17.2021	5.11.2022		
	Z201-351(OA) c	7	SUP 2359 r	0.61	no			200'	10			approval	approval	approval	9.27.2021	10.12.2021	5.11.2022		
	Z212-127(OA) c	14	SUP 2005 r										hold						
	Z212-128(OA)	14	SUP 2006 r	0.69	no			200'	13			approval	approval	approval	11.3.2021	11.23.2021	5.11.2022		
	Z212-152(RM) ua	7	n SUP	0.39	no			200'	15	1		approval	approval	denial w/o	12.22.2021	1.25.2022	5.11.2022		
	Z212-154(RM) ua	7	n SUP										hold						
	Z212-150(OA) ua	5	n SUP	0.52	no			200'	18	1		approval	approval	approval	12.17.2021	1.11.2022	5.11.2022		
<b>CPC date</b>	<b>zoning case no</b>	<b>D</b>	<b>request type</b>	<b>acres</b>	<b>housing comp. yes/no</b>	<b>density</b>	<b>height or FAR</b>	<b>notification distance</b>	<b>no. properties notified</b>	<b>no. of opposition reply forms</b>	<b>20% opposition at CC</b>	<b>staff rec.</b>	<b>CPC rec.</b>	<b>CC outcome</b>	<b>submittal date</b>	<b>ZRT</b>	<b>CC date</b>		
<b>4.7.2022</b>																			
	Z212-162(OA) c	6	SUP 1831 r, am	0.26	no			200'	6			approval	approval	approval	1.5.2022	2.15.2022	2.25.2022		
	Z201-261(OA) ua	1	n SUP	0.39	no			200'	8			approval	denial		5.19.2021	6.29.2021			
<b>4.21.2022</b>																			
	Z201-349(OA) c	5	SUP 2191 r	0.03	no			300'	50			approval	approval	approval	9.22.2021	10.12.2022	6.8.2022		
	Z212-167(OA) c	5	n SUP	0.05	no			300'	43	2		approval	denial w/o	denial w/o	1.14.2022	3.15.2022	6.8.2022		
<b>5.19.2022</b>																			
	Z212-168(RM) c	3	n SUP	2.46	no			300'	48	4		approval	approval	denial w/o	1.14.2022	4.5.2022	8.24.2022		
<b>6.2.2022</b>																			
	Z201-314(OA) c	6	SUP 2167 r	0.691	no			200'	14			approval	approval	approval	8.2.2021	10.26.2021	8.10.2022		
	Z201-333(OA) c	12	n SUP										hold						
	Z201-134(HC)	3	SUP 2170, r am										hold						
	Z212-180(MP)	14	SUP 1374, r am	2.816	no			300'	52	2		approval	approval	approval	2.8.2022	4.19.2022	8.10.2022		
<b>6.16.2022</b>																			
	Z212-181(OA)	2	SUP 918 r	1.36	no			300'	82	1		approval	approval	approval	2.8.2022	4.19.2022	8.10.2022		
	Z212-192(JA)	14	SUP 2403 r	0.08	no			200'	19			approval	approval	approval	2.9.2022	5.3.2022	8.10.2022		
	Z212-142(MP)	4	n SUP	9.89	no			400'	76	1		approval	approval	approval	12.8.2021	1.25.2022	9.14.2022		
	Z201-333(OA) ua	12	n SUP										hold						
<b>7.7.2022</b>																			
	Z212-203(OA) c	3	n SUP	5.81	no			400'	121	1		approval	approval	approval	2.23.2022	5.24.2022	9.28.2022		
	Z212-204(OA) c	14	SUP 1912, r	0.11	no			200'	22			approval	approval	approval	3.3.2022	5.24.2022	8.24.2022		
	Z212-188(OA) c	4	SUP 1963, r	9.12	no			400'	83	1		approval	approval	approval	2.1.2022	4.19.2022	8.24.2022		
<b>7.21.2022</b>																			
	Z212-154(RM) c	7	n SUP	0.5	no			200'	21			approval	approval	approval	12.27.2021	1.25.2022	8.24.2022		
	Z201-161(HC) c	6	SUP 2053, r										hold						
	Z201-134(HC) ua	3	SUP 2170, r am										hold						
	Z201-333(OA) ua	12	n SUP										hold						
	Z212-215(JA)	8	n SUP	5.74	no			400'	11			approval	approval	approval	3.14.2022	6.7.2022	9.14.2022		
<b>CPC date</b>	<b>zoning case no</b>	<b>D</b>	<b>request type</b>	<b>acres</b>	<b>housing comp. yes/no</b>	<b>density</b>	<b>height or FAR</b>	<b>notification distance</b>	<b>no. properties notified</b>	<b>no. of opposition reply forms</b>	<b>20% opposition at CC</b>	<b>staff rec.</b>	<b>CPC rec.</b>	<b>CC outcome</b>	<b>submittal date</b>	<b>ZRT</b>	<b>CC date</b>		
<b>8.4.2022</b>																			
	Z201-333(OA) ua	12	n SUP	3.5	no			300'	50	9		approval	approval	approval	8.30.2021	9.28.2022	10.26.2022		
<b>8.18.2022</b>																			
	Z212-216(JA) c	13	n SUP	12.01	no			400'	385			approval	approval	approval	3.15.2022	6.7.2022	9.28.2022		
	Z212-229(OA) c	7	SUP 2392, r										hold						
	Z212-234(RM) c	14	n SUP	0.13	no			200'	860	1		approval	approval	approval	4.13.2022	7.15.2022	9.28.2022		
<b>9.1.2022</b>																			

	Z212-242(OA) c	5	n SUP	0.45	no			200'	25			approval	approval	approval	4.18.2022	7.19.2022	10.12.2022
	Z212-243(OA) c	5	n SUP	0.65	no			200'	9			approval	approval	approval	4.15.2022	7.19.2022	10.12.2022
	Z212-245(MP) c	8	SUP 2378 r	0.5	no			200'	10			approval	approval	approval	4.18.2022	8.2.2022	10.12.2022
	Z201-134(HC) ua	3	SUP 2170, r am	18.88	no			400'	139	2		approval	approval	approval	11.18.2020		10.26.2022
	Z201-161(HC) ua	6	SUP 2053, r										hold				
	Z212-229(OA) ua	7	SUP 2392, r	0.23	no			200'	10			approval	approval	approval	4.12.2022	6.21.2022	10.12.2022
<b>9.15.2022</b>																	
	Z212-241(RM) c	11	SUP 502, am	12.47	no			400'	70	8		approval	approval	approval	4.18.2022	8.2.2022	10.26.2022

313.592

3397 48

overall	62	59
approval/ approved	57	55



<b>2.24.2022</b>	canceled - rescheduled 2.24																
<b>3.10.2022</b>																	
	Z212-126(RM)	1	PD 87, new T	0.38	no			500'	97	8		approval	approval	approval	11.2.2021	11.23.2021	4.27.2022
	Z212-114(RM) ua	1	PD 714 am. , new S. + n SUP	0.81	yes; S.3 --> S.3C w. supportive housing; adaptive reuse of hotel	40 DU		500'	17	2		approval	approval	approved	10.12.2021	10.26.2021	4.13.2022
	Z201-321(MP) ua	1	PD 714, new S										hold				
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston Vacant: D3. 9:30am - 6:20pm																	
<b>2.17.2022</b>																	
	Z212-151(OA) c	1	DR termination	0.29	no			200'	9			approval	approval	approval	12.20.2021	1.11.2022	4.13.2022
	Z212-133(MP)	1	PD 830 new S										hold				
	Z201-261(OA) ua	1	n SUP										hold				
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson Vacant: D3 and D7. 10am - 7:25pm																	
<b>3.3.2022</b>																	
	Z201-261(OA)	1	n SUP										hold				
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Amanda Popken and Wade Gibson Vacant: D3 and D7. 10am - 6:48pm																	
<b>3.24.2022</b>																	
	Z212-133(MP) ua	1	PD 830 new S	0.286	no			500'	122	14		approval	denial w/o		11.15.2021	12.16.2021	
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Claire Stanard and Melissa Kingston. Aaliyah Haqq Vacant: D3 and D7. 10:30am - 6:54pm																	
<b>4.7.2022</b>																	
	Z201-261(OA) ua	1	n SUP	0.39	no			200'	8			approval	denial		5.19.2021	6.29.2021	
	Z201-321(MP) ua	1	PD 714, new S										hold				
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Wade Gibson, Claire Stanard, and Melissa Kingston. Benjamin Vann, P. Michael Jung, Aaliyah Haqq Vacant: D3. 10am - 9:24pm																	
<b>5.19.2022</b>																	
	Z201-321(MP) ua	1	PD 714, new S										hold				
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Standard and Melissa Kingston. Benjamin Vann. Vacant: D3. 8:30am - 8pm																	
<b>6.16.2022</b>																	
	Z201-321(MP) ua	1	PD 714, new S										hold				
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
*new agenda order CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Benjamin Vann and Wade Gibson Vacant: D3. 10am - 11:53pm																	
<b>7.21.2022</b>																	
	WOCAP	1											hold				
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Jasmond Anderson Vacant: D3, D7, D11. 10am - 6:15pm																	
<b>8.4.2022</b>																	
	Z212-219(OA) c	2	GZC	0.77	no			200'	46			approval	denial		3.16.2022	6.21.2022	
	Z201-321(MP) ua	1	PD 714, new S										hold				
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq and Claire Stanard. Benjamin Vann and Melissa Kingston Vacant: D3, D11. 8am - 10:47pm																	
<b>8.18.2022</b>																	

Z201-321(MP) ua	1	PD 714, new S	4.26	no			500'	61	1		approval	denial		8.21.2021	9.14.2021	12.14 - defer 1.25.23
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*CPC composition:*  
*Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston.*  
*Vacant: D3, D11.*  
*9am - 8:10pm*

<b>9.15.2022</b>											approval	approval	approval			10.26.2022
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20.736	2
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553	31
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overall	13	6
approval	8	6

ZONING CASES ANALYSIS

District 2

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submission date	ZRT	CC date
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Joanna Hampton.                      Vacant: D3, D4, D10                      10.00am - 4:55pm</p>																	
<b>10.7.2021</b>																	
	Z201-303(RM)	2	PD 357 and PD 345 am. + nSUP	0.91				200'	20			approval	approval	approval	7.13.2021	8.31.2021	12.8.2021
	Z201-246(LG)	2	GZC										hold				
	Z201-305(RM)	2	n PDS in PD 193										hold				
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D3, D10                      10.00am - 7:25pm</p>																	
<b>10.21.2021</b>																	
	Z201-305(RM)	2	n PDS in PD 193	0.3				500'	159	3		denial	approval	approval	7.20.2021	8.31.2021	12.8.2021
	Z201-246(LG)	2	GZC										hold				
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Aaliyah Haqq, and Melissa Kingston.                      Vacant: D3, D10                      10.00am - 5:27pm</p>																	
<b>12.16.2021</b>																	
	Z212-119(OA)	2	GZC	0.2				200'	53			approval	approval	approval	10.22.2021	11.9.2022	1.26.2022
	Z212-112(MP)	2	n SUP										hold				
	Z201-302(KC)	2	n PDS in PD 193										hold				
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston, Timothy Jackson.                      Vacant: D3, D10                      10.30am - 5:51pm</p>																	
<b>1.6.2022</b>																	
	Z201-249(MP) c	2	GZC										hold				
	Z201-296(RM)c	2	PD298 - new S										hold				
	Z212-123(RM)	2	GZC										hold				
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D3, D10.                      10.30am - 8:06pm</p>																	
<b>1.20.2022</b>																	
	M212-007(AS)	2	PD 1054														
	Z212-137(OA) c	2	n SUP	0.12	no			200'	13			approval	approval	approved	11.17.2021	12.14.2021	3.9.2022
	Z212-112(MP) ua	2	n SUP	0.58	no			200'	17			approval	approval	approved	10.14.2021	11.9.2021	3.9.2022
	Z201-249(MP) ua	2	GZC	0.13	yes; R-7-5(A)-->D(A)	2 DUs instead of 1 DU		200'	37	2		approval	approval	approved	5.5.2021	5.8.2021	4.13.2022
	Z201-296(RM)	2	PD 298 new S										hold				
	Z212-123(RM)	2	GZC	0.4	yes; CR-->MF-2(A) (WR-3 instead)		50'	200'	54			approval of WR-3	approval of WR- 3	approved WR-3	10.27.2021	11.23.2021	3.9.2022
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Claire Stanard, and Melissa Kingston; P. Michael Jung, Wade Gibson, and Aaliyah Haqq.                      Vacant: D3, D7.                      10.30am - 8:31pm</p>																	
<b>2.3.2022</b>	canceled - rescheduled 2.24																
<b>2.24.2022</b>	canceled - rescheduled 2.24																
<b>3.10.2022</b>																	
	D212-006(HC)	2	PD 1028														
	Z212-144(RM) c	2	SUP 1651 r	0.23	no			200'	12			approval	approval	approved	12.13.2021	12.28.2021	4.27.2022
	Z212-118(LC) OHP	2	OHP														
	Z201-296(RM) ua	2	PD 298 am., new S.	0.62	yes; MIH S.9 MU-1 --> S.9B w base MF-2(A)	34 DU	50' w MIH	500'	94	1		approval	approval	approved	7.6.2021	8.17.2022	4.27.2022
	Z201-302(RM) ua	2	PD 193, new S	2.55	no			500'	79			denial	denial w/o	approved	7.14.2021	8.31.2021	4.27.2022

CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haq, Claire Stanard, and Melissa Kingston Vacant: D3. 9:30am - 6:20pm																	
2.17.2022																	
	Z201-331(RM) c	2	PD 784 new S terminate SUP 1484										hold				
	Z201-246(MP) ua	2	GZC	0.17	yes; GZC CS-->MU-1; single family	1 DU	45'	200'	14			denail w/o	denial w/o		5..2021	6.8.2021	
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haq, Claire Stanard, and Melissa Kingston. Jasmond Anderson Vacant: D3 and D7. 10am - 7:25pm																	
3.3.2022																	
	D212-006(HC)	2	PD 1028														
	Z212-153(RM)	2	n SUP	2.5	no			300'	64			approval	approval	approved	12.23.2021	1.25.2022	4.27.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haq, Claire Stanard, and Melissa Kingston. Amanda Popken and Wade Gibson Vacant: D3 and D7. 10am - 6:48pm																	
3.24.2022																	
	Z201-337(RM)	2	PD 784, new S	4.11	no			500'	101			approval	approval	approved	9.7.2021	9.28.2021	5.11.2022
	Z201-331(RM) ua	2	PD 784 new S; terminate SUP 1484	2.31	yes; MIH amendment to parking			500'	101			approval	approval	approved	8.26.2021	9.14.2021	6.8.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Wade Gibson, Claire Stanard, and Melissa Kingston. Benjamin Vann, P. Michael Jung, Aaliyah Haq Vacant: D3. 10am - 9:24pm																	
5.19.2022																	
	D212-008(AS)	2	PD 889														
	D212-009(AS)	2	PD 305														
	3 signs	2															
	Z212-175(RM) c	2	GZC Art XIII										hold				
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Aaliyah Haq, Claire Standard and Melissa Kingston. Tipton Housewright and Wade Gibson. Vacant: D3. 10am - 9:24pm																	
6.2.2022																	
	4 signs	2															
	Z212-213(LVO) OHP	2	OHP														
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haq, Claire Standard and Melissa Kingston. Benjamin Vann. Vacant: D3. 8:30am - 8pm																	
6.16.2022																	
	5 signs	2															
	Z212-181(OA)	2	SUP 918 r	1.36	no			300'	82	1		approval	approval	approved	2.8.2022	4.19.2022	8.10.2022
	Z212-175(RM) ua	2	GZC Art XIII	0.52	yes; IR-->WR-3		50'	200'	31			approval	approval	approved	1.26.2022	4.5.2022	8.10.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haq, Claire Stanard, and Melissa Kingston. Jasmond Anderson. Vacant: D3. 10:30am - 7pm																	
7.7.2022																	
	M212-025(AS)	2	SUP 1596														
	M212-026(AS)	2	PD 529														
	4 signs	2															
	Z212-197(MP) c	2	PD759, am	11.47	no			500'	27			approval	approval	approved	3.8.2022	5.24.2022	8.24.2022

\*new agenda order  
 CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Benjamin Vann and Wade Gibson  
 Vacant: D3.  
 10am - 11:53pm

7.21.2022																	
	M212-036(AS)	2	SUP 1596														
	Z212-209(RM) c	2	GZC	0.73	no			200'	7			approval	approval	approved	6.7.2022	3.7.2022	9.14.2022
	Z167-395(MK) - AH _ Elm Thicket	2										yes		approved			10.12.2022

CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Jasmond Anderson  
 Vacant: D3, D7, D11.  
 10am - 6:15pm

8.4.2022																	
	M212-036(AS)	2	SUP 1596														
	Z212-219(OA) c	2	GZC	0.77	no			200'	46			approval	denial		3.16.2022	6.21.2022	
	Z212-220(OA) c	2	PD 462, exp										hold				

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq and Claire Stanard. Benjamin Vann and Melissa Kingston  
 Vacant: D3, D11.  
 8am - 10:47pm

8.18.2022																	
	M212-028(HC)	2	SUP 2047														
	Z212-220(OA) ua	2	PD 462, exp	0.17	yes; P(A) --> PD 462, S.5	30 DUs/acre	54' FAR: 0.75:1	500'	119	2		approval	denial		3.21.2022	6.21.2022	

CPC composition:  
 Tony Shidid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Amanda Popken  
 Vacant: D3, D11.  
 9am - 6:11pm

9.1.2022																	
	2 signs	2															

30.15 7

1130 9

overall	20	17
approval	16	17

**ZONING CASES ANALYSIS**

**District 3**

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Joanna Hampton.                      Vacant: D3, D4, D10                      10.00am - 4:55pm</p>																		
<b>10.7.2021</b>																		
	M201-028(HC)	3	in PD 667															
	Z201-297(OA)	3	GZC+ DRterm										hold					
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D3, D10                      10.00am - 7:25pm</p>																		
<b>10.21.2021</b>																		
	M201-028(HC)	3	in PD 667										hold					
	Z201-320(CT)	3	DR term										hold					
	Z201-297(OA)	3	GZC+ DRterm	1.336	yes LO-1--> MF-2(A)	43 DU		300'	34	8		approval	approval	approval	7.8.2021	8.17.2021	12.8.2021	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D1, D3, D10                      10.30am - 6:05pm</p>																		
<b>11.4.2021</b>																		
	Z201-300(OA)	3	GZC										hold					
	Z201-320(CT)	3	DR term	22	yes			400'	12	1		approval	approval	approval	8.10.2021	9.14.2021	1.12.2021	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D1, D3, D10                      10.00am - 9:09pm</p>																		
<b>11.18.2021</b>																		
	M201-028(HC)	3	in PD 667															
	Z201-318(MP)	3	GZC	2.83	yes NO(A) --> MF-1(A)			300'	32	5		denial	denial		6.30.2021	9.14.2021		
	Z201-238(RM)	3	SUP 1450 am	5.04				400'	131	4		approval	approval	approval	4.19.2021	5.25.2021	1.12.2022	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Jasmond Anderson.                      Vacant: D3, D10                      9:30am - 8:36pm</p>																		
<b>12.2.2021</b>																		
	Z212-104(OA)	3	n SUP										hold					
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Aaliyah Haqq, and Melissa Kingston.                      Vacant: D3, D10                      10.00am - 5:27pm</p>																		
<b>12.16.2021</b>																		
	Z201-300(OA)	3	GZC										hold					
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston, Timothy Jackson.                      Vacant: D3, D10                      10.30am - 5:51pm</p>																		
<b>1.6.2022</b>																		
	M212-001(AS)	3	PD 247															
	Z212-104(OA) ua	3	n SUP	0.17				200'	8			approval	denial w/o	denial w/o	10.15.2021	10.26.2021	2.23.2022	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D3, D10.                      10.30am - 8:06pm</p>																		
<b>1.20.2022</b>																		
	Z201-300(OA) ua	3	GZC										hold					
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Claire Stanard, and Melissa Kingston; P. Michael Jung, Wade Gibson, and Aaliyah Haqq.                      Vacant: D3, D7.                      10.30am - 8:31pm</p>																		
<b>2.3.2022</b>	canceled - rescheduled 2.24																	
<b>2.24.2022</b>	canceled - rescheduled 2.24																	
<b>3.10.2022</b>																		
	Z201-300(OA) ua	3	GZC	8.75	yes; R-7.5(A) --> MF-2(A)		36'	400'	88	8		approval	denial w/o	denial w/o	7.14.2021	8.17.2021	4.27.2022	

CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston Vacant: D3. 9:30am - 6:20pm																		
<b>2.17.2022</b>																		
	M201-040(HC)	3	SUP 1739															
new	Z212-139(OA) c	3	n SUP	1.62				300'	109				approval	approval	approval	11.23.2021	12.14.2021	4.13.2022
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date	
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson Vacant: D3 and D7. 10am - 7:25pm																		
<b>3.3.2022</b>																		
	M201-040(HC)	3	SUP 1739															
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Claire Stanard and Melissa Kingston. Aaliyah Haqq Vacant: D3 and D7. 10:30am - 6:54pm																		
<b>4.7.2022</b>																		
	M201-040(HC) ua	3	PD 521															
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Wade Gibson, Claire Stanard, and Melissa Kingston. Benjamin Vann, P. Michael Jung, Aaliyah Haqq Vacant: D3. 10am - 9:24pm																		
<b>5.19.2022</b>																		
	Z212-168(RM) c	3	n SUP	2.46				300'	48	4		approval	approval	denial w/o	1.14.2022	4.5.2022	8.24.2022	
	Z212-165(RM)	3	n PD										hold					
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Aaliyah Haqq, Claire Standard and Melissa Kingston. Tipton Housewright and Wade Gibson. Vacant: D3. 10am - 9:24pm																		
<b>6.2.2022</b>																		
	Z201-134(HC)	3	SUP 2170, r am										hold					
	Z201-306(RM)	3	n PD	29.81	yes; A(A) --> n PD w R-5(A) base	92 DUs	32'	500'	44	10		denial	denial w/o		7.21.2021	8.31.2021		
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson. Vacant: D3. 10:30am - 7pm																		
<b>7.7.2022</b>																		
	D212-011(AS)	3	PD 521															
	Z212-203(OA) c	3	n SUP	5.81				400'	121	1		approval	approval	approval	2.23.2022	5.24.2022	9.28.2022	
	Z212-165(RM) ua	3	n PD	174.78	yes; MIH A(A) --> n PD w 2 subareas w single family (R-5(A) base) and multifamily (MF-2(A) base) component	700 DU	45' w MIH	500'	12			approval	denial w/o	denial w/o	1.12.2022	3.1.2022	9.28.2022	
*new agenda order CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Benjamin Vann and Wade Gibson Vacant: D3. 10am - 11:53pm																		
<b>7.21.2022</b>																		
	Z212-124(RM) c	3	PD 49, am										hold					
	Z201-134(HC) ua	3	SUP 2170, r am										hold					
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date	
CPC composition: Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Jasmond Anderson Vacant: D3, D7, D11. 10am - 6:15pm																		
<b>8.4.2022</b>																		
	Z212-124(RM) ua	3	PD 49, am										hold					

CPC composition:  
 Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq and Claire Stanard. Benjamin Vann and Melissa Kingston  
 Vacant: D3, D11.  
 8am - 10:47pm

8.18.2022																
Z212-227(RM) c	3	GZC	3.99	yes PD 710 --> MF-2(A)			300'	16			approval	approval	approved	4.1.2022	7.5.2022	9.28.2022
Z212-124(RM) ua	3	PD 49, am	91.42	yes; PD 49 w MF-2(A) base	950 DUs	75' 54'	500'	93	5		approval	approval	approved	10.29.2021	11.23.2021	9.28.2022

CPC composition:  
 Tony Shidd, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Amanda Popken  
 Vacant: D3, D11.  
 9am - 6:11pm

9.1.2022																
Z201-134(HC) ua	3	SUP 2170, r am	18.88				400'	139	2		approval	approval	approval	11.18.2020		10.26

368.726	8
	approved: 3

887	48
	5.40%

overall	13	12
approval	9	8

ZONING CASES ANALYSIS

District 4

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Vacant: D3, D10 10.00am - 7:25pm																	
10.21.2021	Z201-319(MP)	4	PD 812 am - Tract IV										hold				
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Vacant: D1, D3, D10 10.30am - 6.05pm																	
11.4.2021	Z201-319(MP)	4	PD 812 am - Tract IV										hold				
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Vacant: D1, D3, D10 10.00am - 9.09pm																	
11.18.2021	Z201-319(MP)	4	PD 812 am - Tract IV	2.26	yes	1 additional story		500'	134	1		approval	approval	approved	8.10.2021	9.14.2021	2.9.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Vacant: D3, D10. 10.30am - 8:06pm																	
1.20.2022	Z212-103(RM)	4	GZC	4.56	yes; CR-->MF-2(A)		85' w MIH	300'	55			approval	approval	approved	10.4.2021	10.26.2021	4.13.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Claire Stanard, and Melissa Kingston; P. Michael Jung, Wade Gibson, and Aaliyah Haqq. Vacant: D3, D7. 10.30am - 8:31pm																	
2.3.2022	canceled - rescheduled 2.24																
2.24.2022	canceled - rescheduled 2.24																
3.10.2022	Z212-140(OA) c	4	DR termination	2.58				300'	29	1		approval	approval	approved	12.3.2021	12.28.2021	4.27.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Benjamin Vann. Vacant: D3. 8:30am - 8pm																	
6.16.2022	Z212-142(MP)	4	n SUP	9.89				400'	76	1		approval	approval	approved	12.8.2021	1.25.2022	9.14.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson. Vacant: D3. 10:30am - 7pm																	
7.7.2022	Z212-188(OA) c	4	SUP 1963, r	9.12				400'	83	1		approval	approval	approved	2.1.2022	4.19.2022	8.24.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq and Claire Stanard. Benjamin Vann and Melissa Kingston Vacant: D3, D11. 8am - 10:47pm																	
8.18.2022	M212-039(HC)	4	PD 812														

28.41 2

377 3

overall	5	5
approval	5	5



	Z201-349(OA) c	5	SUP 2191 r	0.03				300'	50			approval	approval	approved	9.22.2021	10.12.2022	6.8.2022
	Z212-167(OA) c	5	n SUP	0.05				300'	43	2		approval	denial w/o	denied w/o	1.14.2022	3.15.2022	6.8.2022
	Z212-169(OA) c	5	GZC										hold				
	Z212-130(RM)	5	PD 534, new S										hold				
	Z212-158(RM)	5	n PD										hold				
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<p>CPC composition:            Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Wade Gibson, Claire Stanard, and Melissa Kingston. Benjamin Vann, P. Michael Jung, Aaliyah Haqq            Vacant: D3.            10am - 9:24pm</p>																	
<b>5.19.2022</b>																	
	Z212-130(RM)	5	PD534, new S	2.03				500'	50			approval	approval	approved	11.8.2021	11.23.2022	6.22.2022
	Z212-169(OA) ua	5	GZC	1.274				300'	26			approval	approval	approved	1.21.2022	3.15.2022	8.10.2022
	Z212-158(RM) ua	5	n PD	7.8				500'	99	1		approval	approval	approved	12.30.2021	3.1.2022	6.22.2022
<p>CPC composition:            Tony Shiddid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Amanda Popken            Vacant: D3, D11.            9am - 6:11pm</p>																	
<b>9.1.2022</b>																	
	Z201-242(RM) c	5	PD 366, D-1	0.65				500'	63	1		approval	denial		4.23.2022	5.25.2022	
	Z212-242(OA) c	5	n SUP	0.45				200'	25			approval	approval	approved	4.18.2022	7.19.2022	10.12.2022
	Z212-243(OA) c	5	n SUP	0.65				200'	9			approval	approval	approved	4.15.2022	7.19.2022	10.12.2022
<p>CPC composition:            Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston.            Vacant: D3, D11.            9am - 8:10pm</p>																	
<b>9.15.2022</b>																	
	Z212-212(RM) c	5	GZC										hold				

175.479

592 9

overall	19	16
approval	15	15

**ZONING CASES ANALYSIS**  
**District 6**

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<b>CPC composition:</b> Tony Shidd, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Joanna Hampton. Vacant: D3, D4, D10 10.00am - 4:55pm																	
<b>10.7.2021</b>																	
	D201-008(HC)	6	in PD 741														
	M201-041(AS)	6	in SUP 1464														
	Z201-304(RM)	6	GZC										hold				
	Z201-313(MP)	6	GZC	0.19	yes (CR --> R-5(A))	1 DU		200'	18			approval	approval	approval	7.30.2021	8.31.2021	12.8.2021
	Z201-308(KC)	6	nSUP										hold				
<b>CPC composition:</b> Tony Shidd, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Vacant: D3, D10 10.00am - 7:25pm																	
<b>10.21.2021</b>																	
	M201-036(HC)	6	in PD 278										approved				
	D201-012(HC)	6	in PD 1049										hold				
	M201-043(AS)	6	in SUP 2377										approved				
	Z201-329(LG)	6	r SUP 1356	0.405				200'	20			approval	approval	approval	8.25.2021	9.14.2021	12.8.2021
	Z201-110(UA)	6	PD 508 am										hold				
<b>CPC composition:</b> Tony Shidd, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Vacant: D1, D3, D10 10.30am - 6.05pm																	
<b>11.4.2021</b>																	
	Z201-336(LG)	6	GZC										hold				
	Z201-341(LG)	6	GZC	0.17	yes CR --> R-5(A))	1 DU		200'				approval	approval	approval	9.1.2021	9.28.2021	1.12.2022
	Z201-285(CT)	6	PD 508 am.	7.59				500'	79	2		approval	approval	approval	6.15.2021	8.17.2021	1.12.2021
	Z190-169(AU)	6	PD 714 am - new S										hold				
	Z201-304(RM)	6	GZC	0.17				200'	22			approval	denial w/o		7.16.2021	8.31.2021	
	Z201-282(KC)	6	r SUP 1750										hold				
	Z201-308(KC)	6	nSUP	2	yes retirement housing in PD 508 - Tr. 12	65 DU		300'	35			approval	approval	approval	7.28.2021	8.31.2021	1.12.2021
<b>CPC composition:</b> Tony Shidd, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Vacant: D1, D3, D10 10.00am - 9.09pm																	
<b>11.18.2021</b>																	
	D201-012(HC)	6	in PD 1049														
	Z201-332(KC)	6	PD 621 am + n SUP										hold				
	Z201-323(MP)	6	n PD										hold				
	Z201-110(UA)	6	PD 508 am										hold				
<b>CPC composition:</b> Tony Shidd, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Jasmond Anderson. Vacant: D3, D10 9:30am - 8.36pm																	
<b>12.2.2021</b>																	
	Z201-317(OA)	6	GZC	0.13				200'	26	1		approval	denial w/o		8.5.2021	9.28.2021	
	Z201-256(KC)	6	r SUP 1954	1.29				300'	23			approval	approval	approval	5.14.2021	6.29.2021	1.12.2022
	Z201-357(KC)	6	GZC	0.13	yes CR --> R-5(A))			200'	29			approval	approval	approval	9.30.2021	10.26.2021	1.12.2022
	Z201-253(KC)	6	n SUP	13.88				400'	17			approval	approval	approval	5.12.2021	6.29.2021	1.12.2022
	Z201-282(KC)	6	r SUP 1750	0.34				200'	14			approval	approval	approval	6.16.2021	7.27.2021	1.12.2021
	Z201-336(KC)	6	GZC										hold				
	Z190-169(AU)	6	PD 714 am - new S	15.5	yes mixed-use			40' --> 58' --> 82 w MIH for 1 subarea	119			approval	approval	approval	12.31.2019	2.19.2020	1.12.2022
<b>CPC composition:</b> Tony Shidd, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Aaliyah Haqq, and Melissa Kingston. Vacant: D3, D10 10.00am - 5.27pm																	
<b>12.16.2021</b>																	
	Z201-334(MP)	6	n SUP	0.12				200'	4			approval	approval	approval	8.30.2021	11.9.2021	1.26.2022
	Z201-332(KC)	6	PD 621 am + n SUP	1.62				500'	125	11		approval	approval	approval	8.2.2021	9.14.2021	1.26.2022
	Z201-323(MP)	6	n PD										hold				



Z212-145(MP ua	6	n PD	5.78	yes; IR --> n PD 1086 w MF-2(A) base in Tract 2	200 DUs --> 440 DUs w MIH min. 25% of DUs must be 2-bedroom or more units	70'	500'	121			approval	approval	approved	12.13.2021	1.11.2022	6.22.2022
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CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Aaliyah Haqq, Claire Standard and Melissa Kingston. Tipton Housewright and Wade Gibson.  
 Vacant: D3.  
 10am - 9:24pm

<b>6.2.2022</b>																	
D212-014(HC)	6	PD 741															
D212-015(HCO)	6	PD 741															
Z201-314(OA) c	6	SUP 2167 r	0.691				200'	14			approval	approval	approved	8.2.2021	10.26.2021	8.10.2022	

CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Standard and Melissa Kingston. Benjamin Vann.  
 Vacant: D3.  
 8:30am - 8pm

<b>6.16.2022</b>																	
M212-031(HA)	6	SUP 2444															

CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson.  
 Vacant: D3.  
 10:30am - 7pm

<b>7.7.2022</b>																	
3 signs	6																

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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\*new agenda order  
 CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Benjamin Vann and Wade Gibson  
 Vacant: D3.  
 10am - 11:53pm

<b>7.21.2022</b>																	
Z201-161(HC) c	6	SUP 2053, r											hold				
4 signs	6																

CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Jasmond Anderson  
 Vacant: D3, D7, D11.  
 10am - 6:15pm

<b>8.4.2022</b>																	
Z212-224(OA) c	6	GZC											hold				

CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Amanda Popken  
 Vacant: D3, D11.  
 9am - 6:11pm

<b>9.1.2022</b>																	
Z201-161(HC) ua	6	SUP 2053, r											hold				
Z212-224(OA) ua	6	GZC	1.11				300'	18			approval	denial	denied	3.29.2022	6.21.2022	10.12.2022	

CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston.  
 Vacant: D3, D11.  
 9am - 8:10pm

<b>9.15.2022</b>																	
W212-004(DM)	6	PD 621															

132.426	9
	all approved

937	19
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overall	24	21
approval	21	20

**ZONING CASES ANALYSIS**

**District 7**

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D1, D3, D10                      10.00am - 9.09pm</p>																		
<b>11.18.2021</b>																		
	Z201-286(CT)	7	GZC	0.163	yes CS --> R-5(A)	1 DU		200'	29			denial	denial w/o		7.21.2021	8.17.2021		
	Z201-355(CT)	7	n SUP	16.8				400'	67	1		approval	approval	approved	9.28.2021	10.12.2021	1.12.2022	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Jasmond Anderson.                      Vacant: D3, D10                      9:30am - 8.36pm</p>																		
<b>12.2.2021</b>																		
	Z201-338(RM)	7	n SUP	1.1				300'	9			approval	approval		9.7.2021	9.28.2021	1.12.2022	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Aaliyah Haqq, and Melissa Kingston.                      Vacant: D3, D10                      10.00am - 5.27pm</p>																		
<b>12.16.2021</b>																		
	Z212-110(RM)	7	n SUP	0.95				200'	38	1		approval	approval	approval	10.12.2021	10.26.2022	1.26.2022	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston, Timothy Jackson.                      Vacant: D3, D10                      10.30am - 5.51pm</p>																		
<b>1.6.2022</b>																		
	Z201-343(KC/JM)	7	n SUP	0.43				200'	45			approval	approval	approved	9.14.2021	9.28.2021	6.22.2022	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston                      Vacant: D3.                      9:30am - 6.20pm</p>																		
<b>2.17.2022</b>																		
	misc																	
	D212-003(AS)	7	PD 214															
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson                      Vacant: D3 and D7.                      10am - 7.25pm</p>																		
<b>3.3.2022</b>																		
	Z212-152(RM)	7	n SUP										hold					
	Z212-154(RM)	7	n SUP										hold					
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Amanda Popken and Wade Gibson                      Vacant: D3 and D7.                      10am - 6.48pm</p>																		
<b>3.24.2022</b>																		
	Z201-351(OA) c	7	SUP 2359 r	0.61				200'	10			approval	approval	approved	9.27.2021	10.12.2021	5.11.2022	
	Z212-152(RM) ua	7	n SUP	0.39				200'	15	1		approval	approval	denied w/o	12.22.2021	1.25.2022	5.11.2022	
	Z212-154(RM) ua	7	n SUP										hold					
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D3.                      10:30am - 7:35pm</p>																		
<b>4.21.2022</b>																		
	Z201-180(RM)	7	n PD										hold					
	Z212-173(MP)	7	DR am	0.19				300'	30	1		approval	approval	approved	12.13.2021	3.15.2022	6.8.2022	
<p><i>CPC composition:</i>                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Wade Gibson, Claire Stanard, and Melissa Kingston. Benjamin Vann, P. Michael Jung, Aaliyah Haqq                      Vacant: D3.                      10am - 9:24pm</p>																		
<b>5.19.2022</b>																		
	M212-015(AS)	7	SUP 954															
	Z201-327(RM)	7	n PD										hold					

CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Aaliyah Haq, Claire Standard and Melissa Kingston. Tipton Housewright and Wade Gibson.  
 Vacant: D3.  
 10am - 9:24pm

6.2.2022																	
	M212-015(AS)	7	SUP 954														
	Z201-180(RM) ua	7	n PD	13.71	yes; MIH R-7.5(A) and LO-3 -->n PD 1088 w MF-2(A) base	212 DUs	48' --> 60' w MIH	500'	100	11		approval	approval	approved	2.1.2022	3.2.2022	9.14.2022
	Z201-327(RM) ua	7	n PD														hold

CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haq, Claire Standard and Melissa Kingston. Benjamin Vann.  
 Vacant: D3.  
 8:30am - 8pm

6.16.2022																	
	Z201-327(RM) ua	7	n PD	0.55	yes; MIH PD 595 w NC base-->n PD 1089 w MF-2(A) base	36 DUs	36' FAR: 1.25:1	500'	123			approval	approval	approved	8.22.2021	9.14.2021	8.10.2022

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
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CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haq, Claire Stanard, and Melissa Kingston. Jasmond Anderson.  
 Vacant: D3.  
 10:30am - 7pm

7.7.2022																	
new	Z212-184(MP) c	7	PD 346, am exp.	0.207	yes; IM --> PD346 for overnight shelter			500'	46	1		approval	approval	approved	2.8.2022	4.19.2022	8.10.2022
	Z212-198(MP) c	7	n PD	1.23	yes; PD 595 WMU-3 --> n PD 1090 w WMU-3 bases and convalescent and nursing home		60' 4 stories	500'	77			approval	approval	approved	2.23.2022	5.24.2022	8.24.2022
	Z212-199(OA) c	7	GZC	0.52	yes; CS -->MF-2(A)		36'	200'	28			approval	approval	remanded to CPC	2.25.2022	5.24.2022	8.24.2022

\*new agenda order  
 CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haq, Claire Stanard and Melissa Kingston. Benjamin Vann and Wade Gibson  
 Vacant: D3.  
 10am - 11:53pm

7.21.2022																	
	Z212-154(RM) c	7	n SUP	0.5				200'	21			approval	approval	approved	12.27.2021	1.25.2022	8.24.2022

CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haq and Claire Stanard. Benjamin Vann and Melissa Kingston  
 Vacant: D3, D11.  
 8am - 10:47pm

8.18.2022																	
	Z212-229(OA) c	7	SUP 2392, r														hold

CPC composition:  
 Tony Shiddid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haq, Claire Stanard and Melissa Kingston. Amanda Popken  
 Vacant: D3, D11.  
 9am - 6:11pm

9.1.2022																	
	Z212-229(OA) ua	7	SUP 2392, r	0.23				200'	10			approval	approval	approved	4.12.2022	6.21.2022	10.12.2022

37.58	6
	approved: 5

648	16
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overall	15	12
approval	14	10

ZONING CASES ANALYSIS

District 8

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<p>CPC composition:                      Tony Shidd, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Joanna Hampton.                      Vacant: D3, D4, D10                      10.00am - 4:55pm</p>																	
<b>10.7.2021</b>																	
	Z201-281(RM)	8	n PD for MH	49.35	yes A(A) --> PD for MH + CR	257 DU		500'	781	1	yes	approval	approval	approval	6.16.2021	7.27.2021	12.8.2021
<p>CPC composition:                      Tony Shidd, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D3, D10                      10.00am - 7:25pm</p>																	
<b>10.21.2021</b>																	
	Z201-299(CT)	8	n PD	34.21	yes for R-7.5(A)			500'	143	8		approval	approval	approval	7.12.2021	8.17.2021	12.8.2021
<p>CPC composition:                      Tony Shidd, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D1, D3, D10                      10.30am - 6.05pm</p>																	
<b>11.4.2021</b>																	
	M201-034(HC)	8	in SUP 666														
	Z201-239(RM)	8	GZC + DR term	10.37				400'	240			approval	denial w/o	denial w/o	4.19.2021	5.25.2021	5.25.2022
<p>CPC composition:                      Tony Shidd, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D1, D3, D10                      10.00am - 9.09pm</p>																	
<b>11.18.2021</b>																	
	D201-013(HC)	8	in PD 980														
	Z201-344(KC)	8	GZC + nSUP	2.67				300'	7	2		approval	denial	denial w/o	9.14.2021	9.28.2021	6.8.2022
	Z201-345(KC)	8	GZC + nSUP	23.7				400'	18			approval	approval	approval	9.14.2021	9.28.2021	1.12.2022
	Z201-348(MP)	8	PD 240 am										hold				
<p>CPC composition:                      Tony Shidd, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Jasmond Anderson.                      Vacant: D3, D10                      9:30am - 8.36pm</p>																	
<b>12.2.2021</b>																	
	Z212-105(OA)	8	am SUP 1838	2.39				300'	27			approval	approval	approval	10.10.2021	10.26.2021	1.12.2022
<p>CPC composition:                      Tony Shidd, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Aaliyah Haqq, and Melissa Kingston.                      Vacant: D3, D10                      10.00am - 5.27pm</p>																	
<b>12.16.2021</b>																	
	Z201-330(RM)	8	n PD										hold				
	Z201-348(MP)	8	PD 240 am										hold				
<p>CPC composition:                      Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston, Timothy Jackson.                      Vacant: D3, D10                      10.30am - 5:51pm</p>																	
<b>1.6.2022</b>																	
	Z201-326(MP)	8	GZC										hold				
<p>CPC composition:                      Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D3, D10.                      10.30am - 8:06pm</p>																	
<b>1.20.2022</b>																	
	Z201-348(MP) ua	8	PD 240, TrA, am.	9.77				500'	12			approval	denial w/o	denied w/o	9.21.2021	10.12.2021	2.18.2021
	Z201-330(RM)	8	n PD										hold				
<p>CPC composition:                      Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Claire Stanard, and Melissa Kingston; P. Michael Jung, Wade Gibson, and Aaliyah Haqq.                      Vacant: D3, D7.                      10.30am - 8:31pm</p>																	
<b>2.3.2022</b>																	
	canceled - rescheduled 2.24																
<b>2.24.2022</b>																	
	canceled - rescheduled 2.24																
<b>3.10.2022</b>																	
	Z201-326(MP) ua	8	GZC + n SUP	4.43				300'	13			approval	approval	approved	8.27.2021	9.14.2021	5.25.2022

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston Vacant: D3. 9:30am - 6:20pm																	
<b>2.17.2022</b>	Z201-330(RM) ua	8	n PD	38.94	yes; A(A) --> n PD w R-5(A) base	181 DU		500'	500'	7		approval	denial w/o	denied w/o	9.9.2021	9.28.2021	8.24.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Amanda Popken and Wade Gibson Vacant: D3 and D7. 10am - 6:48pm																	
<b>3.24.2022</b>	M212-003(AS)	8	PD 1042														
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Claire Stanard and Melissa Kingston. Aaliyah Haqq Vacant: D3 and D7. 10:30am - 6:54pm																	
<b>4.7.2022</b>	D212-002(HC) ua	8	PD 240														
	Z212-166(MP)	8	n SUP										hold				
*new agenda order CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Benjamin Vann and Wade Gibson Vacant: D3. 10am - 11:53pm																	
<b>7.21.2022</b>	Z212-207(JA)	8	GZC w DR										hold				
	Z212-215(JA)	8	n SUP	5.74				400'	11			approval	approval	approved	3.14.2022	6.7.2022	9.14.2022
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Jasmond Anderson Vacant: D3, D7, D11. 10am - 6:15pm																	
<b>8.4.2022</b>	Z212-207(JA) ua	8	GZC w DR										hold				
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq and Claire Stanard. Benjamin Vann and Melissa Kingston Vacant: D3, D11. 8am - 10:47pm																	
<b>8.18.2022</b>	Z212-207(JA) ua	8	GZC w DR	13.49				400'	16	2		approval of GZC, not the DRs	approval	approved	3.4.2022	6.7.2022	10.12.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Amanda Popken Vacant: D3, D11. 9am - 6:11pm																	
<b>9.1.2022</b>	Z212-225(JA) c	8	GZC	3.72	yes; R-7.5(A) --> D(A)		36'	300	42	1		approval	approval	approved	3.29.2022	7.5.2022	10.12.2022
	Z212-245(MP) c	8	SUP 2378 r	0.5				200'	10			approval	approval	approved	4.18.2022	8.2.2022	10.12.2022

199.28 4  
approved: 3

1320 21

overall 13 13  
approval 9 9

ZONING CASES ANALYSIS

District 9

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date		
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Joanna Hampton.                      Vacant: D3, D4, D10                      10.00am - 4:55pm</p>																			
<b>10.7.2021</b>	Z201-279(RM)	9	nPD + SUPterm										hold						
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D1, D3, D10                      10.30am - 6.05pm</p>																			
<b>11.4.2021</b>	Z201-279(RM)	9	nPD + SUPterm	1.8				500'	99	20		approval	approval	approval	6.14.2021	7.27.2021		1.12.2022	
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Jasmond Anderson.                      Vacant: D3, D10                      9:30am - 8.36pm</p>																			
<b>12.2.2021</b>	W212-002(DM)	9																	
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Aaliyah Haqq, and Melissa Kingston.                      Vacant: D3, D10                      10.00am - 5.27pm</p>																			
<b>12.16.2021</b>	Z201-254(RM)	9	n PD										hold						
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D3, D10.                      10.30am - 8:06pm</p>																			
<b>1.20.2022</b>	Z201-254(RM) ua	9	n PD	3.61	yes; CR --> n PD 1080 w. MF-2(A) base	max. 60DU/s 17 DU/ac	36'	500'	89	8		approval	approval	approved	5.21.2021	6.29.2021		3.9.2022	
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Amanda Popken and Wade Gibson                      Vacant: D3 and D7.                      10am - 6:48pm</p>																			
<b>3.24.2022</b>	M190-041(AS)	9	PD 972																
	M212-008(AS)	9	PD 79																
	Z212-157(MP)	9	n PD	9.6	no			500'	193	1		approval	approval	approved	12.30.2021	2.15.2022		5.11.2022	
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston.                      Vacant: D3, D11.                      9am - 8:10pm</p>																			
<b>9.15.2022</b>	Z212-190(RM) c	9	n PD	7.26	yes; PFC/MIH R-7.5(A) --> n PD 1095 w MF-2(A) base	300 DUs	45' 60' w MIH 4 stories;	500'	87	12		approval	approval	approved	2.16.2022	5.3.2022		10.26.2022 11.9.2022	

22.27	2
	all approved

468	41
	8.70%

overall	4	4
approval	4	4





ZONING CASES ANALYSIS

District 11

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D1, D3, D10                      10.30am - 6.05pm</p>																	
<b>11.4.2021</b>																	
	M201-046(AS)	11	In PD 272														
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D1, D3, D10                      10.00am - 9.09pm</p>																	
<b>11.18.2021</b>																	
	Z201-165(RM)	11	PD 887 am - new S	1.9				500'	22			approval	approval	approved	1.6.2021		1.12.2022
	Z201-346(MP)	11	GZC	0.37	yes R-16(A) -->MU-1	1 DU		200'	11	2		denial	denial		9.21.2021	10.12.2021	
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Jasmond Anderson.                      Vacant: D3, D10                      9:30am - 8.36pm</p>																	
<b>12.2.2021</b>																	
	Z201-291(OA)	11	n PD	7.45	yes PD for MF-1(A)		45' 110' w MIH	500'	72	22		approval	denial w/o		6.25.2021	8.17.2021	
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston, Timothy Jackson.                      Vacant: D3, D10                      10.30am - 5:51pm</p>																	
<b>1.6.2022</b>																	
	Z212-122(OA) c	11	GZC										hold				
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston                      Vacant: D3.                      9:30am - 6:20pm</p>																	
<b>2.17.2022</b>																	
	Z212-122(OA) ua	11	GZC w DR										hold				
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson                      Vacant: D3 and D7.                      10am - 7:25pm</p>																	
<b>3.3.2022</b>																	
	Z212-149(OA) c	11	GZC	2.72	yes; MC-3 -->MF-3(A) (adaptive reuse of hotel to multifam.)			300'	333			approval	approval	approved	12.15.2021	1.11.2022	4.27.2022
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Claire Stanard and Melissa Kingston. Aaliyah Haqq                      Vacant: D3 and D7.                      10:30am - 6:54pm</p>																	
<b>4.7.2022</b>																	
	Z212-122(OA) ua	11	n PD										hold				
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.                      Vacant: D3.                      10:30am - 7:35pm</p>																	
<b>4.21.2022</b>																	
	Z212-163(MP)	11	PD 216, new S	2.89	yes; multifamily			500'	38			approval	approval	approved	1.10.2022	2.15.2022	6.22.2022
	Z212-122(OA) ua	11	n PD										hold				
<p>CPC composition:                      Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Wade Gibson, Claire Stanard, and Melissa Kingston. Benjamin Vann, P. Michael Jung, Aaliyah Haqq                      Vacant: D3.                      10am - 9:24pm</p>																	
<b>5.19.2022</b>																	
	Z212-166(MP)	11	n PD	3.44	yes; R-1/2ac(A) --> n PD 1085 w TH-1(A) base, SAD	17 DUs	35'	500'	31	2		approval	approval	approved	1.13.2022	3.15.2022	6.22.2022
	Z212-122(OA) ua	11	n PD										hold				

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Aaliyah Haqq, Claire Standard and Melissa Kingston. Tipton Housewright and Wade Gibson. Vacant: D3. 10am - 9:24pm																	
<b>6.2.2022</b>	Z212-122(OA) ua	11	n PD										hold				
CPC composition: Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Standard and Melissa Kingston. Benjamin Vann. Vacant: D3. 8:30am - 8pm																	
<b>6.16.2022</b>	Z212-122(OA) ua	11	n PD										hold				
CPC composition: Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson. Vacant: D3. 10:30am - 7pm																	
<b>7.7.2022</b>	Z212-122(OA) ua	11	n PD	7.19				500'	127	39		approval	approval	approved	10.26.2021	11.9.2021	8.24.2022
*new agenda order CPC composition: Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Benjamin Vann and Wade Gibson Vacant: D3. 10am - 11:53pm																	
<b>7.21.2022</b>	Z201-221(AU)	11	GZC										hold				
	Z190-250(AU)	11	n PD										hold				
CPC composition: Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq and Claire Stanard. Benjamin Vann and Melissa Kingston Vacant: D3, D11. 8am - 10:47pm																	
<b>8.18.2022</b>	Z190-250(AU) ua	11	n PD										hold				
	Z201-221(AU) ua	11	n PD										hold				
CPC composition: Tony Shiddid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Amanda Popken Vacant: D3, D11. 9am - 6:11pm																	
<b>9.1.2022</b>	M212-024(AS)	11	PD 614														
	M212/035(HC)	11	PD 216														
CPC composition: Tony Shiddid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Vacant: D3, D11. 9am - 8:10pm																	
<b>9.15.2022</b>	M212-024(AS)	11	PD 614														
	M212-054(AS)	11	PD 614														
	Z212-241(RM) c	11	SUP 502, am	12.47				400'	70	8		approval	approval	approval	4.18.2022	8.2.2022	10.26.2022
	Z190-250(AU) ua	11	n PD	11.13	yes; MIH MF-1(A) --> n PD w MU-2 base	min 500; max 70 DU/acre & MIH increases	180' --> 290' w MIH no FAR	500'	63	2		approval	approval	approved	4.17.2020	6.16.2020	10.26.2022
	Z201-221(AU) ua	11	n PD	6.8	yes; MIH MF-1(A) --> n PD w MU-2 base	min 250; max 105 DU/acre w MIH	per RPS	500'	124	3		approval	approval	approved	3.29.2021 (PD per CPC)	4.27.2021	10.26.2022

56.36 7  
approved: 6

891 78  
8.75%

overall 10 8  
approval 8 8

ZONING CASES ANALYSIS

District 12

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Aaliyah Haqq, and Melissa Kingston. Vacant: D3, D10 10:00am - 5:27pm																	
12.16.2021	Z212-113(RM)	12	n PD	1.65				500'	9			approval	approval	approval	10.12.2021	10.26.2021	1.26.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Claire Stanard and Melissa Kingston. Aaliyah Haqq Vacant: D3 and D7. 10:30am - 6:54pm																	
4.7.2022	M212-010(AS)	12	PD 173														
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Aaliyah Haqq, Claire Standard and Melissa Kingston. Tipton Housewright and Wade Gibson. Vacant: D3. 10am - 9:24pm																	
6.2.2022	Z201-333(OA) c	12	n SUP										hold				
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Standard and Melissa Kingston. Benjamin Vann. Vacant: D3. 8:30am - 8pm																	
6.16.2022	Z201-333(OA) ua	12	n SUP										hold				
*new agenda order CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Benjamin Vann and Wade Gibson Vacant: D3. 10am - 11:53pm																	
7.21.2022	Z201-333(OA) ua	12	n SUP										hold				
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Jasmond Anderson Vacant: D3, D7, D11. 10am - 6:15pm																	
8.4.2022	Z201-333(OA) ua	12	n SUP	3.5				300'	50	9		approval	approval	approval	8.30.2021	9.28.2022	10.26.2022

5.15

59 9

overall	2	2
approval	2	2

**ZONING CASES ANALYSIS**  
**District 13**

CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
<p><i>CPC composition:</i>            Tony Shidd, Chair and Brent Rubin Vice-Chair; Enrique MacGregor, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Joanna Hampton.            Vacant: D3, D4, D10            10.00am - 4:55pm</p>																	
<b>10.7.2021</b>																	
	D201-011(AS)	13	in PD 895														
	D201-003(RM)	13	in PD 15														
<p><i>CPC composition:</i>            Tony Shidd, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.            Vacant: D1, D3, D10            10.30am - 6.05pm</p>																	
<b>11.4.2021</b>																	
	D201-003(RM)	13	in PD15														
<p><i>CPC composition:</i>            Tony Shidd, Chair and Brent Rubin Vice-Chair; Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.            Vacant: D1, D3, D10            10.00am - 9.09pm</p>																	
<b>11.18.2021</b>																	
	Z201-293(CT)	13	DR term	31.82			500'		78	9		approval	denial of term; approabl of amend.	approval	6.28.2021	8.17.2021	1.26.2022
	Z190-341(LG)	13	PD 400 am & exp										hold				
<p><i>CPC composition:</i>            Tony Shidd, Chair and Brent Rubin Vice-Chair; Amanda Popken, Joanna Hampton, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Jayne Suhler, Aaliyah Haqq, Claire Stanard, and Melissa Kingston; Jasmond Anderson.            Vacant: D3, D10            9:30am - 8.36pm</p>																	
<b>12.2.2021</b>																	
	Z201-353(MP)	13	PD 314 am - new S	2.05			500'		151	1		approval	approval	approval	9.27.2021	10.12.2021	1.12.2022
	Z190-341(RM)	13	PD 400 am & exp	42.113			500'		228	32		approval	approval	approval	8.24.2020	11.10.2020	2.23.2022
<p><i>CPC composition:</i>            Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston            Vacant: D3.            9:30am - 6:20pm</p>																	
<b>2.17.2022</b>																	
	M201-052(AS)	13	SUP 1447														
	Z212-147(MP) c	13	n PD										hold				
<p><i>CPC composition:</i>            Tony Shidd, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Amanda Popken and Wade Gibson            Vacant: D3 and D7.            10am - 6:48pm</p>																	
<b>3.24.2022</b>																	
	D212-002(HC)	13	PD 240														
	Z212-147(MP) ua	13	n PD										hold				
<p><i>CPC composition:</i>            Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Claire Stanard and Melissa Kingston. Aaliyah Haqq            Vacant: D3 and D7.            10:30am - 6:54pm</p>																	
<b>4.7.2022</b>																	
	Z212-147(MP) ua	13	n PD										hold				
<p><i>CPC composition:</i>            Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston.            Vacant: D3.            10:30am - 7:35pm</p>																	
<b>4.21.2022</b>																	
	Z212-147(MP) ua	13	n PD	3.621	yes; R-10(A) --> n PD 1084 w R-10(A) base w SAD	12 DUs		500'	82	4		approval	approval	approved	12.14.2021	1.11.2022	6.8.2022
<p><i>CPC composition:</i>            Tony Shidd, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq and Claire Stanard. Benjamin Vann and Melissa Kingston            Vacant: D3, D11.            8am - 10:47pm</p>																	

<b>8.18.2022</b>	Z212-216(JA) c	13	n SUP	12.01				400'	385			approval	approval	approval	3.15.2022	6.7.2022	9.28.2022
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*CPC composition:*  
*Tony Shidid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston. Amanda Popken*  
*Vacant: D3, D11.*  
*9am - 6:11pm*

<b>9.1.2022</b>	D212-016(AS)	13	PD 900														
	M212-033(AS)	13	PD 742														

*CPC composition:*  
*Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard and Melissa Kingston.*  
*Vacant: D3, D11.*  
*9am - 8:10pm*

<b>9.15.2022</b>	M212-033(AS)	13	PD 742														
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91.614	1
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924	46
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overall	5	5
approval	5	5



3.10.2022																	
	3 signs	14															
	Z212-136(MP) ua	14	PD 193, new S	0.83	yes; MIH PD 193 GR --> PDS 167 w GR base w. multifam. Component		120' -->320' w MIH FAR: 2.5:1 -- >9.4:1 w MIH	500'	110	3		approval	approval	approved	11.16.2021	12.14.2021	4.27.2022
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Timothy Jackson, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston Vacant: D3. 9:30am - 6:20pm																	
2.17.2022																	
	Z212-125(MP)	14	PD 193, new S										hold				
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Jasmond Anderson Vacant: D3 and D7. 10am - 7:25pm																	
3.3.2022																	
	3 signs	14															
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Aaliyah Haqq, Claire Stanard, and Melissa Kingston. Amanda Popken and Wade Gibson Vacant: D3 and D7. 10am - 6:48pm																	
3.24.2022																	
	M201-054(HC)	14	PD 28														
	M212-005(HC)	14	SUP 1526														
	Z212-127(OA) c	14	SUP 2005 r										hold				
	Z212-128(OA)	14	SUP 2006 r	0.69			200'		13			approval	approval	approved	11.3.2021	11.23.2021	5.11.2022
	Z212-125(MP) ua	14	PD 193, new S										hold				
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Claire Stanard and Melissa Kingston. Aaliyah Haqq Vacant: D3 and D7. 10:30am - 6:54pm																	
4.7.2022																	
	W212-003(DM)	14	PD619														
	3 signs	14															
	Z212-125(MP) ua	14	PD 193, new S	3.876	yes - mixed use		399'	500'	342			approval	approval	approved	11.1.2021	11.23.2021	5.25.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, Tipton Housewright, Wade Gibson, Claire Stanard, and Melissa Kingston. Benjamin Vann, P. Michael Jung, Aaliyah Haqq Vacant: D3. 10am - 9:24pm																	
5.19.2022																	
	1 sign	14															
	Z212-155(RM)	14	PD 193 - PDS 135 am.	3.01	yes; MIH mixed-use		w MIH: 454' FAR: 5.95:1	500'	741	1		approval	approval	approved	12.29.2021	1.25.2022	6.22.2022
	Z212-172(OA)	14	DR termination	0.44	yes; DR termination base zone PD 193 - PDS 151			500'	215	1		approval	approval	approved	1.24.2022	3.15.2022	6.8.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Benjamin Vann, Lorie Blair, P. Michael Jung, Aaliyah Haqq, Claire Standard and Melissa Kingston. Tipton Housewright and Wade Gibson. Vacant: D3. 10am - 9:24pm																	
6.2.2022																	
	Z212-180(MP)	14	SUP 1374, r am	2.816				300'	52	2		approval	approval	approved	2.8.2022	4.19.2022	8.10.2022
CPC composition: Tony Shidid, Chair and Brent Rubin Vice-Chair, Amanda Popken, Joanna Hampton, Jasmond Anderson, Deborah Carpenter, Lorie Blair, P. Michael Jung, Tipton Housewright, Wade Gibson, Aaliyah Haqq, Claire Standard and Melissa Kingston. Benjamin Vann. Vacant: D3. 8:30am - 8pm																	
6.16.2022																	
	Z212-192(JA)	14	SUP 2403 r	0.08				200'	19			approval	approval	approved	2.9.2022	5.3.2022	8.10.2022
CPC date	zoning case no	D	request type	acres	housing comp. yes/no	density	height or FAR	notification distance	no. properties notified	no. of opposition reply forms	20% opposition at CC	staff rec.	CPC rec.	CC outcome	submittal date	ZRT	CC date



# Memorandum

RECEIVED

2023 FEB -7 PM 12:29

CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

DATE February 7, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **FY 21-22 Annual Report**

On behalf of the Civil Service Board, please find the Fiscal Year 2021-2022 Annual Report enclosed. This is a summary of the many activities, initiatives, and accomplishments during this time. We hope that you will contact us if you have any questions at all. Thank you for your ongoing support.

A handwritten signature in blue ink that reads "Jarred Davis".

Jarred D. Davis, MS, Sr. CAAP  
Secretary  
Civil Service Board

c: Member of the Civil Service Board  
T.C. Broadnax City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors  
Member of the Civil Service Adjunct Panel  
Administrative Law Judges



# ANNUAL REPORT



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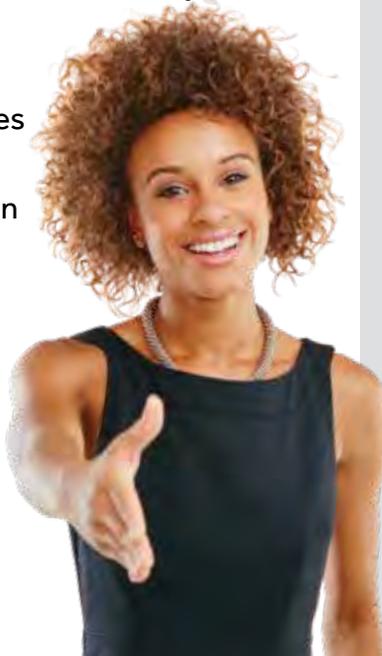
03	<b>Our Mission</b>	08	<b>Requisition Management</b>
04	<b>Message from the Secretary</b>	09	<b>Civilian Hiring</b>
05	<b>Civil Service Board</b>	11	<b>Uniform Testing</b>
06	<b>2022 Priorities and Outcomes</b>	12	<b>Uniform Hiring</b>
07	<b>2023 Priorities</b>	13	<b>Hearing Activity</b>



## OUR MISSION

The Civil Service Department provides employment services for approximately 83% of the positions in the City workforce, including administering promotion systems for the Dallas Police and Fire Departments. Civil Service is committed to establishing a model merit system for our city and providing quality customer service to our internal and community stakeholders.

Civil Service staff evaluates and processes over 70,000 applications annually for approximately 1,700 positions. In addition to direct employment referrals to City departments, Civil Service establishes requirements for employment, designs and validates employment examinations and standards, and administers hearings for employee grievances and appeals of terminations and demotions.



The Department is comprised of three units, each playing a critical role in preserving and advancing the merit system and ensuring equity in employment and promotion.

### RECRUITING & EXAMINING

- > Advertises jobs to both current and prospective employees
- > Administers exams

### TEST VALIDATION

- > Develops and validates personnel selection tests for civilian and uniform positions

### ADMINISTRATION

- > Manages Trial Board and Administrative Law Judge hearings
- > Oversees the rehire eligibility appeals process
- > Analyzes and manages department operations and budget



On behalf of the Civil Service Board, I am delighted to present the 2022 Annual Report. This report provides an overview of our accomplishments, hiring data, and shares the excellent progress made toward our strategic focus areas, as well as our operational priorities for the coming fiscal year.

During the last fiscal year, we are proud to have met each of our priorities, while continuing to enhance the department's practices to support our external and internal stakeholders more ably. For example, this year, we collaborated with Dallas Fire-Rescue to establish position requirements and validate job functions for the newly created Single Function Paramedic role. We successfully launched job analysis studies for critical and hard-to-fill positions within the departments of Code, Water and Building Services. This work will position us to recruit and fill these positions more effectively. Additionally, we partnered with the Office of Equity to establish critical talent acquisition goals within the City of Dallas' first Racial Equity Plan.

In the coming fiscal year, we are eager to continue our strides toward meeting our priorities that further our strategy of Talent Attraction, Talent Assessment, and Operational Excellence. With the continued support and strategic guidance of our Board, we are dedicated to attracting and employing talent that keeps Dallas vibrant!

Sincerely,

Jarred D. Davis, MS  
Board Secretary & Director

## CIVIL SERVICE BOARD

The Civil Service Board is a seven-member body authorized by Chapter XVI of the Dallas City Charter to adopt, amend, and enforce a code of rules and regulations, subject to City Council ratification, to ensure employment and promotion based on merit and fitness. Board meetings are held monthly and are open to the public. The Chair of the Board is appointed by the Mayor; the remaining six members are appointed by City Council.

### The Civil Service Board fulfills the City's goals of excellence, equity, empathy, and ethics through:

- Overseeing the design of personnel selection methods to ensure fairness and effectiveness in the selection of applicants for City employment.
- Providing an objective forum through which employees can appeal claims of discrimination and misinterpretation or misapplication of Civil Service rules.
- Serving alongside members of the Civil Service Adjunct Panel to administer Trial Board hearings that grant due process to demoted or terminated employees.



Terrence Welch  
Board Chair



Chandra Marshall-Henson  
Board Vice Chair



Shana H. Khader  
Board Member



Dr. Glynn E. Newman  
Board Member



Kyla Cole  
Board Member



Angela Kutac  
Board Member



Joan Smotzer  
Board Member



## 2022 PRIORITIES



### TALENT ATTRACTION

Continue online exam assessment and test development activities to enhance the quality of candidate talent pools and increase examination show rates.



### TALENT ATTRACTION

Develop and launch new Civil Service website to enhance the City of Dallas' employment branding strategy and social medial presence.



### TALENT ASSESSMENT

Identify critical and hard-to-fill positions and began initiating planning sessions with hiring departments to establish strategic recruitment plans.



### OPERATIONAL EXCELLENCE

Streamline and expand the trial board hearing process to include both virtual and hybrid options, while continuing to reduce the number of back-logged requests.

## 2022 OUTCOMES

- Successfully launched first round of job analysis and validation studies for the critical and hard-to-fill positions of Office Assistant, Water Plant Operator, and Code Enforcement Officer.
- To support ongoing Dallas Police Department and Dallas Fire-Rescue Department sworn promotional needs, Civil Service successfully deployed video assessment centers, supporting over 600 hundred sworn employees.
- In partnership with Dallas Fire-Rescue Department, established and validated position requirements to create a Single Function Paramedic position and associated civil service assessment requirements.
- Revised and launched Civil Service Department website, highlighting department services, as well as employment and application information.
- In collaboration with the Department of Budget and Human Resources, created and launched City-wide hiring manager toolkit to provide hiring data and recruitment resources to support improved hiring outcomes.
- Successfully launched virtual and hybrid Trial Board and Administrative Law Judge hearing options for appellants, clearing all COVID-related Trial Board and Administrative Law Judge hearing backlogs.

01 | 

TALENT  
ASSESSMENT

Develop, launch, and monitor operational deliverables promoting and advancing acquisition goals as established in the recently adopted City of Dallas Racial Equity Plan.

02 | 

TALENT  
ATTRACTION

Further collaboration with the Department of Marketing to develop and launch a comprehensive marketing and branding campaign that highlights and builds awareness for City of Dallas talent opportunities.

03 | 

TALENT  
ASSESSMENT

Continue efforts to partner with internal departments to identify critical and hard-to-fill positions and conduct candidate sourcing reviews, position analysis and modifications to enhance talent pools and meet hiring needs.

04 | 

OPERATIONAL  
EXCELLENCE

Work with Information Technology Services and Human Resources to effectively assess current and future applicant tracking system needs and capabilities in preparation for migration onto a new applicant tracking system platform.

05 | 

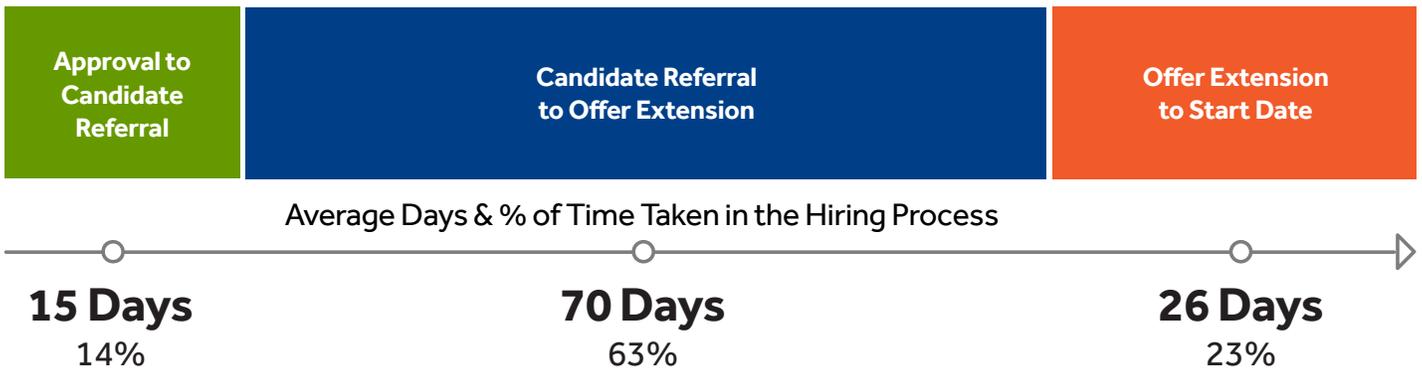
OPERATIONAL  
EXCELLENCE

Continue departmental process improvement efforts to streamline the process and effectively manage the scheduling of Trial Board and Administrative Law Judge appeal hearings.

# REQUISITION MANAGEMENT

## Responsible Departments

- Civil Service
- Hiring Department & Human Resources
- Human Resources



## Overall Requisition to Hire Process

	<b>Step 1</b> <i>Requisition Approval to Candidate Referral</i>	<b>Step 2</b> <i>Candidate Referral to Offer Extension</i>	<b>Step 3</b> <i>Offer Extension to Candidate Start Date</i>
FY 18 -19	10 Days	75 Days	22 Days
FY 19-20	15 Days	56 Days	29 Days
FY 20-21	15 Days	70 Days	26 Days
FY 21-22	12 Days	50 Days	27 Days

# CIVILIAN HIRING

Department	FY21-22	FY20-21	FY19-20	FY18-19
Dallas Water Utilities	320	318	271	283
Police - Civilian	184	311	73	128
Code Compliance Services	160	119	76	82
Public Works	99	89	55	77
Development Services	97	55	46	67
Aviation	90	87	54	97
Equipment & Fleet Management	83	71	86	44
Sanitation Services	78	51	33	45
Dallas Animal Services	77	64	57	80
Transportation	70	37	49	33
Court & Detention Services	37	65	28	44
Human Resources	35	26	20	24
Information & Technology Services	34	29	58	18
Fire - Civilian	32	11	28	34
Housing & Neighborhood Revitalization	26	10	17	25
Building Services	22	21	43	41
Planning & Urban Design	11	--	--	--
Civil Service	7	4	0	3
Convention & Event Services	5	3	2	13
Municipal Court - Judiciary	1	2	0	1
Park & Recreation	--	--	23	714
Management Services	--	--	10	80
Library	--	--	1	18
Trinity Watershed Management	--	--	--	1
<b>Total</b>	<b>1468</b>	<b>1373</b>	<b>1030</b>	<b>1952</b>

Hires made in FY 20-21 may be from candidates tested in FY 19-20

# CIVILIAN HIRING

## Top 10 Civilian Positions

<u>Title</u>	<u># of Hires</u>
Code Enforcement Officer II	71
Office Assistant II	47
Water Meter Technician	46
Water Meter Reader	39
Parking Enforcement Officer	39
911 Call Taker Trainee	37
Crew Leader (AVI, BSD, CCS, PBW, SAN)	30
Animal Services Officer I	28
Heavy Equipment Operator	28
Administrative Specialist II	28

## Civilian Position Testing

<b>Position</b>	<b>Scheduled</b>	<b>Tested</b>	<b>Show Rate%</b>	<b>Passed</b>	<b>Pass Rate%</b>
911 CTT (Online)	544	230	42%	115	50%
OA (Online)	235	119	51%	82	69%
OA II (Online)	1087	449	41%	246	55%
Permit Clerk (Online)	368	214	58%	147	69%
Police Dispatcher (Online)	438	169	39%	98	58%
Police Reports Rep (Online)	215	122	57%	97	80%

<b>Total</b>	<b>1303</b>
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# UNIFORM TESTING

## Uniform Testing

Rank	Applications	Met Minimum Qualifications	Tested	Show Rate %	Passed	Pass Rate	Assessment Centers
Police Officer Trainee	3398	2013	1375	68.31%	1267	92.15%	N/A
911 Call Taker Trainee (Civilian)	945	544	230	42.28%	115	50.00%	N/A
Police Dispatcher (Civilian)	1028	438	169	38.58%	98	57.99%	N/A
Fire and Rescue Officer Trainee	1977	1408	1079	76.63%	901	83.50%	N/A
Candidate Physical Abilities Teast	N/A	901	237	26.30%	204	86.08%	N/A

## Promotional Exams

Rank	Applications	Met Minimum Qualifications	Tested	Show Rate %	Passed	Pass Rate	Assessment Centers
Fire Battalion/	43	42	38	90.48%	33	86.84%	31
Fire Captain	113	113	87	76.99%	69	79.31%	scheduled
Fire Lieutenant	232	230	194	84.35%	144	74.23%	scheduled
Police Lieutenant	228	228	162	71.05%	140	86.42%	132
Police Sergeant	329	328	254	77.44%	236	92.91%	224
Police Senior Corporal	656	563	510	90.59%	451	88.43%	N/A
<b>Total</b>			<b>4335</b>				



# UNIFORM HIRING

## Uniform Hiring & Promotions

### Fire - Uniform

127	Fire & Rescue Officer Trainee
20	Fire Prevention Officer Trainee

### Police - Uniform

198	Trainee Police Officer
92	Police Senior Corporal
65	Police Sergeant
24	Police Lieutenant



# HEARING ACTIVITY

## **Trial Board/Administrative Law Judge Appeals**

Employees who have been demoted or discharged and have pursued all available hearing opportunities at levels defined in the Personnel Rules and Civil Service Rules may request a final administrative hearing before an Administrative Law Judge (ALJ) or a Trial Board that is comprised of one Civil Service Board member as Chair and two Adjunct Panel members. The ALJ and Trial Board panels are empowered to hear testimony and evidence from both the City and employee about the employee's demotion or discharge. It is a quasi-judicial process that results in a decision by the ALJ or panel as to whether the discipline is sustained or modified.

Members of the Civil Service Board and Adjunct Panel were assigned four Trial Boards that resulted in three terminations being sustained, and one hearing being cancelled. Civil Service held two Administrative Law Judge hearings that resulted in reinstatement to City of Dallas employment.

### **TB Assigned by Department:**

Public Works – 1  
Dallas Police Department – 3

### **ALJ Assigned by Department:**

Code Compliance - 1  
Courts and Detention Services- 1

## **Board Governance**

Two new Civil Service Board members were appointed by the Dallas City Council during this fiscal year, Ms. Joan D. Smotzer and Ms. Angela K. Kutac.

## **Grievances/Complaints/Motions**

Grievance appeal hearings are conducted by the Civil Service Board to consider current employees' complaints concerning an employee's working conditions that the employee claims have been adversely affected by a violation, misinterpretation, or misapplication of a specific law, ordinance, resolution, policy, rule, or regulation. The Civil Service Board did not consider any grievance appeal for a current City employee during this fiscal year.

## **Rehire Eligibility Appeal Hearings**

Rehire eligibility appeal hearings are conducted by the Civil Service Board to consider former employees' requests to reapply for City jobs. The Board considers the reasons the former employee was unsuccessful in his/her previous employment with the City, assesses the person's work record in the two or more years since he/she has been gone from City service, and discusses the changes the former employee has made so that the same past behavior or circumstances will not be repeated. The conversation with the former employee is thorough and insightful, providing the Board with a basis to make an informed decision to grant or deny the request. The Civil Service Board considered five rehire eligibility appeals for former City employees. Three appeals were approved, one was postponed, and one appellant did not appear.

# HEARING ACTIVITY

## FISCAL YEAR HEARING CIVIL SERVICE BOARD TRIAL BOARD APPEALS

**October 1, 2021 – September 30, 2022**

(Includes demotion/discharge appeals)

### Civil Service Board Members      Hearings Assigned

Kyla G. Cole	1
*Shana Hope Khader	1
*Angela Kutac	0
Chandra Marshall-Henson	0
Glynn E. Newman	1
*Joan D. Smotzer	0
Terrence Welch	1

\*Shana Hope Khader- Resigned 06/03/2022

\*Angela Kutac – Appointed -10/13/2021

\*Joan D. Smotzer – Appointed 10/5/2021

## CIVIL SERVICE ADJUNCT PANEL TRIAL BOARD APPEALS

**October 1, 2021 – September 30, 2022**

(Includes demotion/discharge appeals)

Appointed Adjunct	Appointed by	Hearings
*John J. Cassen	Gates	0
Althea Harrington	Narvaez	1
*Casandra James	Blackmon	0
Thomas Jefferson	Callahan	1
Angela Kaye Kutac	Johnson	0
*Alendra Lyons	Bazaldua	1
Bridgett Mitchell	Mendelsohn	0
Javier Perez	Resendez	1
Curtis Pierre	Arnold	1
Anjulie Ponce	West	0
*Calvin Robinson	Atkins	1
*Jacqueline Staley	Medrano	0
*James Early Watkins	Moreno	0

\*John J. Cassen – End of term 06/30/2022

\*Cassandra James – Appointed 10/05/2021

\*Alendra Lyons- Reappointed – 08/03/2022

\*Calvin Robinson – Holdover

\*Jacqueline Staley – End of term 06/30/2022

\*James Early Watkins – Appointed – 08/03/2022

## ADMINISTRATIVE LAW JUDGE

### Administrative Law Judge

\*Lakisha M. Thigpen

\*James E. Urmin, Sr.

\*Karen R. Washington

\* Current contract extended to December 31, 2022

### Contract Term

January, 2021 - December, 2022

January, 2021 - December, 2022

January, 2021 - December, 2022

### Hearings Assigned

0 hearings completed

1 hearings completed

1 hearings completed

# Dallas Housing Finance Corporation

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CITY SECRETARY  
DALLAS, TEXAS



**City of Dallas**

1/30/2023

# Memorandum



CITY OF DALLAS

DATE February 1, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Housing Finance Corporation FY 2022 Annual Report**

Honorable Mayor and Members of the City Council:

I am pleased to present the 2022 Annual Report for the Dallas Housing Finance Corporation. If you have any question regarding this report, please contact Kyle Hines, Assistant Director in the Department of Housing & Neighborhood Revitalization at [kyle.hines@dallascityhall.com](mailto:kyle.hines@dallascityhall.com) or 214-670-4942.

Best regards,

*Marcy Helfand*

Marcy Helfand (Feb 2, 2023 18:01 CST)

**Marcy Helfand**  
President, Dallas Housing Finance Corporation

c: Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billieae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager  
Majed A. Al-Ghafry, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors  
Shanee Weston, Senior Coordinator of Boards and Commissions

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## DHFC Members

<b>Name</b>	<b>Council District</b>	<b>Name</b>	<b>Council District</b>
Sean Allen	1	Ryan Garcia	9
Jessica M De Paz	2	David Bennett Ellis	10
Vacant	3	Marcy C Helfand	11
Christopher B Lewis	4	Joshua M Vernon	12
Prisma Y Garcia	5	Vacant	13
Tatiana Farrow	6	Anthony Page	14
Patty Collins	7	Beatrice Alba Martinez	15
Vacant	8		

## **Mission Statement**

The DHFC partners with developers to own, develop, acquire, and finance the construction of multifamily residential housing. The primary purpose of the DHFC is provide decent, safe, sanitary, accessible, and affordable housing to the residents of Dallas.

## **FY 2022 Objectives and Accomplishments**

In 2022, the DHFC met monthly to discuss various proposals to develop affordable housing within the city limits. Four projects were approved and closed by the DHFC, with one using 4% LIHTC Tax Credits, one in general partnership with the DHFC, and two projects that were purchased and converted to affordable housing using essential function bonds:

1. Highpoint at Wynnewood (D1)
2. Terrace at Southern Oaks (D4)
3. The Dylan (D2)
4. The Briscoe (D11)

These four projects represent an approximately \$250,000,000 investment in affordable housing development in the City for a total of 967 units. Two developments are new construction and two are existing properties that will be converted to affordably priced rents in at least 50% of the apartment units.

As a result of closing these transactions and as part owner in a growing portfolio of 15 developments, the DHFC received roughly \$2.9 million in revenue from transaction and development fees for the year. This money will be used to further the objectives of the DHFC to further provide safe and affordable housing to citizens of Dallas.

DHFC Board members and Staff attended the TAAHP conference in Austin, Texas and were able to be educated on various industry trends as well as meet with third party vendors and consultants that are vital to the success of the corporation.

DHFC Board also approved a Notice of Funding Availability specifically using \$5,000,000 from its own funds to assist in the development of For-Sale housing. This was a very important issue for the Board, as it is part of the mission of the DHFC to provide diverse housing solutions not just to build much needed units, but also to provide opportunities for residents to build generational wealth through ownership of their residences. In addition to this NOFA, the Board also approved an allocation of bonds from the state to be utilized through TDHCA's programs that facilitate low cost mortgages to those who qualify.

# **FY 2023 Proposed Objectives and Accomplishments**

In 2023, DHFC plans the following:

- Close on the tax credit developments that have been approved through the DHFC Board and collect the fee revenue from those closings
- Implement the NOFA to facilitate affordable housing development for single-family homeownership objectives
- Hire and train up to two additional staff to expand capacity within the organization

Continue Board Director and Staff trainings and attendance at conferences to gain industry insights and keep up to date on market conditions

## **Recommendations of the Board/Commission Name**

The Board recommended the partnership with the four previously mentioned developments that were closed on in 2022. They also approved a \$5,000,000 NOFA to develop, finance, and/or assist in the provision of for-sale single family housing in the City as well as a bond allocation from the state to provide low cost mortgages to those who qualify. The Board believes that home ownership is an essential factor in the creation of generational wealth for low- to moderate-income families in the City.

# Dallas Public Facility Corporation

**RECEIVED**

2023 FEB -2 AM 9:52

CITY SECRETARY  
DALLAS, TEXAS



**City of Dallas**

*1/30/2023*

# Memorandum



CITY OF DALLAS

DATE February 1, 2023

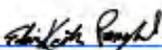
TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Public Facility Corporation FY 2022 Annual Report**

Honorable Mayor and Members of the City Council:

I am pleased to present the 2022 Annual Report for the Dallas Public Facility Corporation. If you have any question regarding this report, please contact Kyle Hines, Assistant Director in the Department of Housing & Neighborhood Revitalization at [kyle.hines@dallascityhall.com](mailto:kyle.hines@dallascityhall.com) or 214-670-4942.

Best regards,

  
Edwin Pomykal (Feb 1, 2023 12:31 CST)

Keith Pomykal  
President, Dallas Public Facility Corporation

C: Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager  
Majed A. Al-Ghafry, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
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## DPFC Members

<b>Name</b>	<b>Council District</b>	<b>Name</b>	<b>Council District</b>
Scott R Hounsel	1	Ken Montgomery	9
Jennifer Cortez	2	Mark B Holmes	10
Vacant	3	Alan L Tallis	11
Ronald Stinson	4	Kevin Winters	12
David Russell	5	Zoe Halfmann	13
Raul Reyes	6	Keith Pomykal	14
Victor Toledo	7	Mary Poss	15
Alvina Scott	8		

## Mission Statement

**The Dallas Public Facility Corporation (DPFC) was created to assist the City in meeting its production goals established under the Comprehensive Housing Policy (“CHP”), adopted on May 9, 2019 by Resolution No. 18-0704, as amended. The DPFC develops affordable/workforce housing for the “missing middle” – residents earning at or below 80% area median income (AMI). The primary purpose of the DPFC is to develop mixed-income, multifamily residential in areas of opportunity and to be used as a tool for redevelopment to deconcentrate poverty and provide greater fair housing choice throughout the City.**

# FY 2022 Objectives and Accomplishments

In 2022, the DPFC met monthly to discuss various proposals to develop affordable housing within the city limits. Three projects were approved and closed by the DPFC with another seven projects approved by the Board and awaiting final closing to start construction:

1. Standard at Royal (D6)
2. Oakhouse at Colorado (D1)
3. Mountain Creek Apartments (D3)

These three projects represent an approximately \$177,000,000 investment in affordable housing development in the City for a total of 839 units. All of these developments are new construction and will add affordably priced rents in at least 50% of the apartment units.

As a result of closing these transactions the DPFC received roughly \$1.6 million in revenue from transaction and development fees for the year. This money will be used to further the objectives of the DPFC in providing safe, decent, and affordable housing to residents of Dallas.

In addition to the above, RFPs were issued for third-party services which include corporation counsel, accounting services, bond counsel, and financial advisor. DPFC was able to renew or sign new agreements with each of these consultants DPFC corporation counsel, bond counsel, and financial advisors are paid at the time of financial close from project funding sources and not through the revenues of the Corporation. An RFP for a third-party audit of the Corporation's finances will be released on February 1, 2023.

# FY 2023 Proposed Objectives and Accomplishments

**In 2023, DPFC plans the following:**

- **Close on the developments that have been approved through the DPFC Board and collect the fee revenue from those closings**
- **Hire and train up to two additional staff to expand capacity within the organization**

**Continue Board Director and Staff trainings and attendance at conferences to gain industry insights and keep up to date on market conditions**

## Recommendations of the Board/Commission Name

The Board recommended the partnership with the three previously mentioned developments that were closed on in 2022. They also approved new agreements with third party consultants and are planning to hire up to two additional staff to increase capacity and implement initiatives for new PFC developments.

# Environmental Commission

**RECEIVED**

2023 FEB -2 AM 8:15

CITY SECRETARY  
DALLAS, TEXAS



**City of Dallas**

Approved by the Environmental Commission on  
January 11, 2023

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# Memorandum



CITY OF DALLAS

DATE February 1, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Environmental Commission FY 2022 Annual Report**

Attached for your review is our annual report, summarizing the activities of the Environmental Commission for FY 2022 in accordance with Chapter 8, Section 8-1.1.

The Environmental Commission unanimously approved their FY 2022 Annual Report on January 11, 2023.

*Kathryn Bazan*

Kathryn Bazan

Chair of the Environmental Commission

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billieae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager  
Majed A. Al-Ghafry, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors  
Shanee Weston, Senior Coordinator of Boards and Commissions

# ENVIRONMENTAL COMMISSION MEMBERS

## **City Council-Appointed Voting Members**

District 1: Philip Hiatt Haigh  
District 2: Mark Wootton  
District 3: Vacant  
District 4: Candace Thompson  
District 5: Tracy Wallace  
District 6: Esther Villarreal (Vice-Chair)  
District 7: Temeckia Derrough  
District 8: Renee Roberson  
District 9: Kathryn Bazan (Chair)  
District 10: Andrew Siegel  
District 11: Colleen Murray, DVM  
District 12: Dr. Barry Lachman  
District 13: Charlie Dankert  
District 14: Paula Day  
District 15 (Mayor): Julie Hiromoto

## **City Manager-Appointed Technical Panel Members**

Buildings: Alan Hoffmann  
Energy: Michael Martin  
Transportation: Dr. Maria Boccalandro  
Zero-Waste: Raj Daniels  
Ecosystems: Vacant  
Water Resources: David Marquis  
Air Quality: Rita Beving

## **Chair-Appointed Environmental Health Subcommittee**

*(this list includes additional members of the public only - full roster on page 5)*

Dr. Folashade Afolabi  
Haddijatou Bayo, P.E.  
Dr. Sarah Ashitey

## HISTORY & MISSION

### History

[Resolution 20-688](#) was passed on May 27, 2020, authorizing adoption of the Comprehensive Environmental & Climate Action Plan (CECAP). This resolution charged the City Manager to identify and convene an Environment and Sustainability Advisory Committee comprised of professionals and community members to advise on environment, sustainability and CECAP implementation. Additionally, the resolution established that the City Manager will coordinate with the Environment and Sustainability Committee regarding the scope and potential roles of a permanent board or commission.

The permanent Environmental Commission (EVC) was established through [Ordinance No. 31847](#), which passed on April 28, 2021, and the Environment and Sustainability Advisory Committee was sunset.

Nominations to the EVC began in the fall of 2021, and the commission held its first meeting on December 17, 2021.

### Mission

The Environmental Commission is a group of appointed community advocates who advise the City Council on implementation of the CECAP and other environmental matters as they arise in the community. The commission has 24 active members (two vacancies), including fifteen voting members appointed by each City Council Member. It has eight technical panel members appointed by the City Manager, each with expertise in one of the eight areas of the CECAP. The commission's founding ordinance created an Environmental Health Committee. Its members were appointed by the commission chair and include two appointed commission members and three community members with public health experience.

**Mission Statement:** The commission advises the City Council on the environment, sustainability and implementation of the CECAP. The commission also supports equitable and effective action to resolve environmental issues as they arise.

## SUBCOMMITTEES

### **Environmental Health**

Candace Thompson (Chair)  
Renee Roberson (Vice Chair)  
Dr. Lachman (alternate)  
Dr. Folashade Afolabi (General Public)  
Haddijatou Bayo, P.E. (General Public)  
Dr. Sarah Ashitey (General Public)

### **Environmental Justice**

Esther Villarreal (Chair)  
Candace Thompson  
Kathryn Bazan  
Cristian Camacho (Technical Panel)  
David Marquis (Technical Panel)  
Michael Martin (Technical Panel)

### **Implementation**

Charlie Dankert (Chair)  
Tracy Wallace (Vice Chair)  
Renee Roberson  
Andrew Siegel  
Dr. Boccalandro (Technical Panel)

### **Outreach & Engagement**

Kathryn Bazan (Chair)  
Paula Day (Vice Chair)  
Mark Wootton  
Colleen Murray  
Rita Beving (Technical Panel)

### **Strategic Partnerships & Innovation**

Julie Hiromoto (Chair)  
Philip Hiatt Haigh (Vice Chair)  
Colleen Murray  
Dr. Barry Lachman  
Alan Hoffmann (Technical Panel)  
David Marquis (Technical Panel)  
Michael Martin (Technical Panel)

# FY22 OBJECTIVES & ACCOMPLISHMENTS

## Objectives

The commission's objectives were identified during a strategic planning session on July 9, 2022:

1. Advance environmental equity by encouraging the city to codify equity into its laws and processes. Equitable solutions should meet the varying need of each community;
2. Prioritize public and environmental health by advancing the city's Greenhouse Gas emissions reductions efforts to meet the 2030 Interim Target and 2050 Carbon Neutrality Target;
3. Identify and leverage all resources, including data, funding, incentives, and strategic partnerships needed to accomplish the CECAP's goals;
4. Create inclusive, two-way community communication and support community-led accountability related to environmental issues; and
5. Transform the City of Dallas into a hub for environmental innovation.

[View the full strategic planning session report here.](#)

The commission also identified objectives in the FY21 Annual Report that are in line with the [Mayor's FY22 Priorities for the Environment & Sustainability \(ENVS\) Committee](#).

## Accomplishments

- In partnership with the Office of Environmental Quality & Sustainability, the commission hosted or participated in 36 community events, not including outreach done by commissioners on an individual basis. A full list of these events begins on page 11.
- Successfully advocated for internal policy reforms for concrete batch plants including enhanced internal communication, community engagement and cross-departmental collaboration.
- Voted to recommend that staff add environmental equity indicators to the city's Racial Equity Plan, which was without them.
- Voted to charge city staff with creating an Environmental Equity Checklist to support the city's Racial Equity Plan
- Supported passage of an update to the 2013 Local Solid Waste Management Plan.
- Supported passage of the Hensley Field Master Plan.
- Successfully advocated for concrete and asphalt batch plant zoning code revisions to include increased community participation and input opportunities (Phase I).

- Held a Strategic Planning Session to establish unified priorities and created subcommittees that align with and support each priority.
- Voted to recommend that the city immediately begin characterization and remediation of the former Blue Star site to residential standards.
- Formed and voted to approve recommendations related to new gas-powered landscape equipment policies to improve neighborhood-level air quality.
- Supported OEQS in identifying priority neighborhoods for air quality monitoring and facilitated community meetings for each.
- Created new outreach and engagement resources, including social media, a logo, flyers in English and Spanish and a community presentation template.
- Supported passage of the Comprehensive Urban Agriculture Plan (for council approval in 2023).
- Formed a recommendation to propose new environmental equity indicators for the city's Racial Equity Plan for approval in January 2023.

# FY23 PROPOSED OBJECTIVES & ACCOMPLISHMENTS

## Objectives & Accomplishments

Guided by the commission's unified priorities, FY23 objectives include the following:

- Led by the commission's Environmental Justice subcommittee, vote to approve recommendations on environmental equity indicators for the city's Racial Equity Plan.
- Continue to advocate for equitable land-use policies, including ForwardDallas Comprehensive Land-Use Plan updates, to address incompatible industrial uses near or adjacent to residential properties and to reduce inequitable pollution burdens for communities.
- In partnership with the Office of Environmental Quality & Sustainability, continue to liaise with the community on placement of neighborhood-level air quality monitors, support engagement and education on air quality data and promote utilizing air quality data to guide policy decisions.
- Continue to support the passage of Phase II of the concrete batch and asphalt plant zoning code revisions to ensure appropriate distance buffers from industry to sensitive receptors.
- Continue monitoring the progress of the remediation of the former Shingle Mountain site, Lane Plating Works Superfund site and Texas Vermiculite Superfund site and promote open dialog between the community, city, Environmental Protection Agency and Texas Commission on Environmental Quality.
- Continue to support West Dallas residents in their efforts to secure a significant reduction of emissions by, and ultimately the closure of, the GAF Materials facility.
- Support the implementation of a Gas-Powered Landscape Equipment Policy, including engagement of impacted business owners and operators in multiple languages throughout the transition and education on air quality benefits.
- Support the city's fleet electrification transition to meet emissions reduction targets in the Comprehensive Environmental & Climate Action Plan and the equitable distribution of electric vehicle charging infrastructure in Dallas.
- Advocate for the implementation of the Urban Forest Master Plan, including conducting a comprehensive tree inventory of all right-of-way and park trees, developing and implementing a management plan and implementing strategies to mitigate the impact of Emerald Ash Borer on the city's ash tree population.
- Support the implementation of the Comprehensive Urban Agriculture Plan and equitable access to fresh, local foods for historically marginalized communities.
- Continue engaging the community on important environmental topics and amplifying the community's voices on important issues within each district.

## Anticipated Policy Discussions

Additional discussions may include, but are not limited to:

- Building Code Updates & Net-Zero Carbon Policies
- White Rock Lake Dredge
- Development Code Updates
- Weatherization Programs
- Jeffries-Meyers-Merlin Groundwater Contamination
- Urban Forest Master Plan Update
- Brownfields Program
- Bike Plan Update
- Community Solar Update
- Energy Efficiency Updates
- Green Bond Project Options
- Sidewalk Plan
- Bachman Dredge Progress Updates
- Parking Code Amendment Updates
- Litter Task Force
- Sustainable Procurement
- Transit-Oriented Development
- Electric Vehicle Charging Infrastructure Implementation
- Continued CECAP implementation updates
- Continued updates on placement of neighborhood-level air quality monitors
- Continued progress updates on remediation of former Blue Star site, Lane Plating Works Superfund site and the Texas Vermiculite Superfund site.

# FY22 RECOMMENDATIONS

## Formal Recommendations

- Voted to recommend that staff add environmental equity indicators to the city's Racial Equity Plan, which was without them.
- Voted to charge city staff with creating an Environmental Equity Checklist to support the city's Racial Equity Plan.
- Voted to recommend that the city immediately begin characterization and remediation of the former Blue Star site to residential standards.
- Formed and voted to approve recommendations related to new gas-powered landscape equipment policies to improve neighborhood-level air quality.  
[Environmental Health Committee Recommendations to the Full Commission](#)  
[Full Commission Recommendations to the Environment & Sustainability Committee](#)
- Formed a recommendation to propose new environmental equity indicators for the city's Racial Equity Plan for approval in January 2023.  
[Full Commission Recommendations to the Environment & Sustainability Committee](#)

## Additional Recommendations

In addition to the above, the commission provided input on topics such as:

- CECAP FY22 Progress and FY23 Implementation Work Plan
- Local Solid Waste Management Plan Update
- City of Dallas Regulatory and Non-Regulatory Air Quality Programs
- City Facility Updates
- Urban Forest Master Plan Updates
- ForwardDallas Update
- Hensley Field Master Plan
- Environmental Design Standards for Surface Parking
- Department of Aviation Voluntary Noise Abatement Program Updates
- 2019 Greenhouse Gas Inventory
- City of Dallas Fleet Electrification Analysis
- Dredging of Bachman Lake
- Comprehensive Urban Agriculture Plan Draft
- City Incident Response Procedures
- Draft FY23 Budget: Office of Environmental Quality & Sustainability

## ADDITIONAL FY22 HIGHLIGHTS

### Community Outreach Events / Tours / Public Meetings

In addition to regular monthly commission meetings and committee meetings, the commission hosted or participated in the following community outreach events, tours, and public meetings. This does not include outreach done by commissioners on an individual basis.

- **Environmental Tour with Chair Blackmon**  
City-wide – February 3, 2022
- **Community Air Quality Meeting #1**  
Anita Martinez Recreation Center – March 23, 2022
- **Community Air Quality Meeting #2**  
West Dallas Multipurpose Center – March 31, 2022
- **Community Air Quality Meeting #3**  
Jaycee Zaragoza Recreation Center – April 2, 2022
- **Oak Cliff Earth Day**  
Lake Cliff Park – April 3, 2022
- **Sustainable Dallas**  
White Rock UMC – April 16, 2022
- **North Texas Climate Symposium**  
Virtual – April 19, 2022
- **EarthX**  
Kay Bailey Hutchison Convention Center – April 21 – 24, 2022
- **Mill Creek Batch Plant Community Meeting**  
Larry Johnson Recreation Center – April 26, 2022
- **Environmental Commission District 2 / District 14 Community Meeting**  
Garden Café – April 26, 2022
- **Flora Fest**  
Texas Discovery Gardens – May 15, 2022
- **Racial Equity Plan Community Meeting + OEQS + 311**  
West Dallas Multipurpose Center – July 7, 2022
- **West Dallas Community Meeting – GAF Materials**  
Nash-Davis Recreation Center – July 13, 2022
- **Dolphin Heights Neighborhood Association Meeting**  
4830 Silver Avenue – July 17, 2022
- **Dallas Public Library Community Nature Expo**  
J. Erik Jonsson Central Library – July 23, 2022
- **Clean Air Action Day Roundtable Discussion**  
Virtual – August 4, 2022
- **Dixon Circle Neighborhood Association Meeting**  
Larry Johnson Recreation Center – August 17, 2022
- **West Dallas Racial Equity Plan Ongoing Engagement**  
West Dallas Multipurpose Center – September 8, 2022
- **Floral Farms Authorized Hearing Community Kickoff Meeting**  
Singing Hills Recreation Center – September 12, 2022
- **Environmental Justice Tour**  
City-wide – September 17, 2022

- **North Texas National Drive Electric Week**  
City Hall Plaza – October 2, 2022
- **13<sup>th</sup> Annual DFW Solar Tour**  
City-wide – October 3, 2022
- **Dixon Circle Community Meeting (Mill Creek Batch Plant)**  
Larry Johnson Recreation Center – October 19, 2022
- **White Rock Lake Tree Planting**  
White Rock Lake – October 22, 2022
- **EPA Children’s Health & Lead Poisoning Awareness Outreach**  
Wesley Ranking Community Center – October 24, 2022
- **EPA Children’s Health & Lead Poisoning Awareness Outreach**  
Head Start of Greater Dallas – October 25, 2022
- **TRAM Webinar Series: Dallas Batch Plant Zoning Code Revisions**  
Virtual (Statewide) – October 26, 2022
- **Dallas College 12<sup>th</sup> Annual Sustainability Summit**  
Brookhaven Campus – November 4, 2022
- **Joppa Air Quality Community Meeting**  
Shady Grove PBC – November 7, 2022
- **Comprehensive Urban Agriculture Plan Public Meeting**  
West Dallas Multipurpose Center – November 7, 2022
- **Dallas Sierra Club – Environmental Commission Annual Update**  
Virtual – November 8, 2022
- **Holy Cross Fall Festival: Melting Pot**  
Holy Cross Catholic Church – November 12, 2022
- **West Dallas Community Vision Planning Meeting**  
Artstillery – November 17, 2022
- **Lane Plating Works Superfund Site Community Meeting**  
Highland Hills Library – November 19, 2022
- **GAF Materials Zoning Case Community Meeting**  
Anita Martinez Recreation Center – November 30, 2022
- **Dallas Environmental Commission Reception**  
City Hall – December 14, 2022

## Resources

[Environmental Commission webpage on dallasclimateaction.com](https://dallasclimateaction.com)

[Environmental Commission webpage on dallascityhall.com](https://dallascityhall.com)

[Facebook](#)

[Instagram](#)

# Fire Code Advisory & Appeals Board

**RECEIVED**

2023 FEB -1 PM 12:17

CITY SECRETARY  
DALLAS, TEXAS



**City of Dallas**

*Approved by FCAAB on January 30, 2023*

# Memorandum



CITY OF DALLAS

DATE January 30, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **FY 2022-23 Fire Code Advisory and Appeals Board Annual Report**

On Monday, January 30, 2023, the Fire Code Advisory and Appeals Board unanimously voted to approve the Fire Code Advisory and Appeals Board's Annual Report for 2022. Dallas Fire-Rescue and the Fire Code Advisory and Appeals Board will continue to work together to provide fire safety for the Citizens of the City of Dallas through the latest fire code regulations and standards.

If you have any questions, please contact Christopher Martinez, Dallas Fire-Rescue Deputy Chief and Fire Marshal.

A handwritten signature in blue ink, appearing to read 'K. Webster'.

**Keller Webster, Chair  
Fire Code Advisory and Appeals Board**

Chris Casó, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Forlaine, Deputy City Manager

Majed A. Al-Ghalry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

"Our Product is Service"  
Empathy | Ethics | Excellence | Equity | Engagement

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## FCAAB Members

- 1) Thomas K. Mayer, Position 1, District 12  
Term Start: Reappointed 08/03/2022
  
- 2) Evan Wilson, Position 2, District 14  
Term Start: Reappointed 06/15/2022
  
- 3) Edward Yost, Position 3, District 9  
Term Start: Holdover 9/3/1996
  
- 4) Keller Webster, Position 4, District 10  
\*Chair\*  
Term start: Holdover 9/3/1996
  
- 4) Richard Matsuda, Position 6, District 10  
Term Start: Reappointed 06/15/2022

## FCAAB Mission Statement

**“To provide fire safe conditions with the City of Dallas for the protection of life and property.”**



## FY 2022 Objectives and Accomplishments

Objective– Review Fire Code and hear requests for Fire Code Amendments.

Objective– Hear Fire Code violation appeals and interpret Fire Code based on knowledge and experience.

Accomplishment – Each of the Fire Code Advisory and Appeals Board members was provided the 2022 Dallas Fire Code amendments draft for review. Each member was able to review the document and provided valuable feedback leading up to the final draft of the amendments.

\*No appeals were received for Fire Code interpretation from the FCAAB\*

## FY 2023 Proposed Objectives and Accomplishments

*Proposed Objective – Perform regular reviews of the Dallas Fire Code to modify and update interpretations as needed.*

*Proposed Objective - Hear Fire Code violation appeals and interpret Fire Code based on knowledge and experience.*

*Accomplishment – On October 26, 2022, the Fire Code Advisory and Appeals Board met to review the 2022 Dallas Fire Code Amendments to the 2021 International Fire Code. The board unanimously voted to approve the amendments with a recommendation to the Dallas City Council towards the full adoption of the 2022 Dallas Fire Code. The Dallas City Council voted to approve the adoption on January 11, 2023.*

# Memorandum

RECEIVED

2023 JAN 27 PM 4:59

CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

DATE January 9, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT Landmark Commission - FY2021-22 Annual Report

On January 9, 2023, the Landmark Commission approved their FY2021-22 Annual Report.

In accordance with Chapter 8, Section 8-1.1, the members of the Landmark Commission are submitting their annual report of its activities for your review.

Thank you,

A handwritten signature in black ink, appearing to read 'E. Montgomery'.

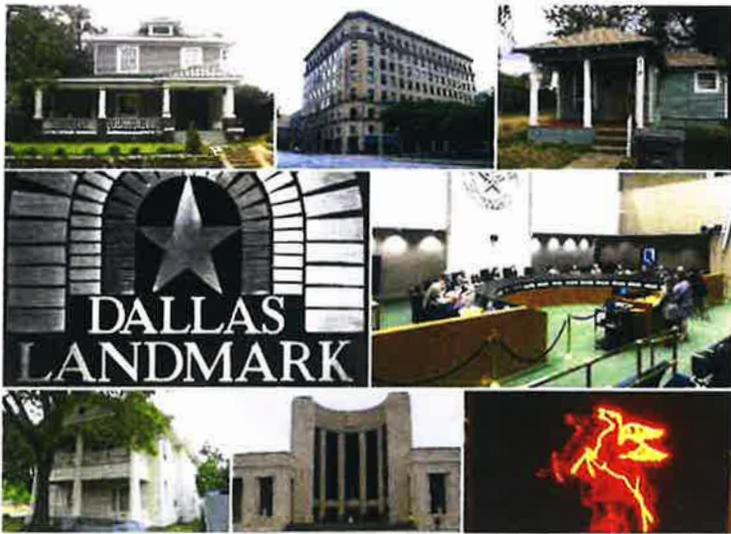
Evelyn Montgomery  
Landmark Commission Chair

City of Dallas

## LANDMARK COMMISSION

# ANNUAL REPORT

October 1, 2021 - September 30, 2022



OFFICE OF HISTORIC PRESERVATION

December 30, 2022

## HISTORY OF THE LANDMARK PROGRAM

The Dallas Historic Landmark Preservation Committee was developed by the Department of Planning and Development in 1972 and formalized in the City of Dallas Development Code in 1973. It became the Dallas Landmark Commission in 1987. It is the City's official planning, supervision, and coordinating agency for historic preservation activities. Since its inception, the Landmark Commission has worked closely with the City of Dallas Department of Planning and Development, now the Planning and Urban Design Department and the community to identify significant cultural resources in the city and plan for their preservation. The City of Dallas became a Certified Local Government (CLG) September 12, 1986.

Dallas' first local landmark district, Swiss Avenue, was designated by the City Council in 1973. Currently, the City of Dallas has designated 154 historic overlay districts, 15 of which are neighborhoods, and 139 are individual landmarks. There are over 4,000 buildings throughout the city with landmark protection. A list of the 154 historic overlay districts can be found at the end of this report.

## LANDMARK COMMISSIONERS

City Council appoints members of the Landmark Commission. The Landmark Commission consists of 15 commissioners, including a chairperson and a vice chairperson, three alternate positions, and a City Plan Commission and Park and Recreation Board liaisons. The Commission is required to have professionals trained in disciplines related to Historic Preservation. These include Architecture, Landscape Architecture, History, Real Estate Appraisal, Real Estate Development and Urban Design.

Evelyn Montgomery, Vice Chair, Historian (District 2)

Diane Sherman, Historic Preservation (District 1)

**Vacant (District 3)** (as of April 2022)

Robert Swann, Historic Preservation/Historian (District 4)

Larry Offutt, Historic Preservation (District 5)

Rosemary Hinojosa, Historic Preservation (District 6)

Traswell C. Livingston, III, Real Estate Developer (District 7)

Courtney Spellicy, Historic Preservation (District 8)

Louis Renaud, Urban Planner (District 9)

Mark Hajdu, Real Estate Appraiser (District 10)

Sam Childers, Historic Preservation (District 11) (Resigned May, 2022)

Reagan Rothenberger, Urban Planner (District 12)

Katy Slade, Historic Preservation (District 13)

Mark Guest, Architect (District 14)

Elaine Velvin, Historian (District 15)

\*Jim Anderson, Landscape Architect (Alternate)

\*Jay Taylor, Real Estate Developer (Alternate)

\*Jeff Cummings, Historic Preservation/Architect (Alternate)

\*Johanna Hampton (City Plan Commission Liaison)

The Landmark Commission has one standing committee, Designation Committee. In addition, each City of Dallas Landmark district has an appointed Task Force. Both Designation Committee and Task Force members are appointed by the Landmark Commission.

## **PURPOSE OF THE DALLAS LANDMARK PROGRAM**

City of Dallas Landmark Program  
Dallas Development Code § 51A-4.501

The purpose of the Dallas Landmark Program is to promote the public health, safety and general welfare, and:

1. Protect, enhance and perpetuate places and areas which represent distinctive and important elements of the city's cultural, social, economic, archeological, paleontological, ethnic, political and architectural history;
2. Strengthen the economy of the city;
3. Increase public knowledge and appreciation of the city's historic past and unique sense of place;
4. Foster civic and neighborhood pride and sense of identity;
5. Promote the enjoyment and use of historic resources by the people of the city;
6. Preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the city's history;
7. Create a more livable urban environment;
8. Enhance property values;
9. Provide financial incentives for preservation;
10. Protect and enhance the city's attraction to tourists and visitors;
11. Resolve conflicts between the preservation of historic resources and alternative land uses;
12. Integrate historic preservation into public and private land use planning;
13. Conserve valuable resources through use of the existing building environment;
14. Stabilize neighborhoods;
15. Increase public awareness of the benefits of historic preservation;
16. Maintain a harmony between new and historic structures so that they will be compatible in scale, form, color, proportion, texture and material; and
17. Encourage public participation in identifying and preserving historic resources.

## **POWERS, DUTIES & OBJECTIVES**

City of Dallas Landmark Commission  
Dallas Development Code § 51A-3.103(c)

The powers and duties of the Landmark Commission are as follows:

1. Familiarize themselves with the City's historic resources that may be eligible for designation as a historic overlay district.
2. Create, examine, and update the historic preservation plan.
3. Recommend to City Plan Commission the designation of historic overlay districts.
4. Recommend to City Council the designation of historic overlay districts.
5. Recommend changes in use where conditions exist under which the required preservation of a property would cause undue hardship to the owner of the property.
6. Review the application for a building permit for proposed work and determine whether a certificate of appropriateness should be issued.
7. Recommend the amendment or removal of a historic district overlay.
8. Review applications for demolition or removal.

9. Annually review the status of properties and include a report of the review in the Landmark Commission minutes.
10. Initiate the procedure for adopting an ordinance to establish or amend a historic overlay district.
11. Establish task forces as needed to make recommendations to the Landmark Commission on applications for certificates of appropriateness and other issues.
12. Identify cases of demolition by neglect and initiate remedial actions.
13. Establish historic preservation fund as well as the guidelines for the selection of projects.

## DESIGNATION COMMITTEE UPCOMING PROJECTS FOR FY22-23

### Initiated Landmark Designations:

- Bianchi House, 4503 Reiger Avenue, LMC Approval: 1/7/2019
- Bella Villa Apartment Building, 5506 Miller Avenue, LMC Approval: 10/7/2019
- Forest Theater, 1904 Martin Luther King Jr. Blvd, LMC Approval: 12/6/2021
- Belmont Hotel, 901 Fort Worth Avenue, CPC Re-initiated: 8/18/2022
- El Ranchito Restaurant, 610 W Jefferson Blvd, Initiated: 6/6/2022
- White Rock Cemetery, 5700 Celestial Rd, Initiated: 11/7/2022

## ACCOMPLISHMENTS FY21-22

### Landmark Designations

#### Landmark Designations Approved by City Council:

- The Jackson Residence, 10260 Strait Ln, Designated: 11/9/2022

#### Amendments to Existing Landmark Designations Approved by City Council:

- Ambassador Hotel, 1321 S Ervay St, Amended: 6/22/2022

### Demolition Delay

Staff reviewed 101 properties within four existing demolition delay overlays. 8 properties qualified for the 'Phase II'. 400 W. Tenth Street was purchased and moved to Fouraker Street – not far from its original location – as a result of Phase II discussions. The remaining 7 properties were released for demolition since no viable options other than demolition were identified by the owners.

### Certificates of Appropriateness

The Landmark Commission reviewed 217 Standard Certificates of Appropriateness, 4 Courtesy Reviews, and 13 Demolitions. In addition, staff reviewed 383 Routine Maintenance cases.

### Certificates for Eligibility

The Landmark Commission approved 0 Certificates of Eligibility for Tax Incentives.

## Code Enforcement

- 143 New Cases created
- Over 250 inspections performed
- 50+ cases resolved
- 82 Reported directly from citizens via 311 App
- 34+ reported via 311 agents and code compliance

## NATIONAL REGISTER NOMINATIONS AND LISTINGS

The Landmark Commission responds to the Texas Historical Commission request for comments and endorses National Register Nomination.

None for FY 21-22

## State Antiquities Landmarks

The Commission did not review or make any recommendations for any SAL properties in the City of Dallas.

## PUBLIC PARTICIPATION

The Landmark Commission holds public meetings the first Monday of each month to review certificates of appropriateness, certificates of demolition and removal, courtesy review and eligibility applications; and to receive public input.

The Task Forces of the Landmark Commission hold public meetings during the week following the first Thursday of the month application deadlines to review certificates of appropriateness, certificates of demolition and removal, and courtesy review applications; provide comments and feedback on each application to applicants; and to provide recommendations to the Landmark Commission on each case.

The Designation Committee holds public meetings on the third Wednesday of each month to review City of Dallas Landmark designation applications, as well as applications for amendments to existing City of Dallas Landmark districts.

## EDUCATION/INFORMATION ACTIVITIES

### Preservation meetings, conferences & training attended by Commissioners:

- Belmont Addition Conservation District Meeting: Amending a CD
- Dallas Historical Society Annual Meeting
- Cultural Landscape Foundation: Second Wave of Modernism IV: Making Space within Place
- Fair Park First Community Conversation
- National Alliance of Preservation Commission Conference
- North Texas Commercial Association of Realtors Opportunity Zones Conference
- Preservation Dallas Annual Meeting
- Preservation Dallas Monthly Preservation Issues Committee Meetings
- Preservation Dallas Board and Executive Committee Meetings

- Preservation Dallas In-Town Outing: David Crockett School
- Preservation Dallas Board Retreat
- Preservation Dallas Historic House Specialist Seminar
- Texas State Archives: Show and Tell
- Texas Historical Commission Conference
- The Slave Dwelling Project Conference

## LANDMARK COMMISSION MEMBERSHIPS

### Professional

- American Institute of Architects
- American Institute of Certified Planners
- American Society for Landscape Architects
- City of Neighborhoods
- Deep Ellum Foundation Culture Commission
- Frankford Preservation Foundation
- Professional Practice Network, ASLA, Historic Preservation
- Texas Society of Landscape Architects
- The Slave Dwelling Project Board of Directors
- Preservation Dallas Virtual Awards Recognitions

### Non-Professional

- Cultural Landscapes Foundation
- Commercial Real Estate Women Dallas
- Commercial Real Estate Women National Network
- Dallas Area Habitat for Humanity
- Dallas Regional Chamber
- Dallas Historical Society
- Friends of Fair Park
- Metroplex Association of Realtors
- National Association of Realtors
- National Association of Science Writers
- National Trust for Historic Preservation
- North Texas Commercial Association of Realtors
- Institute of Real Estate Management
- Institute of Management Consultants
- Oak Cliff Society of Fine Arts
- Preservation Dallas
- Texas Association of Realtors
- Urban Land Institute
- University of Texas at Arlington Advisory Board for the Program in Landscape Architecture

### Professional Registrations

- Certified Management Consultant
- Institute of Real Estate Management – CPM Emeritus
- North Texas Commercial Association of Realtors
- Registered Landscape Architect, State of Texas
- Texas Real Estate Commission – Salesperson
- Texas Real Estate Commission – Broker

## HISTORIC OVERLAY DISTRICTS

<b>No.</b>	<b>Historic District</b>	<b>No.</b>	<b>Historic District</b>
1	Swiss Avenue	46	Union Bankers Buildings
2	West End	47	Edison/La Vista Court
3	Old Tige Fire Station	48	Harwood Historic District
4	South Boulevard	49	Crown Hill Mausoleum
5	Union Station	50	Interstate Forwarding Building
6	Federal Reserve Building	51	Parks Brothers Storage Building
7	Magnolia Building	52	Southern Pine House
8	Cedar Springs Fire Station	53	Woodrow Wilson High School
9	Grace Methodist Church	54	Freedman's Cemetery
10	Elizabeth Church	55	Kings Court Apartments
11	Munger Place	56	Good Luck Gas Station
12	Shingle House	57	Ross Avenue Baptist Church
13	Wilson Block	58	Cox Farmhouse
14	Turtle Creek Pump Station	59	Bishop Courts Apartments
15	Winnetka Heights	60	Tenth Street Neighborhood
16	First Presbyterian Church	61	Phyllis Wheatley Elementary School
17	Municipal Building/Old City Hall	62	James Madison High School
18	St. Paul United Methodist Church	63	Crockett Elementary School
19	Scottish Rite Temple	64	Magnolia Station
20	Ambassador Hotel	65	East Dallas Christian Church
21	Majestic Theatre	66	Dr. Pepper Building (Repealed)
22	Melrose Hotel	67	Texas Farm and Ranch
23	U.S. Post Office	68	Dallas Tent and Awning/Murray Building
24	Cedar Crest	69	Wales Apartment Building
25	State Thomas	70	Olive and Myers Building
26	Higginbotham Bailey Building	71	Betterton House
27	Oak Lawn Methodist Church	72	Peak's Suburban Addition
28	Plaza Hotel	73	Western Union Telegraph Company
29	King Mansion	74	Lincoln High School
30	Continental Gin	75	Mayor Bradford House
31	Old Parkland Hospital	76	Alex W. Spence Junior High School
32	Sons of Hermann Home	77	James Fannin Elementary
33	Fair Park	78	American Beauty Mill
34	F.A. Brown Farmstead	79	White Rock Bath House
35	White Rock Pump Station	80	Boyd Hotel
36	Adolphus Hotel	81	Adams Hats Building
37	Kirby Building	82	John E. Mitchell Building
38	De Golyer Estate	83	La France Building
39	Kovandovitch House	84	Lake Cliff
40	Fire Station #16	85	Santa Fe II Freight Terminal & Warehouse
41	Harlan Building		
42	Cumberland Hill School	86	Sears Buildings
43	Santa Fe #1 Building	87	Republic National Bank (Davis Bldg.)
44	Booker T. Washington High School	88	Albert A. Anderson House
45.	Langley Grocery and Feed Store	89	Mallory Drug Store/B&B Bicycle

90. Oak Cliff United Methodist Church
91. Dallas Power & Light East Substation
92. Eastside Warehouse
93. City Hall
94. St. Ann's School
95. Bishop Arts
96. Pike Park
97. Juanita Craft House
98. Goodyear-Goodrich
99. St. James African Methodist Episcopal Temple
100. Wheatley Place
101. Crozier Tech/Dallas High School
102. Bluit Sanitarium & R.F. Ashley Building
103. Former Dr. Pepper Bottling Plant
104. G&J Manufacturing Building
105. Interurban Building
106. Olive and Myers Manufacturing Bldg.
107. Palace Blacksmith Shop
108. Richard and Grace Allen House
109. Bama Pie Company Building
110. Luna Tortilla Factory
111. North Dallas High School
112. Texas Theater
113. Stone Street
114. Pioneer Cemetery
115. Talley-Polk House
116. Ahab Bowen
117. Republic Bank Tower
118. Zion Hill Missionary Baptist Church
119. Bromberg/Paterson House
120. J.L. Long Middle School
121. Dallas Power & Light Building
122. Kalita Humphries Theater
123. Christ Episcopal Church
124. Stephen J. Hay Elementary School
125. 3829 N. Hall Street
126. Fidelity Union Life Complex
127. Clifford D. Hutsell House
128. Junius Heights
129. Mercantile National Bank
130. Garvin Cemetery
131. 4928 Bryan Street
132. Sheils House
133. John F. & Lucy Parks Estate
134. Adams-Gullet Duplex
135. L. Butler Nelson Cemetery
136. Gulf Refining Company
137. Stanley Marcus House
138. St. Joseph's Catholic Church & Acad.
139. W.H. Adamson High School
140. Good Samaritan Hospital
141. Harris Kemp House
142. Missionary Bapt. Church Cemetery
143. Grady Niblo Farmstead
144. Sunset High School
145. Kathlyn Joy Gilliam House
146. Allen Building
147. Big Spring
148. Lakewood Theater
149. Underwood Residence
150. One Main Place
151. McCree Cemetery
152. Eagle Ford School
153. McAdams Cemetery
154. The Jackson Residence

LANDMARK COMMISSION ATTENDANCE 2021-22	10/4/2021	11/1/2021	12/6/2021	1/3/2022	2/7/2022	3/7/2022	4/4/2022	5/2/2022	6/6/2022	7/5/2022	8/1/2022	9/6/2022	SPECIAL CALLED MEETING 9/14/22
Diane Sherman - Dist 1													A
Evelyn Montgomery - Dist 2													
VACANT - Dist 3													
Robert Swann - Dist 4	A												
Larry Offutt - Dist 5	P												
Rosemary Hinojosa - Dist 6									A				
Traswell Livingston, III - Dist 7							P		A		A		
Courtney Spellicy - Dist 8		A							A				
Louis Renaud - Dist 9									A				
Mark Hajdu - Dist 10										P	A	A	
VACANT - Dist 11	A						A						
Reagan Rothenberger - Dist 12			P	A	A							A	A
Katy Slade - Dist 13	A								A	A			A
Mark Guest - Dist 14			P						A				
Elaine Velvin - Dist 15							A						

**LEGEND**

A = ABSENT

BLANK = PRESENT

R = REINSTATED AND PRESENT

P 1st City Present

# Municipal Library Board

**RECEIVED**

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CITY SECRETARY  
DALLAS, TEXAS



**City of Dallas**

*Approved by Municipal Library Board on  
January 17, 2023*

# Chair's Memo

January 31, 2023

The Honorable Mayor and Members of the Dallas City Council

Municipal Library Board FY 2021-2022 Annual Report

Through continued support from the Municipal Library Board, the Dallas Public Library (DPL) continued to fulfill its mission to strengthen communities by connecting people, inspiring curiosity, and advancing lives. Together with the Friends of the Dallas Public Library, the board urged the City Council and City Manager to increase funding as the unique circumstances of this year allowed.

During the past year, the Municipal Library Board supported and promoted essential Dallas Public Library programs, such as English Language Learning; S.M.A.R.T. Summer with Mayor Johnson; the Express Yourself! Youth Poetry competition; and selection of the Youth Poet Laureate; as well as; Continued primary role as serving as liaison between DPL and respective Council Member. Advocacy at public meetings.

The Board is uniquely positioned to gain insight into the inner workings of the Dallas Public Library; it has been such a rewarding experience to observe firsthand the impact of the Library's many life-changing services, programs, and efforts towards promoting equity in Dallas.

Here are some of the highlights from FY 2021-2022:

- With support from City Council, the Library piloted a new program at five branch locations offering Enhanced Library Card's which feature the card holder's photo, address and birthdate. Additional funding was also approved for FY 2023 to increase availability of this program to all Library locations
- Through ongoing advocacy and support from the Library Board, the Library received an increased budget to extended hours at 15 locations
- The first-ever poet laureate and youth poet laureate for Dallas named with the commitment to grow literacy awareness through culture

As chair, it has been my honor to lead the Municipal Library Board in empowering the Dallas Public Library through advocacy and participation in its various programs and services to the Dallas community. The Board values tremendously the support the Mayor and Council have given to the Dallas Public Library.

The annual report includes the FY 2021-2022 completed Goals and Objectives, as well as Goals for FY 2022-2023. Please contact me at [ahilburn8814@att.net](mailto:ahilburn8814@att.net) for more information in regard to this report or the Board's work.

Sincerely,



Dr. Andrea Hilburn, Chair  
Municipal Library Board

Cc: T.C. Broadnax, City Manager  
M. Elizabeth Cedillo-Pereira, Assistant City Manager  
Mary Jo Giudice, Director of Libraries

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## FY 2021-22

### Municipal Library Board Members

Board Member	Council Member	District
Lewis Giles	Chad West	1
Darlene Schneider	Jesse Moreno	2
Dr. Andrea Leverett Hilburn	Casey Thomas	3
Xavier Allen Henderson	Carolyn King Arnold	4
Vacant	Jaime Resendez	5
Susanna Brown	Omar Narvaez	6
Lisa Jenkins Watson	Adam Bazaldua	7
Vacant	Tennell Atkins	8
Patrick O'Brien	Paula C. Blackmon	9
Patti Clapp	Adam McGough	10
Sandy Stephens	Jaynie Schultz	11
Jandis Price	Cara Mendelsohn	12
Anne Harding	Gay Donnell Willis	13
Donna Denison	Paul Ridley	14
Thomas Perryman	Mayor Eric Johnson	At Large

# Mission Statement

## **Municipal Library Board**

In accordance with Dallas City Code, the Municipal Library Board is charged with advising the Mayor and City Council, the City Manager, and the Director of Libraries on matters related to library operations and services. The Board also assumes a supportive role through its promotion of the Library and its programs.

## **Dallas Public Library**

The Dallas Public Library strengthens communities by connecting people, inspiring curiosity and advancing lives.

# FY 2022 Objectives and Accomplishments

*In keeping with its mission, the Municipal Library Board:*

- ✓ Continued to promote Library services that meet the needs of Dallas residents through the lens of equity
- ✓ Advocated for restoration of Library budget when economically feasible to expand hours and increase materials budget services back to pre-COVID levels
- ✓ Advocated to maintain funding for Library services
- ✓ Continued to leverage technology to enhance Library services and operations, specifically as it relates to the request for expansion of digital access through the E-Rate program and its services
- ✓ Worked alongside Library Director to modify the Dallas City Code where necessary in order to make library services more equitable and accessible to residents in Dallas
- ✓ Supported the development and deployment of a new website
- ✓ Supported the establishment of a new Strategic and Facilities Master Plan in preparation for the 2024 Bond Program
- ✓ Collectively developed a new informative and educational Board Orientation packet
- ✓ Ensured appropriate directional road signage along main thoroughfares that identifies a branch library's approximate location
- ✓ Worked more closely with the Friends of the Dallas Public Library and their efforts to support programs and goals established by the Dallas Public Library
- ✓ Maintained communication with the Council Members as it relates to support and needs of the Library
- ✓ Supported and promoted Library accomplishments

# FY 2023 Proposed Objectives and Accomplishments

## *Board Expectations:*

- Email monthly reports as provided by library staff
- Schedule quarterly meetings with Council Members to share DPL updates relevant to their District
- Explore partnerships with other Boards, Commissions, City Departments and other Agencies that share mission and/or vision of MLB and DPL
- Communicate with branch managers to gather news and coordinate with Library Director if specific needs are identified
- Partner and streamline efforts with Friends of DPL, Inc.
- Be aware of branch Friends groups and encourage participation in Friends Alliance
- Attendance at Board Meetings and participation in the committee of your choice
- Basic knowledge of Library policies

## *In keeping with its mission, the Municipal Library Board will:*

- Continue to promote Library services such as, unique and rare collections at the Central Library and community-based programming, that meet the needs of Dallas residents through the lens of equity
- Advocate for restoration of Library budget when economically feasible to expand hours and services back to pre-COVID levels
- Commit to protecting and enhancing the Library's budget to its fullest extent
- Continue to leverage technology to enhance Library services and operations, specifically as it relates to the request for expansion of digital access through the E-Rate program and its services
- Support the completion and implementation of the new Facilities and Strategic Master Plan
- Work alongside Library Director to modify the Dallas City Code where necessary in order to make library services more equitable and accessible to residents in Dallas
- Support the development and deployment of a new website
- Work more closely with the Friends of the Dallas Public Library and their efforts to support programs and goals established by the Dallas Public Library
- Maintain communication with the Council Members as it relates to support and needs of the Library
- Support and promote Library accomplishments

RECEIVED

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CITY SECRETARY  
DALLAS, TEXAS



# City of Dallas

## Dr. Martin L. King Jr. Community Center Advisory Board



## 2022 Annual Report

(January 1, 2022- December 31, 2022)

**Martin Luther King Jr. Community Center Advisory Board**  
**2922 Martin Luther King Jr. Blvd. Building A, Suite 147**  
**Dallas, Texas 75215**

January 4, 2023

Honorable Mayor Eric Johnson and Members of the Dallas City Council  
City of Dallas  
1500 Marilla Street  
Dallas, Texas 75201

Dear Mayor Eric Johnson and Members of the Dallas City Council,

On behalf of the Martin Luther King, Jr. Community Center (MLKJCC) Advisory Board, we are pleased to submit, Pursuant to Sec. 8-1-1 of the City of Dallas Code, the 2022 Annual Report of the Advisory Board's activities for the year January 1, 2022 through December 31, 2022.

The Advisory Board has continued to review and give advice regarding the services and programs that the center offers to ensure that the needs of its clients are met. The Advisory Board supported and attended the center's 19 events:

Dr. Martin Luther King, Jr. Birthday Celebration Week, Black History Month Celebration, AIDS Walk South Dallas, Remembrance Ceremony, Spring Extravaganza, Cinco de Mayo, A Magnificent Mom's Day Experience, Beat the Heat, Juneteenth Festival, A Dad's Day Experience, Back to School Festival, Day of Dignity, Hispanic Heritage Ceremony, Treat the Bldg./CCG, Harambee Festival, A Day of the Dead, Thanksgiving Basket, Winter Warm Up, Spring into Action and Comfort for College.

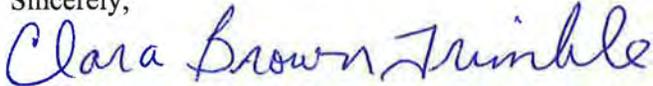
The Martin Luther King, Jr. Community Center continues to strive toward fulfilling its Mission to "promote and provide direct health human services and programming to help citizens become economically self-sufficient and maximize their quality of life."

Some highlights of our Mission being fulfilled during calendar year January 1, 2022 through December 31, 2022, are:

1. Assisting over 4,500 clients through the Social Services program
2. Serving a combined total of over 600 plus seniors and families through Special Events in November 2022; and
3. The appointment of Chair, Mrs. Clara Brown Trimble, October 2021, by the mayor; the reappointment of Vice Chair Ms. Candace E. Wicks, October 2021; the appointment of five (5) new Advisory Board members by Dallas City Council; Mrs. Jesse Tafalla, Jr., District 5, Mrs. Jessica Jolly, District. 7, Mrs. Shlawanda Celestine, District 8, Mr. Michael Ross, District 12 and Mrs. Betty Carter Hooey, District 15.

As the MLKJCC approaches its 53rd year of operation, our Advisory Board will: 1) continue to support the master plan for the center; 2) initiate new and future service recommendations; 3) review programming for enhancement to better assist citizens; 4) carefully streamlining the funding of events; 5) increase Advisory Board Fundraising and In-Kind donations; and, 7) find immediate resolutions on "critical" issues. It is the request of the Advisory Board that the Mayor and Dallas City Council approve increased funding of the Martin Luther King, Jr. Community Center. It has been noted that \$50,000 or more funds are needed. For questions or more information, please contact the center at 214-670-8418.

Sincerely,



Clara Brown Trimble, District 10  
Chair - Martin Luther King, Jr. Community Center Advisory Board  
Appointed- October 2021

CC: T.C. Broadnax, City Manager  
Biliera Johnson, City Secretary  
Miroslava Martinez, Assistant City Secretary  
Kimberly Bizer Tolbert, Chief of Staff  
Jessica Galleshaw, Director - Office of Community Care  
Dr. Jamel Slaughter, Program Administrator  
Pamela R. Jones, Division Manager III  
MLKJCC Board Members

Ms. Eddie Elaine Sacks, District 1  
Ms. Zandra Mendenhall, District 2  
Ms. Candace E. Wicks, District 3  
Ms. Ann Williams, District 4  
Mr. Jesse Tafalla, Jr., District 5  
Vacant, District 6  
Mrs. Jessica Jolly, District 7

Mrs. Shlawnda Celestine, District 8  
Mr. Kelly Don Drake, District 9  
Mrs. Clara Brown Trimble, District 10  
Dr. Jose Dela Cruz, District 11  
Mr. Michael Ross, District 12  
Vacant, District 13  
Mr. Cannon Brown, District 14  
Ms. Betty Carter Hooey, District 15

# **MLK Advisory Board 2022 Annual Report**

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**Mission Statement**

The mission of this board is to advise and advocate for the needs of the community center by ensuring that the education and necessary tools are available to improve the economic and social well-being of the community by providing world class services to all that need them. It is our mission to be a board that is a catalyst for positive change through educating, informing, and transforming the lives of each person that comes to the center.

**Guiding Principles**

Recognizing, honoring, preserving, and celebrating the life and legacy of Dr. Martin Luther King, Jr. through service, campus programming and events.

Delivering services and programs that address the needs of individuals as well as the community.

Operating in the role as an extension of city government that works with the people of the community.

Ensuring that not only the means of helping citizens become self-sufficient but also make sure that just as Dr. King fought for equality of people is our number one goal.

Through programming and events, it will continue to preserve our center and services for the underserved citizens.

The expectancy of services and increased diversity in the demographics to those that attend our events. All while serving and improving the quality of life for our clients.

Collaborating with the staff of the center that develops, implements, administers, and promotes programs or events that support the mission of the center and Dr. King's legacy; and that reflects the City's core values of integrity, leadership, innovation, commitment, sensitivity and teamwork.

Calling upon community leaders and citizens to advise the board, the city, and the Martin Luther King, Jr. Community Center in the refinement of the mission and in the execution of its policies, programs, and events.

Ensuring excellence by providing capital and operating resources for the events that is equal to or better than those provided by other Martin Luther King, Jr. Centers in other leading cities in the nation.

Integrating the life and legacy of Dr. Martin Luther King, Jr.'s principles into the partnerships formed with other corporate and nonprofit organizations.

Recognizing and rewarding those persons and organizations that demonstrate a commitment to the mission.

Each board member is to serve as liaison to the community, steering committees, and staff for each event implemented at the center.

**Objectives**

The MLK Advisory Board is an advisory board to the City Council in accordance to Section 2-126 of the City of Dallas Code.

The Board is composed of 15 members appointed by the Mayor and City Council, with a common interest in the development and success of the Martin Luther King, Jr. Community Center. During 2022 the Board was chaired by Clara Brown-Trimble, with Candace Wicks serving as Vice Chair. The Board is actively engaged in the implementation of the Martin Luther King, Jr. Community Center goals to promote, provide and address the health, social and recreational needs of the citizens while helping them to become economically self-sufficient and maximize their quality of life.

The main objectives of the Board's work are as follows:

- Making recommendations regarding the establishment and implementation of the center's events.

- Serve as a liaison on community steering committee events.

- Make recommendations concerning the expenditure of city funds on center programs and facilities.

- Make recommendations to create opportunities for all citizens of the city to have access to the events and the means of social service programs.

The Board works with the City of Dallas Martin Luther King, Jr. Community Center, a city department, in the implementation of its events, programs, and services.

## **Programs**

**Social Services Program:** The purpose of the social service program is to address the needs of individuals living within Dallas City limits who are faced with a temporary financial crisis. These needs are defined as emergencies in nature, i.e. utility assistance for electric, gas, water, and rental payments in relation to other needs. Each household may receive emergency assistance once within a 12-month period (unless clients are eligible for ESG, HOPWA, or Energy Aid); which will be evaluated on a case-by-case basis depending on need and clients' circumstances from the date of last visit. Each household is eligible for assistance depending on their circumstances and the availability of funds. Some clients may be required to make a partial payment depending on the Caseworkers' assessment of financial capability. If funding is not available, clients will be referred to other programs for services. All persons in need of assistance must call to schedule an appointment to be seen by a Caseworker. During the interview/assessment, the Caseworker will assess the applicant's needs, abilities, resources, and goals. Caseworkers assist clients with a plan to work towards resolving situations that adversely affect the individual's daily life and family environment.

**Cultural Events:** The Martin Luther King, Jr. Community Center normally coordinates at least eighteen (18) events annually during the year to address health, employment, education, economic, social and wellness issues. The events address the needs of citizens in Dallas and are often co-sponsored with corporate/community partners. Unfortunately, due to the continued COVID pandemic, most events were rearranged as drive through.

**The Annual Dr. Martin Luther King, Jr. Birthday Celebration** is our flagship event and fundraiser. The Dr. Martin Luther King, Jr. Birthday Celebration weekend consists of several events which commemorate the life and legacy of Dr. King, including the MLK Celebration Fair, a Candlelight Ceremony, formal Awards Banquet, and a Parade. Due to the Covid pandemic, it remained necessary to conduct some activities virtually.

**The Annual Black History Month Celebration** gives the center the opportunity to celebrate and educate citizens regarding those of the past and present who have helped to shape Black culture. The MLK Center, in partnership with the Dallas Civil Rights Museum of the MLK Center, works to provide educational forums and exhibits of the Civil Rights Era for the month-long celebration.

In addition to our annual flagship events, Black History Month Celebration, Black History Month Celebration Drive Thru, Remembrance Service, Spring Extravaganza, A Magnificent Mom’s Day Experience, Phlebotomy Graduation, Grand Re-Opening/Meet & Greet, A Dad’s Day Experience, Juneteenth Walk & Festival Celebration, AIDS Walk South Dallas, Comfort for College, Back to School Drive Thru Festival, Hispanic Heritage Festival, Day of Dignity, Treat the Building, Harambee Festival, Day of the Dead Festival, Thanksgiving Baskets Drive Thru, and Winter Warm-Up Drive Thru.

**Indicators**

The success of the efforts of the Martin Luther King, Jr, Community Center is demonstrated by the following indicators:

Percentage of customer reporting satisfaction	99%
Number of visitors	44,120
Event customer satisfaction	99%
Number of events held during the year	19
Total number of event visitors served	10,256
Percentage of board meetings with quorum	100%

## Summary of Accomplishments and Recommendations

---

### Accomplishments

The Martin Luther King Jr. Advisory Board has operated without a 100% filled board for several e years, however as of December 2022 there are only 2 vacancies, an improvement.

The Board has successfully navigated through another year adhering to Covid protocols. As the year progressed more events took place in person.

As per last year's recommendation, board members received email addresses, business cards, parking passes, and ID badges.

Upon the board's request, there is noticeable improvement in the expedited planning and coordination of events. Communication of plans and information for dissemination to residents of Dallas is being received by members.

The Martin Luther King. Jr. Community Center now always has a standard of two (2) officers on campus.

### Recommendations

After 2023 elections we strongly encourage City Council members to fill vacant seats so that all City of Dallas constituencies are represented.

### Funding

The MLK Advisory Board recommended that there be an increase of \$50,000 in the budget for fiscal year 2022/2023 to allocate more funding towards programs and activities.

It is recommended that when events of the Center or City take place, the needs of board members with disabilities be considered in advance and communication regarding accommodation or assistance be made.

It is recommended that the MLK Board's HYBRID monthly meeting be returned to the center. This would allow for more convenient discourse with MLK partner organizations and community members. Regular monthly meetings at the center would provide

awareness of the condition and needs of MLK and increase visibility of board members other than an occasional event. It is requested that the city provide the AV equipment and or take whatever steps are necessary to comply with the Open Meetings Act.

**MLK Advisory Board**  
**MLK Advisory Board Membership**

**2022 Annual Report**

---

**District 01 EDDIE ELAINE SACKS**

Nominated by: WEST  
Terms served: 3  
Member since: 1/12/2016  
B F 01 | Reappointed 09/09/2021

**District 02 ZANDRA D  
MENDENHALL**

Nominated by: MORENO  
Terms served: 0  
Member since: 2/27/2021  
B F 02 | Reappointed 10/05/2021

**District 03 CANDACE E WICKS**

Nominated by: THOMAS  
Terms served: 2  
Member since: 10/27/2015  
**VICE-CHAIR**  
B F 03 | Appointed 09/22/2021

**District 04 ANN M WILLIAMS**

Nominated by: ARNOLD  
Terms served: 0  
Member since: 12/6/2021  
B F 04 | Appointed 12/01/2021

**District 05 JESSE TAFALLA JR**

Nominated by: RESENDEZ  
Terms served: 0  
H M 07 | Appointed 08/17/2022

**District 06 Vacant**

Nominated by: NARVAEZ

**District 07 JESSICA JOLLY**

Nominated by: BAZALDUA  
Terms served: 0  
B F 07 | Appointed 05/11/2022

**District 08 SHLAWNDA T  
CELESTINE**

Nominated by: ATKINS  
Terms served: 0  
Member since: 4/8/2022  
B F 14 | Appointed 04/06/2022

**District 09 KELLY DON DRAKE**

Nominated by: BLACKMON  
Terms served: 0  
Member since: 4/13/2021  
W M 09 | Reappointed 09/09/2021

**District 10 CLARA LEE BROWN  
TRIMBLE**

Nominated by: MCGOUGH  
Terms served: 2  
Member since: 1/16/2019  
**CHAIR**  
B F 04 | Reappointed 10/13/2021

**District 11 JOSE DELA CRUZ**

Nominated by: SCHULTZ  
Terms served: 0  
Member since: 3/26/2021  
H M 11 | Reappointed 10/05/2021

**District 12 MICHAEL ROSS**

Nominated by: MENDELSON

Terms served: 0

B M 12 | Appointed 04/06/2022

**District 13 VACANT**

Nominated by: WILLIS

**District 14 CANNON BROWN**

Nominated by: RIDLEY

Terms served: 0

Member since: 9/26/2021

W M 14 | Appointed 09/22/2021

**District 15 BETTY HOOEY**

Nominated by: JOHNSON

Terms served: 0

Member since 1/19/202

# Park & Recreation Board



**City of Dallas**

*Approved by the Park & Recreation Board on January 12, 2023*

# Memorandum

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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

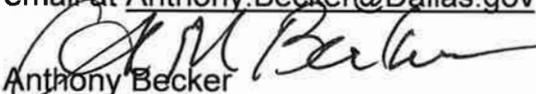
DATE January 26, 2023

TO Shanee Weston, Boards and Commissions, Sr. Coordinator

SUBJECT **FY 21-22 Park and Recreation Board Annual Report Submission**

In accordance with Dallas City Code, Ch 8 -1.1, the Park and Recreation Board is officially submitting its Annual Report for FY 2021-2022

Should you have any questions please feel free to contact me at 214-670-4078 or via email at [Anthony.Becker@Dallas.gov](mailto:Anthony.Becker@Dallas.gov)

  
Anthony Becker  
Secretary to the Park and Recreation Board

c: John. D. Jenkins, Director  
Yesenia Valdez, Board Coordinator

# Chair's Memo

January 18, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Park and Recreation Board Annual Report for FY 2021-2022**

Dear Mayor and Members of the City Council:

In accordance with City Code, Chapter 8 Boards and Commissions, SEC. 8-1.1., please find attached a report of the Park and Recreation Board's activities for the October 1, 2021 through September 30, 2022 fiscal year.

This report details the Board's endeavors and accomplishments that contributed to the success of the Park and Recreation Department's outstanding year. Our vision is for Dallas to be a premier Park and Recreation system in the United States.

On behalf of the entire Park and Recreation Board, we thank you for your support, commitment, and the opportunity to serve the City of Dallas through service on this Board.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arun Agarwal', with a long, sweeping underline that extends downwards and to the left.

Arun Agarwal, President  
Dallas Park and Recreation Board

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# Park & Recreation Board Members

Park and Recreation Board  
Established by Dallas City Charter  
1905

**Park and Recreation Board**  
Arun Agarwal, President

Council District 1, JR Huerta  
Council District 2, Fonya Mondell  
Council District 3, Taylor Toynes  
Council District 4, Harrison Blair  
Council District 5, Lorena Tule-Romain, Priscilla Rice  
Council District 6, Tim Dickey  
Council District 7, Daniel Wood, Vice President  
Council District 8, Bo Slaughter  
Council District 9, Maria Hasbany  
Council District 10, Robb P. Stewart  
Council District 11, Jeff Kitner  
Council District 12, Lane Conner  
Council District 13, Calvert Collins-Bratton  
Council District 14, Rudy Karimi  
Citywide (Place 15), Arun Agarwal

**Park and Recreation Department Director**  
John D. Jenkins

Dallas Park and Recreation Department  
1500 Marilla Street, Ste. 6FN  
Dallas, TX 75201  
(214) 670-4100  
[www.dallasparks.org](http://www.dallasparks.org)

## Mission statement

To champion lifelong recreation and serve as responsible stewards of the city's parks, trails and open spaces

### Vision Statement

A comprehensive system of parks, trails, open spaces and recreational facilities that sustains, inspires and invigorates

### Jurisdiction/Authorization

The Park and Recreation Board is a quasi-legislative Board established by the Dallas City Charter, Chapter XVII.

In 1905, revisions to the City of Dallas Charter created a Park and Recreation Department to be administered by the Park and Recreation Director under the supervision of the Park and Recreation Board. The Board has fifteen members, the number equal to the number of members on the City Council. Each City Council member and the Mayor appoint a person to the Park Board. The Mayor appoints the Park Board President from among the confirmed Park Board members, subject to ratification by a majority of the City Council. The Park and Recreation Board members have jurisdiction over the control, management, and maintenance of the public parks of the city, with power to acquire, in the name of the city, land for park purposes.

# Committees/Subcommittees

## Administration and Finance Committee

This subcommittee is responsible for providing recommendations to the full board and oversight of items pertaining to the financial, administrative and policy-making functions of the Park and Recreation Department.

The committee consisted of:

- Robb Stewart, Chair
- Taylor Toynes, Co-Chair (October '21)
- Maria Hasbany, Co-Chair (January '22 September '22)
- Calvert Collins-Bratton
- Timothy W. Dickey
- Jeff Kitner
- Lorena Tule-Romain/Priscilla Rice
- Bo Slaughter

## Planning and Design Committee

This subcommittee is responsible for providing recommendations to the full board and oversight of items pertaining to engineering, architectural, consultant and construction contracts, land acquisition, sale of park land, park development and master plans, development and inter-local agreements.

The committee consisted of:

- Jeff Kitner, Chair (October '21 – December '22)
- Lane Conner, Chair (January '22 – September '22)
- Fonya Mondell, Co-Chair
- Harrison Blair
- JR Huerta
- Rudy Karimi
- Taylor Toynes
- Daniel Wood

## **Ad Hoc Committees**

### Employee Hearing Tribunal

The Tribunal provides the final ruling for employees who appeal disciplinary actions which resulted in a demotion or discharge. There were no tribunal hearings in FY 2021-2022

### Marketing and Sponsorship Committee

The Marketing and Sponsorship Committee provides guidance for staff to bring the Park and Recreation Department 'brand' out to the public and leverage support, both personal and monetary to help sustain the department.

Accomplishments

- Established committee goals
- Reviewed Park and Recreation Board Policy: Sponsorship and Marketing Revenue (No. 7 06-17-2004) for potential revision
- Approved PKR Sponsorship RFCSP for increased revenue opportunities

### Director's Performance Review Committee

The Director's Performance Review Committee is responsible for reviewing the annual performance of the Director as leader of the department and providing a recommendation to the full Board. This committee is made up of the Board as a whole and meets during a regular board meeting to deliberate on the Director's performance appraisal.

# Summary of Accomplishments

## Dallas Park and Recreation Department Priorities



### Environmental Initiatives

Promoted green programming opportunities through community engagement with Adopt-a-Prairie programs, Branching Out and BioBlitz events

- Continued to support environmental initiatives through the Eco Warriors Program
- Excellent performance in Environmental Management System and compliance audits. OEQS audited twenty-one facilities with the following findings: zero nonconformances, 1 Opportunity for Improvement, 1 Comment, 10 Strengths
- Achieved goal of 100% full-time employees completing environmental training
- Outreach to the public on environmental initiatives and conservation programs at EarthX Expo at Kay Bailey Hutchinson Convention Center
- To prevent stormwater pollution, the Environmental Division assisted with eight spills, including spill response, clean-up, and reporting. Two spills were more than a gallon and were reported to OEQS.
- Continued to minimize carbon footprint by promoting green initiatives such as the integrated pest management program and utilizing electric equipment
- The Environmental Division oversaw remediation by a clean-up company for a sewage discharge from an adjacent business into Luna Vista Golf Course
- Recycling improvements at PKR facilities - Ordered recycling posters and developed recycling refresher training
- Maintained our Environmental Management System by complying with environmental regulations and meeting the requirements of an ISO14001 certified system
- Completed work for the Brownwood Park Erosion Control and Soccer Field
- Completed the Lake Highlands Bald Eagle Protection Plan
- Executed White Rock Lake Litter Initiative (e.g. Litter Boom)
- Supported Comprehensive Environmental and Climate Action Plan (CECAP) targets through work on the Urban Forest Master Plan, Blackland Prairie program, tree planting events by the Branching Out Program, and sustainable practices of park operations and maintenance
- Executed the White Rock Shoreline Maintenance Plan
- Outreach to teens attending summer camp through service activities that included invasive species removal, a tour and recycling activity at the Materials Recovery Facility, a trash clean-up at a local lake, and a stormwater activity at Samuel Farm

## Equity & Inclusion

- Integration of equity strategies from the All Dallas Park and Recreation Equity Plan and other identified activities into operations and service delivery.
- Identified historically underserved areas for targeted programming,
- Outreach to the public on plastic pollution in our local water bodies and oceans at Bachman Indoor Pool's Ocean Swim event; event coordinated by Aquatics staff and the ABS, Environmental Division collaborated
- Completed the network bandwidth and technology upgrade at 19 Park facilities
- Deployment of the Teen All Access Pass-allowing Dallas teens free access to City and partner venues during July 2022. Also, a part of the Mayor's Summer of Safety.
- Summer Programming offered at the Forest Audelia Boxing Gym. Provided a summer camp experience to an area where recreation programming has been limited or non-existence due to lack of recreation facilities in the area.
- Phase I of the Wi-Fi expansion at 14 parks
- Submitted the Budgeting for Equity tool (BFE) as part of the annual budget development process
- Produced citywide digital/print marketing collaterals in English & Spanish
- Improved language inclusion in our marketing and communication efforts (digital and print)
- Equity lens applied to Aquatics Master Plan and Aquatics Services Division programming
- Installed an ADA drinking fountain and park furnishings at Wheatley Park

## Neighborhood & Community Parks

- Completed 8 playground installations: Arapaho Park, Westmount Park, Martin Luther King Jr Park, Craddock Park, Munger Park, Central Square Park, Devon Anderson Park, Carpenter Park
- Completed improvements at 4 recreation centers: Martin Luther King Jr, Bachman, Hamilton, and Willie B. Johnson
- Completed 4 trails: Northaven – Valleydale Connection, Walking Loop Trail at Rose Haggar Park, and Elmwood Parkway Trail Phase III, White Rock Lake Trail reconstruction
- Completed the Crockett Park Dog Park
- Completed improvements at the Paul Dyer Maintenance Building, Bentwood Park, Campbell Green Park, McCree Park, and Wagging Tail Park.
- Complete construction of Campbell Green Pickleball Court, Kidd Springs Japanese Garden, and Carpenter Park
- Completed improvements at the following athletics fields: Willis Winter Baseball/Softball field, Soccer field, Samuell Grand Baseball/Softball field, Kleberg baseball field, and Fireside Football Field.
- Continued school district partnerships with Richardson ISD and Dallas ISD totaling 52 schools that are open to the public after hours and on weekends
- 87% of the Strategic Plan actions, outlined in the Comprehensive Plan, are complete, continuous, or underway

**Initiation of the following projects (Bidding, Design, Under Construction):**

- Bachman Lake Aquatic Center
- Lake Highlands Trail
- Trinity Strand Trail
- Harwood Park
- Wheatland Football Field
- Trinity Spine Trail Phase I
- Trinity Strand Trail Phase II
- Timberglen Trail Phase I and II
- Samuel Farm Master Plan
- Cadillac Heights Park Restoration
- Campbell Green Rec Ctr Restoration
- Martyrs Park
- Tower Building
- Centennial Building
- Reverchon Park Ballfield Restoration Design

**Acquisition of the following parks:**

- Woody Branch
- Parkdale Lake
- Timberlawn

**Agreements initiated and/or completed:**

- L.B. Houston Nature Area trail
- Woody Branch Park TPL Agreement
- Dickerson Property Lease Agreement
- University Crossing Trail TA Set-aside AFA
- SoPac Trail Vickery Meadows PID Development Agreement
- Preston Ridge Trail Plano Trail Agreement

Operational Excellence

- Continued work with park visitor count and economic impact study for completion in December 2021
- Strengthened external communications with in-house production of 45 informational videos with 70,084 digital/social media views, resulting in 25% viewership increase
- Evaluation of future department strategies such as: increase TPL ParkScore, attainment of NRPA Gold Medal, and other data/research projects
- Collaboration with the PKR Finance team to collect, report, and evaluate performance measures related to the City Manager's Office Dallas 365, the annual budget process, and as needed
- Created internet portal for contract submissions to improve contract routing for capital projects
- Strategic Initiatives continues to provide department and division support as needed as it relates to program development, research studies, strategy development, and data analysis. Recent examples include: White Rock Lake operational data summary, athletic field usage, park asset valuation analysis (estimated potential revenue for park marketing/sponsorship opportunities) and Council District park/asset listing reports
- Updated Standards of Care document approved by City Council (Summer 2022)

Programming Highlights

- Collaborated with a multitude of partners to kickoff the Youth All Access Pass (YAAP). YAAP is an exclusive pass that allows teens the opportunity to explore Dallas venues and attractions at no cost to teens. There were 5,587 passes redeemed.
- Resumed Adventure Camp at Samuell Farm - a new, 9-week specialty summer camp providing outdoor adventure experiences such as mountain biking, kayaking, archery, fishing, and survival skills for 229 youth ages 7-15 years old
- Completed the 2022 Teach a Child to Swim fundraising campaign raising \$36,339
- Certified 204 American Red Cross Lifeguards, water safety instructors, and lifeguard instructors
- Resumed Teen Recreation (TRec) programming at 14 recreation centers across the city of Dallas for teens ages 13-17. Youth had the opportunity to participate in a variety of activities such as, sports, games, performing and fine arts, technology, fitness, and more.
- Increase attendance and participation at tennis and golf centers (59,211 rounds of golf were higher than the previous year)

## Partnerships

- Partner Match Policy - developed policy to expend remaining 2017 bond funds
- Sponsorship Program Development
- Secured private philanthropic funding for Parkdale Lake Master Plan
- Southern Gateway Public Green Development Agreement
- Reverchon Park Ballfield - completed agreement with DISD for \$5M in funding for park
- Renewed partnership agreements with Baylor Scott and White to address health disparities in underrepresented communities-Equity
- Renewed partnership agreements with WellMed Charitable Foundation to address health access and disparities in underrepresented SENIOR communities
- Partnership with White Rock Conservancy to fund signage and digital wayfinding platform

## Professional Development

- Implemented Targeted Training Programs designed to maximize employee training activities and training hours
- Implemented Core Competencies identification process for divisions to use to identify skills and behaviors to acquire, improve or maintain in support of Service Excellence
- The first-ever Dallas Park and Recreation Academy brought park employees together for two days of intensive professional development.
- Created a committee to focus on addressing Employee Engagement improvement opportunities. A cross sectional committee was identified /created across employee groups (field/Labor, Clerical, Technical & Admin/Professional)
- Attended numerous speaking engagement opportunities at facility openings, ribbon cuttings and groundbreakings including (but not limited to): Adelfa Callejo Sculpture unveiling, Willie B. Johson, Lakewood Park, Cedar Crest Golf Course Press Conference, Twin Falls Park, and Kiest Park. Additionally, advocated for the park system at public meetings for City Council - budget deliberation, town hall meetings, and other community events

## Recommendations of the Park & Recreation Board

The Park and Recreation Board held regular meetings on the first and third Thursdays of each month (July recess in accordance with Council Resolution 90-2673). The Board held 20 of 21 regularly scheduled during the fiscal year.

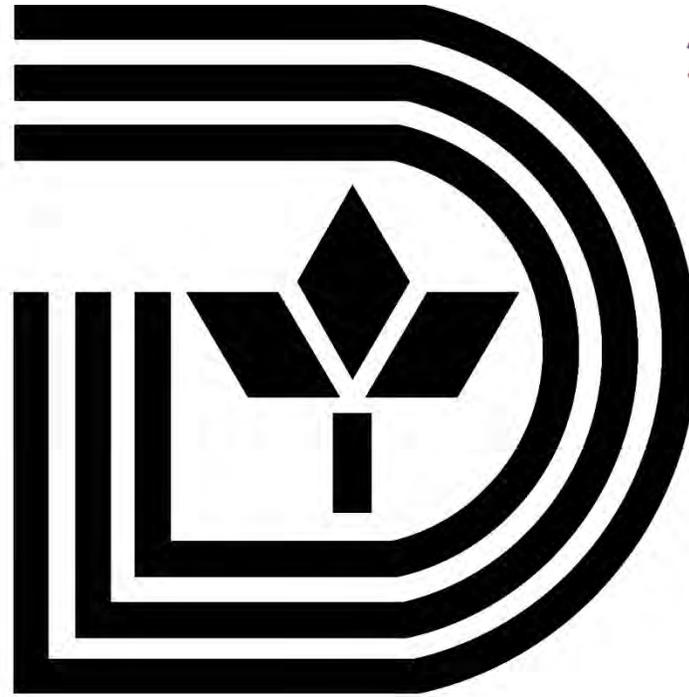
The Board considered authorizations and provided the following recommendations to the City Council:

<i>Change Orders</i>	2
<i>City Code/Ordinance Revisions</i>	0
<i>Concession Contracts</i>	2
<i>Construction Contract Awards</i>	13
<i>Development/Maintenance Agreements</i>	8
<i>Fee Authorizations</i>	0
<i>Funding Agreements</i>	3
<i>Grant Applications</i>	1
<i>Land Acquisitions</i>	3
<i>Master Plans</i>	1
<i>Management Agreements</i>	3
<i>Memorandums of Understanding / Interlocal Agrmt</i>	6
<i>Permit Requests/ License Agreements</i>	17
<i>Plans and Specifications</i>	0
<i>Professional Services Contracts</i>	6
<i>Public Art Projects</i>	7
<i>Public Hearings</i>	4
<i>Purchasing</i>	3
<i>Policies</i>	4
<i>Resolutions</i>	1
<i>Trust Fund Reimbursements</i>	0
<i>Usage Agreements</i>	0
<i>Projects with Match Funding applications (granted)</i>	0
<b>TOTAL</b>	<b>84</b>

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CITY SECRETARY  
DALLAS, TEXAS



# City of Dallas

Boards and Commissions Annual Report

2021 Redistricting Commission

July 1, 2022



# 2021 DALLAS CITY REDISTRICTING

REDISTRICTING COMMISSION  
ANNUAL REPORT / FY 2021 – 2022  
October 1, 2021 – September 30, 2022

## Report Contents

I.	Annual Report Memo	Section 1
II.	Redistricting Commission	Section 2
III.	Public Participation	Section 3
IV.	Communications & Outreach	Section 4
V.	Appendix	Section 5
	i.	2021 Redistricting Guidelines
	ii.	City Charter Provisions
	iii.	2021 Recommended Districting Plan Report



# **2021 DALLAS CITY REDISTRICTING**

**REDISTRICTING COMMISSION  
ANNUAL REPORT / FY 2021 – 2022  
October 1, 2021 – September 30, 2022**

# Section 1

# Memorandum



CITY OF DALLAS

DATE July 1, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Redistricting Commission Annual Report FY 2021 - 2022**

In accordance with Section 8-1.1 of, Chapter 8, "Boards and Commissions," of the Dallas City Code, please accept this report of the Redistricting Commission's activities for the October 1, 2021 – September 30, 2022 fiscal year.

As required by the City Charter, the 2021 Redistricting Commission was fully appointed by the City Council in October 2021 and began its work in earnest.

This report details the Redistricting Commission's endeavors and accomplishments that culminated with the approval of a recommended districting plan, that was submitted to the mayor, as required by the Charter, on May 16, 2022.

On behalf of the entire Redistricting Commission, we would like to thank you for your continued support, commitment, and the opportunity to serve on this distinguished commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse Oliver".

Jesse Oliver, Chairman  
2021 Redistricting Commission

c: 2021 Redistricting Commissioners  
T.C. Broadnax, City Manager  
Genesis Gavino, Chief of Staff to the City Manager  
Billierae Johnson, City Secretary  
Carrie Rogers, Director, Office of Government Affairs  
C.C. Gonzalez-Kurz, Government Affairs Manager, Office of Government Affairs



# **2021 DALLAS CITY REDISTRICTING**

**REDISTRICTING COMMISSION  
ANNUAL REPORT / FY 2021 – 2022  
October 1, 2021 – September 30, 2022**

## Section 2



# 2021 DALLAS CITY REDISTRICTING

REDISTRICTING COMMISSION  
ANNUAL REPORT / FY 2021 – 2022  
October 1, 2021 – September 30, 2022

## REDISTRICTING COMMISSION

### **Mission:**

To create a districting plan that is fair and equitable and represents all Dallas residents.

### **Vision:**

Community involvement and participation is critical to the success of the redistricting process. The Redistricting Commission encourages resident engagement to ensure a fair and equitable districting plan.



# 2021 DALLAS CITY REDISTRICTING

REDISTRICTING COMMISSION  
ANNUAL REPORT / FY 2021 – 2022  
October 1, 2021 – September 30, 2022

## 2021 Redistricting Commissioners

Jesse D. Oliver (Chairman)  
Diane Ragsdale (Vice-Chair)

Robert Stimson  
Roy Carlos Lopez  
Gregory Demus  
Kebran Ware Alexander  
Domingo Alberto Garcia  
Ricardo Medrano  
Randall Bryant  
Brent M. Rosenthal  
Alan Walne  
Matthew R. Garcia  
Jonathan Neerman  
Barbara Brown Larkin  
Norma Minnis



# 2021 DALLAS CITY REDISTRICTING

**REDISTRICTING COMMISSION  
ANNUAL REPORT / FY 2021 – 2022  
October 1, 2021 – September 30, 2022**

## **Jurisdiction / Authorization:**

Mandated by the Dallas City Charter, the 2021 City Council Redistricting Plan is the culmination of the redistricting process or the redrawing of City Council district lines from which Council Members are elected. Redistricting usually takes place every 10 years after each U.S. Census and affects all jurisdictions that use districts including state legislative and congressional districts, county commissions, city councils, and school boards.

Upon the release of the 2020 census data, governing boards of local government bodies reviewed population changes and determined if districts were imbalanced. Out-of-balance electoral districts required the local government to rebalance the population among the districts.

As required by the City Charter, the City Council appointed a 15-member Redistricting Commission to develop the districting plan based on the latest decennial counts in compliance with the City Charter and federal law. Upon completion of its work, the Redistricting Commission filed the recommended districting plan with the mayor on May 16, 2022 for presentation to the City Council on May 18, 2022. The Council had 45 days after the districting plan was submitted to the mayor to adopt, or modify and adopt, a new districting plan. Any modification required approval by three-fourths of the City Council. If final action was not taken by the City Council within 45 days, the Redistricting Commission plan would become final. On June 27, 2022, the City Council modified the Redistricting Commission's recommended districting plan and adopted that modified plan by a vote of 14-0.



# 2021 DALLAS CITY REDISTRICTING

## REDISTRICTING COMMISSION ANNUAL REPORT / FY 2021 – 2022 October 1, 2021 – September 30, 2022

The new districting plan will be implemented at the next general election of the City Council, currently projected for May 6, 2023.

### **Accomplishments:**

- Held Redistricting Commission orientation on September 13, 2021.
- Held first official public meeting on October 6, 2021 and voted to meet biweekly through December 2021.
- Approved the 2022 meeting schedule, beginning January 2022 through May 2022, on November 8, 2021.
- Approved operational redistricting guidelines, plan criteria, and timeline on November 22, 2021.
- Held first of eight town hall public hearings on December 11, 2021.
- Began final plan selection process on April 25, 2022 and selected two plans for final consideration.
- Held final public hearing on May 7, 2022.
- Selected final recommended districting plan on May 10, 2022.
- Submitted final recommended districting plan to the mayor on May 16, 2022.
- Briefed the City Council on the final recommended districting plan on May 18, 2022.



# 2021 DALLAS CITY REDISTRICTING

REDISTRICTING COMMISSION  
ANNUAL REPORT / FY 2021 – 2022  
October 1, 2021 – September 30, 2022

## Section 3



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## PUBLIC PARTICIPATION

Community involvement and participation was critical to the success of the Redistricting Commission.

- 223 plans created through the Redistricting Commission’s public website using “Districtr” map creation software.
- 44 plans submitted by the public for the Redistricting Commission’s consideration.
- 32 plans met the Redistricting Commission’s criteria.
- 17 plans advanced for further consideration.

## Public Meetings

The Commission encouraged residents to attend public meetings and offer public comment. Residents were given an option to attend meetings virtually and in person, following all pandemic health protocols. Six of the eight town halls were held at recreation centers throughout the city, allowing residents to participate in-person within their communities.

Redistricting Commission Meetings		
Type of Meeting	Total	Dates
Orientation	1	Sep. 13, 2021
Commission Meetings	21	Sep. 2021 – May 2022
Town Halls	8	Dec. 2021 – Feb. 2022
Final Public Hearing	1	May 7, 2022
<b>Total Meetings</b>	<b>31</b>	



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## Section 4



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## **COMMUNICATIONS & OUTREACH**

The Office of Government Affairs (OGA) worked with Communications Outreach and Marketing (COM) to create a multicultural advertising campaign, promoting the redistricting process with these calls to action:

- Create and submit your own maps at [DallasRedistricting.com](http://DallasRedistricting.com)
- Attend a regular public meeting and sign up to offer public comment
- Attend a town hall within your community at a local recreation center and sign up to offer public comment
- Communicate directly with your Redistricting Commissioner via email. (OGA created emails for each Commissioner and posted them on the website)
- Offer feedback by calling the redistricting hotline at (214) 671-5197 for those residents without internet access

## **Public Relations**

Together with COM, OGA garnered dozens of earned media mentions on the redistricting process using the following communication tactics:

- Social media
- Text Alerts
- Public Service Announcements– Staff created a social media campaign, promoting these PSAs featuring Commissioners and their constituents, encouraging residents to get involved.
- Eblasts
- Blogs
- In-kind outdoor advertising & Waterbill Inserts



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## Multicultural Advertising

Staff invested \$26K in a multicultural advertising campaign to ensure all residents heard about the process and were encouraged to participate.

## Language Access

All redistricting collateral were fully bilingual, offered in English and Spanish. Spanish and American Sign Language (ASL) interpreters were available during open meetings.

## Digital

Residents were encouraged to visit [DallasRedistricting.com](https://DallasRedistricting.com) for the very latest information on the redistricting process and ways to get engaged, including submitting their very own map. From October 2021 to May 2022 the Commission received over 38,900 visitors to the website, with approximately 238 daily visitors.

## Bridging the Digital Divide

A bilingual redistricting hotline was established in October 2021 for those residents who didn't have digital access who were unable to participate.

TO SEE ALL TOWN HALL DATES, TIMES, LOCATIONS OR FOR MORE INFORMATION

[www.DallasRedistricting.com](https://www.DallasRedistricting.com)  
or call 214-671-5197



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## Section 5



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## 2021 REDISTRICTING GUIDELINES

The Redistricting Commission adopted the following guidelines on November 22, 2021 and applied them as consistently as possible and to the greatest extent possible, in the drawing of city council district boundaries that are in the best interests of the residents of the City of Dallas. The Redistricting Commission acknowledges, however, that on some occasions these redistricting guidelines may conflict with one another.

A. The following guidelines regarding Population Equality, Minority Representation, Contiguity and Compactness, Incumbents, and Communities of Interest shall be applied as required by the United States Constitution, the Voting Rights Act, and other federal and state laws.

### 1. Population Equality

The districts shall be substantially equal in population according to the total population count as presented in the census data, except where deviation is required to comply with federal law or is allowable by law.

The total deviation between the largest and the smallest district must be as small as possible but should be less than 10%.

Minor population deviations may be allowed if they are necessary to achieve a good faith, legitimate objective, such as:

- Preserving the voting strength of minority populations in compliance with the Voting Rights Act
- Making the districts compact



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- Maintaining communities of interest in a single district and avoiding splitting neighborhoods
- Using public school attendance boundaries as defined by the independent school districts in the City of Dallas to assist in defining neighborhoods
- Preserving the cores of existing districts as permitted by case law, meaning to recognize the traditional geographic, economic, cultural, or social center of an existing district as supported by public testimony
- Following easily identifiable geographic boundaries and other unique geographical configurations

### **2. Minority Representation**

In addition to the requirements of federal law, there shall be no discrimination on the basis of race, color, or membership in a language minority group, and the voting strength of racial, ethnic, and language minorities in the districts shall not be diluted to deprive minority voters of an equal opportunity to elect a candidate of their choice.

Race, ethnicity, and language minority consideration cannot be the predominant factor to which other districting legal principles are subordinated.

The reconfiguration of districts may not create a retrogression of the rights of minority voters to elect a candidate of their choice.

A majority minority district may be created to provide fair representation to the members of racial, ethnic, and language minority populations where compelling justification requires such a district as determined by the following factors:



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- A reasonably compact district can be drawn in compliance with the other redistricting guidelines in which voters of the minority group constitute a majority of the electorate and will increase the probability that members of the minority will be elected
- The minority community is politically cohesive and usually votes together
- Other voters in the area generally vote as a bloc to successfully defeat the minority community's preferred candidates.

### **3. Contiguity and Compactness**

The districts shall be geographically compact, to the extent possible, and composed of contiguous territory.

Compactness and contiguity involve both a functional and a geographic aspect and are defined by case law to include factors such as:

- Contiguity: No part of the district should be geographically separated from any other part of the district
- Compactness: A district is generally considered reasonably compact if it has a fairly regular geometric shape (circle, square, hexagon) with constituents all living relatively near to each other and having minimum distances between all parts of a constituency.

### **4. Incumbents**

The reconfiguration of districts shall be neutral as to incumbents or potential candidates.



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## 5. Communities of Interest

Communities of interest shall be placed in a single district and attempts should be made to avoid splitting neighborhoods, where possible without violating the other requirements.

“Neighborhoods” and “Communities of Interest” may be defined by:

- Geographically compact areas where there are people who share clearly recognizable similarities of social, political, cultural, ethnic, religious, or economic interests.
- Homeowner associations, neighborhood associations, crime watch groups and preservation/historic districts
- The existence of shared interests, including a history and tradition of working together and relating to each other
- The use of public-school attendance boundaries as defined by the independent school districts in the City of Dallas
- Boundaries that facilitate communications between constituents and their elected representatives
- Easily identifiable geographic boundaries such as highways, major thoroughfares, and natural waterways.



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## DALLAS CITY CHARTER

### CHAPTER IV. ELECTIONS AND REFERENDUMS

#### SEC. 5. DISTRICTS AND REDISTRICTING.

(a) The city shall be divided into 14 districts, known as Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14.

(b) Redistricting commission.

(1) Not later than 30 days after the city council is briefed on the federal decennial census taken in the prior year, each member of the city council shall appoint one member of the redistricting commission. The mayor shall designate the chair of the redistricting commission, subject to confirmation by a majority of the city council. In making such appointments, the city council and the mayor shall, as nearly as may be practicable, provide fair and balanced representation of all geographical areas of the city in the redistricting process and provide a total membership that reflects the racial and ethnic makeup of the city's population. Members of the redistricting commission shall be appointed to serve a term that will end upon completion of the redistricting commission's work.

(2) Persons appointed to the redistricting commission must be registered to vote and meet the qualifications for service on a city commission. A member of the city council is not eligible for appointment to the redistricting commission. A member of the redistricting commission is not eligible to be a candidate for a place on the city council in the next succeeding general election of the city, and may not be appointed or elected to the city council or to any other official board or commission of the city for a period of one year after service on the redistricting commission.

(3) The redistricting commission shall draw the districts in compliance with the following guidelines:



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(A) The districts shall be substantially equal in population according to the total population count as presented in the census data, except where deviation is required to comply with federal law or is allowable by law.

(B) In addition to the requirements of federal law, there shall be no discrimination on the basis of race, color, or membership in a language minority group, and the voting strength of racial, ethnic, and language minorities in the districts shall not be diluted to deprive minority voters of an equal opportunity to elect a candidate of their choice.

(C) The districts shall be geographically compact, to the extent possible, and composed of contiguous territory.

(D) The reconfiguration of districts shall be neutral as to incumbents or potential candidates.

(E) Communities of interest shall be placed in a single district and attempts should be made to avoid splitting neighborhoods, where possible without violating the other requirements.

(F) The redistricting commission may adopt any other requirements of federal or state law.

(4) The redistricting commission shall promptly convene in such sessions as are necessary, including public hearings, to develop, prepare, and recommend a districting plan that proposes the respective boundaries of the various districts comprising the city council under this Charter.

(5) City council members may not have contact, directly or indirectly, with a redistricting commission member, or with redistricting commission staff, with respect to redistricting, except by testimony in an open meeting. Redistricting commission members may not engage in any discussions, directly or



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indirectly, regarding redistricting or the work of the redistricting commission with city council members, except during an open meeting or by written communication given to the entire redistricting commission. If a redistricting commission member engages in a prohibited discussion or violates the Texas Open Meetings Act, the redistricting commission may, by majority vote, remove the commissioner from the redistricting commission.

(6) Upon completion of its work, the redistricting commission shall file its recommended districting plan with the mayor. The mayor shall present the recommended plan to the city council at its next meeting. The city council shall adopt the plan as submitted or shall modify and adopt the plan, in either case within 45 days of receipt by the mayor. Any modification or change to the plan must be made in open session at a city council meeting, with a written explanation of the need for the modification or change and a copy of the proposed map with the modification or change made available to the public 72 hours before a vote, and the proposed plan must be approved by a vote of three-fourths of the members of the city council. If final action is not taken by the city council within 45 days after the plan was presented to the mayor, then the recommended plan of the redistricting commission will become the final districting plan for the city.

(7) The districting plan developed in accordance with this section must be implemented at the next general election of the city council conducted at least 90 days following the date the final districting plan becomes effective for the city.



## City of Dallas 2021-22 Redistricting

### Analysis of Final Map COD-041-B to be submitted to the Mayor

**Plan Summary** – Plan ID: COD-041-B (Plan: Based on COD-041; By Cm. Norma Minnis with Amendments by Cm. Randall Bryant; Cm. Brent Rosenthal; & Cm. Bob Stimson)

**Date Approved by the Commission – 5-10-22**

**Current Status:** Meets the City of Dallas Redistricting Criteria; To be submitted to the Mayor

#### REVIEW CRITERIA FOR PLAN ACCEPTANCE

**1. Maximum Deviation Less than 10%:** Population Difference between most populated and least populated district divided by ideal population is less than 10%

**Plan meets Criteria**

**Plan does not meet Criteria**

Plan Max Deviation – 9.07%

**2. Contiguity:** All districts should be geographically contiguous.

**Plan meets Criteria**

**Plan does not meet Criteria**

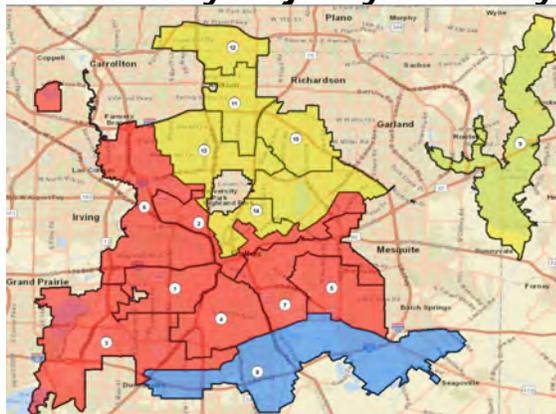
**3. Unassigned Units – None**

**Plan meets Criteria**

**Plan does not meet Criteria**

**4. Other Map Characteristics for further evaluation:**

**1. No. of Minority Majority/Plurality Districts: 8**



NH-Black – 1(8)

Hispanic –7  
(1, 2, 3, 4, 5, 6, 7)

(NH White – Yellow, Hispanic – Red; NH Black – Blue)

## Total Population by Race and Ethnicity

	Total Population	Deviation		Hispanic		NH-White		NH-Black		NH-Asian		NH-Other	
		#	%	#	%	#	%	#	%	#	%	#	%
1	89,740	-3,430.00	-3.68%	68,037	<b>75.82%</b>	13,858	15.44%	5,447	6.07%	597	0.67%	1,345	1.50%
2	97,201	4,031.00	4.33%	43,554	<b>44.81%</b>	31,107	32.00%	14,272	14.68%	4,386	4.51%	2,904	2.99%
3	93,156	-14.00	-0.02%	42,140	<b>45.24%</b>	8,032	8.62%	38,887	41.74%	1,489	1.60%	1,651	1.77%
4	91,522	-1,648.00	-1.77%	45,332	<b>49.53%</b>	3,367	3.68%	40,422	44.17%	375	0.41%	1,340	1.46%
5	88,748	-4,422.00	-4.75%	69,745	<b>78.59%</b>	5,033	5.67%	12,639	14.24%	134	0.15%	803	0.90%
6	89,772	-3,398.00	-3.65%	62,920	<b>70.09%</b>	10,291	11.46%	12,969	14.45%	1,688	1.88%	1,184	1.32%
7	89,143	-4,027.00	-4.32%	41,422	<b>46.47%</b>	6,232	6.99%	38,722	43.44%	676	0.76%	1,417	1.59%
8	94,503	1,333.00	1.43%	43,053	45.56%	6,000	6.35%	43,224	<b>45.74%</b>	228	0.24%	1,295	1.37%
9	92,241	-929.00	-1.00%	27,751	30.09%	46,403	50.31%	9,938	10.77%	3,664	3.97%	2,757	2.99%
10	96,197	3,027.00	3.25%	19,423	20.19%	35,060	36.45%	31,879	33.14%	4,489	4.67%	2,529	2.63%
11	97,049	3,879.00	4.16%	31,545	32.50%	41,843	43.12%	14,691	15.14%	4,539	4.68%	2,798	2.88%
12	95,266	2,096.00	2.25%	18,640	19.57%	42,182	44.28%	19,850	20.84%	8,573	9.00%	3,473	3.65%
13	95,868	2,698.00	2.90%	23,665	24.68%	53,556	55.86%	8,572	8.94%	4,835	5.04%	2,327	2.43%
14	93,973	803.00	0.86%	13,947	14.84%	63,429	67.50%	7,252	7.72%	4,518	4.81%	3,705	3.94%
	1,304,379		9.07%	551,174	42.26%	366,393	28.09%	298,764	22.90%	40,191	3.08%	29,528	2.26%

## Total Voting Age Population by Race and Ethnicity

	Total Voting Age Population	Hispanic		NH-White		NH-Black		NH-Asian		NH-Other	
		#	%	#	%	#	%	#	%	#	%
1	67,774	48,934	<b>72.20%</b>	12,272	18.11%	4,626	6.83%	597	0.88%	1,345	1.98%
2	80,798	32,593	<b>40.34%</b>	29,151	36.08%	11,764	14.56%	4,386	5.43%	2,904	3.59%
3	68,159	28,324	41.56%	7,125	10.45%	29,570	<b>43.38%</b>	1,489	2.18%	1,651	2.42%
4	65,664	29,412	44.79%	2,916	4.44%	31,621	<b>48.16%</b>	375	0.57%	1,340	2.04%
5	61,934	46,613	<b>75.26%</b>	4,470	7.22%	9,914	16.01%	134	0.22%	803	1.30%
6	66,580	43,816	<b>65.81%</b>	9,499	14.27%	10,393	15.61%	1,688	2.54%	1,184	1.78%
7	64,291	27,472	<b>42.73%</b>	5,449	8.48%	29,277	<b>45.54%</b>	676	1.05%	1,417	2.20%
8	64,148	26,575	41.43%	4,903	7.64%	31,147	<b>48.55%</b>	228	0.36%	1,295	2.02%
9	73,693	19,756	26.81%	39,621	53.76%	7,895	10.71%	3,664	4.97%	2,757	3.74%
10	71,621	13,196	18.42%	27,750	38.75%	23,657	33.03%	4,489	6.27%	2,529	3.53%
11	77,573	22,232	28.66%	36,153	46.61%	11,851	15.28%	4,539	5.85%	2,798	3.61%
12	77,516	13,756	17.75%	36,222	46.73%	15,492	19.99%	8,573	11.06%	3,473	4.48%
13	75,105	16,585	22.08%	44,469	59.21%	6,889	9.17%	4,835	6.44%	2,327	3.10%
14	84,849	11,698	13.79%	58,767	69.26%	6,161	7.26%	4,518	5.32%	3,705	4.37%
	999,705	380,962	38.11%	318,767	31.89%	230,257	23.03%	40,191	4.02%	29,528	2.95%

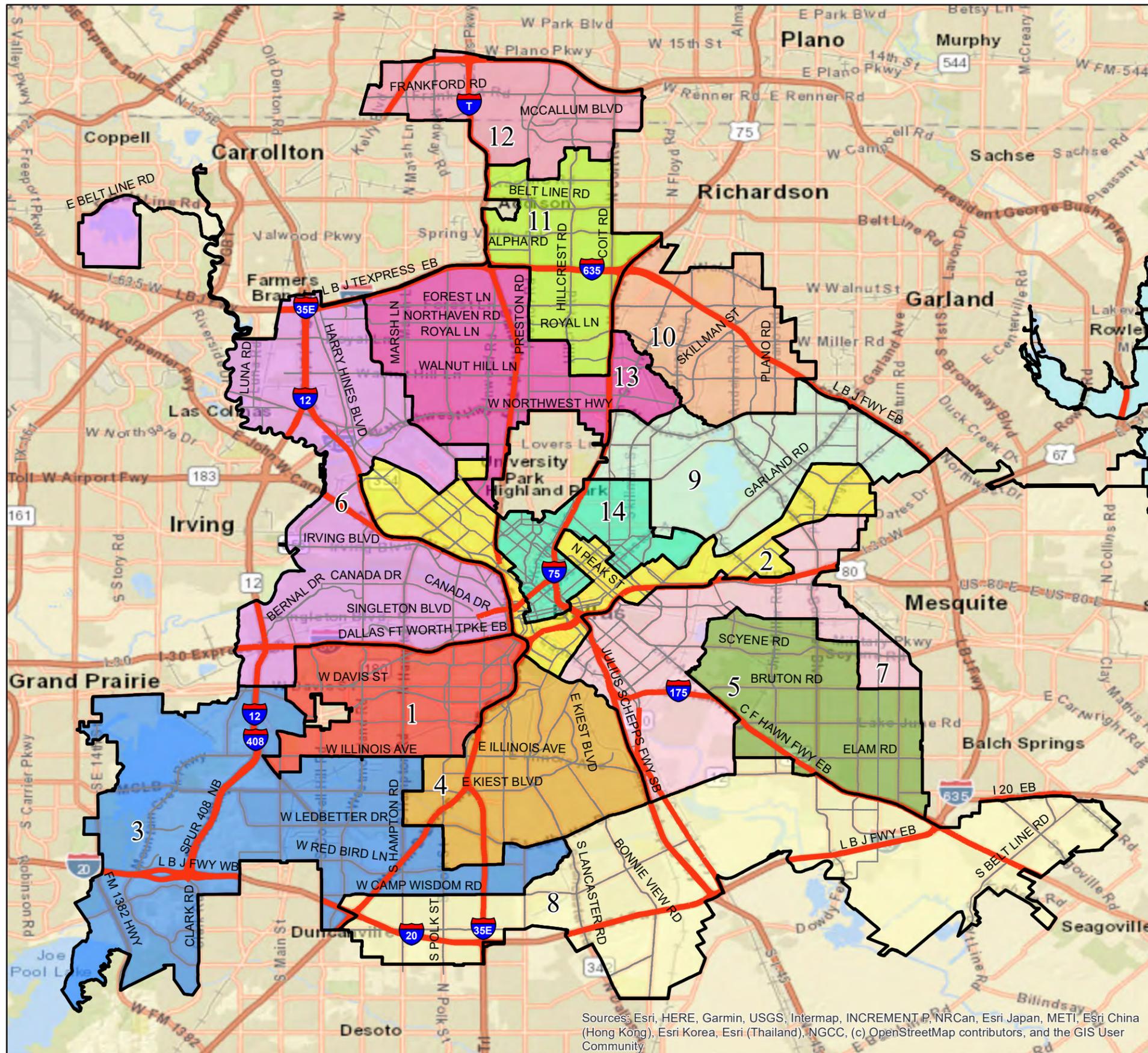
The Majority/Plurality District percentages are in bold

**2. No. of Neighborhoods splits - 42 out of 443 Neighborhood Associations**

**3. Compactness analysis for each district:**

District	Area:	Perimeter:	Reock	Polsby-Popper	Convex Hull Ratio:	Schwartzberg
District 1	16.01	25.69	0.34	0.30	0.79	0.55
District 2	18.38	50.26	0.12	0.09	0.36	0.30
District 3	48.54	64.15	0.25	0.15	0.62	0.39
District 4	20.86	21.98	0.34	0.54	0.85	0.74
District 5	19.97	22.39	0.35	0.50	0.84	0.71
District 6	42.08	71.78	0.16	0.10	0.43	0.32
District 7	24.67	40.50	0.21	0.19	0.54	0.43
District 8	54.40	64.15	0.17	0.17	0.61	0.41
District 9	58.62	118.02	0.12	0.05	0.31	0.23
District 10	16.43	21.69	0.38	0.44	0.85	0.66
District 11	15.17	24.40	0.31	0.32	0.73	0.57
District 12	14.71	21.35	0.30	0.41	0.80	0.64
District 13	23.80	34.86	0.27	0.25	0.69	0.50
District 14	9.69	22.44	0.28	0.24	0.68	0.49
<b>Average</b>	<b>27.38</b>	<b>43.12</b>	<b>0.26</b>	<b>0.27</b>	<b>0.65</b>	<b>0.49</b>

## Final Map COD-041-B by Cm. Norma Minnis; Amended by Cm. Bryant; Cm. Rosenthal; & Cm. Stimson



General Information	
Plan-ID	COD-041-B
	Cm. Norma Minnis; Amended by Cm. Bryant; Cm. Rosenthal; Cm. Bob
Plan Creator	Stimson
Submitted On	5/9/2010
Status	Meets Criteria
Deviation, Area and Perimeter	
Maximum Deviation	9.07%
Average Area	27.38
Average Perimeter	43.12
Average Compactness Scores	
Average Reock Score	0.26
Average Polsby-Popper Score	0.27
Average Convex Hull Score	0.65
Average Schwartzberg Score	0.49
Minority Majority Districts	
Number of Minority/Plurality Districts	8(1 NHB, 7 Hisp)
Number of Neighborhood splits	42

**Highways**

**Districts**

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

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4	65,664	29,412	44.79%	2,916	4.44%	31,621	48.16%	375	0.57%	1,340	2.04%	
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6	66,580	43,816	65.81%	9,499	14.27%	10,393	15.61%	1,688	2.54%	1,184	1.78%	
7	64,291	27,472	42.73%	5,449	8.48%	29,277	45.54%	676	1.05%	1,417	2.20%	
8	64,148	26,575	41.43%	4,903	7.64%	31,147	48.55%	228	0.36%	1,295	2.02%	
9	73,693	19,756	26.81%	39,621	53.76%	7,895	10.71%	3,664	4.97%	2,757	3.74%	
10	71,621	13,196	18.42%	27,750	38.75%	23,657	33.03%	4,489	6.27%	2,529	3.53%	
11	77,573	22,232	28.66%	36,153	46.61%	11,851	15.28%	4,539	5.85%	2,798	3.61%	
12	77,516	13,756	17.75%	36,222	46.73%	15,492	19.99%	8,573	11.06%	3,473	4.48%	
13	75,105	16,585	22.08%	44,469	59.21%	6,889	9.17%	4,835	6.44%	2,327	3.10%	
14	84,849	11,698	13.79%	58,767	69.26%	6,161	7.26%	4,518	5.32%	3,705	4.37%	
	999,705	380,962	38.11%	318,767	31.89%	230,257	23.03%	40,191	4.02%	29,528	2.95%	

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



2023 FEB -1 PM 2:05

# Memorandum



Date: January 30, 2023

To: Honorable Mayor and Members of the City Council

Subject: **2022 Senior Affairs Commission Annual Report**

Attached is the Annual Report for calendar year 2022 for the Senior Affairs Commission, as required by Chapter 8 of the Dallas City Code.

The members of the Senior Affairs Commission have been pleased to be of service to the City for the past year. As noted in the report, the Commission has made great strides in developing a demographic profile of senior citizens in Dallas and we hope it will be used to better serve this important segment of our population. Thank you for providing each of us with the opportunity to serve.

Regards,

A handwritten signature in blue ink, appearing to read 'J. Peter Kline'.

J. Peter Kline, Chair  
Senior Affairs Commission

## Attachment – Senior Affairs Commission 2022 Annual Report

cc: T.C. Broadnax, City Manager  
Biliera Johnson, City Secretary  
Jessica Galleshaw, Director, Office of Community Care  
Ana Y. Camacho, Supervisor, OCC Senior Services  
Jon Fortune, Assistant City Manager  
Feliz Jarvis, Senior Affairs Commission (SAC) Vice Chair and Senior Affairs Commission (SAC), District 5  
Carmen Arana, Senior Affairs Commission (SAC), District 1  
Portia Cantrell, Senior Affairs Commission (SAC), District 2  
Verna Mitchell, Senior Affairs Commission (SAC), District 3  
Phyllis Lee, Senior Affairs Commission (SAC), District 4  
Marilyn Daniels, Senior Affairs Commission (SAC), District 6  
Marian Alfeia Williams, Senior Affairs Commission (SAC), District 7  
Debbie Diann Austin, Senior Affairs Commission (SAC), District 8  
Lisa Kelly, Senior Affairs Commission (SAC), District 9  
Jeri Baker, Senior Affairs Commission (SAC), District 10  
Renee Karp, Senior Affairs Commission (SAC), District 11  
Beth Mond, Senior Affairs Commission (SAC), District 12  
Karen Roberts, Senior Affairs Commission (SAC), District 14  
Mike Nurre, Senior Affairs Commission (SAC), Mayor's Appointment

# **SENIOR AFFAIRS COMMISSION**

## **2022 ANNUAL REPORT**

**January through December 2022**

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## SENIOR AFFAIRS COMMISSION 2022 ANNUAL REPORT

### MISSION

The mission and purpose of the Senior Affairs Commission is set forth in the Dallas City Code. The Commission is an advisory body to the Mayor, City Council and City Manager and is authorized to:

- Recommend the role of the City of Dallas and the Commission in ensuring the provision of services to the elderly
- Advise the City Council, as requested, on elderly issues
- Provide access for citizen comment on elderly issues
- Assist the city in the identification of programs for the elderly that are needed in the community
- Perform other duties assigned by the City Council

### MEMBERS OF THE COMMISSION AS OF JANUARY 31, 2023

District 01	Carmen Arana
District 02	Portia Cantrell
District 03	Verna Mitchell
District 04	Phyllis Lee
District 05	Feliz Jarvis VICE CHAIR
District 06	Marilyn Daniels
District 07	Marion Williams
District 08	Debbie Austin
District 09	Lisa Kelly
District 10	Jeri Baker
District 11	Renee Karp
District 12	Beth Mond
District 13	Peter Kline CHAIR
District 14	Karen Roberts
District 15	Mike Nurre (Mayor's Appointee)

## **CHANGING APPROACH TO THE MISSION**

Historically, the Senior Affairs Commission has attempted to fulfill its mission by gathering information and identifying problems confronting senior citizens in each of the City Council Districts, discussing the issues at monthly Commission meetings and making recommendations to City Council on ways to address them. Many of the senior programs and services that are funded by the City of Dallas have been in response to these recommendations.

Older people are not on most people's radar screen, and in the absence of data they will remain invisible. For example, the City of Dallas has set forth eight strategic priorities for the city and has a Dallas 365 Dashboard with 35 performance measures. There are no metrics that are specifically focused on senior citizens or their unique problems. In contrast, homeless solutions are called out in one of the eight goals and in the performance metrics. There are approximately 4,400 homeless people in the city and no one disputes that this problem needs attention and should be a priority. At the same time, there are nearly 30,000 Dallas citizens over the age of 60 who are living below the federal poverty level, but their problems and issues have little or no visibility among the public at large.

While anecdotal evidence is an important way to identify issues, it is critical to have good data in order to quantify the scope of problems, develop strategic approaches toward potential solutions and measure progress. Unless recommendations from the Senior Affairs Commission are supported by credible data that clearly demonstrates the significance of senior issues and needs in the City of Dallas, the Dallas City Council is unlikely to adequately respond.

After discussions with several governmental and not-for-profit agencies that serve senior citizens in Dallas, it became clear that no readily available senior data base existed. Early in 2022, the Senior Affairs Commission requested assistance from the City's Office of Data Analytics and Business Intelligence to initiate a Senior Data Project.

## **SENIOR DATA PROJECT**

The goal of the Senior Data Project is to create a dynamic and interactive tool that will be readily available to all city departments, to the Mayor and City Council Members, The Senior Affairs Commissioners, governmental and non-profit agencies that serve seniors and to the general public. The tool will be known as the **2019 Senior Demographic Data Application** and will be available early in 2023. It also has a mapping feature that allows data to be presented graphically so users can visually show concentrations of population, poverty, other demographic breakdowns as well as access to resources.

The initial phase of the project was to collect senior demographic data from the U.S. Census Bureau for the City of Dallas by census tract. This allows for the segmentation of data by City Council Districts. Since the 2020 census data is being released in phases, the most recent comprehensive data set was the U.S. Census Bureau 2019 American Community Survey and this

has been used for the initial profile of the Dallas Senior Population. In addition to census data, senior home appraisal data from the Dallas, Collin and Denton County Appraisal Districts has been acquired for each census tract. Other information includes crime statistics from the Dallas Police Department and the location of Dallas County Senior Centers, and additional data will be added as it becomes available.

The first output from the project is an infographic presentation of the ***Profile of Dallas Senior Population*** which presents key facts on a city-wide basis and by City Council Districts. **This package is presented as Appendix I to this report.** This infographic provides City Council Members and Senior Affairs Commissioners with a ready reference for key facts about the senior population in their own districts as well as the city as a whole.

Early in 2023, a link will be released to provide access to the full ***2019 Senior Demographic Data Application*** which will allow users to delve into the detailed data at the census tract level and identify Hot spots” throughout the city where needs and issues are the greatest. The model will be updated in mid-2023 to reflect the new Council District boundaries and the newly released 2021 American Community Survey (ACS) data.

The next phase of the Senior Data Project will be to initiate a formal survey process to identify the most significant issues confronting seniors and attempt to actually quantify the size and scope of problems that need to be addressed.

## **PROFILE OF THE DALLAS SENIOR POPULATION**

***The fastest growing segment of the Dallas population are residents aged 65 and older.*** In 2019, our senior population (age 65 and older) was 142,596 or 10.3% of the total population. Between 2014 and 2019, **our senior population grew by 19.1%, accounting for 23% of the City’s total growth.** This rapid growth in the senior population is guaranteed to continue since there were 67,600 residents between the ages of 60 and 64 who will be feeding this high rate of growth.

Simply based on population growth, the need for social services or assistance directed at the challenges and problems affecting our seniors has grown by at least 20%. When the impact of Covid-19 pandemic, inflation and the economy is factored in to the equation, it is quite clear that the current safety net available for Dallas senior citizens is inadequate to properly serve critical needs and the future needs will be even greater.

The senior population is widely distributed across all City Council Districts and concentrations range from a high of 16.4% of total population in District 13 to a low of 7.0% in District 6. District 9 is the home for the greatest number of seniors in any district.

**CITY OF DALLAS**  
**2019 SENIOR POPULATION (Age 65 & Older) BY CITY COUNCIL DISTRICT**

<b><u>Council District</u></b>	<b>Total Population</b>	<b>Senior Population</b>	<b>% District Population</b>
01	88,725	8,237	9.3%
02	109,365	8,348	7.6%
03	111,141	11,162	10.0%
04	90,812	11,300	12.4%
05	85,296	6,148	7.2%
06	97,698	6,878	7.0%
07	101,887	9,091	8.9%
08	97,209	10,627	10.9%
09	125,334	16,410	13.1%
10	106,970	10,945	10.2%
11	94,089	11,607	12.3%
12	99,039	10,292	10.4%
13	85,143	13,928	16.4%
14	85,891	7,623	8.9%
<b>TOTAL</b>	<b>1,378,599</b>	<b>142,596</b>	<b>10.3%</b>

*Source: U.S. Census Bureau 2019 American Community Survey*

While it is virtually impossible to create a profile of a “typical” Dallas Senior Citizen, it is possible to look at demographic characteristics and identify the size of at-risk populations throughout the city. The following highlights characterize the profile of the city-wide senior population in Dallas. Please refer to Appendix I to review these characteristics for every City Council District.

- One out of ten Dallas residents are aged 65 or older.
- 57% of the senior population are females and this percentage increases to 65% in the 85 or older age bracket.
- The city-wide racial makeup of Dallas seniors is approximately 50% White, 26% Black and 18% Hispanic. These percentages vary significantly by Council district.
- Nearly a third of all Dallas seniors live alone, and are at higher risk of social isolation and difficulty accessing food, medicine and medical resources. There are 43,510 Dallas seniors living alone, and they must depend on family, friends or neighbors for socialization and help with routine needs.

- About 20% of all Dallas seniors are living with 2 or more disabilities. As people age, disabilities increasingly impact mobility and transportation issues.
- The median household income for seniors 65+ is \$49,600 compared to the overall city-wide median of \$62,300.
- The number of Dallas seniors living in poverty increased by 11% between 2014 and 2019, while non-seniors living in poverty fell by 17%. There are over 29,000 Dallas residents aged 60 and older who are living below the federal poverty line (\$12,261 in 2019). Approximately 27% of these individuals are 75 or older.
- Seniors represent about 30% of home owners city-wide. There are 62,483 Senior Householders and the average appraised value of senior-owned homes was \$309,200 in 2020. Over 20,000 senior homeowners live in census tracts with a high poverty rate and assistance is needed for routine maintenance.
- The Dallas Police Department reported that 4,337 crimes were committed against senior citizens in 2020.

### **RESOURCES FOR DALLAS SENIORS**

Dallas senior citizens benefit from a variety of targeted programs that are funded and administered through the federal, state, county and city levels of government and the generosity of private citizens through Dallas non-profit and volunteer organizations. It must be noted that nationally only one percent of philanthropic contributions go toward aging-related initiatives (according to the Silver Century Foundation) and seniors depend primarily on government funded programs for assistance.

The primary programs at the federal level are Social Security, Medicare, Medicaid and funding provided to states to implement federal Older Americans Act legislation. In Dallas, the Texas Department of Health and Human Services channels state and federal funding for seniors primarily to the Greater Dallas Community Council's Dallas Area Agency on Aging (DAAA) to serve seniors throughout Dallas County. City of Dallas residents who live in Collin and Denton Counties receive these services through the North Central Texas Area Aging on Aging. Services range from benefits counseling, minor home repair, medical transportation, food and other needs. The DAAA contracts with local non-profits and Dallas County to execute the delivery of some of these services. For example, they contract with Dallas County to execute the delivery of congregate meal services to seniors, which the county supplements with additional funding. The City of Dallas provides critical municipal services which benefit the senior population, as well as providing targeted programs for senior citizens.

The City's targeted programs are provided by City staff or by contract with other parties include:

- Office of Community Care / Senior Services Program
- DART Rider Assistance Program (RAP) / Senior Medical Transportation Program
- Senior Dental Health Care Program
- Senior Ombudsman Program
- Dallas Public Library Adult Services
- Park and Recreation Department / Active Senior Adult Programs (ASAP)
- Senior Training and Employment Program

In addition, in 2019, the Dallas City Council approved the Age Friendly Dallas Plan, which set forth several domains of importance to our aging population, including:

- Outdoor Spaces and buildings
- Transportation
- Housing
- Communications and Information
- Social Participation and Inclusion
- Civic Participation and employment
- Community Support and Health Services

The Senior Affairs Commission organized its committee structure around the domains that were set forth in Age Friendly Dallas Plan.

### **IMPACT OF THE COVID-19 PANDEMIC**

The COVID-19 pandemic's adverse impact on the health and welfare of our senior population cannot be overstated. According to Dallas County Health and Human Services Statistics through November 2022, seniors over the age of 65 represent about 10% of the population but account for about one-third of hospitalizations and two-thirds of all Covid-19 deaths. Fortunately, over the past six months, there has been a dramatic decline in hospitalizations and deaths from Covid-19.

While the direct health threat may have receded, the pandemic's long-term impact on older citizens will continue for the foreseeable future. The fear and isolation related to Covid-19 lingers and mental health problems have been exacerbated. Many seniors have neglected routine health care needs during the pandemic. Most governmental and non-profit organizations that cater to the needs of senior citizens started to resume normal operations during 2022, but do not expect to reach pre-pandemic service volumes until 2023. There seems to be general consensus among providers that senior needs outstripped resources even before the pandemic. After nearly three years of scaled-back resources available to seniors, the needs are even greater and there are very few strategic initiatives in place to address the problems.

## **MAJOR ISSUES CONFRONTING DALLAS SENIORS**

Like all Dallas residents, senior citizens are impacted by all of the major urban issues affecting our city and they benefit from the broad-based city programs and services that address these issues. Crime, poverty, affordable housing, food insecurity, access to health care and medical services, and transportation issues impact everyone, but these issues are compounded for the senior population.

### **Social Isolation**

**Over 43,000 Dallas seniors live alone and are particularly susceptible to social isolation, adversely impacting their quality of life and their physical and mental health.** Currently, this issue is of even greater concern because most of the opportunities for socialization are still reduced from pre-pandemic levels and many senior citizens are unaware of what is available and how to access programs. This issue is compounded because many Blacks, Hispanics and other subgroups such as LGBTQ+ seniors distrust unknown people and organizations who are attempting to provide socialization opportunities. Lesbian, gay, bisexual and transgender (LGBTQ+) and older Black adults face heightened risks of social isolation, given decades of discrimination. These populations may feel very isolated from senior centers or other places where seniors go. Bullying is a big issue among older adults. When one adds that to prejudice, bias and lack of awareness, and a lot of seniors will not go to these places. There are a lot of barriers to accessing services for the LGBTQ+ and Black community that are exacerbated by aging. The commission needs to help focus on becoming more culturally responsive to the older LGBTQ+ community.

### **Poverty & Cost of Living**

**In Dallas there are about 30,000 seniors over the age of 60 who living at or below the 2019 federal poverty line of \$12,261.** Most senior citizens live on a fixed income that may or may be supplemented by part time employment. Over 30% of seniors live alone and do not benefit from multiple incomes in their household. Even during the 2014 – 2019 period of minimal inflation, the number of Dallas seniors living below the poverty line grew by 11%. Currently the federal rate of inflation is reported at 8.4%, the highest rate of price increases in over 40 years. This has been driven by very large increases in rent, food prices and gas prices. Many seniors who were struggling to make ends meet are now in crisis mode.

### **Affordable Housing**

**The lack of affordable housing in Dallas is a wide-spread problem that is being exacerbated by an unprecedented increase in rental rates for apartments and rental homes.** In May 2022 FOX 4 news reported that average rent for a one-bedroom apartment in Dallas has increased by 20% in the past year. In December 2022, The Dallas Morning News reported that shelter costs are up another 10.2% this year, the highest annual increase in the past forty years. For seniors who are living on a fixed

income, these increases make it virtually impossible to continue to live independently because the supply of less expensive apartments simply does not exist.

Affordability is also a serious issue for seniors who own their own homes. Even for seniors who no longer have a mortgage, large increases in property taxes, insurance, utilities and maintenance costs have been very difficult to absorb. Since there are limited housing alternatives, finding ways to keep seniors in their existing homes is especially important. Many seniors need assistance with minor and major home repairs in order to do this.

### **Food Insecurity**

**Food insecurity has become a significant issue for Dallas residents of all ages and the dramatic escalation in grocery store prices has compounded the problem, particularly for seniors living on a fixed income.** The North Texas Food Bank and VNA's Meals on Wheels programs are seeing all-time record demand for their assistance. The lack of grocery stores in proximity to seniors living in low-income neighborhoods is also a major problem.

### **Mobility Issues and Transportation**

**Access to medical care, grocery stores and socialization opportunities is a very common issue for senior citizens.** Nearly 10% of all Dallas households do not have a motor vehicle and must rely on family, friends or public transportation. Nearly 30,000 Dallas seniors report having two or more disabilities, and as people age, almost everyone has some sort of mobility issue, making it difficult to get to Dart bus stops. There are about 57,000 Dallas seniors aged 75 and older who are particularly vulnerable to transportation issues.

## **COMMISSION WORK DURING 2022**

The Senior Affairs Commission conducted 11 monthly meetings (no meeting in July) in 2022. In accordance with City and State policies and regulations, all Commission meetings were conducted as HYBRID MEETINGS which only require the Chair to attend in person at City Hall. As the year progressed, some Commissioners have begun to attend the monthly meetings in person, but about two-thirds are still participating remotely. Because of COVID-19 restrictions, the full Senior Affairs Commission has not met in-person since February 2020.

Working remotely and conducting meetings by WEBEX has changed the dynamics of the Senior Affairs Commission and has made it more difficult to assess community needs and program effectiveness. The Commission's standing committees have been largely dormant throughout the year after the City Attorney's office determined that all committee meetings had to be posted and treated as public meetings. This required that Committee Chairs had to attend the

meetings in person at City Hall and it caused an undue burden on staff to manage the WEBEX public meetings. An effort has been made to make the monthly Commission meeting agendas more robust by inviting outside agencies to update the whole body.

Throughout 2022, the Commission's focus has been on monitoring efforts to restore and expand services to seniors as we emerge from the pandemic. At every meeting we receive an activity update from the Senior Services division of the Office of Community Care, which reports the number of seniors served under various contracted services as well as public interactions by the Senior Services Staff. In addition, the SAC receives regular updates from the Housing Department, Dallas Public Library System and Parks and Recreation Departments. All of these departments provide vital services to seniors and they are actively trying to restore pre-pandemic service levels and continue to offer virtual services to older citizens that were initiated when traditional services were suspended.

In addition, at our monthly meetings, the Commission invites senior managers from a wide variety of organizations serving seniors in the Dallas area to share their missions, services provided and their perspectives on the biggest problems facing the senior population. **A summary of the major briefings presented to the Commission during 2022 is included as Appendix II of this report.**

### **COMMISSION GOALS AND WORK FOR 2023**

The Senior Affairs Commission hopes to return to in-person meetings in 2023. While hybrid meetings will continue to be offered until the State of Texas changes its TOMA requirements, all Senior Affairs Commissioners will be encouraged to attend all meetings in person. In anticipation of a more engaged membership, the Senior Affairs Commission has set forth the following goals and work plan for 2023:

- Re-populate all standing committees and organize regularly scheduled quarterly committee meetings.
- Finalize the **2019 Senior Demographic Data Application** and actively share it with the community and with service providers who work with older Dallas citizens.
- Work with the Data Analytics and Business Intelligence Department to create a new **2021 Senior Demographic Data Application** that will reflect the new City Council District Boundaries based on redistricting and the updated data contained in the newly released 2021 American Community Survey. Continue to seek out additional data sources that can enhance the interactive application.

- Develop a communications strategy to share the output from the Senior Demographic Data project and actively disseminate factual information about the senior population in every Council District.
- Organize a meeting of senior leadership from key organizations that serve Dallas seniors to share insights and information.
- Procure pro bono research assistance to explore the most common problems and issues that confront our senior population. We hope to be able to identify and quantify the biggest issues and determine if there are significant differences between Council Districts.
- Monitor the 2023 Texas legislative session to assess the potential impact on the senior population.
- Continue to monitor existing City services and programs for seniors. Assess the gaps between service volumes and the overall needs in the community.
- Challenge City staff to find ways to increase participation in the current programs being offered to seniors.
- Request briefings from a variety of non-city agencies and non-profits that focus on senior services. The goal is to have knowledge and an understanding of the range of senior services available in our community.
- Develop specific recommendations on how the City can improve and/or expand services to the LGBTQ senior community.
- Identify other community needs that are not being met through existing programs.

### **OBSERVATIONS AND RECOMMENDATIONS**

There is a segment of the Dallas population that has the following characteristics:

- They represent about 1 out of every 7 Dallas citizens.
- It is the fastest growing segment of our city. Between 2014 and 2019 it grew by almost 20% and accounted for 23% of total population growth in Dallas. (The rest of the city grew 6.6% during this period.)
- These citizens own about 30% of all homes in the city.

- Nearly 30,000 of them live at or below the federal poverty line, and the percentage of them living in poverty has increased by 11% while the poverty rate for the rest of the city declined by 17%.
- Approximately 20% of them are living with 2 or more disabilities.

These significant attributes describe the senior population (Age 60+) who live in the City of Dallas. By any measure, it would be reasonable to expect the City to incorporate a group with this significance into its strategic planning, its goals and performance metrics, and assignment to senior management.

Seniors benefit from many of the routine services provided by numerous City departments in the ordinary course of business. In addition, there are targeted senior programs and resources not only through the Office of Community Care, but through numerous city departments including Libraries, Parks and Recreation, Housing, Police and Fire Departments and others. There is no doubt that the various services and programs that the City of Dallas provides are very valuable to the seniors who get served. But the number of seniors served is a very small fraction of the total senior population.

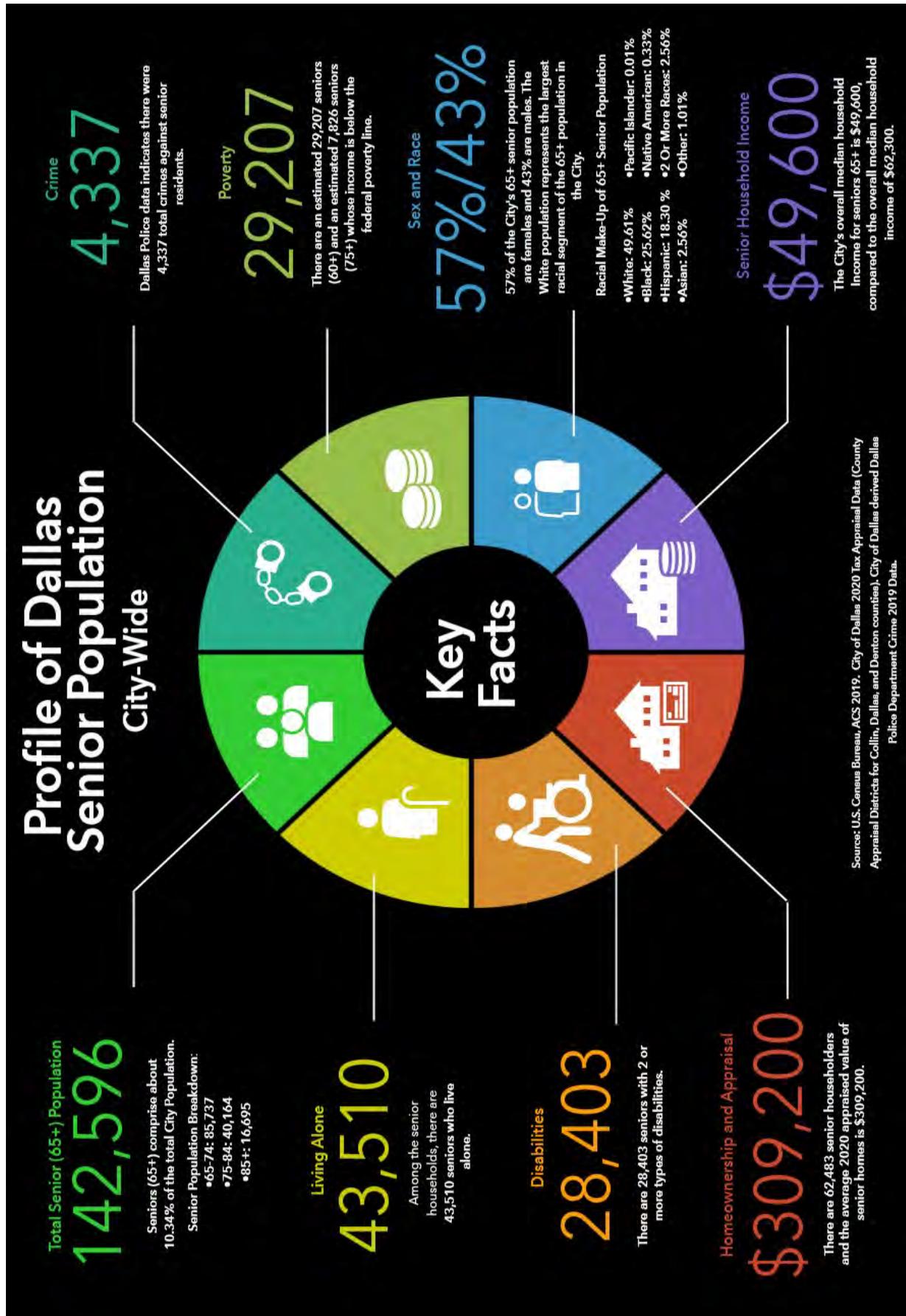
The Senior Affairs Commission recommends that the City place more focus on the senior population. The Commission believes that the following steps would greatly improve the effectiveness of the City's efforts to serve seniors;

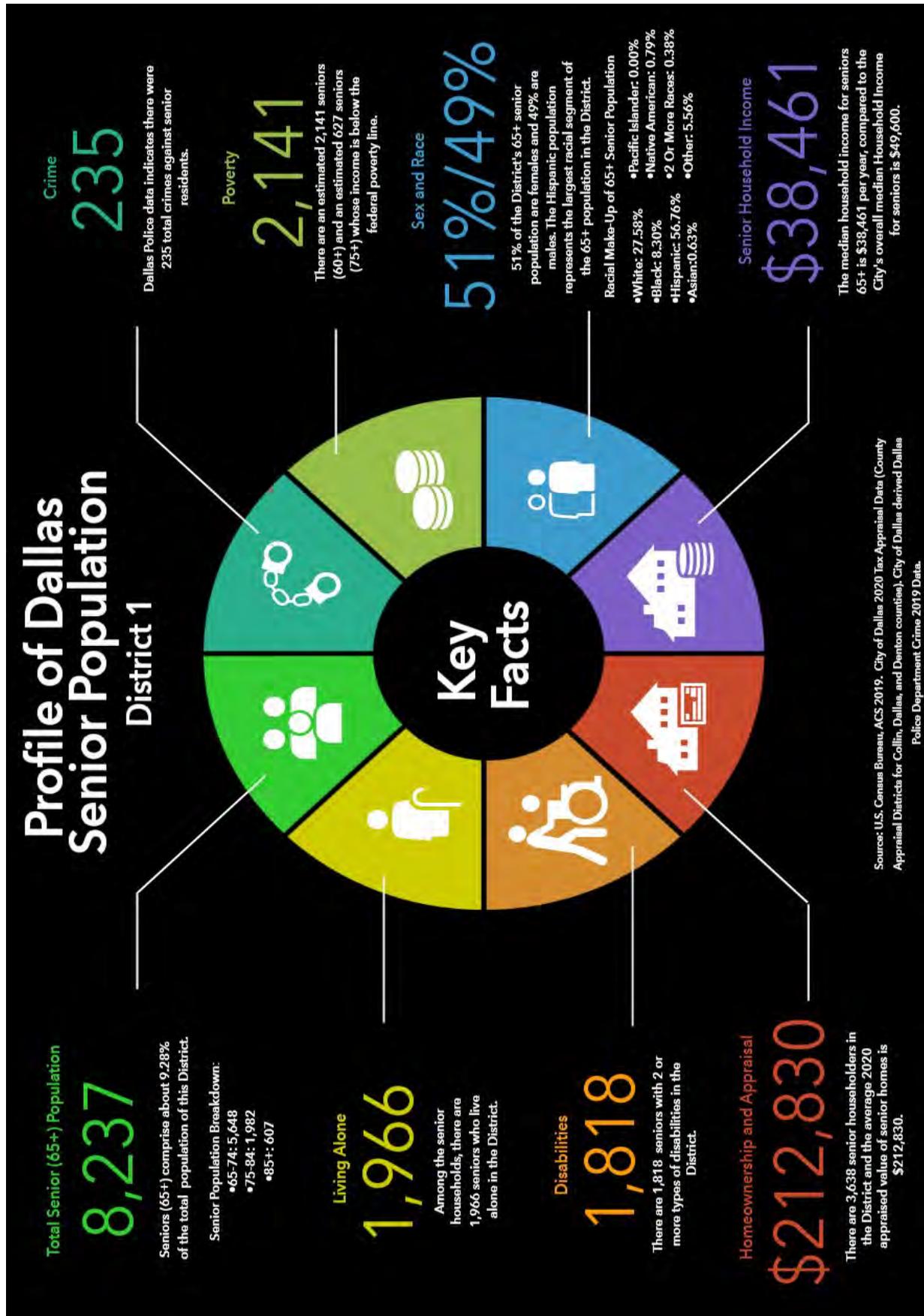
- Assign a single City executive responsibility for assessing needs, coordinating the City's response to those needs, communicating available resources to senior citizens, and evaluating the efficacy of the programs offered.
- Create a dedicated position to develop and execute communications strategies to inform the senior community about programs that exist and help increase utilization of resources offered by the city.
- Make senior citizen issues a strategic priority and develop meaningful performance measures to evaluate progress.

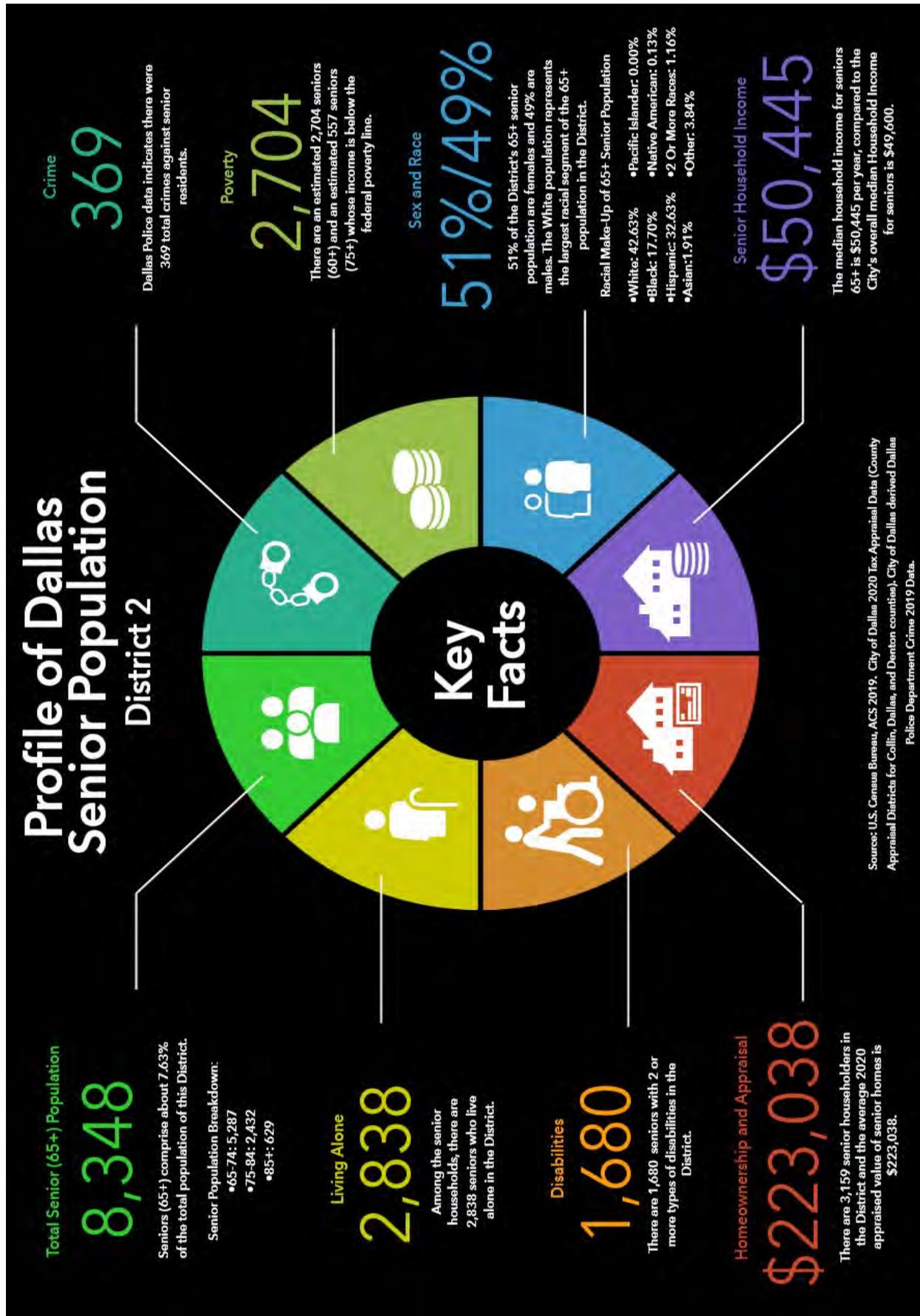
# **APPENDIX I**

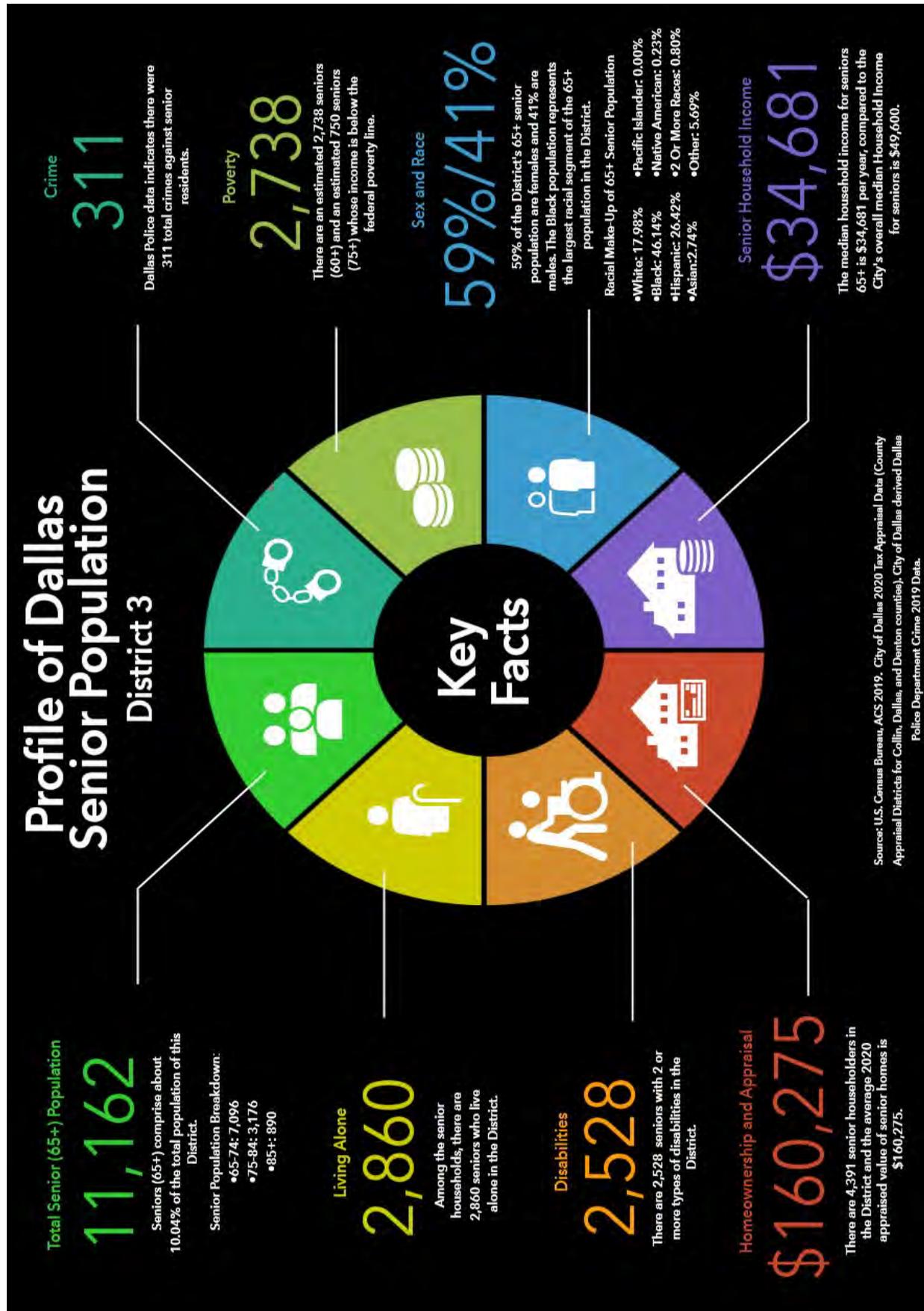
**CITY OF DALLAS  
SENIOR AFFAIRS COMMISSION**

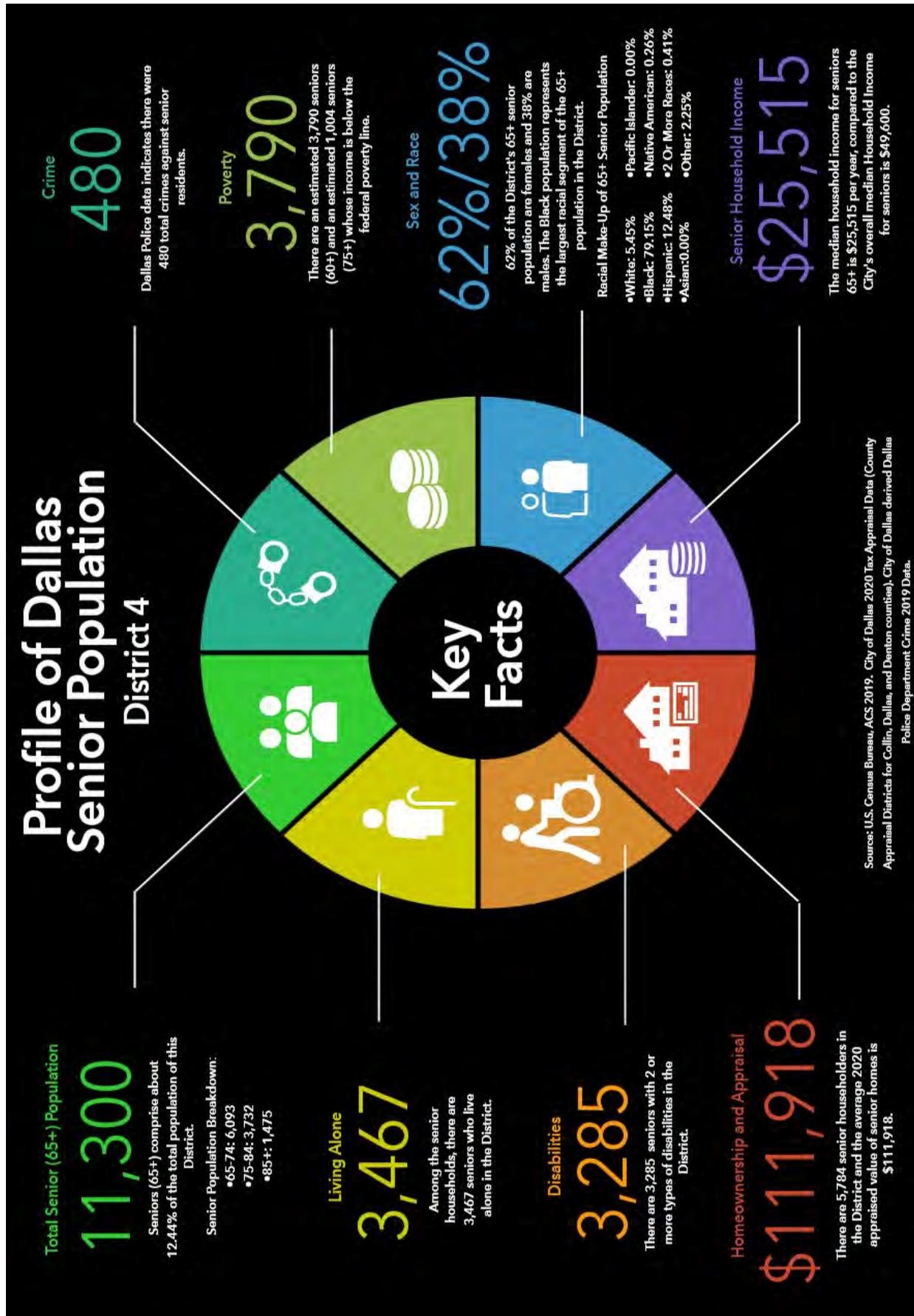
## **PROFILE OF THE DALLAS SENIOR POPULATION**

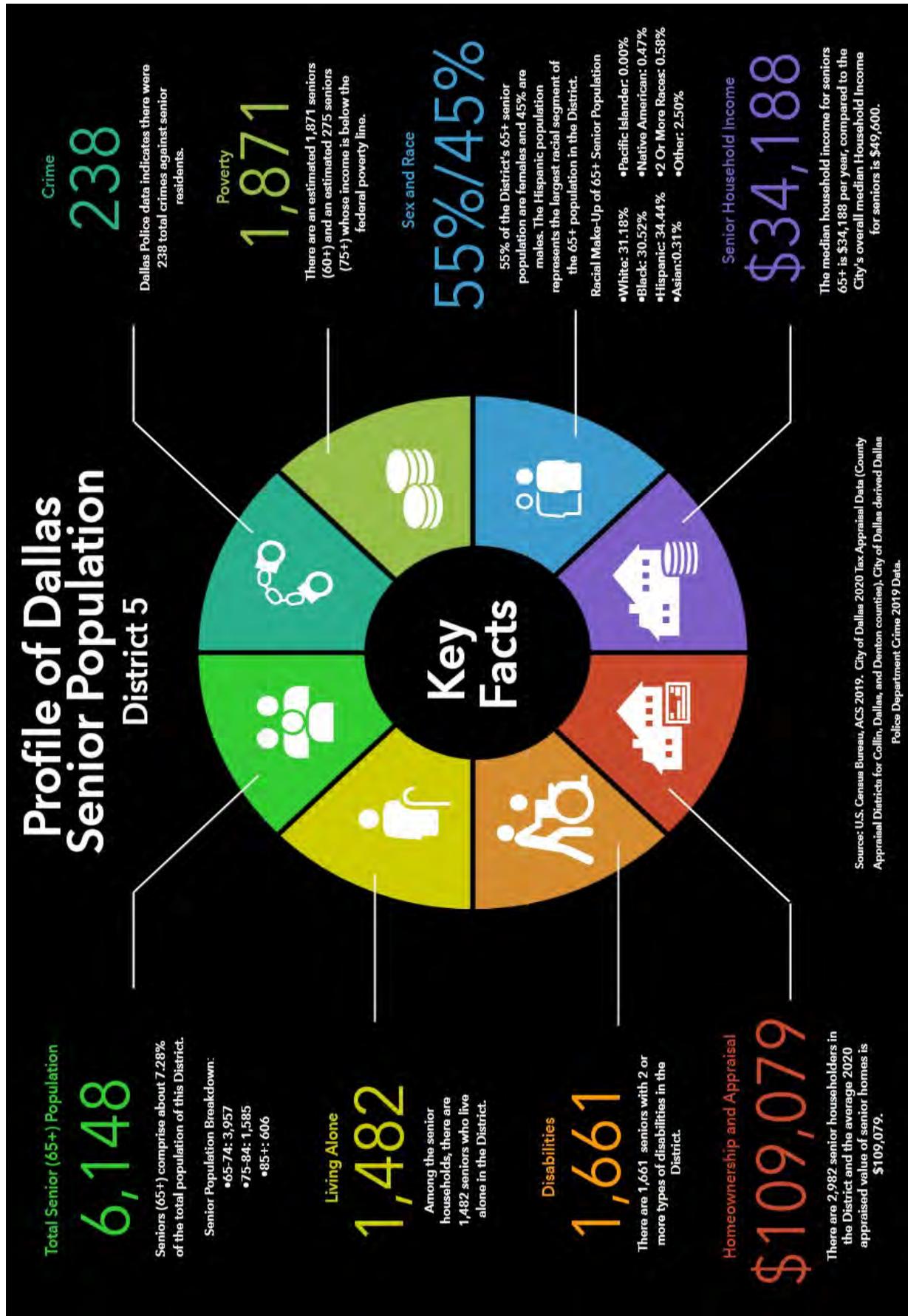


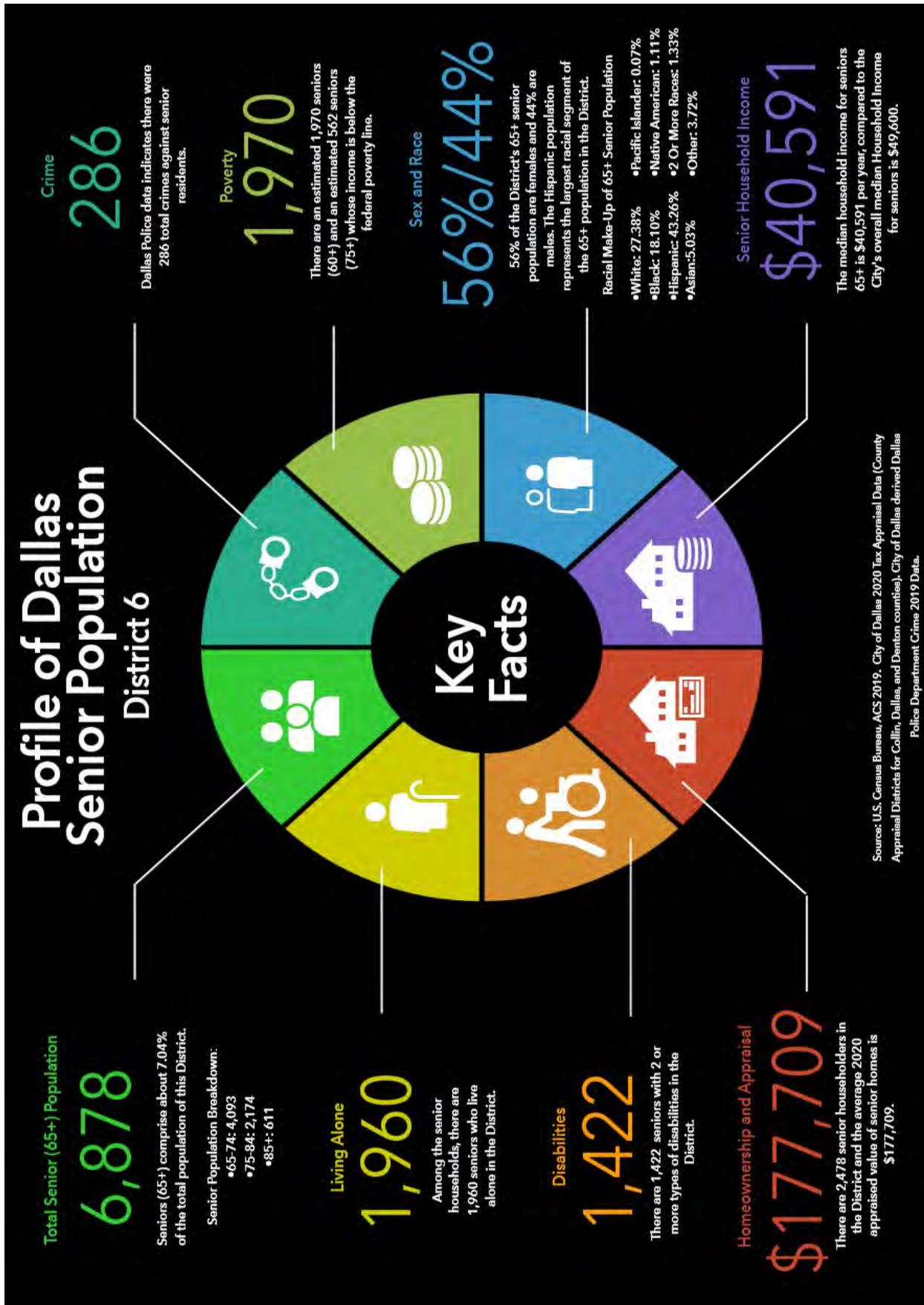


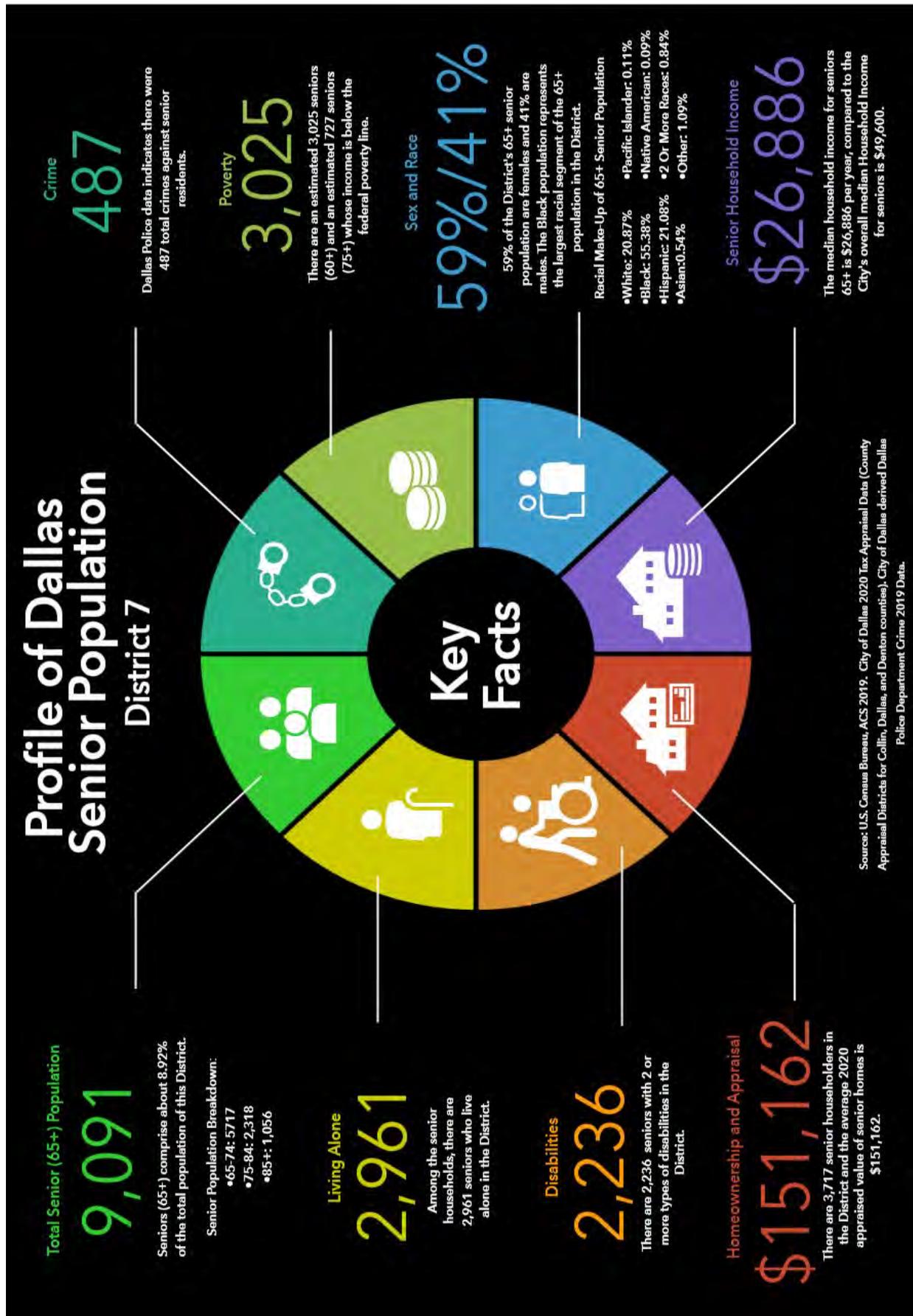


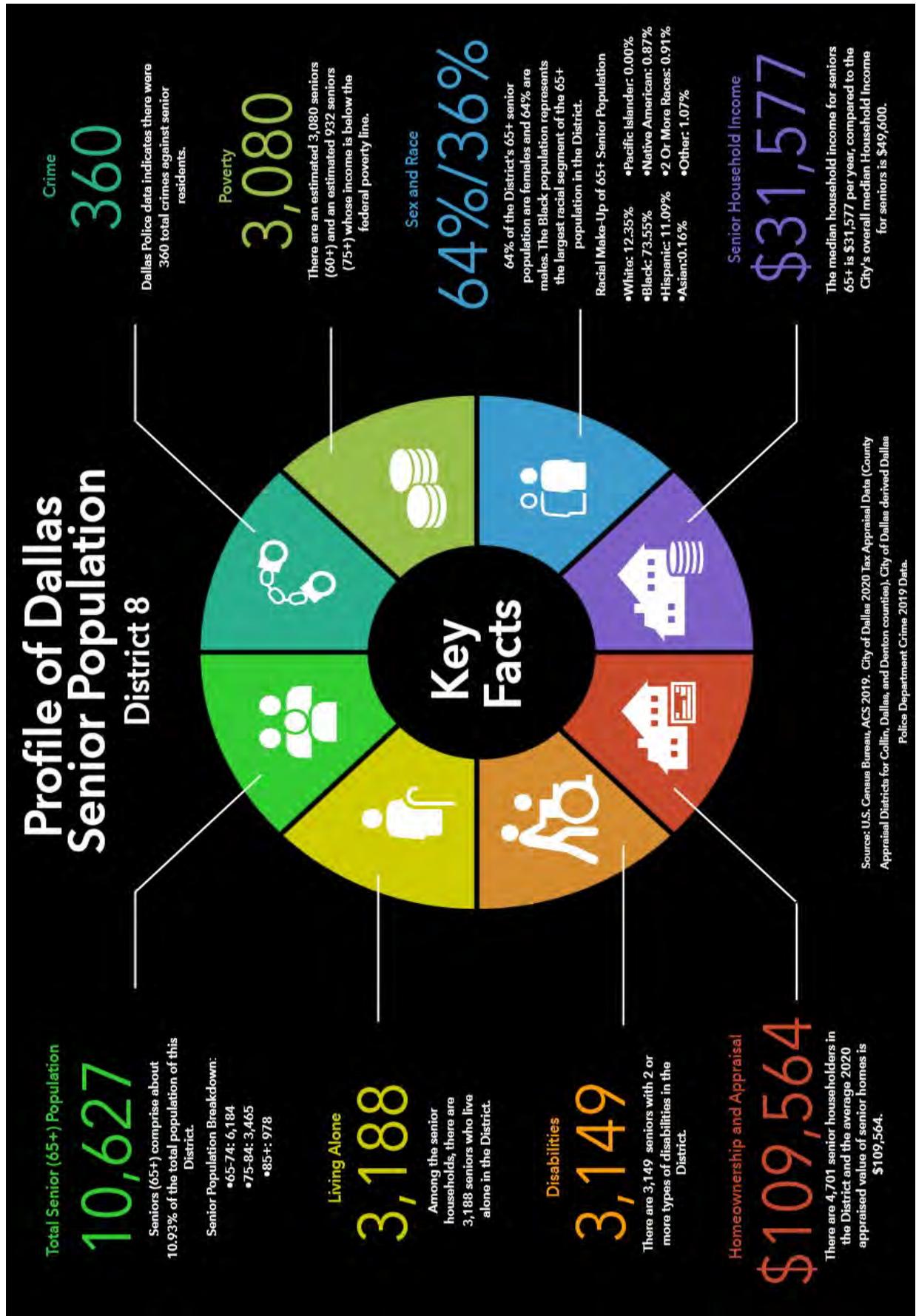


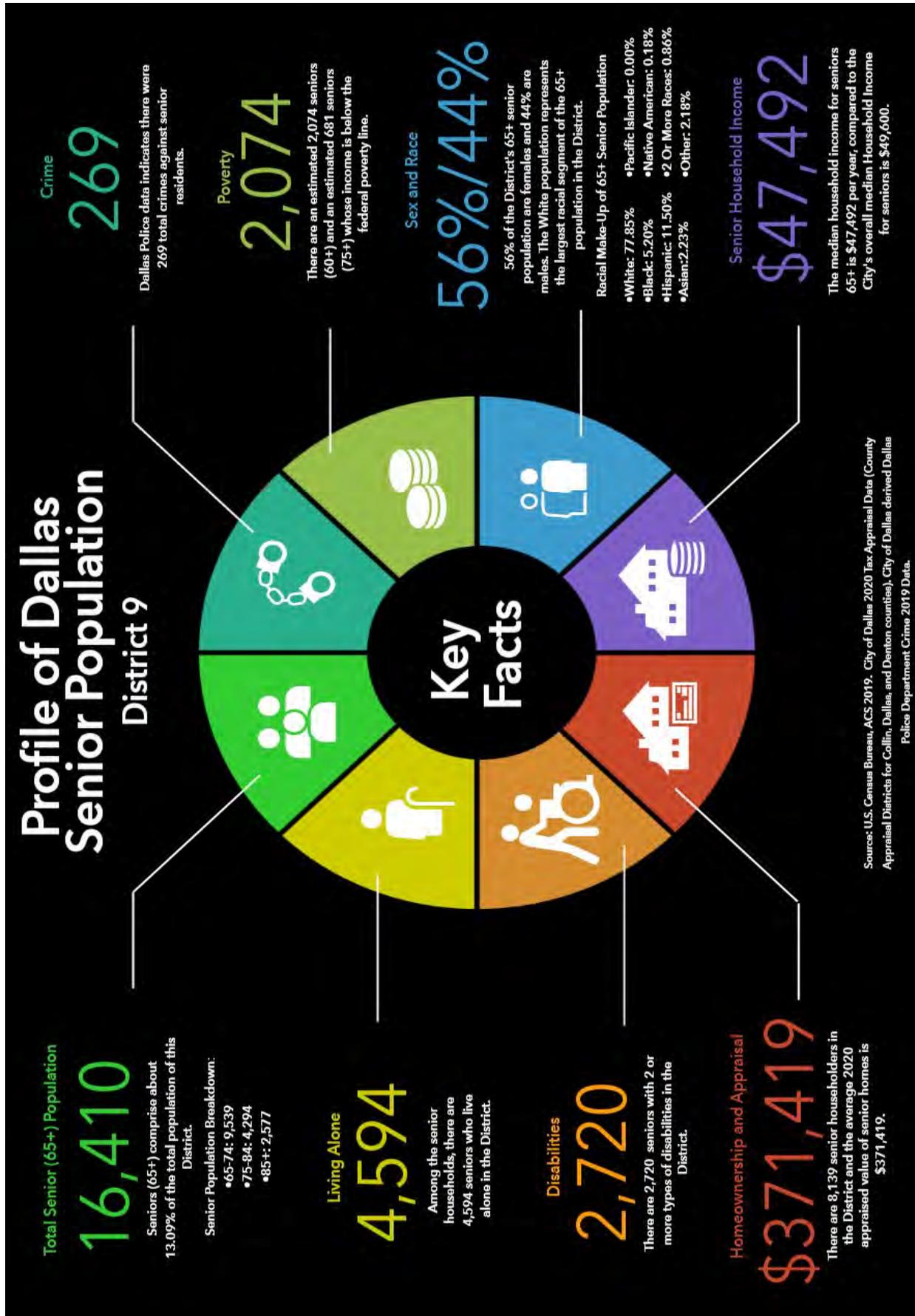












# Profile of Dallas Senior Population District 10



Total Senior (65+) Population  
**10,945**

Seniors (65+) comprise about 10.23% of the total population of this District.

Senior Population Breakdown:

- 65-74: 6,851
- 75-84: 2,596
- 85+: 1,498

Living Alone  
**3,592**

Among the senior households, there are 3,592 seniors who live alone in the District.

Disabilities  
**1,890**

There are 1,890 seniors with 2 or more types of disabilities in the District.

Homeownership and Appraisal  
**\$328,376**

There are 4,523 senior householders in the District and the average 2020 appraised value of senior homes is \$328,376.

Crime  
**262**

Dallas Police data indicates there were 262 total crimes against senior residents.

Poverty  
**1,450**

There are an estimated 1,450 seniors (60+) and an estimated 410 seniors (75+) whose income is below the federal poverty line.

Sex and Race  
**56%/44%**

56% of the District's 65+ senior population are females and 44% are males. The White population represents the largest racial segment of the 65+ population in the District.

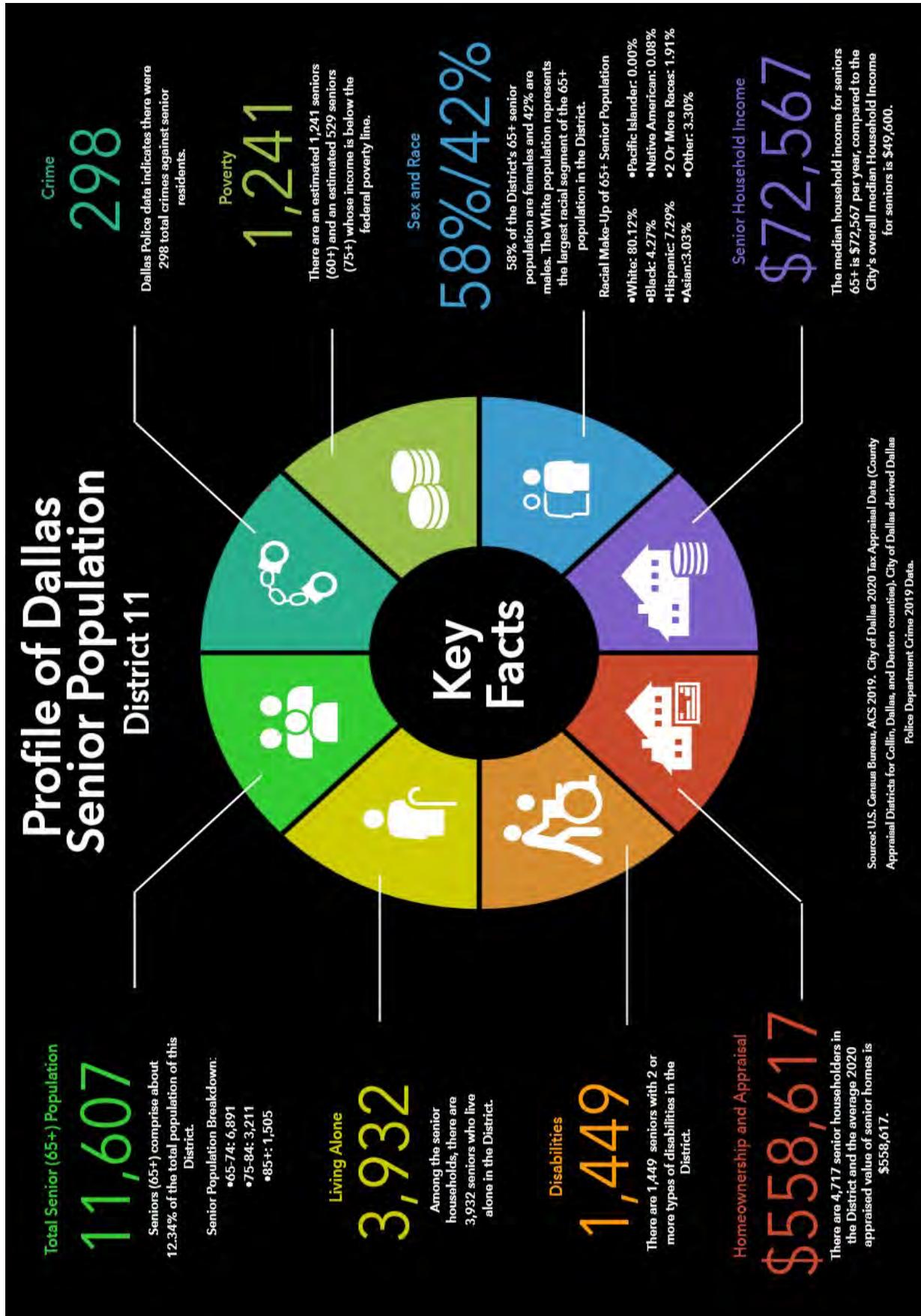
Racial Make-Up of 65+ Senior Population

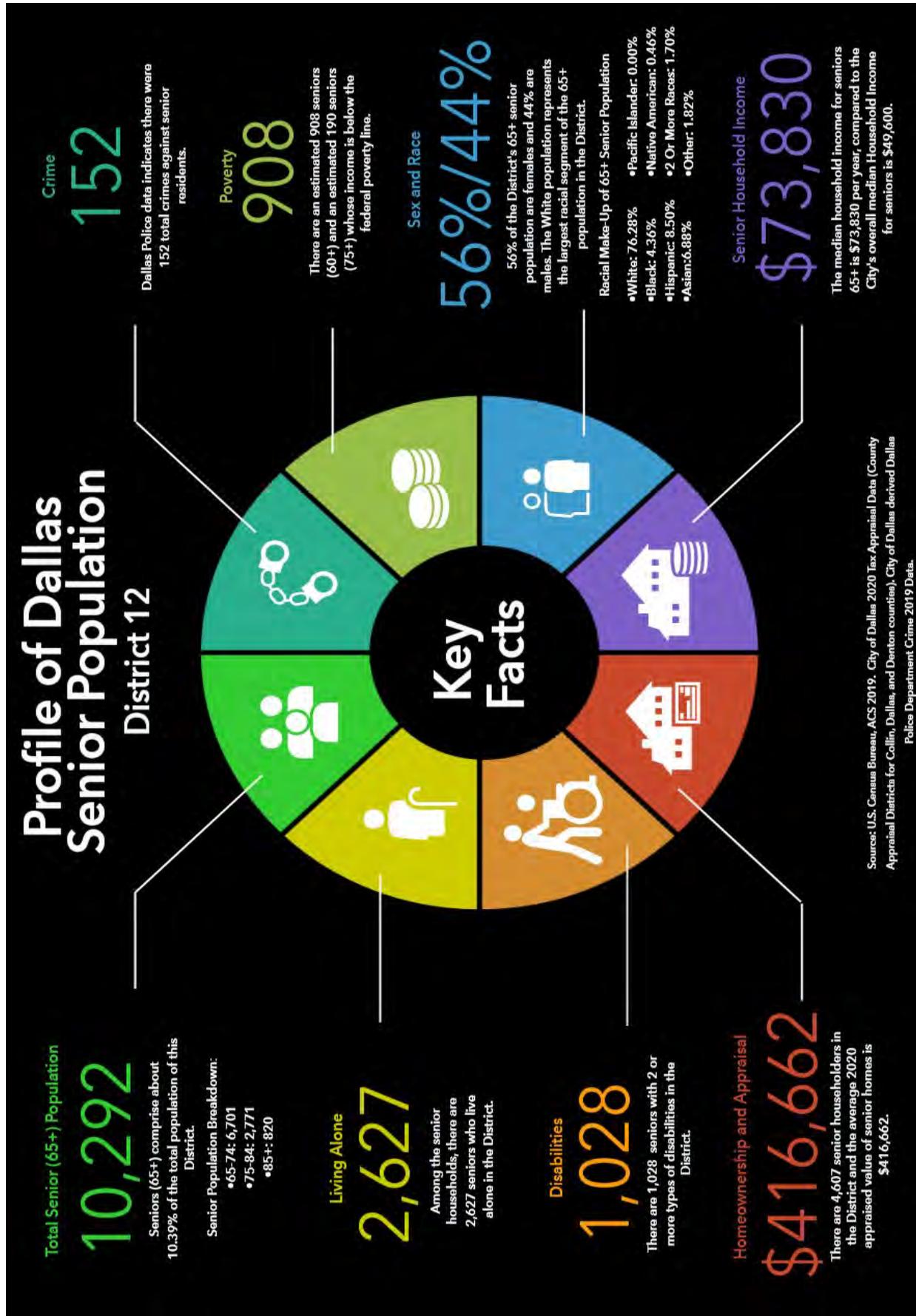
- Whites: 72.20%
- Black: 14.15%
- Hispanic: 4.63%
- Asian: 6.76%
- Pacific Islander: 0.00%
- Native American: 0.07%
- 2 Or More Races: 1.00%
- Other: 1.19%

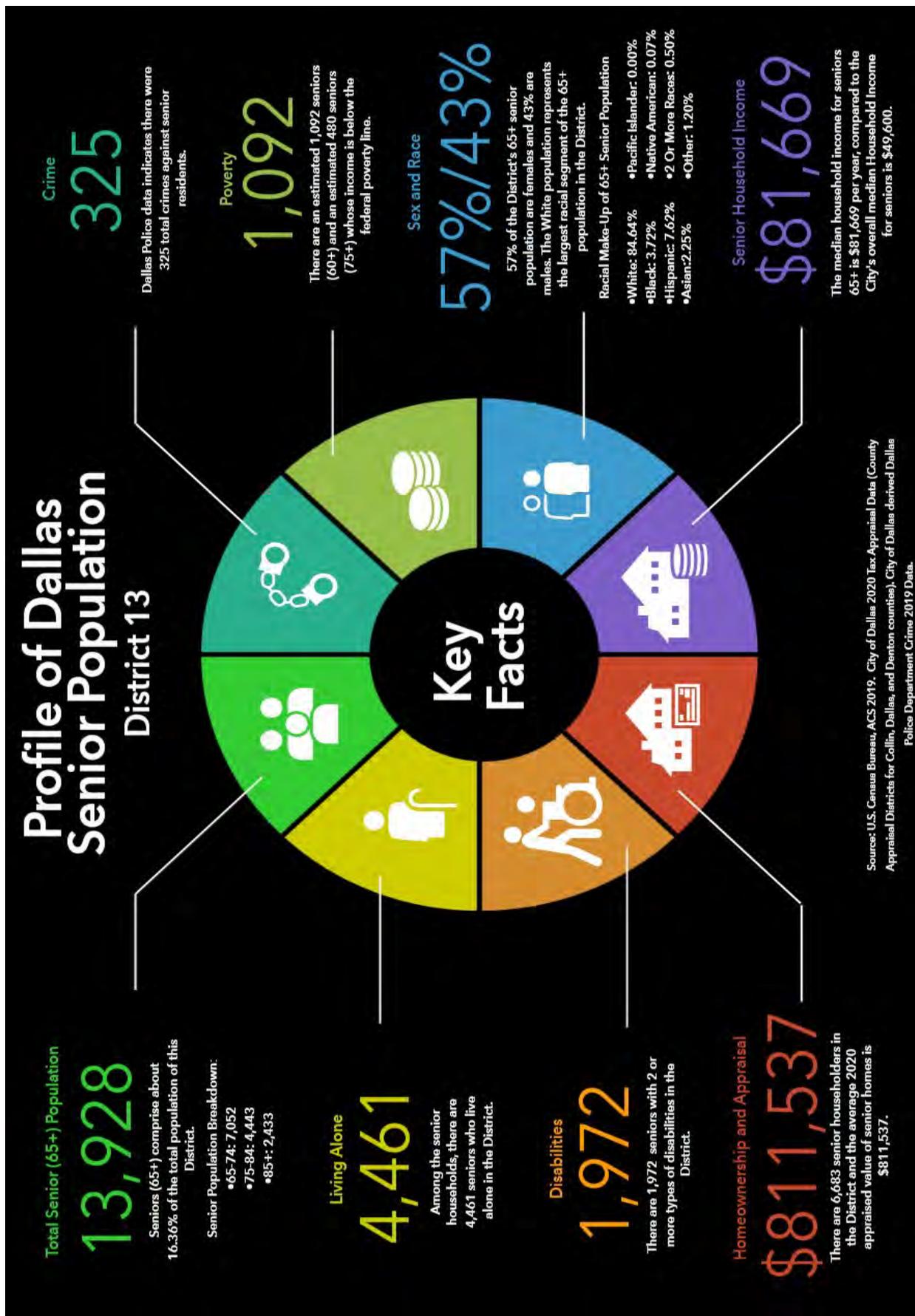
Senior Household Income  
**\$60,130**

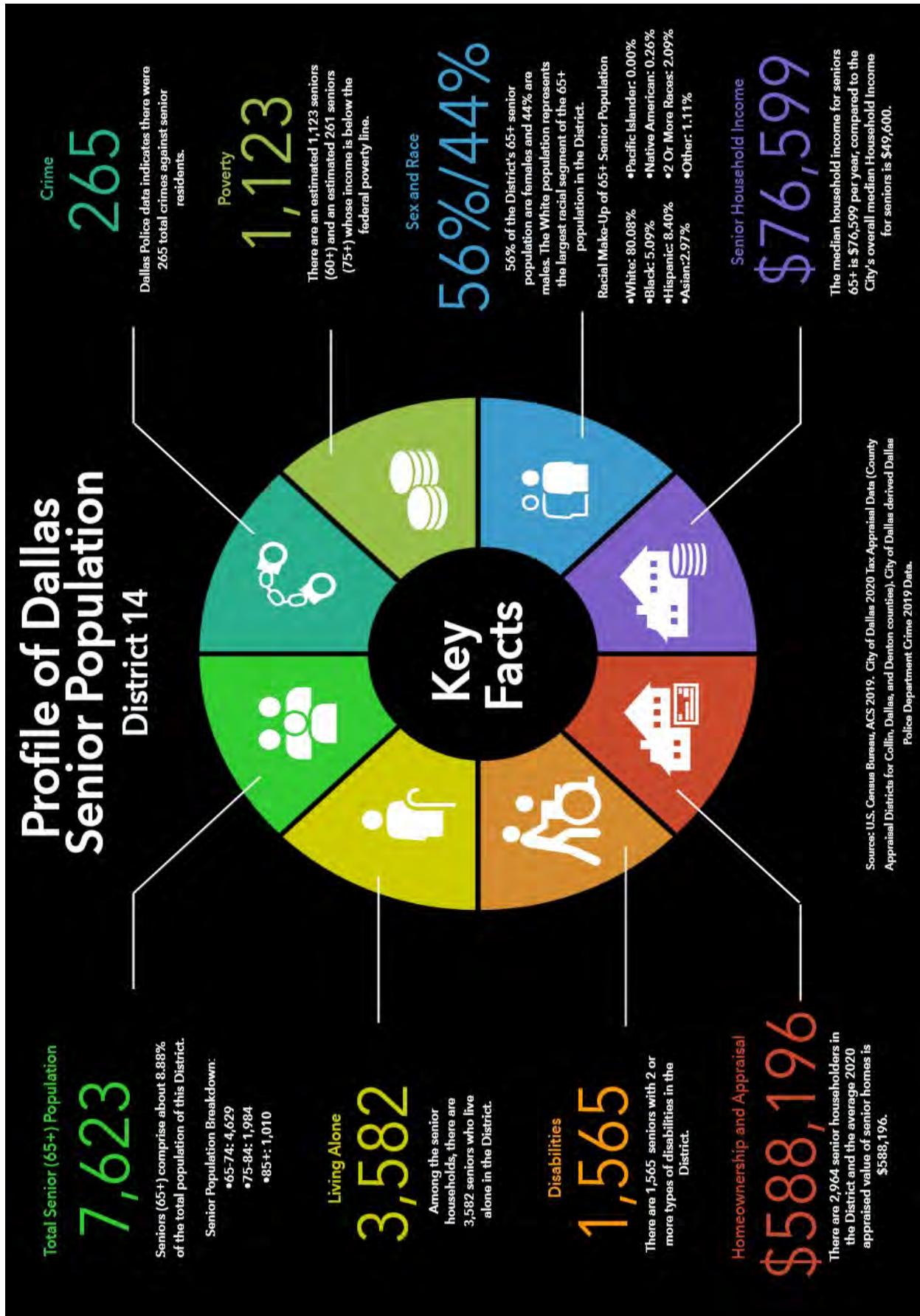
The median household income for seniors 65+ is \$60,130 per year, compared to the City's overall median Household Income for seniors is \$49,600.

Sources: U.S. Census Bureau, ACS 2019. City of Dallas 2020 Tax Appraisal Data (County Appraisal Districts for Collin, Dallas, and Denton counties), City of Dallas derived Dallas Police Department Crime 2019 Data.









# **APPENDIX II**

**CITY OF DALLAS  
SENIOR AFFAIRS COMMISSION**

**SPECIAL MONTHLY BRIEFING  
SUMMARIES  
JANUARY – DECEMBER 2022**

## January 24, 2022

**Stacey Malcolmson, CEO of The Senior Source** briefed the Commission on their post pandemic programing and the long-term effects the pandemic had on Dallas seniors. Highlights include:

- The Senior Ombudsman Program, which receives supplemental funding from the City of Dallas, has been restored to its pre-pandemic schedule of visits to long term care facilities, after being banned from on-site visits for 18 months during the height of the pandemic. Ongoing problems of isolation, infection control, staffing shortages and poor treatment of residents have been exacerbated by the pandemic and the program is now being re-introduced to facilities.
- The Elder Financial Safety Center (EFSC) provides financial assistance, fraud and scams help and employment services to seniors. During the Covid-19 lockdown, there was 67% increase in fraud and scams activity (2021 over 2020).
- There is a huge disparity between staffing and caseload for Adult Protective Services (510 caseworkers) versus Child Protective Services (9200 caseworkers) in Texas. The caseload for adult protective services is 23 cases per worker compared to 18 cases per worker for child protective services.
- There has been a significant increase in stress and isolation for the senior population. This was caused by government restrictions during the height of the pandemic and by fear of re-engaging as we enter the post-pandemic era. This has impacted the population at large and also the availability of volunteers whose role has been to help mitigate elder isolation through the Friendly Visitor program and generally through volunteer engagement.

## February 28, 2022

**Katherine Krause, CEO of the Visiting Nurse Association (VNA)** provided an overview their organization and highlighted their challenges and successes as they emerge from the pandemic. Highlights include:

- VNA offers support for seniors through two major programs: Meals on Wheels and Hospice Care Services. They have strong marketplace partnerships with all of the major healthcare organizations in Dallas.
- The Covid-19 pandemic had a significant impact on the VNA programs. Volunteerism for the Meals on Wheels program came to an abrupt halt and their modified program had to be serviced by employees. As Dallas emerges from the pandemic, the need for meals

has continued to increase, volunteerism has come back strong and the Meals on Wheels program now delivers food to approximately 4,500 people per day. The needs exceed the current ability to provide the service to all who need it.

- The Meals on Wheels Program has been enhanced to include much more than the simple delivery of meals. The program also delivers box fans, space heaters and incontinent supplies and they now deliver pet food to approximately 400 clients each week. They have developed an Adopt a Senior program that enlists volunteers to provide extra support beyond meal delivery had helps mitigate the isolation that impact many of their clients.
- VNA has also begun screening Meals on Wheels clients for clinical needs and referring those in need to various healthcare providers with whom they have partnered.
- The top three challenges for seniors served by VNA are: inability to prepare meals, financial security and lack of transportation. Senior needs have been exacerbated by the continuing effects of the pandemic and by significant growth in the senior population. VNA expects the population of seniors aged 65+ in Dallas County to increase to about 670,000 people by the year 2050 and service providers will need to dramatically increase capacity to keep up with demand.
- Krause encouraged all Commissioners to invite their City Council Person to go out on a Meals on Wheels route. The best way to understand the community need is to see it first-hand.

### **March 28, 2022**

**Donna Alexander, Director and Erica Lester, Manager of Access and Assistance Programs for the Dallas Area Agency on Aging (DAAA)** provided an overview their organization and the primary resources they provide to Dallas seniors.

The Dallas Area Agency on Aging is a department under the umbrella of the Community Council of Greater Dallas and is responsible for planning, advocating, coordinating resources and providing services to seniors aged 60 and older. The DAAA is part of a national network that is administered by the Federal Administration on aging and is funded under the Older Americans Act. Its funding is passed through the Texas Department of Aging and Disability Services and distributed to area and local agencies to ensure the needs of seniors are met through the provision of nutrition and other community services.

The DAAA is engaged in an array of services for residents of Dallas County who are aged 60 and over. These include:

- Care Coordination/Caregiver Support. This encompasses a wide range of support services to caregivers and to clients, ranging from providing supplies, minor home repairs, legal services, transportation assistance and respite care for caregivers. In 2021, minor home repairs were completed at 754 homes.
- Aging Information Office and Referral Line (1-888-223-9509). DAAA fielded over 26,000 calls in 2021 and evaluated needs, matched callers to appropriate community services and followed up with callers to make sure that problems were resolved.
- Benefits Counseling. Provided counseling to seniors on issues regarding Social Security, Medicare, Disability and Legal advice. Over 500 clients were served last year.
- Community Wellness Workshops and Outreach Events. Approximately 1200 individuals completed workshops and almost 100 outreach events were sponsored in 2021.
- My Ride Dallas. Over 1,700 people were provided transportation to medical appointments, pharmacies and grocery stores.

### **April 25, 2022**

**Robert Munoz, Manager of the Dallas Police Department's Office of Community Affairs** briefed the Commission on a number of initiatives and routine programs that are targeted toward senior citizens in Dallas.

- The Elder Fraud Squad was formed in 2021 to create a dedicated unit to conduct primary investigations of financially motivated offenses against victims age 65 and older. The direct phone number for the Elder Fraud Unit is (469) 816-1878 and seniors are encouraged to call to report attempted scams. The unit also provides educational material on how to help "Stop the Scam".
- The Family Violence Unit is responsible for investigating Elder Abuse. This includes improper use of elder's funds, assets or property, use of medications or restraints to punish seniors, isolating seniors from friends, family and normal activities, and failure to provide life necessities.
- DPD stresses the importance of calling 9-1-1 to report suspicious situations and criminal activity. Seniors are important participants in the "See Something-Say Something campaigns." If they don't report things, the police will not know about trending problems and hot spots.

- There are numerous volunteer opportunities to help the police and seniors make up half of the current volunteer cadre.
- Current crime statistics by Council District were shared with the commission and a commitment was made to update the information on a regular basis. The most common crimes impacting seniors are identity theft, purse snatching and home invasions.
- Robert Munoz shared his work cell phone (214)-458-7807 and email address [Robert.munoz@dallascityhall.com](mailto:Robert.munoz@dallascityhall.com) and encouraged Commissioners to call him with questions or concerns.

**Diane Jones, Associate Executive Director of Achieve** briefed the Commission on the Achieve Senior Employment Program, which is funded through a contract with the Senior Services department of the City of Dallas Office of Community Care.

Achieve has been serving the greater Dallas area since 1951 and has been providing workforce development services for 40 years. Their target audience has historically been people with disabilities, veterans and youth in transition and people living in poverty. About one-third of the people being served are over 60 years of age. The City of Dallas Partnership provides free employment assistance to Dallas residents over the age of 60 who meet low-income guidelines. Services include job readiness training, job placement assistance, case management, bus passes, forklift training and job retention and support activities.

### **May 23, 2022**

**Tracy King, Director of Operations for the Texas A&M Dental Program's Community Clinics** provided an overview of the Dental Program and the current year patient volumes. The purpose and function of the community clinics are twofold: to improve access to dental care by providing free dental services to patients and to provide outstanding dental education in a public health setting.

There are two clinics serving the City of Dallas:

- The Dr. M.C. Cooper Dental Clinic located in South Dallas near the intersection of Scyene Road & Dolphin. This clinic has eight dental chairs and has a maximum capacity of 36-40 patients per day.
- The NDSM Dental Clinic at the North Dallas Shared Ministries facility on Merrell Road in northwest Dallas has six dental chairs and a maximum capacity of 20 patients per day.

The contract between the City and the Texas A&M Dental Program provides up to \$250,000 in annual funding at a rate of \$125 per patient visit to provide free dental services to seniors. Throughout the Covid-19 pandemic these services were sharply curtailed and most of the City funding was not utilized. However, in the fiscal year ended September 30, 2022 patient visits were up more than 50% and patient procedures more than doubled over fiscal year 2021. If current volumes continue, total budgeted support from the City of Dallas will be exhausted in fiscal 2023.

**Felecia P. Foster, Sr. Outreach Specialist, Communications & Outreach and Clifton Gillespie, Assistant Director of Operations for the Department of Sanitation Services** provided an overview of the department and clients served.

Sanitization communications, education, and outreach efforts were previously focused on waste reduction, diversion, and recycling programs. The new outreach team will be focused on customer outreach, specific to day-to-day service issues related to recycle, garbage collection, brush, and bulky item pick-up. Goal of new team is to enhance day-to-day communications related to service delivery, to provide a presence at community and neighborhood meetings, and to provide intensive case resolution assistance to managers, supervisors, partner departments and other entities. Ms. Foster stated that the outreach team communicates with citizens face-to-face, via Nextdoor, Facebook, Twitter, Instagram, and by placing inserts in customer bills several times per year.

Mr. Gillespie pointed out difference between a citation that code compliance issues for noncompliance and the collection fee that sanitation charges for oversize set-out. If set out early, code compliance may issue a citation. The outreach team will be available to assist with sanitation issues and may refer to code enforcement.

The Helping Hands Program is for residents who are not physically able to roll their carts to the curb. A doctor's statement is required and no able-bodied person in household. Sanitation Department offers a paid version of this program to all customers called a Pack-Out service for an additional monthly fee for brush and/or bulky trash collection. Customers can call 3- 1-1 to request this service.

**Glenn Ayars, Outreach Manager, Department of Sanitation** stated that the goal of the outreach team is to be accessible to provide outreach services, resources, and updated service information at events and to help senior citizens navigate city services. The outreach team is working on a resource service guide and a brochure for the Department of Sanitation. Senior citizens may contact the outreach team by email: [SANOutreach@dallascityhall.com](mailto:SANOutreach@dallascityhall.com)

### June 27, 2022

**Dr. Greg Morris, Senior Vice Provost, Dallas College** briefed the Commission on the progress being made with the Dallas College Emeritus Program. This program is specifically designed to serve older adults in Dallas County and is offered free of charge to any resident aged 65 or older. Dallas College offers about 11,000 credit classes and Dallas seniors can take classes to simply explore areas of interest or to actually pursue a degree. The Emeritus program classes are custom designed specifically for seniors and even include fitness classes. **Grant Sisk, Senior Manager of Special Academic Programs** previewed the range of programs that will be available in the fall 2022 semester. They include technology, languages, arts, health and fitness. Dallas College is very interested in expanding the Emeritus programming in the southern sector of Dallas County and they would welcome assistance in making senior citizens aware of the free courses.

**Dr. Brita Andercheck, Chief Data Officer and Director of the City's Office of Data Analytics and Business Intelligence** briefed the Commission on the progress being made on the Senior Data Project.

### July 2022

No Meeting

### August 22, 2022

**SAC Commissioner Portia Cantrell** made a presentation entitled "LGBTQ Seniors in Dallas...Are Their Needs being Met?" The purpose of the presentation was to inform the Commission about some of the unique issues facing LGBTQ older adults and explain some of the reasons that they are less likely to access generic senior programming. A case was made for more City support for activities and programs that are targeted at the LGBTQ senior population.

Since the U.S. Census does not provide a breakdown of LGBTQ demographics, it is difficult to obtain definitive estimates of the size of the LGBTQ senior population in Dallas. Using UCLA School of Law and Centers for Disease Control & Prevention data, the LGBTQ population in the greater Dallas-Fort Worth metro area was estimated at 211,000 or about 3% of total population. If this ratio holds for the City of Dallas, there would be approximately 4,500 LGBTQ seniors in our community.

While younger LGBTQ people are living in a society that is more open-minded about LGBTQ lifestyles and accepting of gay marriage and family units, there is still hostility and discrimination in the community. LGBTQ elders over the age of 65 grew up in an era when it was dangerous and even illegal to live as an openly homosexual lifestyle. Until 1973 homosexuality was designated as a mental health disorder diagnosis by the American Psychiatric Association. Sodomy laws remained on the books in many states until, in a Texas case, the Supreme Court ruled them as unconstitutional in 2003. Even today there are no federal or Texas laws that provide the LGBTQ community protection from discrimination in housing, employment or public accommodations.

Seniors in the LGBTQ community are affected by the same issues that confront all older citizens of Dallas. Social isolation, poverty, food insecurity, affordable housing, access to healthcare and transportation problems are common. These issues are magnified in the LGBTQ community because of years of discrimination in employment and housing. Many of these seniors have little or no family support systems because strained relationships or outright rejection because of their sexual orientation. There is a hesitancy to participate in many mainstream senior programs and services out of fear of rejection by other participants.

The Senior Affairs Commission was encouraged to recognize the special challenges facing the LGBTQ senior community when recommending services and programs to the Dallas City Council.

### **September 19, 2022**

**Lynn McBee, who was appointed as Workforce Czar for City of Dallas in January 2022**, briefed the Commission on Workforce Dallas. The goal of Workforce Dallas is to bring the services, training and jobs into the community using a holistic, hands-on, people-focused approach to workforce development. All Dallas residents are eligible for the program and the LGBTQ community is welcomed. The primary objective is to “up-skill” the working age population (ages 35-64) in Dallas by connecting low-wage workers with training and education resources to help them qualify for better paying employment opportunities. People who complete an Associate degree or a Bachelor’s degree will enjoy lifetime earnings that are 60% to 75% higher than those who only have a high school education. The program hopes to change lives, stabilize families and reduce generational poverty, and at the same time, helping to develop a better qualified work force in Dallas.

While the initial focus of Workforce Dallas was on younger members of the population, they have found that there are needs and opportunities for seniors who need to supplement their social security and other retirement income. Seniors can visit their website at [www.workforcedallas.org](http://www.workforcedallas.org) to learn more about resources.

**Stacie Grissom, Outreach Executive of Oak Street Health Services** provided an overview of the organization and the services offered to seniors. Oak Street Health is a doctor's office that exclusively serves the Medicare population. They have nine locations in the Dallas-Fort Worth area, including facilities at two Walmart Stores. Transportation via Lyft is provided to their locations. A 40-minute welcome visit is offered to all new patients as an opportunity to meet their provider.

**Daryl Quarles, Dallas Parks and Recreation Department and Shannon Adams, Dallas Public Library System** briefed the Commission on the current status of senior programs in their respective departments. Both speakers recognize the significant role that their organizations play in providing socialization opportunities and targeted programming for Dallas seniors. While the libraries have not returned to pre-pandemic staffing levels and operating hours, significant progress has been made to restoring this resource for seniors. Parks and Recreation has restored programming and operating hours to most facilities but are still restricting group size for most activities.

### **October 24, 2022**

**Thor Erickson, Assistant Director of the Department of Neighborhood Revitalization for the City of Dallas** presented a preliminary plan and asked for Commission feedback on a **New Senior Home Rehabilitation Program**. On September 21, 2022 the Dallas City Council allocated \$100,000 to address minor home repairs for senior citizens. Mr. Erickson outlined a proposed framework for the new program, which would be available to seniors over the age of 60 who have incomes below 80% of AMI. Grant size would be limited to a maximum of \$10,000. The Commissioners provided feedback regarding eligibility and prioritization for seniors with the greatest needs. Since the total available funding will only permit a small number of projects to be funded, the Commission encouraged the use of a lottery and a structure that could be evaluated as a prototype for a larger program if additional funding could be secured. If approved by the Housing and Homeless Solutions Committee and the City Council, the Senior Home Rehabilitation Program will be launched in March of 2023.

**Jessica Galleshaw, Director of the Office of Community Care** provided an overview of how the final approved FY 2023 City Budget aligned with the recommended funding priorities submitted to the Mayor, City Council and City Manager in August 2022. Most programmatic funding was maintained at prior year levels, but increased funding was provided for the Senior Ombudsman program, Minor Home Repairs, expanded staffing and operating hours for the Public Libraries and Parks and Recreation centers.

## **November 21, 2022**

**Mark Edwards, Program Administrator, Dallas County Older Adult Services** briefed the Commission on the services provided to senior citizens who live in Dallas County. Primary funding for this program is provided through federal grants that are made to state agencies on aging under the 1965 Older Americans Act. Dallas County receives funding through the Dallas Area Agency on Aging to provide congregate meals to people aged 60 or older. Additional County funding is also provided to provide for the budget of Dallas County Older Adult Services (DCOAS). The program is designed to address food insecurity, social isolation, nutrition education and overall health and wellness among our older adults.

Working closely with a number of governmental (including the City of Dallas) and not-for-profit agencies, Dallas County provides congregate meals, social, fitness and cognitive activities at 19 Senior Center sites in underserved communities. 15 of these sites are located in the City of Dallas. The Older Adult Services Program operates 20 buses that provide transportation to and from participants' homes and most of the centers. Between 9AM and 11:30AM, Mondays through Fridays, Center Managers provide organized social interaction, fitness and cognitive activities for participants, and then provide meal service.

The Covid-19 pandemic caused normal programming and congregate meal service to be suspended in 2020 and 2021. During the pandemic DCOAS and their community partners looked for alternative and creative ways to continue services to older citizens. They served nearly 2400 seniors by distributing about 1,000,000 meals at pick-up sites and also distributed memory games and activities, hand sanitizers, masks, healthy snack and mental health kits. They also provided wellness calls. Starting in April 2022 DCOAS started the phased reopening of the Senior Centers and by the beginning of fiscal year 2023 most senior centers were fully operational. In 2023, they expect to serve approximately 2,000 congregate meals to seniors versus pre-pandemic volumes of 220,000 annual meals. The impact of the Covid-19 pandemic continues and DCOAS has seen increased social isolation, poor nutritional health, chronic diseases and anxiety/depression among the older people they serve.

## **December 12, 2022**

**Catherine Cuellar, Director of Communications, Outreach & Marketing for the City of Dallas** briefed the Senior Affairs Commission on the City's strategy to communicate important information with its citizens. The Commission requested the briefing to better understand what resources are available to the various city departments that serve the older segments of the Dallas population. Over the past two years, the Commission has recommended that

additional funding be provided to coordinate the efforts of the numerous city departments that offer programs and services to the senior population.

Ms. Cuellar explained that the COM department is a resource available to all city departments to provide assistance with communications to the citizens of Dallas. The four divisions of the COM department are: Public Information, Language Access Center, Design, Brand & Visual Identity and Broadcast & Audio/Visual. It is important to recognize that the COM department is not staffed to conduct communications activities for all city activities. Ms. Cuellar noted that there are more communications staff in other city departments than there are with the COM department. The COM department is responsible for establishing brand standards and consistency across all departments and for providing tool kits that may be utilized by any city department.

The Senior Affairs Commission is interested in exploring this resource in greater depth, but it does not appear that the COM department is the overall solution to the problems associated with the lack of awareness of City programs and resources available to the city's senior population.

**Dr. Brian Gardner, Chief Information Security Officer for the City of Dallas** made a presentation about **Dallas Secure**, which is a free Mobile App that Dallas residents can download to their mobile devices to protect themselves from phishing, network and malicious app attacks. Dallas is the first Texas city to launch the program, which has been launched by the State of Michigan, New York City and Los Angeles.

# **APPENDIX III**

## **CITY OF DALLAS SENIOR AFFAIRS COMMISSION RECOMMENDED FUNDING PRIORITIES FISCAL YEAR 2022-23**

## SENIOR AFFAIRS COMMISSION CITY OF DALLAS

**AUGUST 25, 2022**

**FROM: J. Peter Kline, Chairman**  
**TO: Mayor Eric Johnson, all City Council Members and the City Manager**  
**SUBJECT: Recommended Funding Priorities for Senior Citizens**

Attached is a copy of the Senior Affairs Commission's recommended funding priorities with regard to serving the Dallas senior population in FY 2022-23.

The fastest growing segment of the City of Dallas population are Senior Citizens. While total population grew by 7.4% between 2014 and 2019, the senior population over the age of 65 grew by almost 20 percent. The Covid-19 pandemic has had a disproportionate negative effect on the senior population, both from the disease itself and because most of the normal services provided for seniors were suspended or deeply curtailed during most of the past three years. The current inflationary economic trends are having a devastating impact on seniors who are living on fixed incomes. This year, the Senior Affairs Commission is working on a comprehensive needs analysis that will help us better define the nature and scope of critical issues that are facing Dallas seniors. The preliminary findings have helped form the basis of this year's recommended funding priorities.

This report was prepared by an Ad Hoc Committee on Funding Priorities. Members of the Ad Hoc Committee included Commissioners Kline D-13, Gart D-11, Jarvis D-5 and Roberts D-14. The report was reviewed and approved by the full Senior Affairs Commission at our August 22, 2022 regular meeting. We hope these priorities are included in the final adopted budget by the Mayor and Council. Thank you for your consideration and for the opportunity you have given us to serve the City.



J. Peter Kline, Chair  
Dallas Senior Affairs Commission

Copy - All Senior Affairs Commissioners  
Attachment - Senior Affairs Commission Recommended Funding Priorities FY 2022-23

**CITY OF DALLAS SENIOR AFFAIRS COMMISSION  
RECOMMENDED FUNDING PRIORITIES  
FISCAL YEARS 2022-23**

*(Approved at the August 22, 2022 Meeting of the Senior Affairs Commission)*

The Senior Affairs Commission (SAC) has prepared this report to advise the Dallas Mayor, City Council, and City Manager regarding funding priorities for Dallas' Senior population.

**CURRENT CITY-FUNDED SENIOR PROGRAMS**

The City has historically recognized the importance of senior citizens and over the years has dedicated funds to respond to specific problems and needs of the senior community. Currently funded senior programming occurs across several city departments and outside contractors including:

- Office of Community Care (OCC)
- Dallas Public Library System
- Parks and Recreation Department
- Home Repair Programs
- Senior Dental Health Program
- Senior Workforce Programs
- DART Rides Program
- Senior Ombudsman Program
- Targeted activities to seniors within the Police and Fire Departments

In addition, The City of Dallas adopted as a guide the Age Friendly Dallas Plan in May of 2019 which set forth goals for community accessibility by all age groups, with a particular focus on seniors. The areas of focus of this Plan included seven domains:

- Outdoor Spaces and Buildings
- Transportation
- Housing
- Social Participation & Inclusion
- Civic Participation & Employment
- Communications & Information
- Community Support & Health Services

The seniors who take advantage of these programs and services benefit greatly from them. But the actual program participation represents a very small penetration of the total senior

population in the City. **There needs to be a more effective communications strategy to make seniors aware of the existence of resources being provided by the City.** In general, senior programming has frequently evolved as a response to anecdotal identification of problems and needs, rather than a data driven definition of the size and scope of issues confronting seniors. The City should have a more strategic approach toward the identification of problems, the implementation of programs and the evaluation of their effectiveness.

## **DEMOGRAPHIC PROFILE OF THE DALLAS SENIOR POPULATION**

There has been great excitement in Dallas over the past five years concerning the rapid growth in the City's population, employment base, corporate relocations and general economic conditions. All of this is very positive news for Dallas and its citizens, but very little analysis has been conducted about how our senior population has been impacted.

For the past six months, the SAC has been working with the City's Office of Data Analytics & Business Intelligence and the Office of Community Care to build a demographic profile of Dallas' Senior Population. The goal has been to develop a factual data base that can be used to identify problems, needs and opportunities confronting our senior population. The primary source for this data base is the U.S. Census Bureau American Community Survey which highlights the changes that have occurred in the five years ending in 2019. Some of the preliminary highlights of this analysis are as follows:

- Over 15% of the 1.37 million Dallas residents are senior citizens aged 60 and older; there are about 143,000 residents ages 65 and older.
- The fastest growing segment of the Dallas population are senior citizens. Since 2014, the senior population has grown by 18.7%, more than double the rate of growth for any other age group. The total Dallas population grew by 7.4% during this period.
- Based on the 2019 Census poverty threshold (\$12,261), nearly 14% of Dallas seniors were living in poverty. There were about 8,300 senior households with less than \$10,000 in income.
- While the non-senior residents living in poverty decreased by nearly 17% between 2014 and 2019, the number of seniors living in poverty increased by nearly 11%.
- Based on 2020 appraisal district data, senior citizens over the age of 65 represent about 30% of home owners city-wide, more than double their percentage of the population. Over 20,000 senior homeowners live in census tracts with a high poverty level.

This newly created Senior Demographics Model will continuously be updated with more current census data as it becomes available. In addition, the Office of Data Analytics and Business Intelligence has committed to work with the SAC to conduct targeted surveys to identify and define the greatest issues confronting our senior population throughout the City. The interactive mapping model makes it possible to pinpoint the greatest areas of need in every City Council District and develop action plans on how to have the biggest impact on senior issues.

### **MAJOR ISSUES CONFRONTING DALLAS SENIORS**

Like all Dallas residents, senior citizens are impacted by all of the major urban issues affecting our city and they benefit from the broad-based city programs and services that address these issues. Crime, poverty, affordable housing, food insecurity, access to health care and medical services, and transportation issues impact everyone, but these issues are compounded for the senior population.

#### **Covid-19**

The COVID-19 pandemic has had a devastating impact on the senior population. The immediate health impact took a significantly greater toll on 65+ residents. While they represent about 10% of the population, they accounted for 30% of the hospitalizations and over 2/3 of the deaths from the disease according to Dallas County statistics. Even before the pandemic, social isolation was one of the biggest issues confronting seniors. Fear of contracting the disease led to even greater isolation, and routine medical care was interrupted, causing other health problems. In addition, most of the senior resources available from government agencies and non-profits were interrupted, scaled back or totally eliminated for most of 2020 and 2021.

#### **Social Isolation**

Older adults are particularly susceptible to social isolation, adversely impacting their quality of life and their physical and mental health. Currently, this issue is of even greater concern because most of the opportunities for socialization are still reduced from pre-pandemic levels and many senior citizens are unaware of what is available and how to access programs.

**Poverty & Cost of Living**

In Dallas there are about 30,000 seniors living at or below the federal poverty line. Most senior citizens live on a fixed income that may or may be supplemented by part time employment. Over 30% of seniors live alone and do not benefit from multiple incomes in their household. Even during the 2014 – 2019 period of minimal inflation, the number of Dallas seniors living below the poverty line grew by 11%. Currently the federal rate of inflation is reported at 8.6%, the highest rate of price increases in over 40 years. This has been driven by very large increases in rent, food prices and gas prices. Many seniors who were struggling to make ends meet are now in crisis mode.

**Affordable Housing**

The lack of affordable housing in Dallas is a wide-spread problem that is being exacerbated by an unprecedented increase in rental rates for apartments and rental homes. In May 2022 FOX 4 news reported that average rent for a one-bedroom apartment in Dallas has increased by 20% in the past year. For seniors who are living on a fixed income, these increases make it virtually impossible to continue to live independently because the supply of less expensive apartments simply does not exist.

Affordability is also a serious issue for seniors who own their own homes. Even for seniors who no longer have a mortgage, large increases in property taxes, insurance, utilities and maintenance costs have been very difficult to absorb. Since there are limited housing alternatives, finding ways to keep seniors in their existing homes is especially important. Many seniors need assistance with minor and major home repairs in order to do this.

**Food Insecurity**

Food insecurity has become a significant issue for Dallas residents of all ages and the dramatic escalation in grocery store prices has compounded the problem, particularly for seniors living on a fixed income. The North Texas Food Bank and VNA's Meals on Wheels programs are seeing all-time record demand for their assistance. The lack of grocery stores in proximity to seniors living in low-income neighborhoods is also a major problem.

**Mobility Issues and Transportation**

Access to medical care, grocery stores and socialization opportunities is a very common issue for senior citizens. Nearly 10% of all Dallas households do not have a motor vehicle and must rely on family, friends or public transportation. Nearly 30,000 Dallas seniors report having two or more disabilities, and as people age, almost everyone has some sort of mobility issue, making it difficult to get to Dart bus stops. There are about 57,000 Dallas seniors aged 75 and older who are particularly vulnerable to these difficulties.

**FUNDING PRIORITIES FOR FISCAL YEAR 2022-23 AND BEYOND**

Based on our work to develop a fact-based demographic profile of the senior population in Dallas, the SAC believes that the historical budget process has underestimated the critical needs of the fastest growing segment of the City's population. Funding has not kept up with population growth. The Covid-19 pandemic protocols have had a disproportionate adverse impact on seniors, both directly and indirectly. Resources, access to facilities and senior programming have been curtailed over the past few years. As the City emerges from the pandemic, additional resources will be required to help our seniors reestablish a suitable quality of life, and to expand senior programming throughout the city.

The SAC recommends the following funding priorities be incorporated into the 2022-33 budget process. The list is presented in rank of importance to the seniors in our community.

- **Communications Strategy and Staffing.** The City needs to develop a more effective way to communicate with our senior citizens and make them aware of the availability of senior services and programming. The SAC recommends that a full-time position be created to gather senior programming information from all city departments and create one central comprehensive information source for seniors. This person should also develop a strategic plan for the most effective ways to communicate with the senior community and how to best integrate information on senior programming that is provided by the non-profit community.
- **OCC Outreach, Information and Referral.** Continue full staffing and program support at pre-pandemic levels. Continue to look for innovative ways to publicize the Senior Help Line as an important resource for seniors who need assistance. Ramp up in-person outreach initiatives and continue to create new relationships and joint initiatives with other agencies that are focused on serving the senior communities. Specific focus should include non-profits who provide health care services and food assistance.
- **Food Insecurity Strategies.** The lingering effects of the pandemic and the current economic climate have stressed the capacity of non-profits that are addressing food insecurity in Dallas. The VNA's Meals-On-Wheels program is a highly utilized resource by the Senior community and is near capacity due to lack of sufficient funds. The City should provide limited financial assistance to the program in the current budget cycle and explore ways that additional funding could improve services to Dallas senior citizens in future years. The City should also investigate ways that the North Texas Food Bank could better support the senior community if funding were available.
- **Minor Home Repair Program (CDBG).** Over the past two years the Housing Department has simplified the application process for minor home repair assistance. While the pandemic effectively halted the program for a year, the Home Repair Program has been

restarted and a significant number of projects are now underway. Although the home repair programs are serving more people than ever before, the need for this assistance far outstrips the available funding. The SAC recommends doubling the funding for this program in the next budget cycle and provide funds from diverse sources including the General Funds in order to assist seniors to age in place in their own homes.

**Senior DART Rides Program.** Low utilization of the DART Rides Program is related more to the lack of awareness of the program's existence than a lack of need in the community. The continued recovery from the pandemic and the enhanced communications activities should significantly increase demand for transportation. As life returns to normal, demand for transportation is expected to increase and this program should be maintained to accommodate these needs.

- **Senior Dental Program.** This important service, provided by the City through a contract with Texas A&M, was disrupted during the pandemic and only emergency dental work was provided for several months. A new site has been opened to serve South Dallas more effectively and current year volumes are expected to consume full funding in the current budget. The SAC recommends continuation of this program and an increase of \$50,000 over the current year budget.
- **Library and Park and Recreation Programs.** The importance of our libraries and recreation centers as gathering places and sites for targeted senior programming has never been more apparent. Isolation and lack of socialization opportunities for seniors has taken a big toll. Additional funding for the development and conduct of senior programming at libraries and rec centers should be a top priority. A continuation of both in-person and online programs should be funded.
- **Senior Ombudsman Supplement.** The City contracts with the Senior Source to provide supplemental funding to enhance ombudsman services to residents in Dallas nursing homes and assisted living facilities. The Ombudsman program did a remarkable job of maintaining contact with residents and their families during the ban on personal visitation during the pandemic. Volumes are returning back to normal this fiscal year and may well increase as a result of post-pandemic regulations. The amount of this contract has not been increased in several years and the SAC recommends that current funding levels be increased to reflect the current inflationary environment and increased workloads.
- **Senior Training and Employment.** The current economic environment is causing many seniors to find part-time employment to supplement their fixed income retirement plans. After being suspended during the Covid-19 pandemic and a change of contractors, a new program has been initiated this year and is now being implemented. The SAC recommends the continuation of funding at current levels and the evaluation of the program as to its effectiveness.

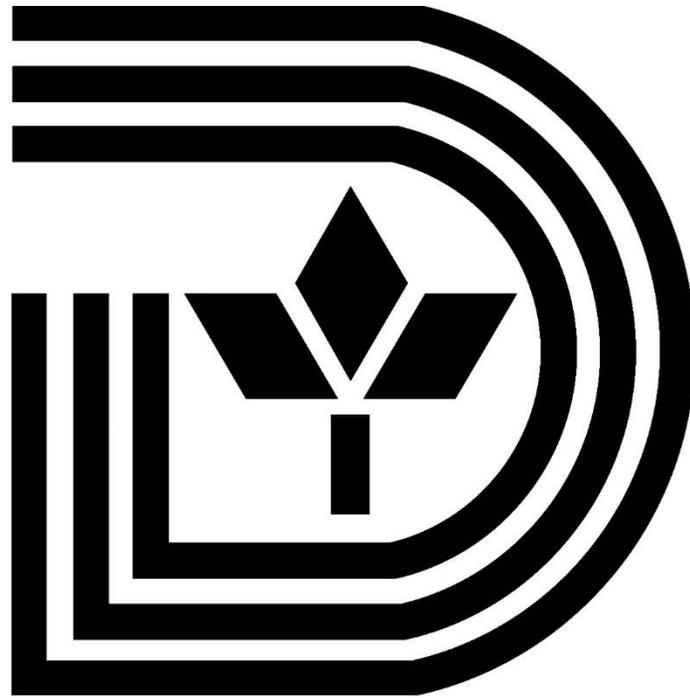
- **Continued Covid Vaccination Support.** In order to maintain immunity levels and to protect against new variants of the Covid-19 virus, the senior population must have easy access to booster shots. We hope that the County and City will continue to work together to facilitate a timely and convenient availability of vaccination boosters for the senior population.
- **Sidewalk Plan.** The SAC supports continued funding for the implementation of the Master Sidewalk Plan to support sidewalk replacement throughout the city.

**Signature:****Email:** [anacamacho28@gmail.com](mailto:anacamacho28@gmail.com)

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CITY SECRETARY  
DALLAS, TEXAS



# City of Dallas

Boards and Commissions Annual Report

South Dallas Fair Park Opportunity Fund

February 1, 2023

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Transmittal Letter

February 1, 2023

Dear Honorable Mayor and Members of the City Council,

I am pleased to transmit the South Dallas Fair Park Opportunity Fund Advisory Board Annual Report that summarizes the objectives and initiatives of the Board from January 1, 2022, through December 31, 2022. The attached report is submitted in accordance with Sec.8-1-1of the City of Dallas Code.

The South Dallas/Fair Park Opportunity Fund is appointed by the council in conformance with Dallas City Code 2-130 through 2-132., and administered by the Small Business Center.

During this transformational period, the South Dallas/Fair Park Opportunity Fund has been an essential catalyst for helping our small businesses and human service organizations ensure everyone has a fair shot in this new age for our City. As we strive to create jobs and improve the quality of life, the South Dallas/Fair Park Opportunity fund is committed to working with our community stakeholders and residents. Investing in our underserved communities is the only way to stake our claim for an equitable future as we boldly embrace the unbound potential that lies ahead.

Thank you, and we appreciate your continued support of the South Dallas/Fair Park Opportunity Fund.

Leander T. Johnson



Chairman  
South Dallas/Fair Park Opportunity Fund Advisory Board

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## South Dallas/Fair Park Opportunity Fund Purpose

The purpose of the South Dallas/Fair Park Opportunity Fund (the "Opportunity Fund") is to **provide loans and grants to promote economic development** and support human development initiatives in the neighborhoods surrounding Fair Park (2010 Census tracts 25, 27.01, 27.02, 34, 37, 38, 39.01, 39.02, 203, 40, and 115).

In 1989, the Council established a Fair Park Task Force to develop a strategy to invest funds generated by Fair Park into the surrounding community (CR 89-1159). Among other things, the Task Force recommended creation of an advisory board to oversee administration of the funds, and recommended annual funding from Fair Park activities, amphitheater tickets sales, general fund contributions, and other sources. The Task Force funding recommendations were adopted by CR-89-3605, and the advisory Board was codified in Dallas City Code Sections 2-130 through 2- 132. Pursuant to Ordinance No. 30905 approved on June 27, 2018, the name of the advisory Board was amended to the "South Dallas/Fair Park Opportunity Fund board" and therefore the funds the Board directs are referred to herein as the "South Dallas/Fair Park Opportunity Fund."

Economic development funding supports one or more of the following goals in the Service Area:

- i. Creation of jobs
- ii. Retention of jobs
- iii. Increase in Service Area tax base
- iv. Stimulate small business activity and growth

Human development funding supports one or more of the following goals in the Service Area:

- i. Increase workforce participation and readiness
- ii. Stimulate small business activity and growth
- iii. Improve health outcomes.
- iv. Improve public safety.
- v. Improve educational outcomes

## 2022 in Review

In many ways, 2022 served as a continuation of the initiatives I laid out as chairman in 2019. After thoroughly reviewing the fund's history, I laid out several objectives that focused on three central themes. Through the participation and commitment of your duly elected appointees and the administrative support of the Small Business Center, we made great strides in driving measurable success. Our central themes were as follows:

- How do we propel economic growth?
- How do we create more jobs?
- How do we help provide the resources and training necessary for our residents to occupy those jobs?

To tackle these challenges, the Board focused on three primary initiatives:

**1) How do we improve the marketing and outreach of the Opportunity funds programs to enhance awareness for residents in those eligible census tracks?**

**Action:** I'm happy to report that over the past year, in coordination with the Small Business Center, we hosted several informational sessions in various locations throughout the community. Each year the Board authorizes the release of a NOFA (Notice of Funding Availability) for the grant component of our fund. While attending an information session at the MLK Center hosted by SBC Director Joyce Williams and community leader Diane Ragsdale, I can attest to the excitement of our community as evidenced by the over 100+ participants who attended in a capacity crowd. We shared in their optimism as we also addressed their concerns. The Board's concrete actions resulted in an overwhelming application response leading to four human services grants in 2022. Finally, we authorized the recommendation for an annual funding increase from \$100,000 to \$200,000 to further expand our capabilities in servicing South Dallas/Fair Park residents.

**2) How do we actively recruit businesses that will keep our communities safe and provide a pathway to create the jobs of tomorrow while serving the South Dallas/ Fair Park community?**

**Action:** Working with various community stakeholders, we identified and recommended funding for *two economic development loans* totaling \$450,000 in 2022. **a) \$350,000 - Kingdom Legacy's MLK Wellness Center**, is a mixed-use project located at the corner of MLK Blvd and Meadow St. This location was the former home of the Dallas Weekly news. This project features a mixture of office space, a community fitness center, and a restaurant promoting a healthy lifestyle and diet choices. Second, **b) \$100,000 - DFW Dawg Life**, is a minority-owned Doggie Daycare business in the heart

of the South Dallas/Fair Park. This business provides a full-service outlet for the growing number of South Dallas/Fair Park pet owners, including express veterinarian services, boarding, and transportation services. DFW Dawg life also spearheads a program that removes stray dogs from our streets and promotes finding them a safe home addressing a concern we repeatedly hear from our residents relating to the safety of our streets and children.

**3) How do we work to streamline City resources and training programs so that our applicants have easy access to the tools they need to succeed?**

**Action:** As we explored ways to add value, we uncovered opportunities to streamline the application process while enhancing our educational offerings through increased engagement with our community partners and local stakeholders. The SBC organized several job training and educational sessions in collaboration with our partners to offer assistance in educating residents on a range of topics from "how to set up a business" to "how to complete a business plan and apply for assistance". We also learned that the City has several funding channels that could potentially be a fit for applicants as a part of the City's overall economic development strategy.

## Outlook for 2023

For the first time in nearly a decade, the South Dallas/Fair Park Opportunity Board advanced funding for multiple Economic Development loans in the South Dallas/Fair Park service area. Although there is more work to be done, this is a step in the right direction. In 2023 the Board will continue to serve in its capacity of making funding recommendations for Economic Development loans and Human Development grants by working collaboratively with our partners and reporting to the City Manager and City Council as required. Building on the success of 2022, we will continue to explore ways to procure and increase our pipeline of eligible projects serving the South Dallas/Fair Park community.

Recognizing we could do more to help on the Human Services side, the Board took action by advancing (and receiving approval) to increase the annual Human Services funding from \$100,000 to \$200,000 to further expand our capabilities in servicing the residents of South Dallas/Fair Park. We will also explore increased flexibility by allowing any unawarded portion of the previous year's grant allocation to be carried over to the upcoming year's grant cycle.

To improve our marketing and outreach efforts, we will continue exploring ways to enhance our print, media, and digital presence while streamlining the application intake process. Anyone looking to tap into our City resources should have a clear sense of where to go and how to access any information related to their inquiry. In addition, we will continue working with our partners and community leaders to enhance our educational offerings, which will be a critical component of our success.

The progress we've experienced is a testament to the resolve of our Board and Administrative staff. The South Dallas/Fair Park Opportunity Fund remains committed to serving our residents and contributing to the revitalization of the South Dallas/Fair Park region now and in the future.

Thank you for your continued support of the South Dallas/Fair Park Opportunity Fund and its Advisory Board.

Leander T. Johnson



Chairman  
South Dallas/Fair Park Opportunity Fund Advisory Board

# Memorandum



CITY OF DALLAS

DATE February 3, 2023

Honorable Members of the City Council Economic Development Committee: Tennell  
TO Atkins (Chair), Carolyn King Arnold (Vice Chair), Adam McGough, Omar Narvaez, Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **FY 2021-2022 Tax Increment Financing (TIF) District Annual Reports**

On February 22, 2023, the City Council will be asked to accept the FY 2021-2022 annual reports for the City's nineteen tax increment reinvestment zones (also known as Tax Increment Financing (TIF) districts) that were active during the fiscal year.

State law (Tax Increment Financing Act, Chapter 311.016 of the Tax Code) requires that the City submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone as well as to the State Comptroller.

This memorandum contains a summary of activity in all twenty-one (21) TIF districts, including the State-Thomas TIF District (which sunsetted in 2008) and the Cityplace Area TIF District (which sunsetted in 2012). The impact of these two retired TIF districts is significant; therefore, data for these two retired TIF districts continue to be included in the annual report summary.

Growth in real property values compared to the base year of the TIF districts was strong. Overall taxable real property value in TIF districts increased 15% (\$3,263,509,540) from last year which was comparable to a 15% increase for the City as a whole. TIF districts with the largest percentage increases over last year include Mall Area Redevelopment (42.3%); Fort Worth Avenue (34.8%); University (31.3%); and Oak Cliff Gateway (30.2%).

Since the inception of each TIF district through 2022, the aggregated real property value growth in the TIF districts is 583.3%. For the seven (7) TIF districts created between 1988 and 1998, overall value has grown 693.3%. For the fourteen (14) TIF districts created after 2005, overall value has grown 537.6%. Among those TIF districts created after 2005 with the greatest real property value growth since inception are Cypress Waters (1,269,422.9%); Downtown Connection (1,059.5%); and Fort Worth Avenue (814.6%).

Since the inception of each TIF district through 2022, total TIF expenditures or allocations of \$1.47 billion have leveraged over \$24.2 billion in added or anticipated real property value in TIF districts. Each TIF dollar committed leverages \$16.45 in private investment not including increased sales tax, hotel/motel taxes, and business personal property taxes, nor does it include the taxes paid to the various taxing jurisdictions, including the Dallas Independent School District (DISD). Based on 2022 certified values, staff

DATE February 3, 2023  
 SUBJECT FY 2021-2022 Tax Increment Financing (TIF) District Annual Reports

estimates that over \$246 million in additional taxes will be paid in 2023 to DISD due to increased property values in Dallas TIF districts.

### Growth in Real Property Value in all TIF Districts from Inception to 2022

TIF District	Initial (Base) Taxable Value	2021 Final Taxable Value	2022 Certified Taxable Value	2021 vs 2022 (% Change)	Initial vs 2022 (% Change)
<b>TIF Districts created between 1988-1998</b>					
State-Thomas <sup>1</sup>	\$47,506,802	\$773,368,056	\$820,759,126	6.1%	1627.7%
Cityplace Area <sup>2</sup>	\$45,065,342	\$1,487,296,871	\$1,509,523,317	1.5%	3249.6%
Oak Cliff Gateway ( <i>all sub-districts</i> )	\$145,852,742	\$866,874,736	\$1,128,369,241	30.2%	673.6%
Cedars	\$35,300,760	\$313,083,873	\$345,751,684	10.4%	879.4%
City Center ( <i>all sub-districts</i> )	\$674,751,494	\$1,698,516,978	\$1,940,139,196	14.2%	187.5%
Farmers Market ( <i>Zone A-C</i> )	\$35,714,091	\$453,560,716	\$570,004,677	25.7%	1496.0%
Sports Arena ( <i>all sub-districts</i> )	\$63,730,369	\$1,753,785,865	\$1,998,420,667	13.9%	3035.7%
<b>Subtotal</b>	\$1,047,921,600	\$7,346,487,095	\$8,312,967,908	13.2%	693.3%
<b>TIF Districts created after 2005</b>					
Design District ( <i>all subdistricts</i> )	\$281,873,753	\$971,657,032	\$1,171,036,248	20.5%	315.4%
Vickery Meadow ( <i>Zone A-B</i> )	\$164,779,090	\$565,537,263	\$630,320,920	11.5%	282.5%
Southwestern Medical ( <i>all subdistricts</i> )	\$67,411,054	\$317,476,340	\$378,135,328	19.1%	460.9%
Downtown Connection ( <i>Zone A-B</i> )	\$564,917,317	\$5,867,464,280	\$6,550,354,904	11.6%	1059.5%
Deep Ellum ( <i>Zone A-C</i> )	\$189,162,613	\$1,035,445,177	\$1,299,865,564	25.5%	587.2%
Grand Park South ( <i>Zone A-B</i> )	\$79,064,576	\$122,654,731	\$147,828,848	20.5%	87.0%
Skillman Corridor	\$335,957,311	\$1,085,230,318	\$1,283,913,304	18.3%	282.2%
Fort Worth Avenue	\$86,133,447	\$584,463,644	\$787,737,250	34.8%	814.6%
Davis Garden ( <i>Zone A-B</i> )	\$137,834,597	\$399,415,635	\$505,430,879	26.5%	266.7%
TOD ( <i>all subdistricts</i> )	\$201,998,111	\$715,923,852	\$802,246,764	12.1%	297.2%
Maple-Mockingbird ( <i>Zone A-B</i> )	\$184,005,009	\$785,836,932	\$900,488,327	14.6%	389.4%
Cypress Waters	\$71,317	\$801,453,237	\$905,385,627	13.0%	1269422.9%
Mall Area Redevelopment ( <i>all subdistricts</i> )	\$176,287,080	\$236,218,920	\$336,219,640	42.3%	90.7%
University ( <i>all subdistricts</i> )	\$49,774,442	\$277,486,551	\$364,329,036	31.3%	632.0%
<b>Subtotal</b>	\$2,519,269,717	\$13,766,263,912	\$16,063,292,639	16.7%	537.6%
<b>Total All TIF Districts</b>	\$3,567,191,317	\$21,112,751,007	\$24,376,260,547	15.5%	583.3%

Notes: State-Thomas<sup>1</sup> and Cityplace Area<sup>2</sup> have expired and are no longer officially reporting.

TIF districts with Zone A, B, C, etc. reflect original boundary (Zone A) plus accounts added with different base year (i.e. Zone B)

Several TIF districts have been amended to add sub-districts that may have different base years.

Although most growth in new taxable value in TIF districts is captured to fund public improvement investments in those TIF districts, there has been some added benefit to the City’s general fund. TIF districts created since 2005 and some older TIF districts, as amended, have varied City participation during the term of the TIF district ranging from 55-90% of total new taxes, and some of those TIF districts have delayed tax increment collection in the initial years, allowing some new growth into the City’s general fund. Estimates for the current tax year 2022 (fiscal year 2022-2023) total tax increment are shown below and include both the estimated City contribution and any contributions from other participating taxing jurisdictions. Generally, for older TIF districts, there was more participation from other taxing entities; whereas TIF districts created or amended since 2005 have primarily had only City and County participation.

**Estimated TIF District Increment Collection and Added General Fund Revenue**

Tax Year	City Center & Downtown Connection TIF Districts	Non-Downtown TIF Districts	Total All TIF Districts
2022 Total Increment <sup>1</sup>	\$47,862,201	\$85,115,865	\$132,978,066
2022 (City) Increment <sup>2</sup>	\$47,862,201	\$71,772,335	\$119,634,536
2022 new City General Fund <sup>3</sup>	\$6,214,454	\$29,345,048	\$35,559,502

<sup>1</sup> Total increment is estimated TIF district collections for all participating taxing jurisdictions.  
<sup>2</sup> City Increment is the estimated City contribution to the TIF district funds.  
<sup>3</sup> New City General Fund is the estimated added revenue from increased property value above the base value not captured by TIF districts (includes estimated annual revenue from State-Thomas & Cityplace Area TIF Districts, now expired)

TIF districts have also been catalysts for improving the real estate market in areas that were lagging, drawing new residents into the City’s core and DART station areas, and creating new mixed-use neighborhoods. As of FY 2021-2022, approximately 47,651 new residential units have been completed in the City’s twenty-one (21) TIF districts (including State-Thomas and Cityplace Area). An additional 5,896 units are under construction, and another 3,391 units are planned. Nearly 21 million square feet of new or redeveloped retail, office, and other commercial space has been completed. Almost 1.5 million square feet of commercial space is under construction, and another \$1.6 million square feet of space is planned. New hotel construction includes 6,840 completed rooms. An additional 283 hotel rooms are under construction, and another 923 hotel rooms are planned.

The following table summarizes new development in downtown and non-downtown TIF districts. The two (2) downtown TIF districts, City Center and Downtown Connection, comprised 20% of all residential units (completed, under construction, and planned), 44% of all commercial space (completed, under construction, and planned), and 71% of all hotel rooms (completed, under construction, and planned).

**New Residential and Commercial Development in TIF Districts**

<b>Development</b>	<b>City Center &amp; Downtown Connection TIF districts</b>	<b>Non-Downtown TIF districts</b>	<b>Total All TIF districts</b>
<b>Residential Units</b>			
Completed	9,698	37,953	47,651
Under Construction	583	5,313	5,896
Planned	1,168	2,223	3,391
<b>Residential Total</b>	<b>11,449</b>	<b>45,489</b>	<b>56,938</b>
<b>Commercial (retail, office, other com.) Square Footage</b>			
Completed	9,801,633	11,188,854	20,990,487
Under Construction	0	1,458,075	1,458,075
Planned	718,831	895,585	1,614,416
<b>Commercial Total</b>	<b>10,520,464</b>	<b>13,542,514</b>	<b>24,062,978</b>
<b>Hotel Rooms</b>			
Completed	5,189	1,651	6,840
Under Construction	283	0	283
Planned	245	678	923
<b>Hotel Total</b>	<b>5,717</b>	<b>2,329</b>	<b>8,046</b>

Construction activity in TIF districts is on-going. In FY 2021-2022, City Council authorized seven (7) TIF district-funded development agreements shown below. The projects are anticipated to have a value or investment of over \$777 million at completion.

DATE February 3, 2023

SUBJECT FY 2021-2022 Tax Increment Financing (TIF) District Annual Reports

Project	TIF District	Description	Value ^	TIF District Investment
One Newpark**	Downtown Connection	268 resid. units (20% or 54 affordable units); 44,574 sf retail; 224,257 sf office; 245 hotel rooms	\$379,300,000	\$92,000,000
Pearl Lofts	Farmers Market	100 resid. units (30% or 30 affordable units); 5,585 sf office	\$27,000,000	\$6,544,249
Courtyard and Residence Inn by Marriott**	Mall Area Redevelopment	164 hotel rooms	\$23,000,000	\$1,788,126
Oak Lawn Place	Maple-Mockingbird	84 resid. units (100% affordable units)	\$14,280,000	\$5,414,006
Mockingbird Station East Phase I	TOD	429 resid. units (20% or 86 affordable units)	\$117,342,796	\$29,000,000
Longhorn Ballroom Revopement**	TOD	45,000 sf entertainment/com. space & 2-acre outdoor event space	\$10,000,000	\$2,100,000
University Hills Ph I**(1)(2)	University	790 resid. units; 80,000 sf retail/office	\$207,000,000	\$31,410,966

*^Values reflect current DCAD market value for completed projects; estimated value for those planned; minimum required investment in the agreement; or estimated costs for public (non-taxable) projects*

*\*\*Project also includes non-TIF district incentives.*

*(1) University Hills Phase I includes provisions for 20% of multi-family rental units to meet TIF program mixed-income housing requirements and homebuilders of for-sale single-family units to partner with the City to encourage homebuyers to seek income-qualifying homebuyer assistance.*

*(2) University Hills Phase I, TIF district funding includes an additional grant in lieu of interest.*

In addition, City Council approved seven (7) items authorizing TIF district funds totaling \$4.8 million for direct investments in the following public projects:

- Rosemont Safe Routes to School supplemental engineering design services (Davis Garden TIF District): \$194,400
- Pearl Improvement Project (Farmers Market TIF District): \$285,650
- Public street lighting improvement project (Grand Park South TIF District): \$500,000
- Support of Dallas Streetcar FY 2021-2022 Operations and Maintenance (Oak Cliff Gateway TIF District): \$475,000
- Zang Plaza public open space project (Oak Cliff Gateway TIF District): \$1,500,000
- Public street lighting improvement project (Skillman Corridor TIF District): \$572,000
- Pond dredging in Watercrest Park at Lake Highlands Town Center (Skillman Corridor TIF District): \$1,200,700

DATE February 3, 2023  
SUBJECT **FY 2021-2022 Tax Increment Financing (TIF) District Annual Reports**

## **TIF District Plan Amendments**

During FY 2021-2022, the City Council approved amendments of the Project Plan and Reinvestment Zone Financing Plan (Plan) for three (3) TIF districts. In December 2021, the Plan for the Grand Park South TIF District was expanded by approximately 151 acres to include the Forest District neighborhood. Also, in December 2021, the Plan for the Mall Area Redevelopment TIF District was expanded to include 15.6 acres in the Westmoreland IH20 Sub-District. In June 2022, the Plan for the Downtown Connection TIF District was amended to add approximately 14.2 acres to create the Newpark Sub-District, increase the TIF District's budget, and make related Plan modifications.

## **Retired TIF Districts**

TIF districts are long-term tools intended to boost real estate markets and grow the City's tax base. The City of Dallas has also been successful in promoting strong urban design and encouraging the creation of unique neighborhoods as part of the TIF program. Both the State-Thomas TIF District (sunsetting in 2008) and Cityplace Area TIF District (sunsetting in 2012) have been success stories from an economic and place-making perspective. Over 6,300 residential units and 743,000 square feet of commercial space had been completed in the two (2) TIF districts. Based on available 2022 data, the property value growth since inception in the State-Thomas TIF District has exceeded \$773 million (1,628%), and the property value growth in the Cityplace Area TIF District has exceeded \$1.4 billion (3,250%). Together, the State-Thomas TIF District and the Cityplace Area TIF District will contribute an estimated \$16.7 million to the City's general fund for tax year 2022.

## **Annual Reports**

State law requires the preparation of an annual report for each TIF district that summarizes the activities of each area. The state requirements for this report are minimal. In order to better explain the progress/status of each TIF district, staff has created an individual report that includes additional information. Each annual report includes the following information:

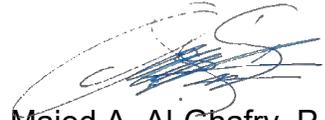
- Map of the TIF district
- Mission Statement
- Accomplishments to-date
- Project Status: Type and amount of new development by project including private investment, new residential units, commercial space created, TIF District investment, completion (or expected completion) date
- Other TIF district-wide initiatives, where applicable
- Mixed-Income Housing Summary
- Taxable value and increment revenue summary, including the captured appraised value for the TIF District and the expected increment collection
- Objectives and Success Indicators for the TIF district

DATE February 3, 2023  
SUBJECT **FY 2021-2022 Tax Increment Financing (TIF) District Annual Reports**

- Summary of City Council actions related to the TIF district
- TIF district Project Plan budget status – projected increment revenues to retire TIF District fund obligations, expenditures, and the total plan budget
- Minority/Women-owned Business Enterprise (M/WBE) participation in TIF District-funded development agreements
- Bond sales and repayment, where applicable
- Work program for next fiscal year

From December 2022 through January 2023, the Boards of Directors for fifteen (15) of the TIF districts met, reviewed, and voted to recommend the annual reports for City Council approval. The Boards of Directors of the Maple/Mockingbird TIF District, Southwestern Medical TIF District, and the University TIF District do not currently have the minimum of five (5) appointed members to convene a meeting. Additionally, a meeting of the Board of Directors of the Fort Worth Avenue TIF District was scheduled; however, the meeting was not actually held due to failure to achieve a quorum. Therefore, the annual reports for the Maple/Mockingbird TIF District, Southwestern Medical TIF District, Fort Worth Avenue TIF District, and University TIF District are being forwarded to the City Council without a Board recommendation. Upon approval by City Council, staff will submit the annual reports to the other taxing jurisdictions participating financially in each TIF district and to the State Comptroller.

Should you have any questions, please contact Kevin Spath, Assistant Director, Office of Economic Development at [kevin.spath@dallas.gov](mailto:kevin.spath@dallas.gov) or (214) 670-1691.



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

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Oak Cliff Gateway TIF District FY 2021-2022 Annual Report



**City of Dallas**  
Office of Economic Development  
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Dallas, Texas 75201  
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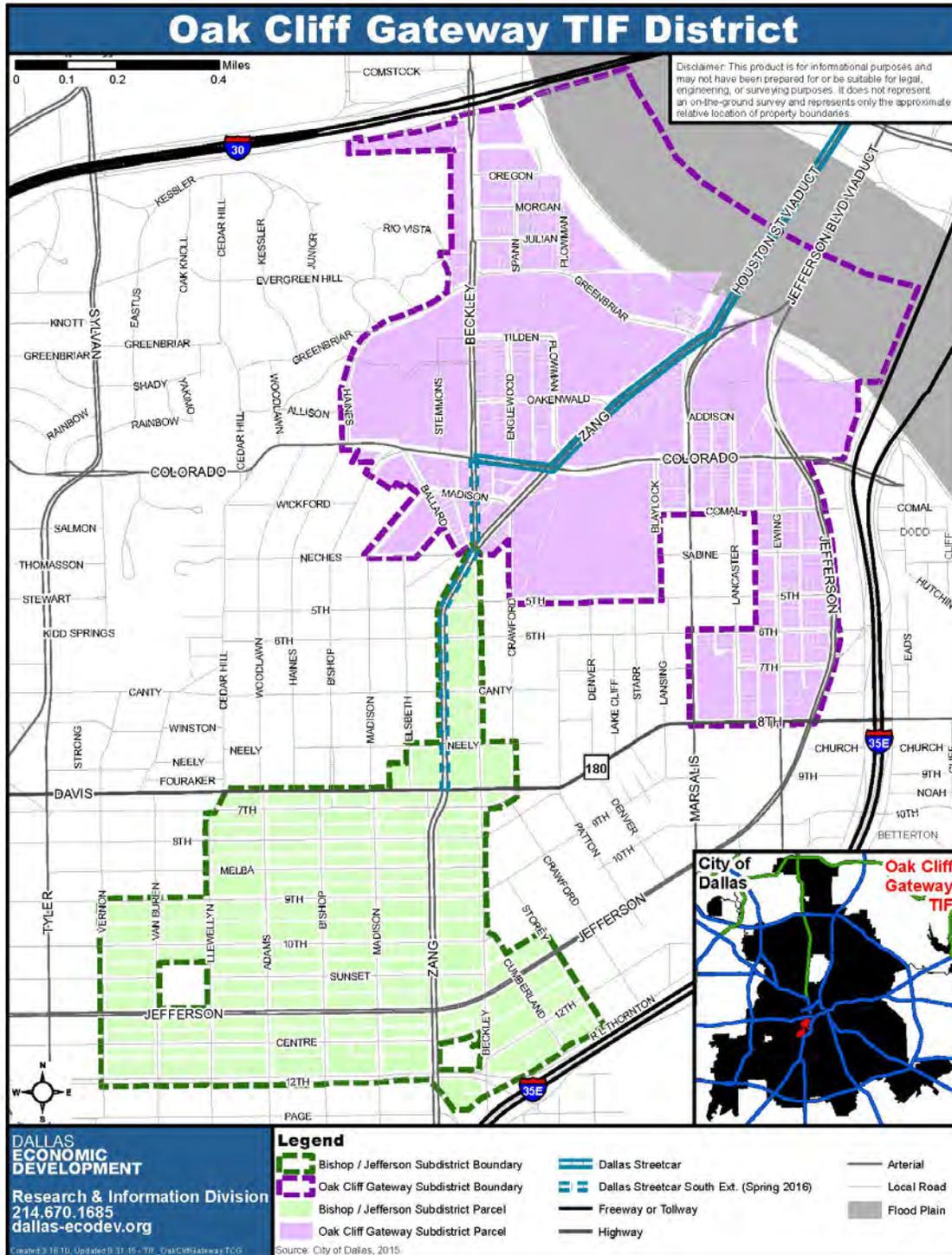
**October 1, 2021 to September 30, 2022**

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*Front cover shows the Gateway Oak Cliff Project under construction at 400 S. Beckley Avenue. Photo credit: Carlton Companies.*

# Reinvestment Zone Number Three Oak Cliff Gateway Tax Increment Financing District



## Mission Statement

The mission of the Oak Cliff Gateway Tax Increment Financing (TIF) District is the promotion of the redevelopment, growth and stabilization of the area. Accompanying goals are (1) growth of the value of the area's tax base through the promotion of residential and retail development and a positive reversal of urban decay through the placement of critical infrastructure improvements; (2) implementation of the pertinent recommendations of the 2001 Urban Land Institute (ULI) Study on the tracts of land composing the northern and northwestern portions of the district, and (3) establishment of direct linkages with the Trinity River Corridor and the capitalization of that effort toward growth and increased tax base value in the District.

## TIF District Accomplishments

The TIF District was created by City Council Ordinance Number 21466, November 11, 1992. The TIF District was created for a period of twenty years with an expiration date of December 31, 2012. On February 12, 1997, the City Council, by Ordinance Number 23033, approved the project Plan and Reinvestment Zone Financing Plan ("Plan").

In 1998, the TIF District was amended to remove two properties, and in 2005, the Plan was amended to modify the budget to allow for environmental remediation and façade improvements and to allow for the sale of TIF District bonds.

The Plan was further amended in 2009 to extend the term of the TIF District for an additional ten years. This amendment increased the budget, returned two previously removed properties back into the TIF District, created a TIF District grant program, and decreased the participation rate of the taxing jurisdictions for the extension period.

In 2014, an expansion of the TIF District and Plan amendment were approved to create two subdistricts within the Oak Cliff Gateway TIF District: (a) Oak Cliff Gateway Sub-District (original district boundary) and (b) the Bishop/Jefferson Sub-District (an expansion area of approximately 193 acres to accommodate future development planned in the Bishop Arts and Jefferson Corridor area). The term of the Oak Cliff Gateway Sub-District was further extended by five years to December 31, 2027, and the termination date for the Bishop/Jefferson Sub-District was established as December 31, 2044.

In August 2015, a TIF District boundary amendment was approved to add approximately 4.9 acres to the Oak Cliff Gateway Sub-District for the development of the Oxygen project. The project, previously approved for TIF District funds in 2015, did not move forward; therefore, the TIF District-funded development agreement authorization expired.

During FY 2015-2016, a TIF District-funded development agreement was approved for the Bishop Arts Station project (*currently known as Victor Prosper*), a mixed-use development anchoring the extended Dallas Streetcar line. A public plaza adjacent to the streetcar stop was incorporated into the project. The project was completed in 2018. In December 2020, a minor modification to the development agreement was approved for

converting 5,154 square feet of retail space into six residential units. The residential units were completed in July 2021.

Construction on the first phase of the Dallas Streetcar was completed in late 2014. The initial segment operated from Union Station, across the Houston Street Viaduct, along Zang Boulevard and Colorado Boulevard, to Beckley Avenue. In August 2016, Phase II of the Streetcar opened, from Methodist Regional Medical Center to Bishop Arts at Davis Street/Zang Boulevard.

During FY 2019-2020, a TIF District-funded development agreement was approved with Dallas Independent School District for TIF District funding for public improvements on and adjacent to Hogg Elementary School.

During FY 2020-2021, an amendment to the Plan was approved to create a budget category in support of Dallas Streetcar operations and maintenance (O&M) for up to \$950,000 along with an initial funding dedication of \$475,000 from the available District-Wide Set-Aside for Fiscal Year 2020-2021. Subsequently in September 2021, the TIF District Board recommended the remaining \$475,000 dedication for Streetcar O&M for Fiscal Year 2021-2022, and City Council approved in December 2021.

During FY 2020-2021, a TIF District-funded development agreement was approved with Gateway Oak Cliff, LP for funding up to \$4,245,432 in support of the Gateway Oak Cliff Mixed-Income Development Project.

In September 2021, the TIF District Board adopted District-Wide Improvement Funding Guidelines. During FY 2021-2022, the TIF District Board and City Council approved a TIF District-funding agreement with AM Victor Prosper, LLC for the Zang Plaza public open space project in an amount not to exceed \$1,500,000 from the District-Wide Set- Aside.

In September 2022, the TIF District Board reviewed and recommended approval of amendments to the Plan including expanding the Bishop/Jefferson Sub-District by approximately 96 acres and adding a new Clarendon/Beckley/Kiest Sub-District with approximately 148 acres in an area including the future Southern Gateway Deck Park at IH-35 between Marsalis Avenue and Ewing Avenue and portions of the Clarendon Drive and Beckley Avenue corridors. The term of the Oak Cliff Gateway Sub-District was extended from December 2027 to December 2044. The TIF District budget was also modified and provisions for tax increment sharing from the Oak Cliff Gateway and Bishop/Jefferson sub-districts to the new Clarendon/Beckley/Kiest Sub-District and a new budget category related to housing stabilization was included. The amendment was scheduled for City Council approval in November 2022.

Projects within the TIF District completed, under construction or in the development stage are shown in the table below.

<b>Oak Cliff Gateway TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
Walgreens	1306 N. Beckley Avenue	1999	Complete	13,833 SF retail	\$2,806,100	\$34,811
Oak Cliff TIF Infrastructure Project <sup>8</sup>	Greenbriar Lane (Beckley to Zang)	2004	Complete	N/A	N/A	\$2,251,207
Lake Cliff Tower Residential	329 E. Colorado Boulevard	2006	Complete	54 resid. units	\$12,116,776	\$4,299,742
Grand Bank Lake Cliff Tower	305 E. Colorado Boulevard	2008	Complete	6,822 SF commercial	\$1,978,380	\$0 <sup>(8)</sup>
Bishop Colorado Retail Plaza	1222 N. Bishop Avenue	2009	Complete	15,720 SF retail	\$4,900,000	\$350,000
Zang Triangle <sup>10</sup>	390 E. Oakenwald	2012	Complete	256 resid. units 3,000 flex	\$37,500,000	\$7,250,000
Oaks Trinity (formerly Alexan Trinity) <sup>10</sup>	333 E. Greenbriar Lane	2014	Complete	167 resid. units	\$26,000,000	\$4,000,000
Victor Prosper (Bishop Arts Station) <sup>10</sup>	195 & 196 W. Davis Street	2018	Complete	222 resid. units; 22,148 sf retail	\$46,069,690	\$11,250,000
Gateway Oak Cliff <sup>6,10</sup>	400 S. Beckley Avenue	2023	Under construction	230 resid. units	\$32,000,000	\$4,245,432
<b>Subtotal</b>				929 resid. units 61,523 SF retail/flex/commercial	<b>\$163,370,946</b>	<b>\$33,681,192</b>

Projects Within TIF District Not Utilizing TIF District Funding <sup>5</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value <sup>3</sup>	TIF Investment
The Catering Company	1407 N. Zang Boulevard	1998	Complete	3,614 SF retail	\$506,000	\$0
K-Clinic Rehab Clinic	214 W. Colorado Boulevard	1998	Complete	6,876 SF medical office	\$1,245,000	\$0
Trinity Basin Preparatory <sup>6</sup>	808 N. Ewing Avenue	2000	Complete	32,500 SF school	\$4,966,000	\$0
Oak Farms Dairy Expansion (now closed)	1114 N. Lancaster	2000	Complete	60,000 SF industrial	\$2,196,890	\$0
Options Real Estate Holdings	1322 N. Beckley Avenue	2002	Complete	2,756 SF office	\$278,600	\$0
Grand Peaks at Kessler Park	1520 N. Beckley Avenue	2002	Complete	338 resid. units	\$53,950,000	\$0
John Barr & Associates Expansion	203 E. Colorado Boulevard	2003	Complete	19,449 SF office	\$1,105,960	\$0
Grand Peaks at Founders Park	1401 N. Zang Boulevard	2004	Complete	336 resid. units	\$54,400,000	\$0
Beckley Properties	1101- 1121 N. Beckley Avenue	2007	Complete	15,282 SF retail/ commercial	\$1,094,090	\$0
City Credit Union	126 E. Colorado Boulevard	2008	Complete	3,000 SF commercial	\$1,045,000	\$0
Trinity Town Homes	439, 443 E. Greenbriar Lane and 401-446 E Trinity River Circle	2007	Complete	23 town home units	\$10,232,231	\$0
Trinity Town Homes II	381 East Greenbriar Lane	TBD	35 units Completed; 25 planned	60 town home units	\$22,350,415	\$0
Methodist Medical Hospital – Pavilion III	1441 N. Beckley Avenue	2008	Complete	109,774 SF medical office	\$15,775,600	\$0
Methodist Medical Hospital - Sammons Trauma & Critical Care Tower <sup>9</sup>	1441 N. Beckley Avenue	2014	Complete	248,000 SF emergency and trauma care center	\$106,766,634	\$0
Baylor Institute for Rehabilitation	222 E Colorado Boulevard	2014	Complete	2,564 sf rehabilitation clinic	\$425,000	\$0

Papa John's Pizza	1127 N Beckley	2014	Complete	1,200 sf restaurant	\$450,000	\$0
Jefferson Tower redevelopment (activation of 1 <sup>st</sup> & 2 <sup>nd</sup> Floors)	301, 351, 375 W. Jefferson Blvd.	2015	Complete	17 live/work lofts; 15,869 sf upgraded retail	Added value \$3,056,270	\$0 <sup>7</sup>
Bishop Arts Ph I retail/restaurant ( <i>Exxir Capital</i> )	Blocks at Bishop Ave./Melba St./Madison St./9 <sup>th</sup> St.	2018	Complete	28,212 sf retail	\$3,838,810	\$0 <sup>7</sup>
Bishop Arts Ph I – Mixed Use ( <i>Exxir Capital</i> )	321 W. 9th	2021	Complete	246 resid. units; 9,756 sf retail	51,589,510	\$0 <sup>7</sup>
Novel Bishop Arts Apartments	111 W Davis	2019	Complete	302 resid. units; 22,572 sf retail	\$70,837,080	\$0
Bishop Hi Line	305 Melba; 431 Melba	2018	Complete	118 resid. units	\$20,000,000	\$0
CVS	108 W. Davis	2018	Complete	10,000 sf retail	\$3,519,030	\$0
Elsbeth Townhomes	600 block – Finley Court	2018	Complete	16 resid. units	\$6,397,546	\$0
Bishop Arts Tenth Street Condos	427 W. 10 <sup>th</sup> Street	2018	Complete	12 resid. units	\$4,599,260	\$0
Westwood at Bishop Arts Condos	422 W. 9 <sup>th</sup> Street	2019	Complete	7 resid. units	\$3,499,776	\$0
Restaurant conversion ( <i>historic home of former Mayor George Sergeant</i> )	635 N Zang Blvd.	2020	Renovation Complete	3,725 sf restaurant	\$825,000	\$0
Skyline Trinity Apartments	1900 N. Beckley Ave	2020	Complete	258 resid. units	\$56,200,000	\$0
Magnolia on Zang II	830 N. Zang Boulevard	2020	Complete	64 resid. units	\$9,761,720	\$0
Dazzling Homes	708 W 9th	2020	Complete	4 resid. units	\$1,987,550	\$0
Exxir Treehaus Apartments	211 W. 10 <sup>th</sup> Street	2020	Complete	34 resid. units	\$7,300,000	\$0

Bishop Hi Line Phase II	120 N. Madison	2022	Complete	112 resid. units; 4,257 sf retail	\$12,730,000	\$0
Bishop Hi Line Phase III	400 & 408 W. 10 <sup>th</sup> Street	2022	Complete	79 resid. units	\$6,157,250	\$0
Mintwood Real Estate - Apartments	212 Melba Street	2022	Under construction	55 resid. units	\$3,822,190	\$0
The Boheme Apartments	1207 N. Zang Blvd	2023	Under construction	352 resid. units	\$82,000,000	\$0
Zang Flats	1100 N Zang Blvd	2023	Under construction	72 resid. units	\$11,000,000	\$0
Banyan Beckley	1710 N Beckley Ave	2023	Under construction	279 resid. units	\$60,000,000	\$0
The Beckley on Trinity	111 Morgan Ave	2023	Under construction	340 resid. units	\$73,000,000	\$0
Banyan Flats	2022 N Beckley	2023	Under construction	289 resid. units	\$62,000,000	\$0
Victor Prosper Phase II	409 N. Zang Blvd.	2025	Under construction	211 resid. Units; 10,000 sf retail	\$45,000,000	\$0
<b>Subtotal</b>		3,624 resid. units 609,506 SF commercial		<b>\$875,908,412</b>	<b>\$0</b>	
<b>Total - All Projects Utilizing and Not Utilizing TIF District Funding</b>						
<b>Total</b>		4,553 resid. units 671,029 SF commercial		<b>\$1,039,279,358</b>	<b>\$33,681,192</b>	
<p><sup>1</sup> All information updated as of September 30, 2022.</p> <p><sup>2</sup> Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.</p> <p><sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value, the demolition of structures and/or any exemption value is netted out.</p> <p><sup>4</sup> Principal amount not to be exceeded per the development agreement for projects not yet closed out. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.</p> <p><sup>5</sup> Selected significant projects included.</p> <p><sup>6</sup> Tax-exempt property.</p> <p><sup>7</sup> Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.</p> <p><sup>8</sup> Infrastructure funded as a part of the \$4.1 million for Lake Cliff Tower.</p> <p><sup>9</sup> Non-taxable value; includes \$75M for construction and \$30M for equipment and finish-out.</p> <p><sup>10</sup> Per the TIF program mixed-income housing requirement, the project is providing (or will set-aside) at least 20% of units as affordable for 15 years.</p>						

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF district funding assistance are subject to the City's and County's established criteria for mixed-income housing. In this TIF District, as part of TIF District funding, a total of 645 units have been built to-date with affordability requirements, and 129 are currently set-aside as affordable. The Lake Cliff Tower project with 54 units was built prior to mixed-income housing requirements for the TIF District.

A total of 2,700 residential units have been completed overall. Another 1,853 units are under construction or planned (including 230 units involving TIF District funds with affordability requirements).



Victor Prosper Apartments (formerly known as Bishop Arts Station) with ground floor retail and a streetcar stop at the northwest corner and southwest corner of Davis Street and Zang Boulevard. Photo credit: Alamo Manhattan.

## TIF District Initiatives

The City and community partners have been engaged in several District-wide initiatives to create streetscape connections and transit opportunities described in more detail below.

Infrastructure Projects in the Oak Cliff Gateway TIF District Using Other Sources of Funding						
Project	Location	Calendar Year Complete	Status	Project Description	Source of Funds	Amount
Colorado Boulevard	I-35 to Blaylock Street	2002	Complete	Streetscape: Paving, Lighting, Trees and Irrigation	1995 Bond Funds	\$500,000
Colorado/Beckley Sidewalk Enhancement Project	Streets around Methodist Hospital	2019	NCTCOG issued notice to proceed. Construction began early 2018 and completed in 2019	Streetscape: Paving, Lighting, Trees and Irrigation	2006 Bond Funds	\$1,600,000
					NCTCOG Sustainable Devel. Grant	\$1,750,000
Oak Cliff Streetcar Phase I	Union Station to Methodist Regional Medical Center	2014	Complete	Route runs from Union Station, across Houston St Viaduct, along Zang Boulevard and Colorado Boulevard, to Beckley Avenue	TIGER I Grant	\$26,000,000
					RTR Local Funds	\$13,600,000
					DART Love Field	\$9,000,000
Oak Cliff Streetcar Phase II	Methodist Regional Medical Center to Bishop Arts	2016	Complete	Route runs from Methodist Regional Medical Center, south on Beckley Avenue, then south on Zang Boulevard to Davis	Texas Mobility Funds	\$15,000,000
					<b>Total</b>	<b>\$67,450,000</b>

## Value and Increment Revenue Summary

The assessed 2022 tax value was \$524,863,807 for the Oak Cliff Gateway Sub-District. This represents an increase of \$484,153,144 or 1189% over the adjusted base year value and an increase of 23% over last year's final value. The TIF District was expanded in 2014 to include a new Bishop/Jefferson Sub-District with an assessed 2022 tax value of \$603,505,434, an increase of \$498,363,355 or 474% over the base year and an increase of 27% over last year. The combined 2022 taxable value for the entire TIF District is approximately \$1,128,369,241, a 674% increase over the adjusted base taxable value.

With the participation of the City and Dallas County, this increase will result in the 2023 collection of approximately \$7,865,795 total in incremental revenue for the TIF District for the 2022 tax year.

## Objectives, Programs, and Success Indicators

The Project Plan and Reinvestment Zone Financing Plan was originally approved by Ordinance Number 23033 on February 12, 1997. The most recent Project Plan and Reinvestment Zone Financing Plan amendment included revised development goals, listed below, for the TIF District:

The following specific objectives and development program set the framework for the planned public improvements within the Oak Cliff Gateway TIF District and, in italics, specific actions addressing these objectives:

- Improve the infrastructure within and adjacent to the TIF District to promote investment.

*Street reconstruction projects on Beckley Avenue, Zang Boulevard, Greenbriar Lane, Tilden Street, Jefferson Boulevard and Colorado Boulevard (Blaylock Street to I-35) are completed. Median improvements and streetscape were completed along both sides of Zang Boulevard from Colorado Boulevard to Oakenwald and on Colorado Boulevard itself as a part of the Lake Cliff Tower development. Infrastructure and streetscape improvements were completed with the Bishop Colorado Retail Plaza project. Streetscape improvements along Zang Boulevard, adjacent to the Zang Triangle project, were completed in 2012. Streetscape projects near Methodist Hospital were completed in 2019 with \$1,600,000 in 2006 City Bond funds and \$1,750,000 in 2009 NCTCOG Sustainable Dallas streetcar projects connecting downtown to the Methodist Hospital area and extending to Bishop Arts are complete. City bond program funding (2006 and 2012) totaling \$4.1 million was directed to streetscape improvements along Bishop Avenue from 8<sup>th</sup> Street to Jefferson Boulevard.*

- The amended Plan has a goal of adding 1,572,556 square feet of new residential construction (both single family/townhome units and apartment units). Previously the goal was to add 2,500 market rate apartments and 250 townhome units.

*Since the start of the TIF District, a total of 2,551 apartment units have been constructed. An additional 1,828 apartment units are under construction. A total of 149 townhome/condo units have been completed and another 25 are planned.*



View from Lake Cliff Park looking toward the Boheme Apartments under construction at 1207 N. Zang Boulevard (formerly the site of El Fenix Restaurant).

- The amended Plan goal is to add 393,139 square feet of new commercial construction, to include retail, restaurant, and office space

*To date 671,029 square feet of retail/commercial space or office space including medical office facilities has been added in the TIF District and another 10,000 square feet is planned as part of the new Bishop Arts projects (exceeding the Plan goal).*

## **Year-End Summary of Meetings**

The Oak Cliff Gateway TIF District Board of Directors met four times during FY 2021-2022. The Board includes up to 5 representatives appointed by the City Council and one each appointed by the governing bodies of Dallas County, Dallas County Community College District (*now Dallas College*), Dallas County Hospital District, and Dallas ISD.

The following members represent the City on the Board:

- Christopher Aslam, Chair - City representative, (attended 3 of 4 meetings)
- James Sharp, Vice-Chair - City representative, (attended 1 of 4 meetings), *only served part of the year*

- Tom Krampitz, Vice Chair – City representative (attended 3 of 4 meetings)
- Alexander Kosarow - City representative, (attended 1 of 4 meetings), *only served part of the year*
- Jesus Javier Ponce – City representative (attended 4 of 4 meetings)
- Cynthia Jaggi - City representative, (attended 0 of 4 meetings), *only served part of the year*

The following Board members represent the other taxing jurisdictions:

- Orlando Alameda – DISD representative (attended 3 of 4 meetings)
- Luis Tamayo – Dallas County representative (attended 4 of 4 meetings)
- Joe Mayer - DCHD representative (attended 4 of 4 meetings)
- Vacant – DCCCD representative

During FY 2020-2021, City Council approved three items directly associated with the Oak Cliff Gateway TIF District.

- December 8, 2021, Resolution No. 21-1969 approved (1) the dedication of \$475,000.00 in Oak Cliff Gateway TIF District funds from the available District-Wide Set-Aside to support the Operation and Maintenance (O&M) of the Dallas Streetcar for Fiscal Year (FY) 2022; (2) the transfer of funds from the Oak Cliff Gateway TIF District Fund (subject to current and future appropriations from tax increments) to the Dallas Streetcar System Fund, in the amount of \$475,000.00; (3) the transfer of funds from the General Fund to the Dallas Streetcar System Fund, in an amount not exceed \$1,000,000.00; (4) an increase in appropriations in an amount not to exceed \$1,475,000.00 in the Dallas Streetcar System Fund; and (5) payment to Dallas Area Rapid Transit for O&M costs for the Dallas Streetcar System from Union Station to Bishop Arts District for FY 2022 - Not to exceed \$1,775,000.00 - Financing: General Fund (\$1,000,000.00), Oak Cliff Gateway TIF District Fund (\$475,000.00), and Streetcar Developer Fund (\$300,000.00)
- On February 23, 2022, Resolution No. 22-0378 accepted the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the TIF District, and to the State Comptroller, as required by state law.
- On April 13, 2022, Resolution No. 22-0562 authorized a development agreement and all other necessary documents with AM Victor Prosper, LLC and/or its affiliates in an amount not to exceed \$1,500,000 in Oak Cliff Gateway TIF District funds from the District-Wide Set-Aside in consideration of the Zang Plaza public open space project located within City right-of-way at the southwest corner of 7th Street and Zang Boulevard.

## Budget and Spending Status

<b>Oak Cliff Gateway TIF District Projected Increment Revenues to Retire TIF Fund Obligations</b>			
<b>Category</b>	<b>TIF Budget<sup>1</sup></b>	<b>Allocated</b>	<b>Balance</b>
<b>Oak Cliff Gateway Sub-district:</b> <ul style="list-style-type: none"> <li>• Public Infrastructure Improvements including Streets, Streetscape, Water, Wastewater, Utility Burial</li> <li>• Façade Improvements</li> <li>• Environmental Remediation and Demolition</li> <li>• Pedestrian Linkages/Lighting</li> <li>• Economic Development Grants</li> </ul>	\$32,476,569	\$22,876,758	\$9,634,811
<b>Bishop/Jefferson Sub-district:</b> <ul style="list-style-type: none"> <li>• Public Infrastructure Improvements including Streets, Streetscape, Water, Wastewater, Utility Burial</li> <li>• Façade Improvements</li> <li>• Environmental Remediation and Demolition</li> <li>• Pedestrian Linkages/Lighting</li> <li>• Economic Development Grants</li> </ul>	\$29,547,261	\$12,750,000	\$16,797,261
Educational/Training Facilities	\$742,369	\$742,369	\$0
Streetcar Support	\$950,000	\$950,000	\$0
Administration and implementation <sup>2</sup>	\$2,645,631	\$1,292,146	\$1,353,485
<b>Total Project Costs</b>	<b>\$66,361,830</b>	<b>\$38,576,273</b>	<b>\$27,785,557</b>
<sup>1</sup> Budget shown above in current dollars; TIF Project Plan shows the budget in net present value. <sup>2</sup> TIF administration costs shown are expended through FY 2021-2022.			

<b>Oak Cliff Gateway TIF District Amended Project Plan Budget</b>	
<b>Category</b>	<b>TIF NPV Budget*</b>
<b>Oak Cliff Gateway Sub-district:</b> <ul style="list-style-type: none"> <li>• Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i></li> <li>• Façade Improvements</li> <li>• Environmental Remediation and Demolition</li> <li>• Pedestrian Linkages/Lighting</li> <li>• Economic Development Grants</li> </ul>	\$8,883,742
<b>Bishop/Jefferson Sub-district:</b> <ul style="list-style-type: none"> <li>• Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i></li> <li>• Façade Improvements</li> <li>• Environmental Remediation and Demolition</li> <li>• Pedestrian Linkages/Lighting</li> <li>• Economic Development Grants</li> </ul>	\$18,554,050
Educational/Training Facilities	\$200,000
Streetcar Support	\$257,897
Administration and Implementation	\$750,000
<b>Total</b>	<b>\$28,621,027</b>
<i>* As approved in the most recent amended Project Plan and Reinvestment Zone Financing Plan.</i>	

<b>Oak Cliff Gateway TIF District M/WBE Participation</b>				
<b>Project</b>	<b>Contractor</b>	<b>Contract Award Amount</b>	<b>Minority Participation in Dollars (% of contract)</b>	
Oak Cliff TIF Project	Tiseo Paving Company	\$1,964,830	\$383,731	(19.53%)
Lake Cliff Tower Project	CST Environmental	\$648,800	\$533,768	(82.27%)
Lake Cliff Tower Project	Mid-Continental Phase II-IV	\$2,184,825	\$535,500	(24.51%)
Lake Cliff Tower Streetscape	Texas Standard	\$363,530	\$363,530	(100.00%)
Zang Triangle	Billy Nabors Demolition and Mission Site Services	\$1,537,981	\$652,841	(42.45%)
Alexan Trinity	Salcedo Group Mission Site Services	\$369,396	\$225,130	(60.95%)
Bishop Arts Station (Victor Prosper)	Galindo & Boyd Oscar Orduno, Inc. Buyers Barricades LKT & Associates Ricochet Fuel Distributors, Inc. Liberty Sand & Gravel KLP Commercial Cowtown Redimix, Inc.	\$2,680,769	\$952,508	(35.53%)
Totals (% of all contracts)		\$9,750,131	\$3,647,008	37.4%
<p>1. M/WBE participation is shown above for public improvements. It was not applicable for Walgreens.  2. The City's Business Inclusion and Development program provides goals for minority and women-owned business participation in construction.</p>				

## **FY 2022-2023 Work Program**

- Continue coordination efforts for implementation of current and potential development projects.
- Consider additional TIF District boundary amendments including the DART-owned property at 1200 E. Jefferson Boulevard as a potential future development site.
- Continue to actively market the TIF District with emphasis on high-density mixed-use development with a sustainable mix of retail, commercial/office and residential development in key target areas.
- Strategic planning for the TIF District to encourage alternative modes of transportation and connections to parks/trails.

- Coordination with the City's Housing and Neighborhood Revitalization Department to evaluate potential homeowner stabilization, home repair, and displacement mitigation programs as part of the TIF District Plan amendment recommended by the TIF District Board in September 2022.

### **Pending TIF District Items**

- A public hearing and ordinance to expand the geographic area of the TIF District and other amendments to the Project Plan and Reinvestment Zone Financing Plan.
- Consideration of the FY 2021-2022 Oak Cliff Gateway TIF District Annual Report and a recommendation to the City Council for approval.

## Appendix A – FY 2021-2022 Financials

City of Dallas, Texas  
 Oak Cliff Area Gateway Tax Increment Financing District  
 Reinvestment Zone Number Three  
 As of September 30, 2022

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

(\$66,663) Interest Income	
\$5,391,318 Ad Valorem Taxes (Collected in FY 2021-2022 based on 2021 tax year Final Tax Roll)	
\$5,324,655	Total Revenue

**2. Amount and purpose of expenditures from the fund:**

\$80,242 Administrative Expense - TIF admin cost for FY 2021-2022	
\$2,732,094 Non-Capital outlay*	
\$0 Capital outlay *	
\$2,812,336	Total Expenditures

\* These expenditures are for the following Projects:  
 Bishop Arts Station Proj. \$2,257,094 Public Infrastructure, Environmental Work, & TIF Grant  
 Streetcar Support - O&M \$475,000 District Wide Improvements  
 Total \$2,732,094

**3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**

Oak Cliff Gateway TIF District has incurred no bonded indebtedness as of September 30, 2022.

**b. The zone has the following contingent obligations reimbursed from available TIF funds as of September 30, 2022:**

Project Description	Balance Due (Since Inception)			Payments/Adjustments To Date			Net Bal. Due
	Principal	Accrued Add'l Subsidy (1)	Total Due	Principal	Accrued Add'l Subsidy (1)	Total Paid	
Jefferson at Kessler Heights	\$1,500,000	\$676,404	\$2,176,404	\$1,500,000	\$676,404	\$2,176,404	\$0
Lake Cliff Tower Redevelopment	\$3,950,086	\$862,205	\$4,812,291	\$3,950,086	\$862,205	\$4,812,291	\$0
Bishop Colorado Retail Plaza	\$350,000	\$0	\$350,000	\$350,000	\$0	\$350,000	\$0
Zang Triangle Project	\$7,250,000	\$0	\$7,250,000	\$7,250,000	\$0	\$7,250,000	\$0
Alexan Trinity Project	\$4,000,000	\$0	\$4,000,000	\$4,000,000	\$0	\$4,000,000	\$0
Bishop Arts Station Project	\$11,250,000	\$0	\$11,250,000	\$11,250,000	\$0	\$11,250,000	\$0
<b>Totals</b>	<b>\$28,300,086</b>	<b>\$1,538,609</b>	<b>\$29,838,695</b>	<b>\$28,300,087</b>	<b>\$1,538,609</b>	<b>\$29,838,695</b>	<b>\$0</b>

- c. The Zone entered into a development agreement with Lang Partners, LLC for the Zang Triangle project in an amount not to exceed \$7,250,000 and began disbursing payment to the developer in fiscal year 2012. A final payment for \$198,487 was made to the developer as of September 30, 2017.
  - d. The Zone entered into a development agreement with ATA Apartments Limited Partnership for the Alexan Trinity project in an amount not to exceed \$4,000,000. The zone began disbursements in fiscal year 2015 and a final payment was made in fiscal year 2019.
  - e. The Zone entered into a development agreement in 2014 with Bishop Arts, LLC for the Bishop Arts Phase I project in an amount not to exceed \$5,000,000. An additional \$25,000 was authorized in 2015 towards the cost of a parking study. The agreement was terminated in 2019 and therefore no longer a TIF obligation.
  - f. The Zone previously received authorization to enter into a development agreement with RWI Green Development LLC for the Oxygen project in an amount not to exceed \$4,600,000; however, the project did not move forward; therefore the agreement authorization expired.
  - g. The Zone entered into a development agreement with Alamo Manhattan Bishop Arts I, LLC for the Bishop Arts Station project in an amount not to exceed \$11,250,000. The Zone began disbursements in fiscal year 2019.
  - h. The Zone entered into a development agreement with Gateway Oak Cliff LP for the Gateway Oak Cliff Mixed-Income Development in an amount not to exceed \$4,245,432. Disbursement is anticipated upon completion.
  - i. The Zone authorized a development agreement with AM Victor Prosper, LLC not to exceed \$1,500,000.00 in District-Wide Set-Aside funds in consideration of the Zang Plaza public open space project. Disbursements will begin upon completion and availability of District-Wide Set-Aside funds.
- (1) Additional Subsidy in Form of Grant (in lieu of interest expense)

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2022	Base Years	
		1992, 2014 & 2015 Value	Est. Captured Value 2022**
City of Dallas-Zone A & B	\$521,536,607	\$40,097,623	\$481,438,984
City of Dallas-Zone C	\$3,327,200	\$613,040	\$2,714,160
City of Dallas-Bishop/Jefferson Sub-district	\$603,505,434	\$105,142,079	\$498,363,355
Dallas County-Bishop/Jefferson Sub-district	\$1,129,683,256	\$105,090,479	\$1,024,592,777

\*\* Based on Certified Taxable Values. Final values will be determined on February 01, 2023.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Amount of
		Estimated 2022 Increment***
City of Dallas-Zone A & B	0.74580	\$3,051,986
City of Dallas-Zone C	0.74580	\$17,206
City of Dallas-Bishop/Jefferson Sib-district	0.74580	\$3,345,115
Dallas County-Bishop/Jefferson Sib-district	0.21795	\$1,451,488
Total for all Jurisdictions	\$2.45535	\$7,865,795

\*\*\* Participation rates are as follows:

Taxing Jurisdiction	Rate	Tax Years
City of Dallas-Zone A & B	85%	2009-2027
City of Dallas-Zone C	85%	2016-2027
City of Dallas-Bishop/Jefferson Sub-district	90%	2015-2044
Dallas County-Bishop/Jefferson Sib-district	65%	2015-2034

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$7,865,795. For the 2021, the zone collected increment of \$5,391,318.

**City of Dallas, Texas**  
**Oak Cliff Area Gateway Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$4,430,272	\$1,891,995	\$2,003,676	\$3,005,443	\$2,708,098
Interest receivable	\$7,369	\$390	\$1,597	\$3,257	\$6,220
<b>Total assets</b>	<b>\$4,437,641</b>	<b>\$1,892,384</b>	<b>\$2,005,273</b>	<b>\$3,008,701</b>	<b>\$2,714,318</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$1,278,377	\$1,989,660
Due to general fund	\$209,660	\$176,722	\$105,409	\$65,363	\$20,351
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued liability	\$0	\$0	\$0	\$0	\$0
<b>Total liabilities</b>	<b>\$209,660</b>	<b>\$176,722</b>	<b>\$105,409</b>	<b>\$1,343,741</b>	<b>\$2,010,011</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$4,227,981	\$1,715,662	\$1,899,864	\$1,664,960	\$704,307
<b>Total Liabilities and Fund Equity</b>	<b>\$4,437,641</b>	<b>\$1,892,384</b>	<b>\$2,005,273</b>	<b>\$3,008,701</b>	<b>\$2,714,318</b>

**Oak Cliff Area Gateway Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$26,402,023	\$4,839,397	\$4,189,223	\$3,355,864	\$2,473,696	\$1,745,198
Tax increment-Intergovernmental	\$9,098,343	\$551,920	\$474,075	\$366,316	\$180,555	\$412,288
Interest income	\$531,453	\$22,803	\$7,561	\$22,760	\$26,056	\$31,046
Grant from City/Developer contribution	\$309,480	\$0	\$0	\$0	\$0	\$0
Net increase(decrease) in fair value of investments	(\$78,832)	(\$89,466)	(\$3,258)	\$4,972	\$13,938	(\$7,325)
<b>Total revenues</b>	<b>\$36,262,467</b>	<b>\$5,324,655</b>	<b>\$4,667,601</b>	<b>\$3,749,912</b>	<b>\$2,694,245</b>	<b>\$2,181,206</b>
<b>Expenditures:</b>						
Administrative expenses	\$1,292,146	\$80,242	\$69,487	\$107,795	\$45,415	\$0
Non-Capital outlay	\$20,484,952	\$2,732,094	\$4,778,316	\$274,330	\$409,800	\$2,788,836
Capital outlay	\$8,881,430	\$0	\$4,000	\$3,132,883	\$1,278,377	\$574,881
Interest and fiscal charges	\$1,376,146	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$32,034,674</b>	<b>\$2,812,336</b>	<b>\$4,851,803</b>	<b>\$3,515,008</b>	<b>\$1,733,592</b>	<b>\$3,363,717</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$4,227,793</b>	<b>\$2,512,318</b>	<b>(\$184,202)</b>	<b>\$234,904</b>	<b>\$960,653</b>	<b>(\$1,182,511)</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>						
	\$0	\$1,715,662	\$1,899,864	\$1,664,960	\$704,307	\$1,886,818
<b>Prior period restatement</b>						
	\$188	\$0	\$0	\$0	\$0	\$0
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$188</b>	<b>\$1,715,662</b>	<b>\$1,899,864</b>	<b>\$1,664,960</b>	<b>\$704,307</b>	<b>\$1,886,818</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$4,227,981</b>	<b>\$4,227,981</b>	<b>\$1,715,662</b>	<b>\$1,899,864</b>	<b>\$1,664,960</b>	<b>\$704,307</b>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
Oak Cliff Gateway Area Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$2,645,631 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. All project costs resulting in capital improvements that are owned by the City of Dallas are capitalized.
6. "Due to general fund" amount of \$209,660 at September 30, 2022 represents the Zone administration costs that have been earned for the fiscal year, (\$58,105) for the fiscal year 2019-2020, (\$71,313) for fiscal year 2020-2021, and (\$80,242) for fiscal year 2021-2022 but will be reimbursed to the General Fund in future years based on the availability of Zone funds. Note that these administrative costs do not include billing to other City departments.
7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## Appendix B – Financial Obligations Estimated Payoff

The TIF District currently has three outstanding obligations.

- A TIF District-funded agreement with Dallas Independent School District (DISD) for improvements on and adjacent to Hogg Elementary School has a \$785,000 obligation that includes existing cash set-side as part of the Educational/Training Facilities category in the District Budget in the amount of \$742,369 and additional funding of \$42,631 from existing District-Wide Set-Aside funds for streetscape improvements.
- A TIF District-funded development agreement was approved for funding up to \$4,245,432 in support of the Gateway Oak Cliff Mixed-Income Development Project. The project is anticipated to be complete in 2023. Based on current projections, sufficient tax increment from the overall District is anticipated to be available when the project is complete and eligible for payment.
- A TIF District-funded agreement has been authorized with AM Victor Prosper, LLC for up to \$1,500,000 in District-Wide Set-Aside funds for the Zang Plaza public open space project located within City right-of-way at the southwest corner of 7th Street and Zang Boulevard. The project is anticipated to be complete in 2025 and fully paid by 2026.

## **Appendix C – District-Wide Set-Aside Funds**

The TIF District Increment Allocation Policy adopted by the TIF District Board for the Oak Cliff Gateway TIF District, provides that, following the full reimbursement of the Zang Triangle Project, the TIF District Board may set aside 15% of the Oak Cliff Gateway Sub-District Increment for District-Wide Improvements after administrative expenses. Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and TIF District needs. After the termination of the Oak Cliff Gateway Sub-District in 2027 (calendar year 2028), 15% of the Bishop/Jefferson Sub-District will be set aside for District-Wide Improvements.

In September 2021, the TIF District Board adopted District-Wide Improvement Funding Guidelines.

In Fiscal Years 2020-2021 and FY 2021-2022, payments totaling \$950,000 for Streetcar O&M were made from Set-Aside funds.

A portion of the TIF District funding approved for Hogg Elementary School improvements includes \$42,631 from existing District-Wide Set-Aside funds towards streetscape improvements.

The District-Wide Set-Aside balance totals \$605,983 and is committed towards future payments for the Zang Plaza Project. Therefore, there is no uncommitted balance.

# Exhibit A Cedars TIF District FY 2021-2022 Annual Report



Four Corners Brewery Co.  
Source: City of Dallas-Office of Economic Development



Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1690

[http://www.dallas-ecodev.org/area\\_redevelopment.html/](http://www.dallas-ecodev.org/area_redevelopment.html/)

**October 1, 2021 to September 30, 2022**

# Cedars Tax Increment Financing District



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## Mission Statement

The mission of the Cedars TIF District is to attract new residential and commercial development, facilitate growth and increase its tax base, capitalizing on the District's proximity to Downtown Dallas and major transportation arteries.

The Dallas City Council established the Cedars TIF District and the Board of Directors by Ordinance No. 21492, on December 9, 1992, as amended. The TIF District took effect on January 1, 1993 and will terminate on December 31, 2022 (including collection of the 2022 increment in calendar year 2023 and any related matters to be concluded in 2023).

The TIF District's participating taxing jurisdictions are the City of Dallas, Dallas County, Dallas County Hospital District (DCHD) and Dallas Independent School District (DISD). The annual participation rates for the taxing jurisdictions are as follows:

- The City's annual participation rate was 100% in 1993 through 2012. Its participation rate decreased to 90% in 2013 and thereafter.
- Dallas County's participation rate was 65% in 1993 through 2012. The County's annual participation rate increased to 75% in 2013 and thereafter.
- Dallas County Hospital District's (DCHD) participation rate was 65% in 1993 through 2012.
- Dallas Independent School District's (DISD) participation rate was 50% in 1993 through 2012.

### TIF District Projects

Projects Within the TIF District Utilizing TIF District Funding <sup>1</sup>							
Project	Location	Calendar Year Complete	Status	Units/SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF Investment	
Metroplex Greenhaven Landscaping Service	1919 S Harwood St	2002	Complete	11,368 sf commercial	\$580,000	\$12,089	
McKee Row Homes I	1500-1510 McKee St	2005	Complete	6 row homes	\$2,173,480	\$143,350	
McKee Row II	1512-1516 McKee St	2006	Complete	3 row homes	\$966,840	\$10,045	
Seegar Row Homes	1525-1603 Seegar St	2006	Complete	7 row homes	\$2,004,690	\$25,000	
Buzz Condos	1111 S Akard St	2007	Complete	49 condos	\$10,626,500	\$459,061	
Millers Ferry Row	1803-1823 S Ervay St 1602 Beaumont St 1817 Millers Ferry Row	2007	Complete	13 row homes	\$5,086,410	\$185,490	
The Beat at South Side Station	1001 Belleview St	2009	Complete	75 condos	\$25,393,450	\$798,257	
The Belleview (aka 1400 Belleview)	1400 Belleview St	2015	Complete	164 apts 5,000 sf retail/flex space	\$9,600,000	\$1,657,916	
Belleview Browder District-wide Improvements	Belleview St from Browder St to S Akard St; Gould St from Belleview St to Sullivan Dr; Browder St from Belleview St to Sullivan Dr; Sullivan Dr from Browder St to S Ervay St	2015	Complete	N/A	-	\$441,225	
Lorenzo Hotel	1011 S. Akard St	2017	Complete	237 hotel rooms 1,800 sf retail	\$12,300,000	\$2,285,071	
				<b>Subtotal</b>	317 res. units 237 hotel rooms 6,800 sf retail 11,368 sf comm/flex space	\$68,731,370	\$6,017,504
Projects Within the TIF District Not Utilizing TIF District Funding <sup>1</sup>							
Project	Location	Calendar Year Complete	Status	Units/SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF Investment	
1519 Beaumont St	1519 Beaumont St	1995 and 2010	Complete	6 apts	\$2,158,830	\$0	
Cedars Corner	1108 S Akard St	1998	Complete	20 apts	\$1,211,340	\$0	

Dallas Police Assoc. Headquarters	1412 N Griffin St	2003	Complete	11,150 sf office	\$1,328,650	\$0
Resource One Credit Union expansion <sup>4</sup>	1200 Belleview St	2003	Complete	13,430 sf office	\$1,161,170	\$0
Dallas Police Headquarters <sup>4</sup>	1400 Botham Jean Blvd	2003	Complete	358,758 sf office	\$20,017,580	\$0
Monicas Mex Tex Cantina (formerly Cedars Social)	1326 Botham Jean Blvd	2005	Complete	3,000 sf restaurant	\$185,090	\$0
Urban Lofts – Akard	1203-1223 Urban Lofts Dr	2008	Complete	15 townhomes	\$5,651,210	\$0
Off the Bone BBQ	1734 Botham Jean Blvd	2008	Complete	829 sf restaurant	\$331,200	\$0
Edison’s	1724 Cockrell Ave	2008	Complete	15,000 sf comm	\$748,740	\$0
Buzzworks	2001 Gould St	2016	Complete	2,100 sf flex space	\$1,029,430	\$0
Browder Park Place	1815 Browder Street	2017	Complete	6 townhomes	\$2,608,800	\$0
Four Corners Brewery	1311 S Ervay St	2017	Complete	47,358 sf retail/rest.	\$3,617,940	\$0
Digit 1919	1919 S Akard St	2017	Complete	102 apts	\$15,650,000	\$0
Sandwich Hag	1902 Botham Jean Blvd	2017	Complete	630 sf restaurant	\$198,800	\$0
Gould Green	1708-1712 Gould St	2017	Complete	2 res units	\$967,100	\$0
Wall Street Lofts	1204-1235 Hyde Crt 1203-1213 Silver Mill Crt	2018	Complete	14 townhomes	\$6,272,910	\$0
7-Eleven	1290 Botham Jean Blvd	2018	Complete	3,500 sf retail	\$2,814,890	\$0
Southside Place David Weekly Homes	1310-1380 Fitts Pl 1304-1374 Romano Pl 1310-1395 Branchwood Pl 1308-1393 Arch Pl	2019	Complete	43 detached homes	\$19,924,030	\$0
Lamar School Residences	1403 Corinth St	2020	Complete	30 apts	\$4,633,060	\$0
Destination Residences	1208 W Griffin St	2020	Complete	62 condos	\$12,771,310	\$0
Galleries on Hickory	1509-1527 Hickory St 1814-1820 Browder St	TBD	Under Construction	24 res. units (for sale)	\$6,361,630	\$0
Texas InTown Homes	1700 Cockrell St	2023	Planned	82 townhomes	\$20,000,000	\$0
<b>Subtotal</b>				406 res. units 55,317 sf retail/rest. 400,438 sf comm/office/flex space	\$135,800,800	\$0

Projects Within the TIF District Utilizing Tax Abatements <sup>1</sup>						
Project	Location	Calendar Year Complete	Status	Units/SF <sup>2</sup>	Approx. Value <sup>3</sup>	Est. Tax Abatement
South Side Flats	1210 Botham Jean Blvd	2016	Complete	290 res. units 6,560 sf retail	\$41,250,000	\$1,938,897
<b>Subtotal</b>				290 res. units 6,560 sf retail	\$41,250,000	\$1,938,897
				<b>Total</b>	<b>1,013 res. units</b> <b>237 hotel rooms</b> <b>68,677 sf</b> <b>retail/rest.</b> <b>411,806</b> <b>comm/office/flex</b> <b>space</b>	<b>\$177,050,800</b> <b>\$7,956,401</b>
<sup>1</sup> All information updated as of September 30, 2022. <sup>2</sup> Based upon information from developer, news articles and/or project announcements for projects under construction, announced or planned. For completed projects, information is actual unit mix and square footage. <sup>3</sup> Based upon 1) DCAD market value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction, planned or announced. <sup>4</sup> Tax exempt property, DCAD market value shown if available.						

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
Cedars Traffic Study (2003)	TIF District	Complete	\$88,149	Cedars TIF District funds
<b>South Side Pedestrian Improvement Project</b> (funded through a Sustainable Development Grant from NCTCOG using federal Congestion Mitigation and Air Quality funds (CMAQ))	South Lamar Street/Botham Jean Blvd and Belleview Street	Complete	\$4,532,170	Federal grant
			\$500,000	1995 Bond funds (local match)
			\$66,521	Cedars TIF District funds (approved in FY 2007)
			\$566,521	Matthews Southwest
			\$230,000	1998 Bond funds
			\$207,830	Cedars District TIF funds District-wide Improvements Set-aside (approved in FY 2012)
			\$207,830	Matthews Southwest (additional match)
<b>Total:</b>			<b>\$6,399,021</b>	

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. In 1992, when the Cedars TIF District was originally created, the City’s TIF Policy did not require mixed-income housing as part of residential development. In 2005, the TIF Policy was amended to require a percentage of units in TIF-supported residential projects to be set aside as affordable. When the term of the TIF District was extended in 2011, mixed-income housing became a requirement. Since 2011, twenty percent (20%) of all housing units in projects using direct, site-specific TIF District funding assistance are subject to the City’s and County’s established criteria for mixed-income housing. In the Cedars TIF District, a total of 317 units were constructed with the support of TIF District funding, and, of these units, 164 (52%) are currently set-aside as affordable.

<b>Mixed Income Housing Summary for Cedars TIF District</b>	
<b>Residential Units Created</b> <i>(supported by TIF District funds)</i>	317
<b>Affordable Units Created by TIF Projects</b>	164
<b>Residential Units Created, Under Construction or Planned</b> <i>(not supported by TIF District funds)</i>	696
<b>Total new units</b>	1,013

## Value and Increment Revenue Summary

The Cedars TIF District 1992 assessed taxable value was \$35,300,760. The TIF District’s 2022 taxable value is \$345,751,684, as determined by the Dallas Central Appraisal District. This represents an increase of \$310,450,924 (879%) over the 1992 base year value.

The TIF District’s value increased by \$32,667,811 (10.4%) from the previous year’s value (\$313,083,873). This increase in TIF District value will result in the collection of approximately \$2,601,710 (City - \$2,083,809; County - \$517,901) in incremental revenue for the TIF District in 2023.

## Objectives, Programs and Success Indicators

The Project Plan and Reinvestment Zone Financing Plan was approved on April 9, 1997. The Plan has been amended three times, most recently on June 22, 2011. The defined development goals are summarized below:

- Improve the infrastructure within and adjacent to the TIF District to promote new investment.

*Projects that have contributed to the fulfillment of this goal are as follows:*

- *On September 25, 2013, City Council approved up to \$441,225 in TIF District funding for the Belleview Browder District-wide Improvements project. The project, which was completed during the 2012-2013 fiscal year, included the construction of several needed public improvements (franchise utility relocation, street lighting, street improvements, streetscape improvements and water-wastewater/drainage improvements) that were not included in the 1400 Belleview project's original scope of work. These improvements replaced sub-standard public infrastructure and provided much of the needed infrastructure to allow the redevelopment of approximately 6.05 acres of property that is adjacent to the project.*
- *On June 27, 2012, City Council approved up to \$207,830 in additional TIF District funding to match up to \$207,830 in additional funding from Matthews Southwest for cost overruns related to the Southside Pedestrian Improvement project. City Council had previously approved \$66,521 in TIF District funding for the project on May 23, 2007. This leveraged approximately \$5,098,691 in private and federal funds for sidewalk and streetscape improvements on South Lamar/Botham Jean Blvd Street and along Belleview Street from the Convention Center to the Cedars DART station. The project was completed during FY 2013.*
- *On June 22, 2011, City Council approved up to \$1,657,916 in TIF District funding for the 1400 Belleview project which included infrastructure improvements along Belleview Street from Browder Street to Akard Street, Gould Street from Belleview Street to Sullivan Street, and Browder Street from Belleview Street to Sullivan Street. The project was completed in 2015.*
- *On April 11, 2007, City Council approved up to \$192,000 in TIF District funding for the Millers Ferry Row Town Homes project which included streetscape improvements along South Ervay Street. The project was completed during 2007.*
- *On August 9, 2006, City Council approved up to \$1,500,000 in TIF District funding for The Beat at South Side Station project which included street and streetscape improvements on Belleview Street, Lamar/Botham Jean*

*Blvd Street, and Powhattan Street. The project was completed during 2009.*

- *On September 14, 2005, City Council approved up to \$564,462 in TIF District funding for the Buzz Condominiums project which included street and streetscape improvements on South Akard Street and West Griffin Street. The project was completed during 2007.*

- Add 700 residential units

*To date, 907 residential units have been added to the TIF District, exceeding the goal. An additional 106 residential units are either under construction or planned for the District.*

- Add 400 hotel/motel rooms

*To date, 237 hotel rooms have been added to the District (59% of the goal).*

- Add 55,000 square feet of retail space

*To date, approximately 68,677 square feet of retail/restaurant space has been added to the Cedars TIF District, exceeding the goal.*

*Recent projects that contributed to the fulfillment of this goal are listed below:*

- *In August 2017, Sandwich Hag opened at 1902 Botham Jean Blvd (formerly Lamar Street) Street, a Vietnamese kitchen specializing in BÁNH MÌ sandwiches, adding approximately 630 square feet of restaurant space within in the TIF District.*
- *In September 2017, Four Corners Brewery relocated to the Cedars area, adding approximately 47,358 square feet of entertainment and restaurant space within the TIF District.*
- *In 2018, 7Eleven on Botham Jean Blvd (formerly Lamar Street) added approximately 3,500 square feet of retail within the TIF District.*

- Add 300,000 square feet of service center/flex office space

*To date, approximately 416,986 square feet of service center/flex office space has been added to the TIF District, far exceeding the goal.*

*Significant projects that contributed to the fulfillment of this goal are listed below:*

- *Dallas Police Association Headquarters added 11,150 square feet of office space.*
- *Resource One Credit Union's expansion added 13,430 square feet of office space.*
- *Dallas Police Headquarters added 358,758 square feet of office space.*

## Year-End Summary of Meetings and Council Items

The Cedars TIF District Board of Directors met once during the fiscal year on January 24, 2022.

The Board of Directors consists of nine (9) members, including six (6) City of Dallas appointees, one (1) Dallas County appointee, one (1) Dallas Independent School District (DISD) appointee and one (1) Dallas County Hospital District (DCHD) appointee.

The TIF District Board consisted of the following members during the fiscal year:

Philip T. Robinson, City appointee (attended 1 of 1 meeting)  
Darlene Schneider, City appointee (attended 1 of 1 meeting)  
Veronica Simmons, City appointee (attended 0 of 1 meeting)  
Belinda Thomas, City appointee (attended 0 of 1 meeting)  
Orlando Alameda, DISD appointee (attended 1 of 1 meeting)  
Luis Tamayo, Dallas County appointee (attended 1 of 1 meeting)  
Joe Mayer, DCHD appointee (attended 1 of 1 meeting)

The Dallas City Council approved three (3) items during the fiscal year related to the TIF District:

On February 23, 2022, City Council approved Resolution No. 22-0379 accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the TIF District, and to the State Comptroller, as required by state law.

On June 22, 2022, City Council conducted a public hearing and approved Ordinance No. 32244, Resolution No. 22-1017 granting an amendment to the preservation criteria and exhibits for Historic Overlay District No. 20, the Ambassador Hotel (1312 S. Ervay Street), on property zoned Subdistrict No. 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northwest corner of St. Paul Street and Ervay Street.

On August 24, 2022, City Council conducted a public hearing and approved Ordinance No. 32287, Resolution No. 22-1267 authorizing (1) the proposed levy of assessment for the South Side Public Improvement District (the "District"), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; (2) authorize an ordinance approving and adopting the final 2023 Service Plan, the final 2022 Assessment Plan, the 2022 Assessment Roll (to be kept on file with the City Secretary), 2023 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); (3) establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; (4) closing the public hearing and

levying a special assessment on property in the District for services and improvements to be provided in the District during 2023; (5) providing for reimbursement of city administrative costs for operational oversight of the District; (6) fixing charges and liens against the property in the District and against the owners thereof; (7) providing for the collection of the 2022 assessment; (8) authorizing the receipt and deposit of assessments from Dallas County; (9) authorizing the disbursement of assessments and interest to South Side Quarter Development Corporation; and (10) providing for an effective date - Not to exceed actual collections estimated at \$333,762.00.

## Budget and Spending Status

The Cedars TIF District’s Project Plan and Reinvestment Zone Financing Plan established a budget for the public improvement expenditures that are necessary to support private investment. The TIF District’s budget and spending to date are provided on the following charts:

<b>Cedars TIF District Projected Increment Revenues to Retire TIF Fund Obligations*</b>			
Category	TIF Budget (Total Dollars)	Allocated	Balance
Infrastructure Improvements - Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/ Public Open Spaces/ Economic Development Grants	\$15,312,270	\$4,655,004	\$10,657,266
Environmental Remediation	\$1,000,000	\$1,000,000	\$0
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	\$1,500,000	\$725,000	\$775,000
Administration and Implementation**	\$1,126,930	\$1,092,343	\$34,587
<b>Total Project Costs</b>	<b>\$18,939,200</b>	<b>\$7,472,347</b>	<b>\$11,466,853</b>

\*Budget shown in current dollars as of September 30, 2022. TIF Project Plan shows the budget in 1992 NPV.  
\*\*Administration and Implementation costs for FY 2022 are not included in the above allocation.

<b>Cedars TIF District Project Plan Budget</b>	
Category	TIF Budget (NPV)
Infrastructure Improvements – Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/Public Open Spaces/Economic Development Grants	\$4,356,097
Environmental Remediation	\$1,000,000
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	\$1,500,000
Administration and Implementation	\$360,000
<b>Total Project Costs</b>	<b>\$7,216,097</b>

All values discounted to 1992 dollars at 5.00% annually. Actual expenditures will depend on the timing of project costs.

## M/WBE Participation

Public bidding is not required for TIF District funded projects. All TIF-funded projects must follow the City’s adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District funded projects. The BID Plan goal for the projects listed below was 25 percent (25%) M/WBE participation in construction costs of completed public improvements. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to 32 percent.

<b>Cedars TIF District M/WBE Participation</b>			
Project	Contractor	Total M/WBE Contract Award	M/WBE Participation Percentage
The Beat – Private Improvements (Goal – 10%)	Varies	\$14,269,586	17.21%
The Beat – Public Improvements (Goal – 25%)	Varies	\$89,848	90.98%
1400 Belleview – Public Improvements (Goal – 25%)	Varies	\$1,657,916	69.55%
1400 Belleview – Private Improvements (Goal – 10%)	Varies	\$17,000,000	10.40%
Total		\$33,017,350	

## FY 2022-2023 Work Program

The FY 2022-2023 Work Program for the Cedars TIF District includes:

- Approval of FY 2021-2022 Annual Report
- TIF District Board and City Council review of proposed close-out projects for the TIF District:
  - Old City Park Restoration Project
  - Akard Street Sidewalk Improvement Project
  - Akard Street Traffic Signal Project
  - I-30 Canyon Redesign Betterments Project
  - South Side Public Improvement District Mural Project
- Complete close-out activities for the TIF District

## Appendix A: Financials

**City of Dallas, Texas**  
**Cedars Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2022, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$9,197,600	\$6,987,558	\$4,782,531	\$3,381,176	\$3,109,387
Interest receivable	\$15,136	\$1,440	\$3,709	\$3,667	\$7,139
Total assets	<u>\$9,212,736</u>	<u>\$6,988,997</u>	<u>\$4,786,239</u>	<u>\$3,384,843</u>	<u>\$3,116,526</u>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$123,696	\$123,696	\$84,171	\$26,313	\$0
Accrued liability	\$0	\$0	\$0	\$0	\$0
Total liabilities	<u>\$123,696</u>	<u>\$123,696</u>	<u>\$84,171</u>	<u>\$26,313</u>	<u>\$0</u>
<b>Fund Balance (Deficit):</b>					
Fund Balance - Restricted	<u>\$9,089,041</u>	<u>\$6,865,301</u>	<u>\$4,702,068</u>	<u>\$3,358,529</u>	<u>\$3,116,525</u>
Total Liabilities and Fund Equity	<u>\$9,212,736</u>	<u>\$6,988,997</u>	<u>\$4,786,239</u>	<u>\$3,384,842</u>	<u>\$3,116,525</u>

**City of Dallas, Texas**  
**Cedars Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2022, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$11,320,103	\$1,900,848	\$1,723,250	\$1,380,556	\$1,064,886	\$701,950
Tax increment-Intergovernmental	\$4,710,219	\$462,444	\$465,758	\$377,174	\$282,553	\$161,506
Interest income	\$410,071	\$43,963	\$16,836	\$35,305	\$55,377	\$34,624
Grant from City	\$125,000	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$179,925)	(\$183,516)	(\$7,786)	\$10,534	\$16,943	(\$8,473)
Total revenues	<u>\$16,385,467</u>	<u>\$2,223,739</u>	<u>\$2,198,058</u>	<u>\$1,803,569</u>	<u>\$1,419,760</u>	<u>\$889,606</u>
		\$0				
<b>Expenditures:</b>						
Administrative expenses	\$1,092,343	\$0	\$34,825	\$87,204	\$27,815	\$1,062
Non-Capital Outlay	\$2,494,380	\$0	\$0	\$372,827	\$1,149,940	\$149,078
Capital outlay	\$3,706,503	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$3,472	\$0	\$0	\$0	\$0	\$0
Total expenditures	<u>\$7,296,699</u>	<u>\$0</u>	<u>\$34,825</u>	<u>\$460,031</u>	<u>\$1,177,756</u>	<u>\$150,139</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$9,088,768</u>	<u>\$2,223,739</u>	<u>\$2,163,234</u>	<u>\$1,343,539</u>	<u>\$242,004</u>	<u>\$739,467</u>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$6,865,301	\$4,702,068	\$3,358,529	\$3,116,525	\$2,377,058
Prior period restatement	\$272	\$0	\$0	\$0	\$0	\$0
Fund balance (Deficit) at beginning of year, as restated	<u>\$272</u>	<u>\$6,865,301</u>	<u>\$4,702,068</u>	<u>\$3,358,529</u>	<u>\$3,116,525</u>	<u>\$2,377,058</u>
Fund balance (deficit) at end of year	<u>\$9,089,041</u>	<u>\$9,089,041</u>	<u>\$6,865,301</u>	<u>\$4,702,068</u>	<u>\$3,358,529</u>	<u>\$3,116,525</u>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by City Council. In case of any material changes, TIF board will be provided updated financial statements.**

City of Dallas, Texas  
 Cedars Tax Increment Financing District  
 Reinvestment Zone Number Five  
 As of September 30, 2022

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

(\$139,553)	Interest Income
<u>\$2,363,292</u>	Ad Valorem Taxes (Collected in FY'2021-22 based on 2021 Final Tax Roll)
<u>\$2,223,739</u>	<b>Total Revenue</b>

2. Amount and purpose of expenditures from the fund:

\$0	Administrative Expense - TIF admin cost for FY 2021-22 Pending
\$0	Non-Capital Outlay
\$0	Capital outlay
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$0</u>	<b>Total Expenditures</b>

There were no Capital and Non-Capital Outlay expenditures in FY 2021-22.

3. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:  
 Cedars TIF District has incurred no bonded indebtedness as of September 30, 2022.

4. The Zone entered into a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation and Dallas Area Rapid Transit to provide a grant of \$66,521 for the South Side Pedestrian Improvement Project which completed in 2017.

5. The Zone entered into an agreement with 1400 Belleview GP, LLC to dedicate an amount not to exceed \$441,225 for the Belleview Browder District-wide Improvements project. Disbursement of its TIF-eligible project costs began in fiscal year 2014 and was fully paid during fiscal year 2015 from available TIF District funds.

6. The Zone entered into an agreement with TEOF Hotel LLC to dedicate an amount not to exceed \$2,285,071 for the Plaza Hotel project. Payment of up to \$1,000,000 for the project's public infrastructure improvements was made pursuant to an approved monthly draw schedule and/or submission of invoices for completed work, subject to the availability of TIF District funds. After the project's completion, the payment of \$1,285,071 for TIF-eligible project costs was made in five annual payments of \$257,014, the TIF District fully paid the developer in fiscal year 2020.

	Principal	Accrued Add'l Subsidy <sup>1</sup>	Less Payments	Total Outstanding
Project - TEOF Plaza Hotel	\$2,285,071	\$0	\$2,285,071	(\$0)
Total	<u>\$2,285,071</u>	<u>\$0</u>	<u>\$2,285,071</u>	<u>(\$0)</u>

<sup>1</sup>Additional Subsidy in Form of Grant (in lieu of interest expense)

7. Tax increment base and current captured appraised value retained by the Zone:

Taxing Jurisdictions	Taxable Value 2022	Base Year 1992 Value	Est. Captured Value 2022*
City of Dallas	\$345,751,684	\$35,300,760	\$310,450,924
Dallas County	\$352,138,305	\$35,300,760	\$316,837,545

\* Based on Certified Tax Values. Final values will be determined on February 1, 2023

8. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdictions	Assessment Per \$100	Amount of Estimated 2022 Increment
City of Dallas	0.67122	\$2,083,809
Dallas County	0.16346	\$517,901
Total for all Jurisdictions	<u>\$0.83468</u>	<u>\$2,601,710</u>

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$2,601,710.

C. For the 2021 tax year, the Zone collected \$2,363,292 in increment.

City of Dallas, Texas  
Cedars Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2021  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan provides for staffing and other administrative expenses by the City of Dallas not to exceed \$1,187,237 (in current \$) over the life of the Zone. The City began billing the Zone for administrative costs in FY 1999. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. The Zone has no advances outstanding as of September 30, 2022.
6. "Due to general fund" amount of \$123,696 at September 30, 2022 represents the Zone administration costs for the fiscal year 2018-2019 (\$45,935), fiscal year 2019-2020 (\$38,237), and fiscal year 2020-2021 (\$39,524) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds.
7. Calculation of actual FY 2021-2022 Zone administration costs are in process.
8. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## Appendix B: District-Wide Set-Aside Funds

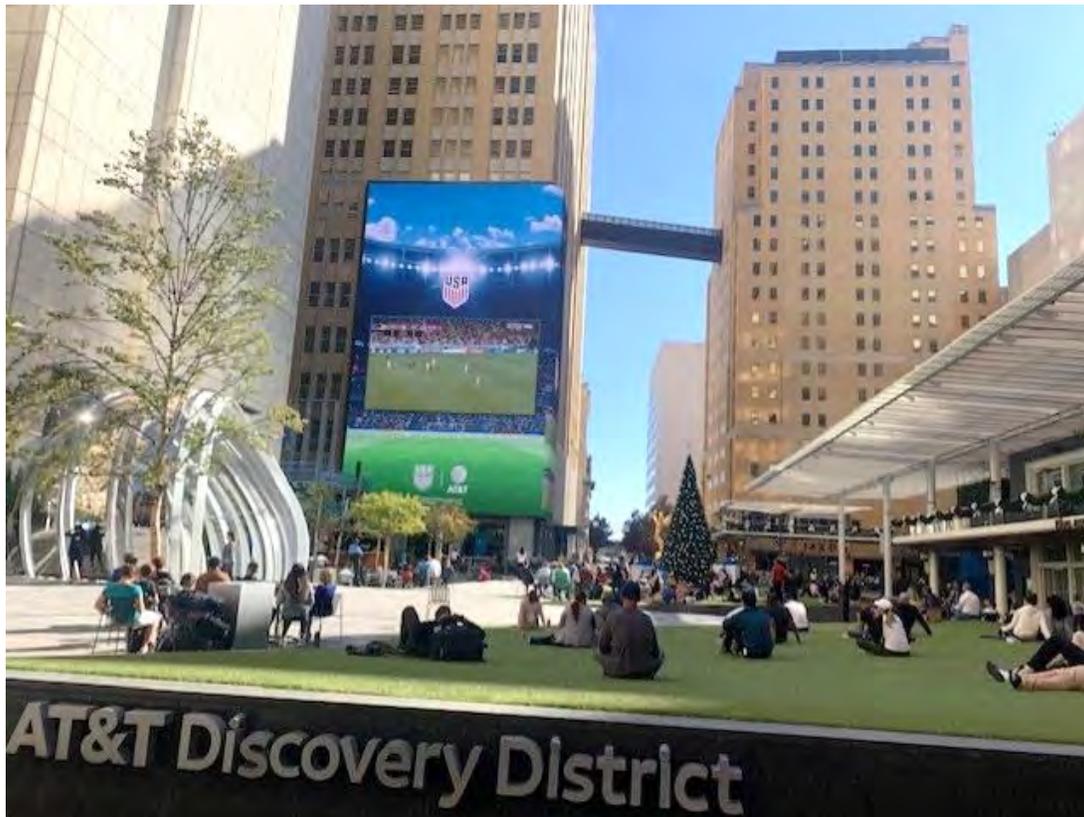
The TIF District Increment Allocation Policy adopted by the TIF District Board for the Cedars TIF District currently provides for 10% of annual TIF District increment, after administrative expenses, to be set-aside for District-Wide Improvements. To date, approximately \$1,381,106 has been collected and is available for expenditure.

Specific improvement projects are to be determined and the amount of this set-aside will be reviewed annually based on updated financial projections and District needs. The TIF District Board shall also have the discretion to release all or part of District-Wide Set-Aside funds towards reimbursement of one or more TIF-eligible projects.

The original intent was to use these cash reserves to leverage other funding (grants, bonds, private) to meet TIF District objectives. Potential uses of the funds based on stakeholder and TIF District Board input over the last several years include:

- Completion of Belleview Extension
- Heritage Village streetscape improvements
- Park and open space improvements
- Streetscape – sidewalk, pedestrian lighting, landscape/irrigation

**Exhibit A  
City Center TIF District  
FY 2021-2022 Annual Report**

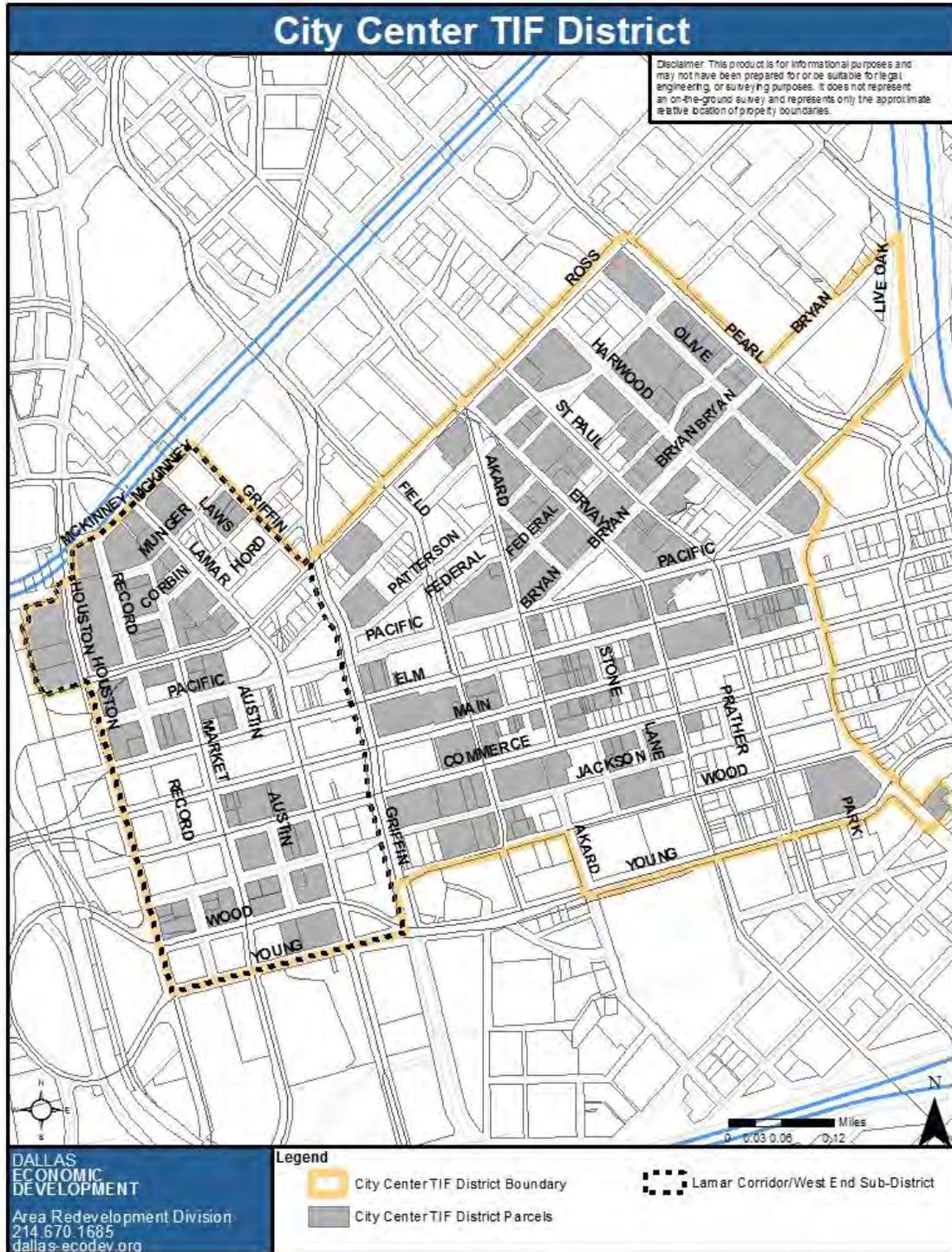


**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecodev.org](http://www.dallasecodev.org)

**October 1, 2021 to September 30, 2022**

# Map of Reinvestment Zone Number Five City Center Tax Increment Financing District



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## **Mission Statement**

The mission of the City Center TIF District is to promote redevelopment, stabilization, and growth of the downtown area. An accompanying goal is the stabilization and growth of the value of the area's tax base and a positive reversal of urban decay. During the 2013 fiscal year, the TIF District's mission was expanded to include creation of a strong real estate investment climate in the West End area, establishment of a sustainable neighborhood that connects the core of downtown, to the Farmers Market, Cedars area along Lamar Street, West End, Victory Park, and Design District across the Trinity River to West Dallas while providing more residential, retail and office opportunities.

The Dallas City Council established the City Center TIF District by Ordinance Number 22802 on June 26, 1996. The City Center TIF District took effect on January 1, 1997. In 2012, the termination date of the City Center Sub-District was extended for 10 years to December 31, 2022 (including collection of the 2022 tax year increment in calendar year 2023 and any related matters to be concluded in 2023) or when the budget of the TIF District has been collected. The Lamar Corridor/West End Sub-District term was established for 25 years, January 1, 2012 to December 31, 2037, or when the budget has been collected. The City of Dallas and Dallas County are the two remaining participating jurisdictions.

## **TIF District Accomplishments**

The City Center TIF District has been an instrumental part in creating a positive climate in the historic downtown core, Lamar Corridor and West End Historic District. From its inception through FY 2021-2022, forty-four projects have generated over \$1.19 billion in new investment.

As the City Center Sub-District comes to its scheduled sunset at the end of 2022, the City Center TIF District Board of Directors took action on September 22, 2022 to approve and recommend to City Council proposed amendments to the City Center TIF District Amended and Restated Project Plan and Reinvestment Zone Financing Plan to shift and modify the set-asides established within the TIF District's budget. At the same TIF District Board Meeting, the TIF District Board approved a request by the Dallas Park and Recreation Department and Parks for Downtown Dallas for a dedication of up to \$2,600,000 in TIF District district-wide set-aside funds to offset significant rising construction costs and additional City required infrastructure, including traffic signalization needs, and ensure full delivery of Harwood Park, adjacent to the City Center TIF District. Note that while the TIF District Board actions occurred during FY 2021-2022, City Council did not consider these items during the fiscal year.

Following a FY 2020-2021 City Center TIF District Board of Directors review and approval, City Council approved authorizing a development agreement with Woodall Rodgers Park Foundation in an amount not to exceed \$3,000,000 for the design and construction of the Phase 2 expansion of the Klyde Warren Park project (“KWP2”) on June 23, 2021. To facilitate TIF District funding for KWP2, an amendment of the City Center TIF District Project Plan and Reinvestment Zone Financing Plan was approved to specify that TIF District funding from the District-Wide Improvement budget category may be used for an expansion of Klyde Warren Park, as an area of public assembly serving downtown and linking the downtown core, including West End/Lamar, to Victory Park and to Uptown. On September 22, 2022, the City Center TIF District Board of Directors approved a 12-month extension of KWP2 of all material dates and deadlines as established in the original City Council resolution approved on June 23, 2021.



The Adolphus Tower Redevelopment Project was approved for TIF District funding during fiscal year 2018-2019 and included improvements to the public realm environment on Main Street and Akard Street by increasing the ground floor retail/restaurant space from 2,142 square feet to over 6,000, with outdoor seating and providing enhanced sidewalks. During FY 2021-2022, the project construction was substantially complete.



<b>City Center TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF District Investment<sup>4</sup></b>
Kirby Building	1509 Main Street	1999	Complete	156 apartment units; 15,000 SF retail	\$19,600,000	\$470,891
Wilson Building	1623 Main Street	1999	Complete	135 apartment units; 10,000 SF retail	\$21,000,000	\$3,883,691
Magnolia Building	1401 Commerce Street	1999	Complete	330 hotel rooms	\$24,000,000	\$594,486
Stone Street Gardens	1525 Main, 1520 Elm Streets	2002	Complete	29,000 SF retail	\$2,250,000	\$292,062
Universities Center at Dallas	1901 Main Street	2002	Complete	20,000 SF educational space	See 1900 Elm Street	\$2,236,550
Merriman Architects	300 N. Field Street	2002	Complete	40,000 SF office space	\$2,013,680	\$50,000
Davis Building	1309 Main Street	2003	Complete	183 apartment units; 15,000 SF retail	\$39,950,000	\$1,350,000
Hart Furniture Building	1929-1933 Elm Street	2003	Complete	16,600 SF retail	\$5,931,360	\$1,392,443
Thompson Bldg	1520-22 Main Street	2004	Complete	19,000 SF retail	\$2,250,000	\$1,171,629
Dallas Power & Light Bldgs	1506 & 1512 Commerce Street	2005	Complete	154 apartment units; 28,000 SF retail	\$29,356,220	\$6,864,909
Interurban Building	1500 Jackson	2005	Complete	134 apartments units; 20,000 SF retail	\$23,250,000	\$5,536,038
Gulf States	1415 Main Street	2007	Complete	64 apartment units; 5,000 SF retail	\$14,850,000	\$5,075,848
Republic Tower	350 N. Ervay Street	2007	Complete	227 apartment units	\$39,879,240	\$5,114,468
1608 Main Street & Pedestrian	1608 Main Street	2008	Complete	8,000 SF retail; 4,000 SF office	\$1,600,000	\$1,555,512
Joule Hotel	1530 and 1524 Main Street	2008	Complete	160 hotel rooms; 15,000 SF retail	\$21,800,000	\$9,375,792

Mosaic (Fidelity Union)	318 North Akard Street	2007	Complete	440 apartment units; 23,000 SF retail	\$82,000,000	\$9,000,000
Metropolitan	1200 Main Street	2007	Complete	273 condo units; 10,000 SF retail	\$88,064,470	\$4,750,000
Liberty State Bank Relocation Project	600 S. Harwood Street	2014	Complete	2,000 SF retail; 2,000 SF office	\$1,775,810	\$985,000
711 Elm Street	711 Elm Street	2015	Complete	3,000 SF retail	\$3,214,660	\$124,000
Hartford Building	400 N. St. Paul Street	2016	Complete	161,082 SF office; 12,396 SF retail	\$6,909,990	\$1,200,000
555 Ross <sup>6</sup>	1777 N. Record Street	2016	Complete	267 apartment units	\$56,400,000	\$5,500,000
211 N. Ervay Street	211 N. Ervay Street	2016	Complete	144,000 SF office; 22,000 SF retail	\$12,610,470	\$2,000,000
Thanksgiving Tower	1601 Elm Street	2017	Complete	200,000 SF office; 10,000 SF retail	\$103,621,580	\$6,000,000
Mid Elm Lofts <sup>6</sup>	1512-1516 Elm Street	2018	Complete	29 apartment units; 17,736 SF retail	\$6,000,000	\$3,900,000
Corgan-Crescent Addition	401 N Houston Street	2018	Complete	95,000 SF office	\$33,534,700	\$875,000
Adolphus Tower	1412 Main	2022	Complete	6,000 sf retail	\$9,000,000	\$2,247,605
<b>Subtotal</b>				<b>2,062 residential units; 490 hotel rooms; 644,082 SF office; 286,732 SF retail; 20,000 SF educational</b>	<b>\$650,862,180</b>	<b>\$81,545,924</b>
<b>Projects Within TIF District Not Utilizing TIF District Funding<sup>5</sup></b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF</b>	<b>Approx. Value</b>	<b>TIF District Investment</b>
Majestic Lofts (Titche-Goettinger)	1900 Elm Street	1997	Complete	129 apartment units; 15,000 SF retail	\$18,950,000	\$0
Sheraton Hotel <sup>5</sup>	400 North Olive Street	1998	Complete	1,844 hotel rooms	\$99,905,450	\$0
Santa Fe II (SoCo Lofts)	1122 Jackson Street	1999	Complete	205 condo units	\$55,524,620	\$0
Jackson Street Lofts	1300 Jackson Street	2002	Complete	8 condo units; 5,000 SF retail	\$3,814,680	\$0

1505 Elm	1505 Elm Street	2004	Complete	65 condo units	\$20,740,370	\$0
Third Rail Lofts (additional information on following page)	1407 Main Street	2007	Complete	84 apartment units; 20,000 SF retail space	\$29,978,910	Public Private Partnership Fund
U.S. Post Office Building <sup>5</sup>	400 N. Ervay Street	2011	Complete	5,000 SF retail; 78 apartment units	\$19,000,000	\$0
Houseman Building	400 N. Akard	2011	Complete	5,266 SF retail; 40,576 SF office	\$2,183,290	Public Private Partnership Fund
1025 Elm Street	1025 Elm Street	2013	Complete	130 hotel rooms	\$11,500,000	\$0
One Dallas Center (Patriot Tower)	350 N. St. Paul	2014	Complete	276 apartment units; 300,000 SF office reno	\$55,304,070	10 yr tax abatement on 90% added value
One Main Place Westin Conversion	1201 Main Street	2016	Complete	593,750 SF office reno 326 hotel rooms 4,800 SF retail	\$41,769,560	\$0
1700 Commerce	1700 Commerce	2016	Complete	176 hotel rooms; 3,763 SF retail	\$13,691,650	Historic tax abatement
717 N. Harwood	717 N. Harwood	2017	Complete	400,000 SF office; 7,000 SF retail	\$72,500,000	\$0
1217 Main Street	1217 Main Street	2018	Complete	6,250 SF retail; 18,750 SF office	\$1,900,000	\$0
Factory Six03 (West End Marketplace)	603 Munger	2018	Complete	165,000 SF office; 9,000 SF retail	\$32,950,000	Historic tax abatement
Courtyard Marriott Hotel	310 S. Houston	2018	Complete	167 hotel rooms	\$14,200,000	\$0
Holocaust Museum	300 N. Houston	2019	Complete	51,000 SF museum	N/A	\$0
AT&T Headquarters and Discovery District	211 S. Akard	2020	Complete	499,085 SF office; 26,700 SF retail	\$48,902,760	\$0
<b>Subtotal</b>				<b>845 residential units; 2,643 hotel rooms; 2,017,161 SF office; 107,779 SF retail; 51,000 SF museum</b>	<b>\$542,815,360</b>	<b>\$0</b>
<b>Projects Utilizing and Not Utilizing TIF District Funding</b>						
<b>Total</b>				<b>2,907 residential units; 3,133 hotel rooms; 20,000 SF educational; 2,661,243 SF office; 394,511 SF retail; 51,000 SF museum</b>	<b>\$1,193,677,540</b>	<b>\$81,545,924</b>

- <sup>1</sup> All information updated as of September 30, 2022.
- <sup>2</sup> Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
- <sup>3</sup> Based upon: a) market value of comparable projects for anticipated projects, b) private investment stated in the development agreement for projects that are approved or under construction, or c) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out. Includes full value of exempt properties, including historic and homestead.
- <sup>4</sup> Total paid or obligated by the TIF District for the corresponding TIF District project (includes accrued interest) as of September 30, 2022
- <sup>5</sup> Selected significant projects included and select properties previously in the City Center TIF District boundary
- <sup>6</sup> Per the TIF District program mixed-income housing requirement, noted projects are providing at least 10% of units as affordable.  
 Note 1: 1.5M sf of non-taxable value related to the First Baptist Church that had previously been shown was removed from the list.  
 Note 2: Announcements have been made that several existing buildings within the TIF District will be converted to mixed-use with a residential component; announced projects will be added to the chart once under construction

## Mixed-Income Housing Summary

The TIF District was created prior to adoption of the Mixed-Income Housing Guidelines for TIF Districts so most projects approved for funding between 1996 and 2012 did not have an affordable component. When the Project Plan and Reinvestment Zoning Financing Plan for the City Center TIF District was amended in 2012, provisions for mixed-income housing were added, including a requirement that 10% of residential units be reserved for households earning 80% or below the Area Median Family Income (AMFI). In this TIF District, a total of 2,062 units have been built to-date using TIF District funding, and 144 have been set-aside as affordable (includes units that were funded using Section 108 HUD loans). See Appendix B for Mixed-Income Housing Chart.



City Center TIF District Housing Counts	# of Units
Completed TIF District residential units	2,062
Completed Non-TIF District funded residential units	845
Total completed units within TIF District boundary	2,907
Affordable units constructed	144 (of which 114 have expired)

Note that the City Center TIF District Mixed-Income Housing Guidelines were adopted in 2012; the 114 expired units had affordable set-asides due to HUD assistance; 555 Ross Avenue and Mid Elm Lofts have been constructed since implementation of the Mixed-Income Housing Guidelines.

On September 22, 2022, the City Center TIF District Board of Directors approved amendments to the Mixed-Income Housing Guidelines. As of September 22, 2022, the required mixed-income housing unit dedication at 80% AMFI is as follows: 10% of units in redevelopment projects (existing buildings), 20% of units in new ground-up construction with a residential component, and 30% of units if City-owned property is purchased by a developer for residential development.

<b>TIF District Initiatives</b>			
<b>Activity</b>	<b>Scope</b>	<b>TIF District Investment</b>	<b>Status</b>
Metropolitan Garage	Up to 600 public parking spaces	\$450,000	3-year lease expired January 2005
Retail Study	Determine needs for TIF District	\$150,000	Complete
Parking Study	Determine needs for TIF District	\$380,154	Complete
N/S Streetscape	5 North/South Streets from Young to Ross Avenue	\$5,403,602	Complete
Park Master Plan	Determine priority sites for TIF District	\$182,500	Complete
Affordable Housing	% of annual increment transferred to Housing Dept. to assist with affordable housing development throughout the City	\$1,620,566	\$3,120,566 out of \$5 million funded
Dalpark Garage	Original Lease of 444 parking spaces for public use (150 short-term spaces); Amended Lease to only 150 spaces in 2010	\$3,111,139 (excludes revenue)	Completed during the fiscal year
Dallas County Courthouse Plaza	Improvements to public space (lighting, trees, seating, etc.)	\$2,625,000	Complete
Fire Corridor	1600 Block of Elm Street	\$149,135	Phase I Design Complete (\$63,000 spent)
Third Rail Lofts Garage	370 public parking spaces; 95 parking spaces for adjacent residential developments	*\$8,500,000	Complete
CityPark Program	600 parking spaces (converted to public use from private garages)	*\$1,125,000	Program ended 2010 (\$1,027,818 spent)
Retail Initiative Phase I	40,000 – 60,000 s.f. of retailers through tenant start-up cost assistance	*2,500,000	32,699 square feet retail space; \$2,219,212 spent
Retail Initiative Phase II	Additional retail recruitment and retention of critical retailers	**\$700,000	25,942 square feet retail space; \$548,830 spent
Urban Market Retention	Retention of Urban Market for two years	**\$550,000 City assistance	City assistance matched by private stakeholder funds; Assistance ended 2008
Vacant Building Improvement Initiative	To reduce the number of downtown vacant buildings	Staff time only	Four buildings were completely renovated/ two demolished/ six repaired
News Rack Ordinance	Reduce visual clutter by install uniformed, regulated newspaper racks	Staff time only	Uniformed newspaper racks installed.
Downtown Wayfinding Master Plan Update	Update master plan to include the expansion of DART and change in development areas downtown	\$25,000	Complete
Downtown Parks Master Plan Update	Re-evaluate priority park sites identified in original plan and propose any new park sites downtown	Staff Time Only	Complete
Ground Floor Activation Program	Program to provide incentives to downtown building owners to renovate and tenant their vacant ground floor space	\$8,300,000 over the life of the TIF District	Program implementation underway
Browder Street Plaza Improvements & Retail Activation	Public space improvements and contract to provide retail (food truck) activation	***\$500,000 City assistance	Complete

Klyde Warren Park Expansion	The Phase 2 expansion of Klyde Warren Park is an approximately 1.5 acre extension of the Park over Woodall Rodgers Freeway, generally between Saint Paul Street and west of Akard Street, adjacent to the City Center TIF District	\$3,000,000	TIF District funding approved by City Council June 23, 2021
<p>* The Third Rail Lofts Garage, CityPark Garages, and Retail Initiative paid from Public/Private Partnership Funds through a transfer of \$12.5 million in TIF District funds.                  **Phase II of the Retail Initiative and Urban Market assistance was funded through Public/Private Partnership Funds.                  *** \$500,000 in bond funds for public space improvements</p>			

## Value and Increment Revenue Summary

The base value is the total appraised value of all taxable real property in the TIF District boundary (Zone), as determined by the Dallas Central Appraisal District certified property tax roll. The base value is established the year the TIF District Zone is created and/or when a property is placed within a TIF District Zone.

The City Center TIF District’s Project Plan and Reinvestment Zone Financing Plan and boundary were amended in December 2012 to add properties along the Lamar Street corridor and properties in the West End Historic District. As a result of the boundary amendment, two sub-districts were created: (1) City Center Sub-District and (2) Lamar Corridor/West End Sub-District. Each sub-district has its own base value. In November 2014, the plan and boundary were further amended to remove certain parcels from the City Center Sub-District. The map on page 2 of this document depicts the boundaries of the Zone, including the boundary of each Sub-District.

### City Center Sub-District

The Sub-District’s 2014 adjusted base year value is \$577,655,884. The 2022 assessed tax value for the Sub-District is \$1,659,431,656. This represents an increase of \$1,081,775,772 (187%) over the adjusted base year value. The Sub-District’s value increased \$218,085,538 (15%) from the previous year. The increase over the adjusted base year will result in an estimated collection in 2023 of approximately 6,454,307 (City \$6,454,307; County \$0) in incremental revenue. 2023 is the final year of City Center Sub-District collections.

### Lamar Corridor/West End Sub-District

The Sub-District’s 2012 base year value is \$97,095,610. The 2022 assessed tax value for the Sub-District is \$280,707,540. This represents an increase of \$183,611,930 (189%) over the base year value. The Sub-District’s value increased \$23,536,680 (9.2%) from the previous year. This increase will result in an estimated collection in 2023 of approximately \$1,444,533 (City \$1,232,440; County \$212,093) in incremental revenue.

## Objectives, Programs, and Success Indicators

On February 12, 1997, the Dallas City Council adopted Ordinance Number 23034 which approved the City Center Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan, as amended. The goals of the plan are as follows:

- Make the City Center area a safer place to live and work
- Improve access to the City Center area
- Improve the image of the City Center area
- Take advantage of the existing building stock
- Develop a diverse mix of land uses within the City Center area
- Increase recreational opportunities in the City Center area

The following objectives and action items set the framework for the planned public improvements within the City Center TIF District in 1997:

- Improve street and pedestrian lighting within the City Center TIF District.

*Improvements to five north/south streets (Field, Akard, Ervay, St. Paul and Harwood Streets to the transit mall) were completed in 2008. An extension of the north/south improvement project (from the Transit Mall to Ross Avenue) was also completed in 2008. These improvements included widened sidewalks, street repaving, street furniture, lighting, new crosswalks and street trees.*



*Browder Street pedestrian plaza improvements are complete, enhancing the block's connection and providing street-level activation between Commerce Street and Jackson Street. AT&T's Discovery District was completed in 2020. The AT&T Discovery District includes private investment of approximately \$30 million in street and plaza improvements as a result of AT&T's commitment to invest in their global headquarters. The private investment associated with the building enhancements is estimated to be \$100 million, of which a portion of the buildings are within the City Center TIF District boundary.*



*The Downtown 360 Plan update further examines key corridors within the City Center TIF District and beyond, and additional improvements are anticipated.*

- Improve the pedestrian environment through landscaping, lighting and design standards for surface parking lots.

*Ordinance No. 25487 approved by City Council on January 28, 2004 required commercial parking garages and surface parking lots to comply with certain parking lot enhancements such as improved lighting, striping and landscaping. The ordinance also required the installation of wrought iron fencing but only if financed by the City Center TIF District. A fencing program was completed in 2007 that installed enhanced fencing along commercial surface parking lots located within the City Center TIF District.*

- Provide public parking to encourage redevelopment of underutilized downtown office and retail space.

*On October 13, 2004, City Council authorized an agreement with Downtown Dallas Inc. to implement the CityPark program. The program provided public, short-term parking space in garages in the downtown retail core in support of retail redevelopment efforts within the core. The CityPark program ended in 2010, but provided \$1,027,818 over six years for the conversion of existing private garages to public use through equipment signage, marketing and the use of the City's public parking rates. The following garages participated in the program and provided a minimum of 150 public parking spaces:*

- DalPark Garage (1600 Commerce)
- Davis Lot Garage (1407 Main Street)
- Star Parking Garage (1300 Ross Avenue)
- Metropolitan Garage (1310 Elm Street)



*All low cost, transient parking leases have now expired.*

- Coordinate linkages with the new DART light rail transit mall by extending streetscape improvements from the transit mall to the Arts District, Main Street, public open spaces and City Hall.

*Construction of pedestrian linkages connecting the DART light rail transit mall with the Main Street Retail District, public open spaces, City Hall and the Convention Center have been strengthened since this goal was set.*

*In July of 2010, the McKinney Avenue Transit Authority received a \$4.9 million grant from the Federal Transit Administration and matching grant of \$5 million from the North Central Texas Council of Governments to complete the M-Line trolley loop that branches off of McKinney Avenue at Olive Street. Construction of the Olive/St. Paul Street Loop is complete. The line improves connectivity between Uptown, Downtown, Klyde Warren Park, the Arts District and DART downtown transit mall.*

*The creation of a circulator system in the downtown area was recommended by the Downtown Dallas 360 Area Plan. In September 2013, City Council approved funding to participate in the two-year pilot program D-Link, a special service from DART that provided a way to get to various downtown destinations. D-Link stopped service during fiscal year 2018-2019.*

- Direct overall development of the City Center area through the application of design standards for public improvements and design guidelines for private development.

*Standards for public improvements have been established. Development projects requesting TIF District funding are required to design and construct public improvements in accordance with established guidelines. All proposed projects requesting City Center TIF District funds are reviewed by the City's Planning and Urban Design Department and the Urban Design Peer Review Panel.*

- Encourage development of residential housing and hotels, including conversions of existing office space.

*TIF District funding provided through the City Center TIF District encouraged multiple residential redevelopment projects while reducing the amount of vacant obsolete space by 9.9 million square feet and increasing the number of downtown residents. Completed projects that converted existing office space include the following: Kirby Building, Wilson Building, Majestic Lofts, Davis Building, Santa Fe II, Gulf States Building, Dallas Power & Light Buildings, 1505 Elm Condominiums, Jackson Street Lofts, Republic Tower, Interurban Building, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, Hart Furniture, Merriman Architects, Houseman Building, 400 S. Akard, the Joule Hotel, 711 Elm, One Main Place, Hartford Building, 1217 Main Street, Thanksgiving Tower, 211 N. Ervay and 717 N. Harwood (includes conversion to any use).*

- Encourage redevelopment of street-front retail.

*A Retail Initiative aimed at stimulating the creation of a retail district in downtown Dallas, initially focusing on 40,000 to 60,000 square feet in the Main Street District, was approved in 2003. Phase I of the Initiative included \$2.5 million in funding for tenant start-up costs, rent subsidies, and a Leasing/Marketing Partner. Phase I of the Retail Initiative brought several unique retail establishments to downtown; however, most of these stores have not remained open.*

*Phase II of the Initiative, with \$700,000 in funding and a program goal of 16,000 to 20,000 square feet of retail, was approved in 2006. Jos. A. Bank (5,142 square feet) opened under the extended initiative (closed during FY 2017). While many of the initial uses have closed, several of the spaces were able to attract new businesses without further subsidy, as a result of the initial TIF District investment. Conversions of structures such as the Stone Street Gardens Buildings, the*

*Thompson Building, 1608 Main Street, Davis Building, Dallas Power and Light Building, Metropolitan and Mosaic add to the amount of improved retail space.*

*The City of Dallas Main Street District Initiative Loan and Grant Program was amended to allow expenditures for a comprehensive update of the Downtown Parking Strategy and creation of a Retail Activation Strategy to identify and prioritize improvements needed to support retail recruitment efforts in the Downtown area. Both documents were completed and approved during FY 2011.*

- Encourage redevelopment of school property and improve educational and training facilities within the TIF District.

*University of North Texas (UNT) relocated its administrative offices to the Universities Center at Dallas building and purchased the Titche-Goettinger Building located at 1900 Elm Street in December 2006.*

*In 2014, UNT completed a \$29 million renovation of the building aimed at housing the University's new law school. Downtown's first public law school, UNT Dallas College of Law, began its inaugural class August 2014. In addition to the project's interior improvements, the façade of the building facing Main Street Garden Park was renovated to include windows, opening up the building to the downtown community.*

- Complement and protect existing historic structures.

*Through the efforts of the City Center TIF District and the City of Dallas Historic Preservation Program, the following historic buildings within the TIF District have been improved – Kirby Building, Wilson Building, Magnolia Building, Davis Building, Stone Street Gardens, Gulf States Building, Dallas Power & Light Buildings, Thompson Building, 1608 Main Street, Hart Furniture Building, 1530 Main Street, Republic Tower, the Interurban Building, Mosaic (Fidelity Union Life Buildings), Hartford Building and 1512-1516 Elm Street (Mid Elm Lofts). The Main Street National Register Historic District nomination was completed and accepted by the National Park Service in 2006. The City supported the expansion of the Historic District to include buildings on the southern side of Downtown. The expanded Downtown National Register Historic District was accepted by the National Park Service in 2008.*

City Center Sub-District development program includes:

- **2,500 residential units**

*To date 2,640 residential units have been built in the City Center Sub-District, representing approximately 106% of the development program goal. Below is a chart showing residential projects completed within the City Center Sub-District:*

<b>CITY CENTER – COMPLETED RESIDENTIAL UNITS</b>			
<b>PROJECT</b>	<b>LOCATION</b>	<b>UNITS</b>	<b>YEAR COMPLETED</b>
1900 Elm (Titché-Goettinger)	1900 Elm Street	129	1997
SoCo Lofts	1122 Jackson Street	205	2000
The Kirby – Residences on Main	1509 Main Street	156	2000
Wilson Building	1623 Main Street	135	2000
Residences on Jackson	1300 Jackson Street	8	2002
Davis Building	1309 Main Street	183	2003
1505 Elm Street Condominiums	1505 Elm Street	65	2004
Interurban Building	1500 Jackson Street	134	2005
Dallas Power & Light	1506-12 Commerce Street	154	2005
Gulf States Building	1415 Main Street	64	2007
Gables at Republic Center	325 N. St. Paul, Tower I	227	2007
Fidelity Union Life Towers (Mosaic)	Pacific/Bryan/Akard	440	2007
Metropolitan	1200 Main Street	273	2007
1407 Main Street	1407 Main Street	84	2008
U.S. Post Office Building	400 N. Ervay Street	78	2011
One Dallas Center (Patriot Tower)	350 N. St. Paul	276	2014
Mid Elm Lofts	1512-1516 Elm Street	29	2018
<b>TOTAL RESIDENTIAL UNITS COMPLETED</b>		<b>2,640</b>	

▪ **Absorption of 4,500,000 square feet of vacant office space in the City Center Sub-District**

*To date, 9.9 million square feet of previously vacant office space located within the City Center Sub-District has been renovated representing 220% of the development goal.*

*Completed projects include Santa Fe II, Sheraton Hotel, Majestic Lofts, Kirby Building, Wilson Building, Magnolia Building, Hart Furniture, 1505 Elm, Davis Building, Dallas Power and Light, Interurban Building, Jackson Building, Republic Tower, 1530 Main Street, Gulf States, 1217 Main Street, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, 1516 Elm Street, Hart Furniture, Houseman Building, 400 S. Akard Street, Joule Hotel, 1025 Elm Street, U.S. Post Office Building, One Dallas Center (Patriot Tower), Westin Hotel (One Main Place), 1700 Commerce, Hartford Building, 211 N. Ervay, 717 N. Harwood and Thanksgiving Tower.*

▪ **Activate 300,000 square feet of vacant ground floor and/or retail space in the downtown core.**

*To date, approximately 664,555 square feet of retail space, including Neiman Marcus, has been improved, representing 221.5% of the development program goal. The Main Street Retail Initiative has assisted in adding retail tenants to the growing number of those already established. CVS, Jason’s Deli and Jimmy John’s opened as part of the Retail Initiative. 7-11 opened a convenience store on the ground floor of the Metropolitan. Mid Elm Lofts added new retail space to the downtown core, including the relocation of City Tavern, in fiscal year 2018-2019. The Adolphus Tower redevelopment project includes 6,000 square feet of*

*new/improved ground floor retail space at the key intersection of Main Street and Akard Street. The Exchange at AT&T Discovery District's 211 S. Akard building added an additional 26,700 square feet of retail in the City Center TIF District.*

Lamar Corridor/West End Sub-District's development program includes:

▪ **Add 2,500 residential units to the Sub-District.**

*555 Ross (previously known as Fairfield Residences at West End) is the first Lamar Corridor/West End Sub-District residential project completed since this Sub-District was created. The project has added 267 apartments to the area, accounting for 11% of the Sub-District goal. The property was sold to Mesirov Financial during FY 2017-2018.*

▪ **Activate 500,000 square feet of vacant ground floor and/or retail space in the Sub-District.**

*Approximately 3,000 square feet of vacant ground floor space has been renovated as part of the 711 Elm Street TIF District project. Factory Six03 added approximately 10,000 square feet ground floor retail/restaurant space. The Corgan-Crescent addition included 21,100 square feet of active ground-floor office space as part of the project. 6.8% of the TIF District Plan goal has been met.*

▪ **Absorb vacant office space in the Sub-District.**

*Since the inception of the Lamar Corridor/West End Sub-District, several new property purchases by established office-focused real estate firms have positioned the Sub-District to become an up-and-coming creative/innovative office market. In FY 2017-2018, Factory Six03 (West End Marketplace) completed rehabilitation of the 182,000 square foot historic structure (plus 28,000 square foot basement and 25,000 square foot rooftop addition) for creative office space. Factory Six03 has foregone the approved TIF District incentives and, instead, is receiving an historic tax exemption.*

*The Corgan-Crescent (also known as The Luminary) project is a multi-tenant office addition and transit-oriented development in the West End of Dallas primarily constructed for the expansion of Corgan. The completed project includes the addition of 95,000 square feet for a total of approximately 155,000 square feet of office space. This includes a 20,000 square foot expansion for Corgan and an additional 75,000 square feet of speculative tenant space.*

## Year-End Summary of Meetings

The City Center TIF District Board of Directors met two times during FY 2021-2022 (January 20, 2022 and September 22, 2022).

The City Center TIF District Board of Directors consists of nine (9) members including six (6) City of Dallas appointees, one (1) Dallas Independent School District (DISD) appointee, one (1) Dallas County appointee and one (1) Dallas County Community College District appointee. During FY 2021-2022, the City Center TIF District Board consisted of the following members:

### Board Member List

\*Andre Harris, Chair – City Appointee (Attended 1 of 1 meeting)

\*\*John Perry – City Appointee (Attended 1 out of 1 meeting)

\*\*Joseph Pitchford – City Appointee (Attended 1 out of 1 meeting)

Billy Prewitt – City Appointee (Attended 2 of 2 meetings)

\*\*Nick Seaman – City Appointee (Attended 1 out of 1 meeting)

Vacant – City Appointee

Orlando Alameda – DISD Appointee (Attended 1 of 2 meetings)

Ben Magill – DCCCD Appointee (Attended 1 of 2 meetings)

Luis Tamayo – Dallas County Appointee (Attended 2 of 2 meetings)

\*Board Member during first of two meetings

\*\*Board Member during second of two meetings

During FY 2021-2022, the City Council approved one item directly related and significant to the City Center TIF District:

On February 23, 2022, City Council approved Resolution No. 22-0380, accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

One additional significant item was approved by City Council related to the City Center TIF District:

On September 28, 2022, City Council approved Resolution No. 22-1454, authorizing a construction services contract for the construction of the Lamar Street Streetscape, Lamar Street from Wood Street to Elm Street – Gibson & Associates, Inc., lowest responsible bidder of two – Not to exceed \$5,058,058.04 – Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund).

## Budget and Spending Status

City Center TIF District			
Projected Increment Revenues to Retire TIF District Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated/Expended <sup>3</sup>	Balance
Original City Center TIF District Collection <sup>2</sup>	\$75,696,253	\$75,696,253	\$0
Public Infrastructure Improvements	\$8,500,000	\$4,920,600	\$3,579,400
Parking <sup>5</sup>	\$5,500,000	\$1,224,000	\$4,276,000
Redevelopment/Development Projects	\$40,972,111	\$15,497,787	\$25,474,324
District Wide Improvements	\$4,000,000	\$3,000,000	\$1,000,000
Affordable Housing	\$6,500,000	\$424,528	\$6,075,472
Ground Floor Activation	\$8,300,000	\$0	\$8,300,000
Plan Implementation/Administration <sup>4</sup>	\$2,500,000	\$866,970	\$1,633,030
Total Project Costs	\$151,968,546	\$101,630,138	\$50,338,226
<sup>1</sup> Budget shown above in total dollars (including interest earnings and potential parking revenue), as approved in the Project Plan and Reinvestment Zone Financing Plan for the TIF District. <sup>2</sup> This amount represents the total amount of TIF District funds expended from 1997 to 2012. <sup>3</sup> Allocated/Expended amounts are TIF District funds committed and/or spent to district projects through FY 2021-2022 <sup>4</sup> TIF administration costs shown are expended or committed through FY 2021-2022 <sup>5</sup> Includes 2013-2020 Dalpark Parking lease; Parking revenue (not shown) is offsetting Dalpark lease expenditures			

Note that the Harwood Park TIF District funding dedication recommended by the TIF District Board of Directors on September 22, 2022 is not included in the TIF District funding obligations since it was not considered by City Council during FY 2021-2022.

## TIF District Set-Asides

Since 2012, the City Center TIF District budget has included four TIF District set-asides: Affordable Housing, District-Wide, Ground Floor/Retail Activation Initiative, and Parking. On September 22, 2022, the TIF District Board of Directors approved amendments to the City Center TIF District Amended and Restated Project Plan and Reinvestment Zone Financing Plan and forwarded a recommendation of approval to the City Council, which included shifting and modifying the set-asides within the TIF District budget. Note that as of the conclusion of the FY 2021-2022, City Council has not considered the Plan amendments. Both the current (2012 approved) and TIF District Board approved (2022) set-aside information is provided below.

The Affordable Housing set-aside funds may support mixed-income projects. The current budget for this set-aside is \$6.5 million. As approved and recommended for City Council approval by the TIF District Board on September 22, 2022, the Affordable Housing set-aside budget will be \$12.4 million.

The District-Wide Improvements Initiative set-aside should support improvement projects benefiting multiple properties or blocks and not specific to a single development site such as public parks, gateways, trails, public open space, public facilities, or utility/streetscape improvements. The current budget for this set-aside is \$4 million. As approved and recommended for City Council approval by the TIF District Board on September 22, 2022, the District-Wide Improvements Initiative set-aside budget will be \$8.26 million.

The Ground Floor/Retail Activation Initiative Set-Aside is detailed in the Downtown Ground Floor Activation Grant Program. The current budget for this set-aside \$8.3 million. As approved and recommended for City Council approval by the TIF District Board on September 22, 2022, the Plan amendment will combine the TIF District funds from this set-aside with the Affordable Housing set-aside to support mixed-income housing projects.

The Parking Initiative Set-Aside may include leasing of parking. The current budget for this set-aside \$5.5 million. As approved and recommended for City Council approval by the TIF District Board on September 22, 2022, the Plan amendment will combine the TIF District funds from this set-aside with the District-Wide Improvement Initiative to support district-wide initiatives.

Current status of the TIF District set-asides:

	Afford Hsng	District-Wide	Retail	Parking*
Collected Through 2022 Increment:	\$5,141,404	\$2,912,730	\$5,627,182	\$3,708,638
Total Budget Allowance:	\$6,500,000	\$4,000,000	\$8,300,000	\$5,500,000
Committed to Date:	\$424,528	\$3,000,000	\$0	\$1,224,000
* Parking revenues have replenished the Parking expenditures				

## M/WBE Participation

TIF District funded projects must comply with the Business Inclusion and Development (“BID”) Plan and the City’s Fair Share goals of certified minority/women-owned business enterprises (“M/WBE”) participation for both public and private improvements. TIF District funded projects are not required to be publicly bid. As a result, TIF District funded projects are privately bid and are monitored to ensure compliance with the City’s BID Plan and Fair Share Goals. Reporting is not required until project completion.

City Center TIF M/WBE Participation				
Project	Contractors	Total Construction Amount	M/WBE Contract Amount	M/WBE Participation
Streetscape	HOK	\$1,584,154	\$664,945	41.97%
Kirby	Gibson	\$440,000	\$42,724	9.71%
Magnolia	Bell	\$586,300	\$96,329	16.43%
Parking	Kittelson	\$380,155	\$135,335	35.60%
Stone Street	Village Interiors	\$979,000	\$185,814	18.98%
Park Master Plan	Carter and Burgess	\$365,000	\$9,000	2.47%
Hart Furniture Bldg	Harrison Walker	\$1,143,129	\$202,615	17.72%
Thompson Building	Nedderman & Assoc.	\$2,000,464	\$241,822	12.09%
Streetscape Construction	Northern Pipeline Construction Co.	\$2,780,691	\$1,141,540	41.05%
Elm St. Fire Corridor	Architexas	\$63,000	\$17,762	28.19%
Retail Marketing/Leasing	Dallas Downtown Partnership	\$247,500	-	0.00%
DP&L	Various	\$5,169,921	\$2,724,525	52.70%
Wayfinding Signs	Bunting Graphics	\$553,886	\$72,320	13.06%
Interurban Building	Andres Construction	\$5,228,415	\$1,966,491	37.61%
Gulf States Building	Various	\$3,703,168	\$876,480	23.67%
Republic Center	Various	\$2,168,806	\$52,936	2.44%
Joule Hotel	Various	\$13,528,365	\$544,982	4.03%
N/S Streetscapes	Texas Standard Construction	\$1,619,260	\$615,318	38.00%
Metropolitan	Certified/LVI Environmental	\$3,868,400	\$967,100	25.00%
1608 Main Street Pedestrianway	Nedderman & Assoc.	\$476,700	\$132,893	27.88%
1608 Main Street	Nedderman & Assoc.	\$1,455,660	\$361,868	24.86%
Mosaic	Certified/LVI Environmental	\$8,882,955	\$2,492,880	28.06%
Liberty State Bank	Various	\$1,647,499	\$503,220	30.54%
711 Elm	Various	\$304,030.55	\$88,074	28.97%
555 Ross	Various	\$28,920,233	\$9,501,341	32.85%
Hartford Building	Dallas Hartford, LLC	\$2,189,517	\$484,388	22.12%
211 N. Ervay (private scope contract)	Alterra 211 N. Ervay, LLC	\$8,722,143	\$1,332,113	15.27%
Thanksgiving Tower	The Beck Group	\$21,855,903	\$6,645,807	30.41%
Mid Elm Lofts	Azteca	\$15,290,605	\$6,367,121	41.64%
Corgan-Crescent Addition	Various	\$28,709,391	\$3,893,696	13.56%
Adolphus Tower	Pelican CM Concepts	\$1,955,064	\$1,261,658	64.53%
<b>TOTALS</b>		<b>\$166,819,315</b>	<b>\$43,623,097</b>	<b>26.15%</b>

## **FY 2022-2023 Work Program**

The work items for FY 2022-2023 for the City Center TIF District are as follows:

- Approval of the City Center FY 2021-2022 Annual Report
- Continue support of City's office/business retention efforts in the downtown core
- Identify and support opportunities for improving physical connections between the Downtown Core and surrounding districts including the Convention Center, Victory, Lamar Corridor, and West End neighborhoods
- Identify and promote development and redevelopment of key properties in the TIF District, particularly mixed-income housing proposals
- Continue to work with relevant City departments on various downtown transportation projects
- Support Klyde Warren Park Phase 2 expansion
- Support the TIF District Board approved Plan Amendment through City Council consideration
- Support the TIF District Board recommended dedication of TIF District funds for Harwood Park through City Council consideration
- Complete City audit of completed TIF District projects and make payments based on available increment and in accordance with the City Center TIF District Reimbursement Queue Policy

## Appendix A - District Financials

City of Dallas, Texas  
City Center Tax Increment Financing District Fund  
Balance Sheet as of September 30, 2022 (Unaudited)  
With Comparative Totals for September 30, 2021, 2020, 2019 and 2018 (Audited)

	2022	2021	2020	2019	2018
<b>Assets:</b>					
Pooled cash and cash equivalents	\$19,607,940	\$17,257,198	\$14,581,312	\$16,283,515	\$12,142,632
Interest receivable	\$32,405	\$3,558	\$11,285	\$18,736	\$27,798
Accounts receivable-Parking	\$0	\$0	\$0	\$24,251	\$55,670
<b>Total assets</b>	<b>\$19,640,345</b>	<b>\$17,260,757</b>	<b>\$14,592,597</b>	<b>\$16,326,502</b>	<b>\$12,226,100</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts payable	\$0	\$0	\$13,500	\$3,839,240	\$2,162,465
Advances from developers	\$0	\$0	\$0	\$0	\$1,049,697
Due to general fund	\$228,605	\$233,964	\$159,479	\$71,098	\$0
Accrued liability	\$0	\$0	\$0	\$0	\$0
<b>Total liabilities</b>	<b>\$228,605</b>	<b>\$233,964</b>	<b>\$172,979</b>	<b>\$3,910,338</b>	<b>\$3,212,162</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$19,411,741	\$17,026,792	\$14,419,618	\$12,416,164	\$9,013,938
<b>Total Liabilities and Fund Equity</b>	<b>\$19,640,345</b>	<b>\$17,260,757</b>	<b>\$14,592,597</b>	<b>\$16,326,501</b>	<b>\$12,226,100</b>

City Center Tax Increment Financing District Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)  
For the Period September 30, 2022 (Unaudited)  
With Comparative Totals for September 30, 2021, 2020, 2019 and 2018 (Audited)

	IID	2022	2021	2020	2019	2018
<b>Revenues:</b>						
Tax increment-Governmental	\$119,741,367	\$6,349,573	\$7,012,437	\$6,399,597	\$5,749,463	\$4,708,079
Tax increment-Intergovernmental	\$6,953,342	\$191,402	\$192,289	\$227,140	\$141,297	\$929,781
Affordable housing contribution	\$307,787	\$0	\$0	\$0	\$0	\$0
Interest income	\$10,603,924	\$98,888	\$50,060	\$151,840	\$108,702	\$129,806
Parking Revenue	\$2,241,171	\$0	\$0	\$175,152	\$230,979	\$259,230
Net increase in fair value of investments	(\$683,357)	(\$392,706)	(\$23,354)	\$16,994	\$53,080	(\$36,184)
<b>Total revenue</b>	<b>\$139,164,233</b>	<b>\$6,247,156</b>	<b>\$7,231,432</b>	<b>\$6,970,723</b>	<b>\$6,283,521</b>	<b>\$5,990,712</b>
<b>Expenditures:</b>						
Administrative expenses	\$2,908,304	\$78,368	\$74,328	\$159,760	\$71,559	\$0
Affordable housing participation	\$3,745,566	\$0	\$0	\$0	\$0	\$0
Non-capital outlay	\$82,103,531	\$2,258,000	\$2,987,827	\$2,471,828	\$1,385,202	\$1,495,568
Capital outlay	\$17,672,147	\$1,525,840	\$1,562,103	\$2,335,680	\$1,497,257	\$845,842
Interest and fiscal charges	\$8,952,353	\$0	\$0	\$0	\$57,084	\$93,453
<b>Total expenditures</b>	<b>\$115,381,900</b>	<b>\$3,862,208</b>	<b>\$4,624,258</b>	<b>\$4,967,268</b>	<b>\$3,011,102</b>	<b>\$2,434,864</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$23,782,333</b>	<b>\$2,384,949</b>	<b>\$2,607,174</b>	<b>\$2,003,455</b>	<b>\$3,272,420</b>	<b>\$3,555,848</b>
<b>Other financing sources (uses):</b>						
Developer Participation	\$5,416,002	\$0	\$0	\$0	\$0	\$0
Transfer out	(\$10,000,000)	\$0	\$0	\$0	\$0	\$0
<b>Total other financing sources</b>	<b>(\$4,583,998)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess (deficiency) of revenues and other financing sources over (under) expenditures and other uses</b>	<b>\$19,198,335</b>	<b>\$2,384,949</b>	<b>\$2,607,174</b>	<b>\$2,003,455</b>	<b>\$3,272,420</b>	<b>\$3,555,848</b>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$17,026,792	\$14,419,618	\$12,416,164	\$9,013,938	\$5,458,090
Prior period restatement	\$213,406	\$0	\$0	\$0	\$129,806	\$0
Fund balance (Deficit) at beginning of year, as restated	\$213,406	\$17,026,792	\$14,419,618	\$12,416,164	\$9,143,744	\$5,458,090
<b>Fund balance (deficit) at end of year</b>	<b>\$19,411,741</b>	<b>\$19,411,741</b>	<b>\$17,026,792</b>	<b>\$14,419,618</b>	<b>\$12,416,164</b>	<b>\$9,013,938</b>

Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City Center Tax Increment Financing District  
Reinvestment Zone Number Five, City of Dallas, Texas  
As of September 30, 2022

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

(293,818)	Interest Income
\$0	Parking Income
<u>\$6,540,975</u>	Ad Valorem Taxes (Collected in FY 2021-22 based on 2021 Final Tax Roll)
<u>\$6,247,156</u>	<b>Total Revenue</b>

2. Amount and purpose of expenditures from the fund:

\$78,368	Administrative Expense - TIF admin cost for FY 2021-2022
\$0	Affordable Housing Participation
\$2,258,000	Non-Capital outlay *
\$1,525,840	Capital outlay *
<u>\$0</u>	Additional Subsidy in Form of Grant (in lieu of interest expense)*
<u>\$3,862,208</u>	<b>Total Expenditures</b>

\* These capital and non-capital outlay expenditures are detailed as follows:

	Total		Non-capital
	Expenditures	Capital Outlay	Outlay
MID ELM TIF, INC - Mid Elm Lofts Projects	\$3,445,160	\$1,187,160	\$2,258,000
GPIF Houston Street LLC - Corgan-Crescent	\$338,680	\$338,680	\$0
Total Expenditures	<u>\$3,783,840</u>	<u>\$1,525,840</u>	<u>\$2,258,000</u>

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:

The City Center TIF District has incurred no bonded indebtedness as of September 30, 2022.

b. The Zone had the following contingent obligations at September 30, 2022 which are being reimbursed from available TIF District funds:

Developer	Project	Balance Due (Since Inception)			Payments To Date			Net Balance Due
		Principal	Add'l Subsidy (1)	Total Due	Accrued		Total Paid	
					Principal	Add'l Subsidy (1)		
Post Properties, Inc.	Wilson Building	\$3,400,000	\$483,691	\$3,883,691	\$3,400,000	\$483,691	\$3,883,691	\$0
Hall Financial Group	Kirby Building Redev.	\$435,797	\$35,094	\$470,891	\$435,797	\$35,094	\$470,891	\$0
Holtze Magnolia	Magnolia Building Redev.	\$570,000	\$24,486	\$594,486	\$570,000	\$24,486	\$594,486	\$0
Republic Center, LLP.	Republic Building Redev.	\$750,000	\$88,921	\$838,921	\$750,000	\$88,921	\$838,921	\$0
Stone Place Mall Investors	Stone Place Mall	\$276,000	\$16,062	\$292,062	\$276,000	\$16,062	\$292,062	\$0
Elm Street Development	Hart Furniture Building	\$1,333,191	\$59,252	\$1,392,443	\$1,333,191	\$59,252	\$1,392,443	\$0
Main Street Investors JV	Thompson Building	\$1,065,000	\$106,629	\$1,171,629	\$1,065,000	\$106,629	\$1,171,629	\$0
Hamilton DPL Development	DP&L Bldg. Restoration	\$6,503,159	\$361,750	\$6,864,909	\$6,503,159	\$361,750	\$6,864,909	\$0
TIF Hotel, Inc.	Joule Hotel Redev.	\$8,500,000	\$875,792	\$9,375,792	\$8,500,000	\$875,792	\$9,375,792	\$0
Barker-Nichols, LLC	Interurban Building	\$5,000,000	\$536,038	\$5,536,038	\$5,000,000	\$536,038	\$5,536,038	\$0
Ervay Residential Partners, Inc.	Republic Center Tower I	\$4,605,000	\$509,468	\$5,114,468	\$4,605,000	\$509,468	\$5,114,468	\$0
GS Murray Development, Inc.	Gulf States Building Redev.	\$4,666,650	\$409,198	\$5,075,848	\$4,666,650	\$409,198	\$5,075,848	\$0
Gonzalo 1200 Main, LLC.	1200 Main Street Redevel.	\$4,750,000	\$1,220,990	\$5,970,990	\$4,750,000	\$1,220,990	\$5,970,990	\$0
WLK Mosaic Owner, LP.	Fidelity Union Bldg. Redev.	\$9,000,000	\$4,136,327	\$13,136,327	\$9,000,000	\$4,136,327	\$13,136,327	\$0
SandCap 711 Elm Partners, LP	711 Elm Street Garage	\$124,000	\$0	\$124,000	\$124,000	\$0	\$124,000	\$0
Dallas Hartford, LLC	Hartford Building	\$1,200,000	\$0	\$1,200,000	\$1,200,000	\$0	\$1,200,000	\$0
MFREVF III - Ross, LLC	Fairfield Residences at West End	\$5,500,000	\$0	\$5,500,000	\$5,500,000	\$0	\$5,500,000	\$0
1601 Elm Holdings, LP	Thanksgiving Tower	\$6,000,000	\$0	\$6,000,000	\$6,000,000	\$0	\$6,000,000	\$0 (3)
LGIP Funds (Cayman) SPC	211 N. Ervay	\$2,000,000	\$0	\$2,000,000	\$2,000,000	\$0	\$2,000,000	\$0 (2)
RREAF Holdings (Mid Elm), LLC	Mid Elm Lofts	\$3,900,000	\$0	\$3,900,000	\$3,900,000	\$0	\$3,900,000	\$0 (4)
GPIF Houston Street LLC.	Corgan-Crescent	\$875,000	\$0	\$875,000	\$875,000	\$0	\$875,000	\$0 (5)
<b>Totals</b>		<b>\$70,453,797</b>	<b>\$8,863,697</b>	<b>\$79,317,494</b>	<b>\$65,678,798</b>	<b>\$8,863,697</b>	<b>\$79,317,495</b>	<b>\$0</b>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

(2) Final payment in the amount of \$1,868,800 was paid to LGIP Funds (Cayman) SPC in the fiscal year 2020

(3) Final payment in the amount of \$3,859,547 was paid to 1601 Elm Holdings, LP in the fiscal year 2021

(4) Final payment in the amount of \$3,445,160 was paid to RREAF Holdings (Mid Elm), LLC in the fiscal year 2022

(5) Final payment in the amount of \$338,680 was paid to GPIF Houston Street LLC. in the fiscal year 2022

**3. Tax increment base and current captured appraised value retained by the zone:**

<b>Taxing Jurisdiction</b>	<b>Taxable Value 2022</b>	<b>Base Year 1996 Value</b>	<b>Est. Captured Value 2022**</b>
City of Dallas-City Center Sub-District Zone A	\$1,657,655,846	\$577,242,124	\$1,080,413,722
City of Dallas-City Center Sub-District Zone B	\$1,775,810	\$413,760	\$1,362,050
City of Dallas-Lamar Sub-District	\$280,707,540	\$97,095,610	\$183,611,930
Dallas County-Lamar Sub-District	\$280,707,540	\$97,095,610	\$183,611,930

\*\* Based on Certified Taxable Values. Final values will be determined on February 01, 2023.

**4. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

<b>Taxing Jurisdiction</b>	<b>Assessment Per \$100</b>	<b>% Captured Value Used</b>	<b>Amount of Estimated 2022 Increment</b>
City of Dallas-City Center Sub-District Zone A	0.74580	59.66%	\$6,446,180
City of Dallas-City Center Sub-District Zone B	0.74580	59.66%	\$8,127
City of Dallas-Lamar Sub-District	0.74580	67.12%	\$1,232,440
Dallas County-Lamar Sub-District	0.21795	11.55%	\$212,093
Total for all Jurisdictions	\$2.45535		\$7,898,840

b. The total amount of estimated tax increment to be billed in 2023 for the 2022 tax year is \$7,898,840. For the 2021 tax year, increment in the amount of \$6,540,975 was received.

City of Dallas, Texas  
City Center Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$4,660,402 over the life of the Zone to reimburse the City for administrative costs which is made up of the original allocation \$2,160,402 and an additional \$2,500,000 over the extended period of the district. The Zone began reimbursing the General Fund for administrative costs in FY'1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$228,605 on September 30, 2022, represents the Zone administration costs for the fiscal year 2019-2020 (\$75,752), fiscal year 2020-2021 (\$74,485), and fiscal year 2021-2022 (\$78,368) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements which are owned by the City are capitalized by the City of Dallas.

## Appendix B Mixed-Income Housing

Developer	Project Name	Address	Residential Units	Affordable Units	Completion Year	Project Status
<b>RESIDENTIAL TIF PROJECTS APPROVED PRIOR TO MIXED INCOME POLICY (pre-2012)</b>						
Hall Financial Group	Kirby Building	1509 Main St	156	57 (expired)	1999	Complete
Post Properties	Wilson Building	1623 Main St	135	14 (expired)	1999	Complete
Davis Apartments, LLP (Hamilton)	Davis Building	1309 Main St	183	43 (expired)	2003	Complete
Hamilton Properties	Dallas Power & Light Building	1506, 1512, & 1517 Commerce St	154	0	2005	Complete
Barker Nichols, LLC	Interurban Building	1500 Jackson St	134	0	2005	Complete
GS Murray Development, Inc	Third Rail (Gulf States Building - 1415 Main Street)	1415 Main St	64	0	2007	Complete
Gables (Republic Center, LLP)	Gables Republic Tower (I)	300 N Ervay St	227	0	2007	Complete
Hamilton Fidelity LP (Hamilton Properties)	Mosaic (Fidelity Union)	1507 Pacific Ave	440	0	2007	Complete
LB 1200 MAIN LP	Metropolitan	1200 Main St	273	0	2007	Complete
<b>TOTAL 1999-2011</b>			<b>1,766</b>	<b>114 (expired)</b>		
<b>RESIDENTIAL TIF PROJECTS APPROVED AFTER MIXED INCOME POLICY (post-2012)</b>						
555 Ross Avenue	Mesirov Financial	302 N Houston	267	27	2016	Complete
Mid Elm TIF, Inc	Mid Elm Lofts	1512-1516 Elm Street	29	3	2018	Complete
<b>TOTAL 2012-Current</b>			<b>296</b>	<b>30</b>		

## **Appendix C**

### **Financial Obligations Estimated Payoff**

It is anticipated that The Adolphus Tower Redevelopment Project will be paid in full upon verification that all project conditions have been fulfilled, including ground floor occupancy requirements (2023). City Center TIF District funding is in an amount not to exceed \$2,247,605 (actual amount to be based on TIF-eligible project costs).

# EXHIBIT A

## Farmers Market TIF District

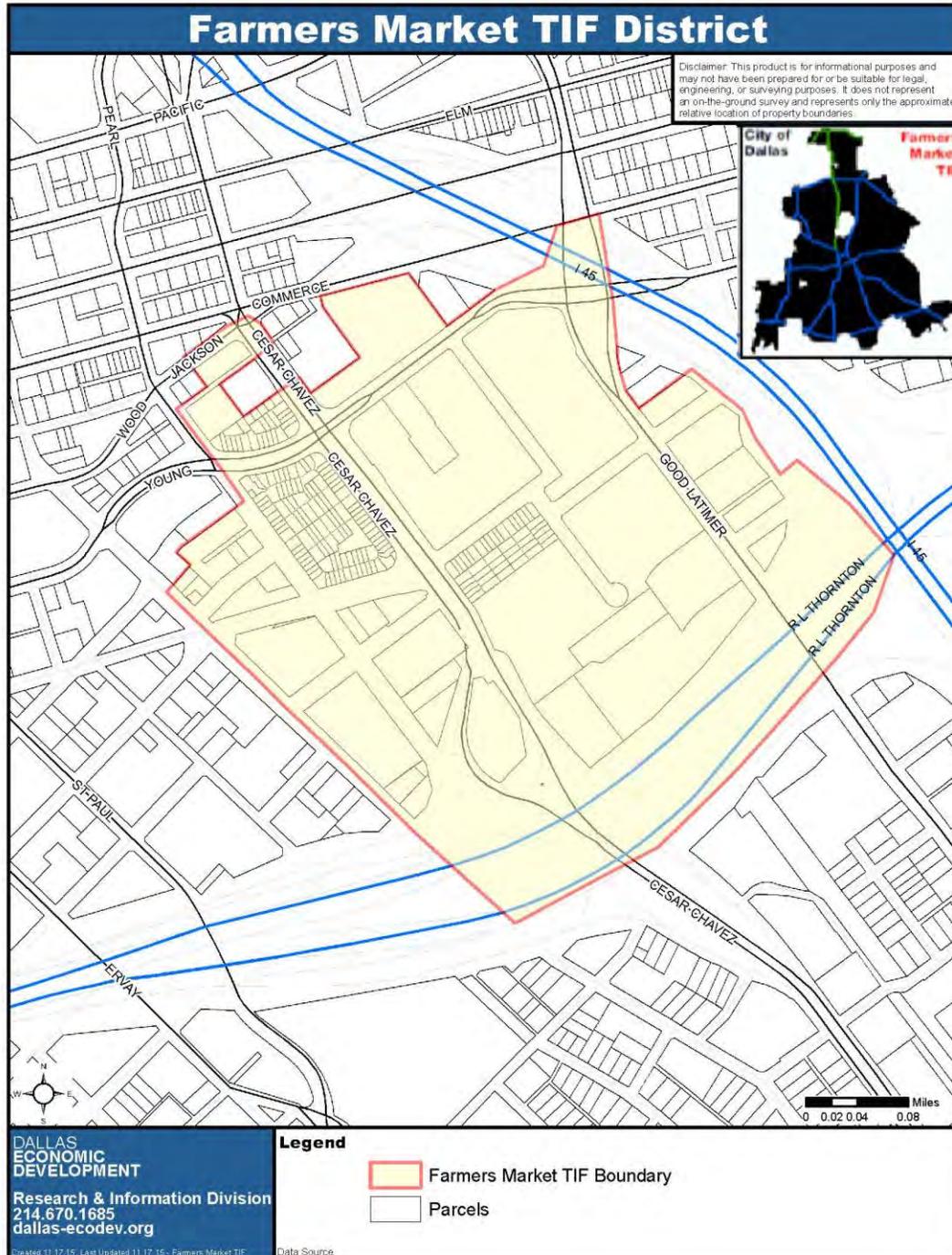
### FY 2021-2022 Annual Report



Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecodev.org](http://www.dallasecodev.org)

**October 1, 2021 to September 30, 2022**

# Reinvestment Zone Number Six Farmers Market Tax Increment Financing District



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## Mission Statement

The mission of the Farmers Market Tax Increment Financing District (the “TIF District”) is to provide a source of funding for public infrastructure improvements to promote the redevelopment, stabilization and growth of the TIF District area. An accompanying goal is the stabilization and growth of the value of the area’s tax base and support of the Dallas Farmers Market.

The Dallas City Council established the TIF District by Ordinance Number 23521 on May 27, 1998. The TIF District took effect on October 1, 1998.

In 2013, the Project Plan and Reinvestment Zone Financing Plan was amended to increase the geographic area of TIF District to include properties located south and east of the existing boundary and extend the term of the TIF District to December 31, 2028 and other related changes as approved by Ordinance 28951. In 2015, the Project Plan and Reinvestment Zone Financing Plan was further amended to increase the geographic area of the TIF District to include properties located on the east side of Harwood Street, south of Canton Street and to adjust the TIF District budget to reflect an increase in TIF District collections. As per the amendments, the City of Dallas and Dallas County are the two participating jurisdictions: the City’s participation is 90%, and the County’s participation is 40%.

## TIF District Accomplishments

The TIF District was initially created to facilitate the redevelopment of vacant and underutilized land adjacent to the Dallas Farmers Market. The TIF District was amended to promote redevelopment of the Dallas Farmers Market. With more new residential development under construction and planned, the area is maturing as a major contributor to the revitalization and growth of the downtown area.

Phase 1A of The Park at Farmers Market Project (Camden Farmers Market) features 620



apartment units and a clubhouse. Public improvements in Phase 1A include the extension of Marilla Street into the project, construction of Farmers Market Way, streetscape improvements and street lighting. Construction of Phase 1B, with 284 apartment units, is completed on the site immediately south of Phase 1A.

Camden Farmers Market Phase II, a 17-unit townhouse development at the northeast corner of Canton Street and South Cesar Chavez Boulevard, was completed during the summer of 2000. Public improvements for Phase II include streetscape improvements, street lighting, wastewater and water improvements.



Camden Phase 1A apartments



Camden Phase II - 17 Town Homes

The Harlan Building was completed in 2005. The renovation of the structure provides 10,000 square feet of retail/commercial space and 5 residential units. The public improvements associated with the project included water and wastewater improvements, paving, streetscape, demolition, environmental remediation and façade improvements.



The Harlan Building

Perry Homes completed construction of 44 three-story townhomes in 2007, the Farmers Market Way Townhomes (Cityview at Farmers Market Townhomes), at the corner of Farmers Market Way and Cesar Chavez Boulevard.



Perry Homes – Cityview at Farmers Market

An additional 28 townhomes were built in 2010 and 2011 along Young Street at Cesar Chavez.



Banners/Streetscape



Texas InTownHomes, LLC constructed 108 single-family townhomes called Farmers Market Square at the southeast corner of Canton Street and Pearl Street. The total private cost of the Farmers Market Square Project was approximately \$47.7 million (current DCAD value is \$66.1 million). The cost of related TIF-eligible public improvements was \$3,000,000. These improvements included paving, streetscape and pedestrian lighting improvements on Cesar Chavez Boulevard, Canton Street, Marilla Street and Pearl Street. The project construction started in December 2011 and was completed in 2017. All but the model unit (not for sale) has been sold.

Eat the Yard is a veteran-owned urban farming business to grow a diverse selection of produce and herbs using environmentally friendly methods. The project is located at the southeast corner of Taylor Street and Good Latimer Street. On May 25, 2016, City Council authorized a ten-year lease agreement, with two five-year renewal options with Farmers Assisting Returning Military, a Texas 501(c)(3) non-profit corporation, to be used as an urban farm. To date, the project has above ground crop containers but no buildings have been constructed.



The Farmers Market Redevelopment Project has revitalized the Dallas Farmers Market into a vibrant urban neighborhood and includes multiple components:

- Shed 1 is renovated and operating as a marketplace for local farmers, farm merchants and vendors to sell produce and other farm-related products. It has capacity for 119 stalls.
- Shed 2 has been renovated and contains 24,148 square feet of retail space. It is active with restaurants, specialty food vendors and other retail vendors. The free-standing restaurant building to the north of the Shed was constructed as part of the Shed 2 development.
- Harvest Lofts Mixed Use Project (Sheds 3 and 4) is complete and contains 240 residential units, 16,000 square feet of retail space and 300 public parking spaces, purchased by the City of Dallas during the 2016-2017 fiscal year.
- 2101 and 2111 Taylor Street project is complete and includes 60 residential units and 25,000 square feet of commercial space.
- Construction of the futsal fields on land east of southbound Cesar Chavez Boulevard and community garden is complete.



Street view between Taylor Building and Farmers Market Shed 2 Harvest Lofts (Shed 3 and 4) in distance



Taylor Street

During the 2021-2022 fiscal year, Pearl Lofts mixed-use and mixed income development project, located on the site of the obsolete and vacant Administration Building at 1100 Pearl, was recommended by the TIF District Board and approved by the City Council for TIF District funding in an amount not to exceed \$6,544,249. Pearl Lofts will include 100 residential units (30 affordable units) and ground floor office space for North Texas Food Bank. The project will also provide 25 flex-parking spaces for the public in the evenings and weekends.

The 2022 value of private development in the TIF District is \$563.9 million, with an estimated additional \$47 million in projects planned and underway.

<b>Farmers Market TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
The Park at Farmers Market Phase 1A Apts. (Camden Farmers Market)	2210 & 2410 Canton St.	2001	Complete	620 apartments	\$101,847,340	\$3,456,274
Townhomes Project, Phase IIA (Camden Farmers Market)	2205 Canton St.	2001	Complete	17 Townhomes	\$8,585,700	\$162,225
Harlan Building Redevelopment Project	2018 Cadiz St.	2005	Complete	5 units 10,000 sf commercial	\$1,779,630	\$649,900
Farmers Market Project Phase IB-Apartments	625 S Good Latimer Expwy	2005	Complete	284 apartments	\$46,652,660	\$742,031
Farmers Market Square (InTown)	514 S. Cesar Chavez	2017	Complete	108 Townhomes	\$71,648,990	\$3,000,000
Farmers Market Redevelopment <sup>6</sup> :	1010 S. Pearl, 920 S. Harwood, 1011 S. Pearl, 2101 Taylor, 1224 S. Cesar Chavez	2019	Complete	Shed 1 Project (119 stalls/ 20,000 sf), Shed 2 (24,148 sf retail + 6,310 sf restaurant) Shed 3 & 4 (Harvest Lofts) (240 apts, 16,000 sf retail, parking for project and public); Taylor Lofts (60 apts, 25,000 sf commercial and Futsal Projects; (includes TIF subsidy for design)	\$79,177,930	\$21,332,859

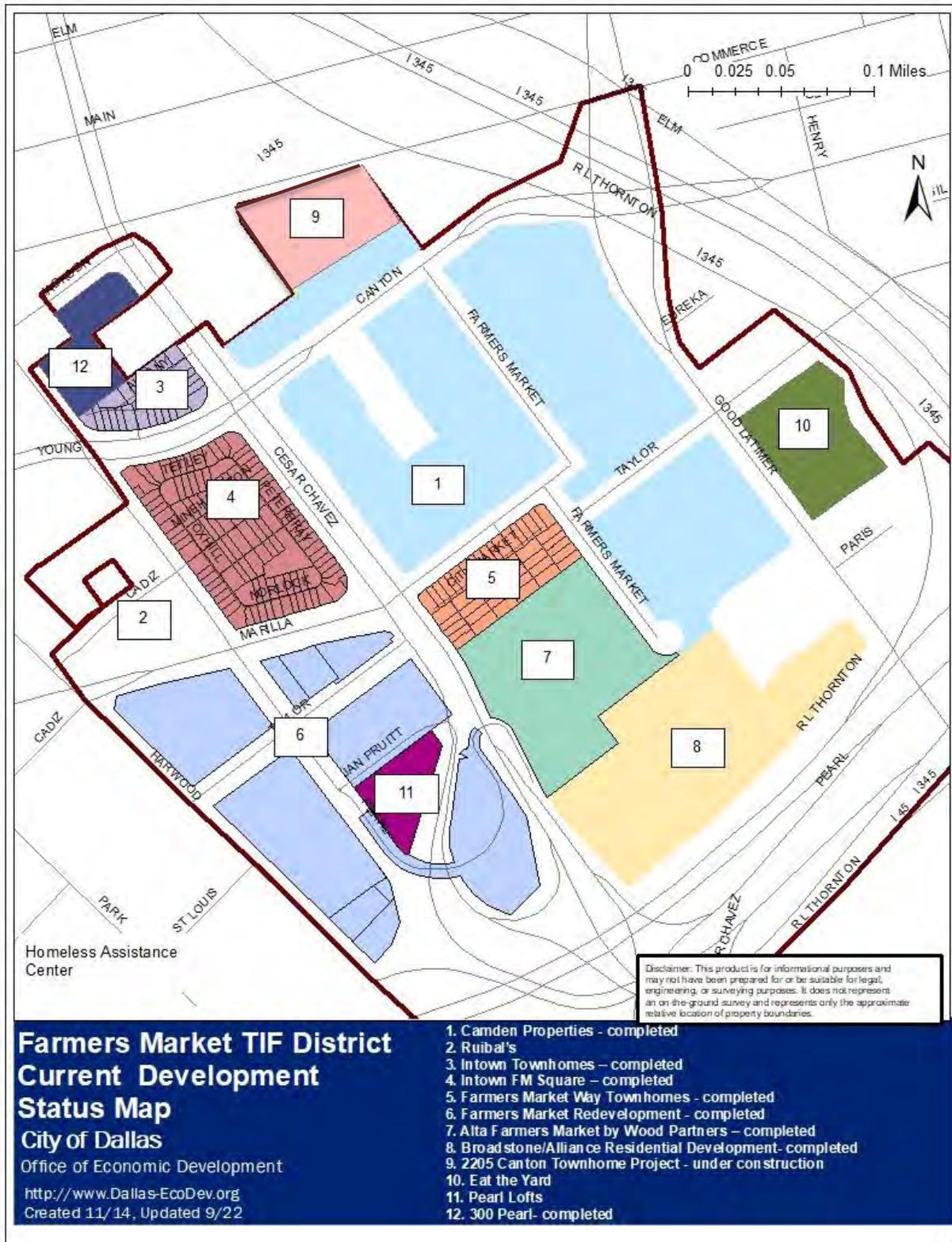
Pearl Lofts	1100 Pearl	2025	Planned	100 apts; 5,585 sf office	\$27,000,000 (investment amt)	\$6,544,249
<b>Total of projects within TIF District using TIF District funding</b> <b>1,204 apartment units completed and 100 apartment units planned</b> <b>130 townhomes completed</b> <b>101,458 square feet retail/commercial use completed</b> <b>5,585 square feet office space planned</b>					<b>\$309,692,250</b> <b>Completed</b> <b>\$27,000,000</b> <b>Planned</b>	<b>\$35,887,718</b>
<b>Projects Within TIF District Not Utilizing TIF District Funding</b>						
Farmers Market Way Townhomes	1000 S. Cesar Chavez Blvd.	2007	Complete	44 Townhomes	\$24,433,520	\$0
2100 Downtown Townhomes <sup>5</sup>	2140 Young St. (various)	2010/2011	Complete	28 Townhomes	\$18,128,320	\$0
Alta Farmers Market	1110 S Cesar Chavez Blvd	2015	Complete	313 Units	\$61,000,000	\$0
Alliance Residential	835 S. Good Latimer	2016	Complete	340 Units	\$56,500,000	\$0
Life Storage	717 S. Good Latimer	2016	Complete	Self-Storage Facility	\$7,107,000	\$0
300 Pearl (East Quarter) <sup>7</sup>	300 S Pearl	2022	Complete	22,269 sf retail; 167,256 sf office	\$87,000,000	\$0
Townhomes Project	2205 Canton	2024	Under Construction	38 Townhomes	\$20,391,038 (est value upon completion)	\$0
<b>Total of projects within TIF District NOT using TIF District funding</b> <b>653 apartment units completed</b> <b>72 townhomes completed and 38 townhomes under construction</b> <b>22,269 square feet retail/commercial use complete</b> <b>167,256 square feet office space complete</b>					<b>\$254,168,840</b> <b>Completed</b> <b>\$20,391,038</b> <b>Under Construction</b>	<b>\$0</b>

<b>Total</b> <b>1,857 apartment units completed</b> <b>100 apartment units planned</b> <b>202 townhomes completed</b> <b>38 townhomes under construction</b> <b>123,727 square feet retail/commercial use completed</b> <b>167,256 square feet office space complete</b> <b>5,585 square feet office space planned</b>	<b>\$563,861,090</b> <b>Completed</b> <b>+</b> <b>\$20,391,038</b> <b>Under</b> <b>Construction</b> <b>+</b> <b>\$27,000,000</b> <b>Planned</b> <b>=</b> <b>\$611,252,128</b>	<b>\$35,887,718</b>
<p><sup>1</sup> All information updated as of September 30, 2022.  <sup>2</sup> Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.  <sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) City GIS &amp; DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.  <sup>4</sup> Principal amounts not to be exceeded per the development agreement.  <sup>5</sup> Development Agreement with 2100 Downtown Condominium LLC was terminated.  <sup>6</sup> Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable  <sup>7</sup> A portion of 300 Pearl is in the TIF District; DCAD split the accounts/values; the account outside the TIF District boundary includes 340 residential units and additional office space</p>		

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF District funding assistance are subject to the City’s and County’s established criteria for mixed-income housing. The TIF District was created prior to establishment of the Mixed-Income Housing Guidelines for TIF Districts. When the Plan for the TIF District was amended in 2013, provisions for mixed-income housing were added. In this TIF District, a total of 1,334 units have been built to-date using TIF District funds, and 60 units have been reserved as affordable (20% of units funded since Mixed-Income Housing Guidelines were adopted for the TIF District). With the approval of Pearl Lofts, an additional 30 units (30% of the project’s total units) will be reserved as affordable.

Farmers Market TIF District Housing Counts	# of Units
Completed TIF District residential units	1,334
Non-TIF District funded residential units	725
Total completed units within TIF District boundary	2,059
Affordable units Complete	60
Affordable units Planned	30
<p>Note that the Farmers Market TIF District Mixed-Income Housing Guidelines were adopted in 2013; only Harvest Lofts and Taylor Lofts have been constructed since implementation of the Guidelines.</p>	



## TIF District Initiatives

The Farmers Market Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan, as amended, includes a goal to improve the pedestrian environment through plaza and sidewalk improvements, landscaping, lighting, design standards, and burial of overhead utilities, including improved pedestrian connections throughout the TIF District. The Farmers Market Area Improvement budget category allows for open space and infrastructure improvements including utility improvements and relocation, street and streetscape improvements, burial of utility lines and associated engineering and design expenses as TIF-eligible expenditures.

During the current fiscal year, the Pearl Improvement Project was recommended by the TIF District Board and approved by City Council. The Project will create a plaza within the Pearl Expressway public right-of-way between Marilla and Taylor Streets.

A summary of TIF District Initiatives is as follows:

Project	Year Complete	Status	TIF Investment	TIF District Initiative Description
Farmers Market/Deep Ellum Connector Walkway	2002	Complete	\$697,970 <sup>1</sup>	Connects Farmers Market to the Deep Ellum entertainment district
Bark Park Central improvements in Farmers Market/Deep Ellum Connector	2004	Complete	N/A	Bark Park Central project included lighting, benches and area banners. Deep Ellum Foundation, with the support of Farmers Market TIF funds, added lighting to the nearby Art Park and commissioned new art work.
Pearl Street Gateway Improvement Project	2016	Complete	\$277,348	Utility burial of three utility poles and overhead wires on Pearl Street at Marilla Street
Pearl Improvement Project	2024	Planned	\$285,650	Improves Pearl Expressway public right-of-way between Taylor Street and Marilla Street resulting in the creation of a curb-less pedestrian plaza

<sup>1</sup> TIF District investment for Farmers Market/Deep Ellum connector includes the TIF District investment for the Bark Park Central improvements, Lighting near Art Park and Open space improvements (\$25,000) and Pearl Street conceptual design work (\$25,000).



Farmers Market/ Deep Ellum  
Connector Walkway



Lighting and open space  
improvements

## Value and Increment Revenue Summary

The TIF District's assessed 2022 tax value was \$570,004,677, an increase of \$534,290,586 over the adjusted base year. This property value change represents 1496% increase from the adjusted base value. The 2022 tax value increased \$116,443,961 (25.7%) over the 2021 tax value. The total revenue collected in 2023 from 2022 tax year values is expected to be \$3,586,265. Dallas County's NPV participation cap of \$1.1 million was reached with the 2021 increment collections.

## Development Goals and Objectives

On August 25, 1999, the City Council passed Ordinance Number 24001 as amended, which approved the Farmers Market Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan. Among the goals of the Plan are:

- Goal 1: Create additional taxable value attributable to new private investment in projects in the Farmers Market TIF District totaling approximately \$114,000,000 over the term of the TIF District.

*Total private development in the TIF District completed so far is approximately \$563.9 million, and an additional \$47 million investment is under construction or planned in the area (536% of goal).*

- Goal 2: Create an urban neighborhood in southeast quadrant of downtown that capitalizes on proximity to the Dallas Farmers Market and supports concepts developed in the Downtown 360 Plan.

*In 2013, City of Dallas initiated an effort to promote the redevelopment of the Dallas Farmers Market, and this effort to convert the southeast quadrant of downtown into a vibrant urban neighborhood is nearing completion.*

- Goal 3 – Facilitate redevelopment of the current Dallas Farmers Market area to adapt to changing market conditions and anchor the neighborhood.  
*Dallas Farmers Market Shed 1 has been renovated as part of the Farmers Market Redevelopment Project to include improvements to meet the existing market conditions. A diversified tenant mix in Shed 1 and the addition of Shed 2 restaurants and retail support the changing neighborhood.*
- Goal 4 – Improve pedestrian, transit, bicycle and vehicular connections from the Farmers Market TIF District to the Downtown Core, Government District, Deep Ellum Entertainment District and Dallas Heritage Village/Cedars neighborhood.  
*Beginning in 2016, the D-Link downtown shuttle service began proving circulation to and from Farmers Market. D-Link stopped service during fiscal year 2018-2019, after a four-month extension approved on January 9, 2019. Harwood Park, currently under construction and adjacent to the TIF District, is anticipated to enhance pedestrian connections through the open space, connecting to the greater downtown area. Staff and the TIF District Board will continue to seek ways to improve pedestrian, transit, bicycle and vehicular connections from the TIF District to various destinations. The update to the Downtown 360 Plan focuses on such connections.*
- Goal 5 – Generate approximately \$19.2 million in total TIF District collections through the end of the term of the TIF District in 2028 (final collection in 2029).  
*This initial goal was set in net present value (NPV). Collections to date equal \$11.7 million NPV (61% of goal). Since the inception of the TIF District in 1998, the tax value has increased by 1496%.*
- Goal 6 – Diversify retail and commercial uses in the Farmers Market TIF District.  
*123,727 square feet of retail space and 167,256 square feet of office space has been constructed in the TIF District, including the Harlan Building (10,000 square feet), Shed 1 (20,000 square feet that accommodates 119 farm-related produce and product stalls), Shed 2 (24,148 square feet), the free-standing restaurant building north of Shed 2 (6,310 square feet), Harvest Lofts retail space (16,000 square feet) and Taylor Lofts retail space (25,000 square feet), and East Quarter's 300 Pearl (22,269 square feet retail and 167,256 square feet office). Pearl Lofts will bring another 5,585 square feet of office space to the TIF District and will accommodate the corporate office of North Texas Food Bank.*
- Goal 7 – Encourage the development of housing in the Farmers Market TIF District that is available to households with diverse income levels.  
*The TIF District adopted Mixed-Income Housing Guidelines to promote housing for diverse income levels for development receiving TIF District funding initiated after 2013. Projects approved for TIF District funding after 2013 are required to reserve 20% of residential units as affordable housing units. Pearl Lofts will reserve 30% of its 100 units (30 units) as affordable.*

- Goal 8 – Develop 1,700 housing units within the Farmers Market TIF District; and 100,000 square feet of commercial, restaurant and farmers market space.  
*Since the creation of the TIF District, 2,059 residential units (121% of goal) (1,857 apartments, 202 townhomes) and 290,983 square feet of commercial space (291% of goal) have been completed. Currently, an additional 138 residential units are under construction or planned and 5,585 square feet of commercial space is planned.*
- Goal 9 – Encourage the redevelopment of the current Dallas Farmers Market area including the sale of some City-owned property in the area and some streets reconfigured to create a more usable site.  
*Redevelopment of the Dallas Farmers Market area development is complete. The City purchased the 300 public parking spaces in FY 2016-2017.*



Shed 1 – helping to  
meet several  
Farmers Market  
TIF District Goals

## Year-End Summary of Meetings

During the period of October 1, 2021 through September 30, 2022, the Farmers Market TIF District Board met three times, on December 13, 2021, February 17, 2022, and February 28, 2022.

The FY 2021-2022 Board members were:

Angela Downes (Chair) - City Representative (3 of 3 meeting)  
Robert A. Acuna-Pilgrim – City Representative (1 of 3 meeting)  
Jake McCall – City Representative (2 of 3 meeting)  
Melissa Prycer – City Representative (1 of 3 meeting)  
Mark Ruibal - City Representative (2 of 3 meeting)  
Veronica Simmons - City Representative (3 of 3 meeting)  
Ivy Sweeney – City Representative (3 of 3 meeting)  
Luis Tamayo – Dallas County Representative (3 of 3 meeting)

During the fiscal year, City Council approved four items directly associated with the TIF District:

On February 23, 2022, City Council approved Resolution No. 22-0381, accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

On May 25, 2022, City Council approved Ordinance 32212, providing for the closure and vacation to vehicular traffic of a portion of South Pearl Expressway adjacent to City Blocks 26/132 and 15/144, by Resolution No. 22-0792.

On May 25, 2022, City Council approved Resolution No. 22-0800, authorizing the City Manager to execute a development agreement and all other necessary documents with FM City Park, LLC (“Adjacent Owner”) and/or its affiliates in an amount not to exceed \$285,650.00 for the design and construction of the Pearl Improvement Project, located in the Pearl Expressway public right-of-way between Taylor Street and Marilla Street, in Tax Increment Financing Reinvestment Zone Number Six (“Farmers Market TIF District”), approved as to form by the City Attorney, payable from Farmers Market Tax Increment Financing (“TIF”) District funds, such improvements being necessary and convenient to the implementation of the Amended Farmers Market TIF District Project Plan.

On May 25, 2022, City Council approved Resolution No. 22-0801, authorizing the City Manager to execute, conditioned upon approval as to form by the City Attorney, a development agreement, and an amendment to the Master Agreement, as amended, that expressly permits the uses and improvements as proposed, along with other documents the City deems necessary, with 1100 Pearl Street, Inc. (“Developer”) and/or its affiliates in an amount not to exceed \$6,544,249.00 (“TIF Subsidy”), payable from future Farmers Market TIF District Funds, in consideration of Pearl Lofts mixed-use and mixed-income development project (the “Project”) on property currently addressed at 2100 Jan Pruitt Way (the “Property”) in Tax Increment Financing Reinvestment Zone Number Six (“Farmers Market TIF District”).

### Pending TIF District Items

- FY 2021-2022 Annual Report

### Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the TIF District in the Project Plan and Reinvestment Zone Financing Plan. The TIF District budget and spending to date is shown in the following tables:

<b>Farmers Market TIF District Project Plan Budget</b>	
<b>Category</b>	<b>TIF Budget (in NPV)</b>
Phase IA	\$4,162,445
Deep Ellum Connector	\$197,138
Phase IB	\$336,434
Phase II	\$1,666,033
Harlan Building Redevelopment	\$162,475
Farmers Market Area Improvements	\$11,948,989
Administrative	\$765,000
<b>Total</b>	<b>\$19,238,514</b>

<b>Farmers Market TIF District Projected Increment Revenues to Retire TIF Fund Obligations</b>			
<b>Category</b>	<b>TIF Budget<sup>1</sup></b>	<b>Allocated<sup>2</sup></b>	<b>Balance</b>
Phase IA <sup>3</sup>	\$12,554,225	\$8,125,410	\$4,428,815
Deep Ellum Connector <sup>4</sup>	\$672,970	\$672,970	\$0
Phase IB	\$742,031	\$742,031	\$0
Phase II <sup>5</sup>	\$5,024,872	\$3,252,225	\$1,772,647
Harlan Building	\$701,142	\$701,142	\$0
Farmers Market Area Improvements	\$36,038,987	\$26,497,926	\$9,541,061
TIF Administration <sup>6</sup>	\$2,168,016	\$1,112,113	\$1,055,903
<b>Total</b>	<b>\$57,902,242</b>	<b>\$41,103,817</b>	<b>\$16,798,425</b>

1. Budget shown above in current dollars (NPV value of \$19,238,514); Budget items that have been completely expended have not been escalated to current dollars. Catalyst Infrastructure Projects may be partially paid from Phase IA and Phase II

2. Allocated includes money expended and committed for existing and future projects.

3. Phase IA and Phase II includes \$7,654,743, funds advanced by the City.

4. Deep Ellum Connector includes – Lighting near Art Park and Open Space Improvements (AA) - \$25,000 & Pearl Street conceptual design \$25,000.

5. Phase II includes Farmers Market Square and Phase IIA

6. TIF District administration fee includes funds expended or committed through FY 2021-2022.

## TIF District Set-Aside

The TIF District has one set-aside for District-Wide Improvements. These funds are intended for improvements that are not specific to a single development site such as gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks. There is \$1,496,731 available to-date in the District-Wide Improvement Set-Aside, assuming completion and funding of Pearl Lofts Improvements in the amount of \$285,650.

<b>Farmers Market M/WBE Participation</b>				
<b>Project</b>	<b>Contractor</b>	<b>Total Contract</b>	<b>Contract Awarded</b>	<b>% Minority Participation</b>
Marilla St. & Farmers Market Way Infrastructure	Tiseo Paving	\$15,466,589	\$1,791,031	11.58%
Marilla St. & Farmers Market Way Streetscape	Gibson & Assoc., Inc.	\$21,761,854	\$1,863,606	8.56%
Marilla St. & Farmers Market Way Streetscape – contract increase	Gibson & Assoc., Inc.	\$1,272,337	\$120,872	9.50%
Good Latimer Expwy Streetscape	Gibson & Assoc., Inc	\$1,834,207	\$425,536	23.20%
Canton St. & S. Cesar Chavez Blvd Infrastructure	New Star Grading & Paving	\$295,908	\$197,045	66.59%
Farmers Market Townhomes Phase IIA Water & Waste Water	Saber Development Corporation	\$4,477,258	\$138,795	3.10%
Camden Farmers Market Ph. 1B, parcel 1 Streetscaping, Water & Waste Water	Gibson & Assoc., Inc.	\$2,384,950	\$617,702	25.90%
Harlan Building Redevelopment	Nedderman & Assoc.	\$3,693,182	\$650,000	17.60%
Farmers Market Square	Fenway Development	\$3,103,062	\$1,402,584	45.20%
Farmers Market Redevelopment – Shed 2	Benge GC	\$1,784,987	\$311,807	17.47%
Farmers Market Harvest Lofts – Shed 3&4	Andres Construction	\$31,002,873	\$5,073,714	16.37%
Taylor Street Lofts	Andres Construction	\$17,800,000	\$4,347,650	24.43%
Futsal	Café Build LLC	\$600,270	\$180,972	30.15%
<b>Total</b>		<b>\$105,477,477</b>	<b>\$17,121,314</b>	<b>16.23%</b>

Includes only completed construction projects.

## **FY 2022-2023 Work Program**

- Monitor the development of Pearl Lofts and Pearl Improvement.
- Support the development of Liberty State Bank Preservation Phase II development.
- Continue facilitating partnership with Farmers Market and other organizations in strengthening the TIF District.
- Support connectivity initiatives to assist in tying Farmers Market with other downtown neighborhoods.

## Appendix A: Financials

**City of Dallas, Texas**

**Farmers Market Tax Increment Financing District Fund**

**Balance Sheet as of September 30, 2022 (Unaudited)**

**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$1,773,951	\$1,730,101	\$4,328,759	\$1,361,583	\$1,316,980
Interest receivable	\$3,000	\$356	\$3,370	\$1,480	\$3,049
<b>Total assets</b>	<b>\$1,776,951</b>	<b>\$1,730,457</b>	<b>\$4,332,129</b>	<b>\$1,363,063</b>	<b>\$1,320,029</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts & contracts payable	\$0	\$22,759	\$2,810,791	\$0	\$0
Advances from developers	\$0	\$0	\$0	\$2,496	\$2,496
Advances from City	\$4,491,169	\$4,491,169	\$4,491,169	\$4,491,169	\$4,491,169
Due to general fund	\$167,061	\$138,111	\$89,892	\$40,524	\$0
Accrued liability	\$0	\$0	\$22,759	\$22,759	\$22,759
<b>Total liabilities</b>	<b>\$4,658,230</b>	<b>\$4,652,039</b>	<b>\$7,414,612</b>	<b>\$4,556,949</b>	<b>\$4,516,425</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	(\$2,881,279)	(\$2,921,582)	(\$3,082,482)	(\$3,193,886)	(\$3,196,395)
<b>Total Liabilities and Fund Equity</b>	<b>\$1,776,951</b>	<b>\$1,730,457</b>	<b>\$4,332,129</b>	<b>\$1,363,063</b>	<b>\$1,320,030</b>

**Farmers Market Tax Increment Financing District Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**

**For the Period September 30, 2022 (Unaudited)**

**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$25,424,002	\$2,957,891	\$3,210,142	\$2,983,869	\$3,123,723	\$2,493,005
Interest income	\$664,656	\$12,070	\$5,891	\$20,477	\$28,113	\$19,628
Other revenue-developer reimbursement savings	\$217,974	\$0	\$0	\$0	\$0	\$0
Proceeds from sale of land	\$433,711	\$0	\$0	\$0	\$0	\$0
Net increase in fair value of investments	(\$44,477)	(\$36,342)	(\$6,686)	\$8,125	\$7,856	(\$3,667)
Release of Retainage	\$22,759	\$22,759	\$0	\$0	\$0	\$0
<b>Total revenues</b>	<b>\$26,718,626</b>	<b>\$2,956,379</b>	<b>\$3,209,347</b>	<b>\$3,012,471</b>	<b>\$3,159,692</b>	<b>\$2,508,966</b>
<b>Expenditures:</b>						
Administrative expenses	\$1,069,437	\$77,831	\$42,766	\$90,277	\$43,906	\$344
Non-Capital outlay	\$12,427,213	\$2,838,244	\$3,005,681	\$2,810,791	\$3,113,277	\$0
Capital outlay	\$15,574,686	\$0	\$0	\$0	\$0	\$2,117,085
Debt service payment-Principal	\$432,967	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$1,058,458	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$30,562,761</b>	<b>\$2,916,075</b>	<b>\$3,048,447</b>	<b>\$2,901,068</b>	<b>\$3,157,182</b>	<b>\$2,117,429</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>(\$3,844,136)</b>	<b>\$40,303</b>	<b>\$160,900</b>	<b>\$111,403</b>	<b>\$2,509</b>	<b>\$391,537</b>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	(\$2,921,582)	(\$3,082,482)	(\$3,193,886)	(\$3,196,395)	(\$3,587,932)
Prior period restatement	\$962,857	\$0	\$0	\$0	\$0	\$0
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$962,857</b>	<b>(\$2,921,582)</b>	<b>(\$3,082,482)</b>	<b>(\$3,193,886)</b>	<b>(\$3,196,395)</b>	<b>(\$3,587,932)</b>
<b>Fund balance (deficit) at end of year</b>	<b>(\$2,881,279)</b>	<b>(\$2,881,279)</b>	<b>(\$2,921,582)</b>	<b>(\$3,082,482)</b>	<b>(\$3,193,886)</b>	<b>(\$3,196,395)</b>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

**Farmers Market Tax Increment Financing District  
Reinvestment Zone Number Six, City of Dallas, Texas  
As of September 30, 2022**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

(24,271) Interest Income	
\$2,957,891 Ad Valorem Taxes (Collected in FY 2021-22 based on 2021 Final Tax Roll)	
<b>\$2,956,379</b>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$77,831 Administrative Expense - TIF admin cost for FY 2021-2022	
\$2,838,244 Non-Capital outlay (1)	
\$0 Capital outlay	
\$0 Additional Subsidy in Form of Grant (in lieu of interest expense)	
<b>\$2,916,075</b>	<b>Total Expenditures</b>

(1) These expenditures were for the following projects:

	Capital	Non-Capital	Total
Phase II - Taylor Street Project (2101 & 2111 Taylor Street)	\$0	\$2,838,244	\$2,838,244
<b>Total</b>	<b>\$0</b>	<b>\$2,838,244</b>	<b>\$2,838,244</b>

**3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**

Farmers Market TIF District has incurred no bonded indebtedness as of September 30, 2022.

**b. The Zone has the following contingent obligations reimbursable from available TIF funds as of September 30, 2022 :**

Source of Funds	Project	Principal	Accrued Add'l Subsidy (1)	Total Due	Payments To	Net Balance
					Date	Due
City of Dallas	Catalyst Infrastructure projects	\$4,491,169	\$6,385,758	\$10,876,927	\$0	\$10,876,927
Camden Realty Trust	Townhomes Phase IIA	\$162,225	\$154,768	\$316,993	\$316,993	\$0
Camden Realty Trust	Townhomes Phase IB	\$742,031	\$244,610	\$986,641	\$986,641	\$0
Cadiz Street Properties	Harlan Building redevelopment	\$649,900	\$51,242	\$701,142	\$701,142	\$0
	<b>Total</b>	<b>\$6,045,325</b>	<b>\$6,836,378</b>	<b>\$12,881,703</b>	<b>\$2,004,776</b>	<b>\$10,876,927</b>

Note: The above developer payments (Camden Realty Trust) have been made. However, the TIF District received an advance from the City of Dallas for catalyst infrastructure projects from the 1985 general obligation bond funds. Those funds, plus interest, will be paid once developer obligations have been paid.

**c. The Zone has entered into a development agreement for each of the following projects and their status is as follows as of September 30, 2022:**

Developer	Project Name	Principal TIF Award	Maximum TIF Award	Less Payments		Total P & I Payments	Net Bal. Remaining
				Principal	Accrued Add'l Subsidy (1)		
FM Futsal, Ltd.	Farmers Market Area Redev-Futsal	\$589,888	\$589,888	\$0	\$0	\$0	\$589,888
Taylor Street 2111, LP	Farmers Market Area Redev-2101 & 2111 Taylor St.	\$3,553,480	\$3,553,480	\$3,231,518	\$0	\$3,231,518	\$321,962
Texas IntownHomes LLC	Intown Townhomes	\$3,000,000	\$3,000,000	\$3,000,000	\$0	\$3,000,000	\$0
DFM Developer, Ltd.	Farmers Market Area Redev-Phase I	\$1,664,832	\$1,664,832	\$1,664,832	\$0	\$1,664,832	\$0
DFM 1, LLC.	Farmers Market Area Redev-Shed 1	\$300,000	\$300,000	\$300,000	\$0	\$300,000	\$0
DFM 2, LLC.	Farmers Market Area Redev-Shed 2	\$355,477	\$355,477	\$355,477	\$0	\$355,477	\$0
DFM Developer, Ltd.	Farmers Market Area Redev-Sheds 3 & 4 *	\$13,204,350	\$13,204,350	\$13,204,350	\$0	\$13,204,350	\$0
	<b>Total</b>	<b>\$22,668,027</b>	<b>\$22,668,027</b>	<b>\$21,756,177</b>	<b>\$0</b>	<b>\$21,756,177</b>	<b>\$911,850</b>

\* Disbursements began in fiscal year 2015 and will continue each year after project completion and upon availability of TIF District funds. Principal payments of \$4,667,875 relates to purchase of the public parking garage.

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

**4. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2022	Base Year 1996 Value	Est. Captured Value 2022*
City of Dallas	\$570,004,677	\$35,714,091	\$534,290,586
Dallas County	\$570,278,562	\$118,319,554	\$451,959,008

\* Based on Certified Taxable Values. Final values will be determined on February 01, 2023.

**5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Amount of Estimated 2022 Increment
City of Dallas	\$0.67122	\$3,586,265
Dallas County	0.00000	\$0
Total for all Jurisdictions	0.67122	\$3,586,265

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$3,586,265. For the 2021 tax year, increment in the amount of \$2,957,891 was received.

C. Dallas County reached their maximum increment contribution with the 2020 tax year (Fiscal Year 2021 collections) and will no longer participate starting with the 2021 tax year (Fiscal Year 2022 collections).

City of Dallas, Texas  
Farmers Market Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$1,112,684 (in current) of the Zone to reimburse the City for administrative costs. The City began billing the Zone for administrative costs in FY 1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. The Zone has received advances from City of Dallas to fund improvements that have been made by the Department of Public Works and Transportation. The City used the funds from the 1985 general obligation bond program that were allocated to fund these public improvements in the TIF district. Funds advanced by the City, which bear interest from the date of advance, include the following:  
  
\$1,791,030 advance as of March 11, 1999, bears interest at 5.20% compounded annually, and  
  
\$1,995,017 advance as of September 25, 2000, bears interest at 5.20% compounded annually, and  
  
\$478,886 advance as of October 01, 2001, bears interest at 5.20% compounded annually, and  
  
\$226,237 advance as of September 25, 2002, bears interest at 5.20% compounded annually.
6. "Due to general fund" amount of \$167,061 on September 30, 2022, represents the Zone administration costs for the fiscal year 2019-2020 (\$41,251), fiscal year 2020-2021 (\$48,218) and fiscal year 2021-2022 (\$77,592) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
7. All project costs resulting in capital improvements that are owned by the City of Dallas are capitalized.

## Appendix B Project Payback Assumptions

Disbursement Year	Net Available for Disbursement	Taylor Building	Futsal	Pearl Lofts	TIF District Advance of Bond Funds/City or Additional Project(s)	Total Payments
2021	\$3,005,681	\$393,273				*\$3,005,681
2022	\$2,838,244	\$2,838,244				\$2,838,244
2023	\$3,352,116	\$321,963	\$589,888	\$2,440,265	\$0	\$3,352,116
2024	\$3,461,157			\$3,461,157	\$0	\$3,461,157
2025	\$3,573,468			\$642,827	\$2,930,641	\$3,573,468
2026	\$3,689,150				\$3,689,150	\$3,689,150
2027	\$3,808,301				\$3,808,301	\$3,808,301
2028	\$3,931,027				\$3,931,027	\$3,931,027
2029	\$4,057,435				\$4,057,435	\$4,057,435
	<b>\$31,716,579</b>	<b>\$3,553,480</b>	<b>\$589,888</b>	<b>\$6,544,249</b>	<b>\$18,416,554</b>	<b>\$28,710,898</b>

\* Disbursement Year 2021 includes final Harvest Lofts payment of \$2,612,408

Estimated Payback Schedule is based on the following assumptions:

1. Payments through 2022 are actual; 2023 payment is anticipated based on 2022 tax values; Remainder of years are estimates, projecting 2% growth for 2024 collections and 3% thereafter until TIF District termination
2. Projects are complete and developer obligations are met
3. District Set-Aside (5% of Annual Increment) and Administration Costs are funded prior to funding developer projects (Net Available for Disbursement)
4. All approved TIF District current funding obligations are due to the same developer for Phase II components of the FM Redevelopment Project
5. Payback based on assumption that no other projects receive TIF District funds (distribution would be per Increment Allocation Policy)
6. Current projections show that full Plan Budget amount is not collected
7. TIF Advance of General Obligation Bond Fund Payments is an estimate (interest owed)

## Exhibit A

# Sports Arena TIF District FY 2021-2022 Annual Report



*Medialon 2007*



**City of Dallas**

Office of Economic Development

1500 Marilla Street, 6DN

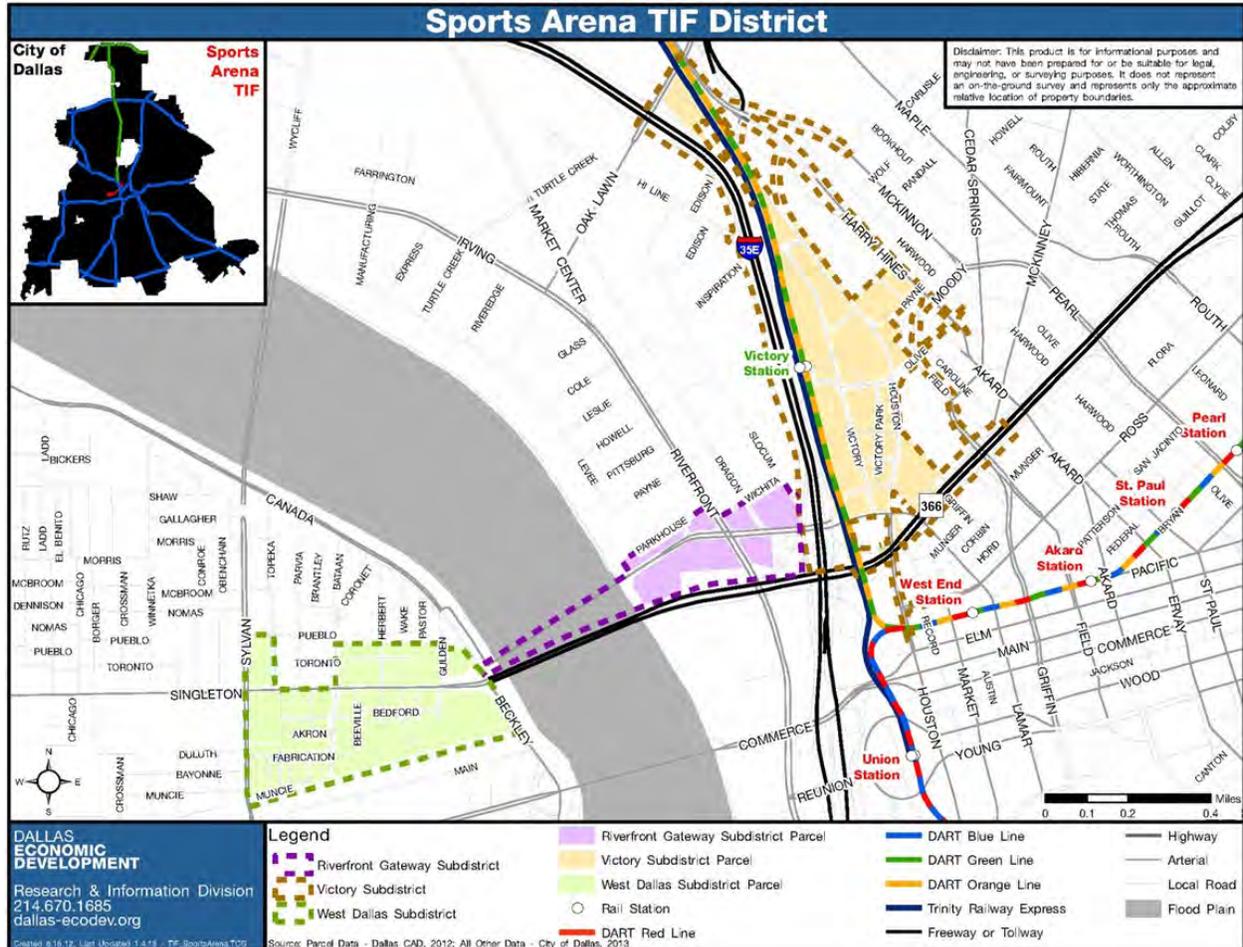
Dallas, Texas 75201

(214) 670-1685

<http://www.dallas-ecodev.org/>

**October 1, 2021 to September 30, 2022**

# Amended Reinvestment Zone Number Seven Sports Arena Tax Increment Financing District



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## **Mission Statement**

The mission of the Sports Arena TIF District (“TIF District” or “Zone”) is to generate tax increment sufficient enough to reimburse costs of roadway improvements and other public improvements in the TIF District that were beneficial to the redevelopment of the area around the American Airlines Center (“AAC”). The mission of the TIF District was amended in 2012 to provide a means of funding needed improvements to shift AAC event parking from surface parking lots to structured parking within the Victory area, facilitate redevelopment in West Dallas that currently serves as a gateway from the west to the Victory area, improve occupancy rates of retail space in the Victory area and create new retail opportunities in the West Dallas area.

Dallas City Council created the Sports Arena TIF District (Reinvestment Zone Number Seven) by Ordinance No. 23688 on October 28, 1998. The TIF District took effect January 1, 1999 and its original termination date was December 31, 2018, or when all TIF District project costs and any interest on these costs were paid in full. The termination date of the TIF District was extended by 10 years to December 31, 2028 on May 23, 2012, by Ordinance No. 28672. Also, in 2012, the TIF District’s boundary was expanded to create three sub-districts. The original boundary of the TIF District became the Victory Sub-district, and the Riverfront Gateway and West Dallas Sub-districts were created.

The City of Dallas participation rate in all three sub-districts is 90%. Dallas County’s participation rate in the Victory Sub-district is 45%, while the participation rate for the Riverfront Gateway and West Dallas Sub-districts is 55%.

## **TIF District Accomplishments**

Since its inception, the Sports Arena TIF District has leveraged approximately \$2.4 billion in new development completed or under construction through fiscal year 2022. TIF District development includes 5,458 residential units, 251 hotel rooms, 454,200 square feet of retail space, and 1,421,000 square feet of office space (includes 436,000 square feet of planned office space).

<b>Sports Arena TIF District Projects</b>						
<b>Projects Located Within the TIF District Utilizing TIF District Funding<sup>1</sup></b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF District Investment</b>
TIF Infrastructure		2001	Complete	-	-	\$23,900,000
South Parking Garage <sup>4</sup>	2401 Victory Park Ln	2014	Existing	425 Parking Spaces	\$18,974,440	\$12,825,000
North Parking Garage <sup>4</sup> (city-owned)	2503 Victory Ave	2015	Complete	1,200 Space Parking Garage	\$26,790,830	\$33,271,841
Victory Park Lane Improvement Project	Victory Park Ln	2016	Complete	-	-	\$1,226,500
Olive Street Improvement Project	Olive St	2016	Complete	-	-	\$825,100
Two-Way Conversion (Houston St & Victory Ave)	Houston St & Victory Ave	2016	Complete	-	-	\$3,718,000
Trinity Groves – Restaurant Incubator	3011 Gulden Ln	2016	Complete	106,000 sf retail/restaurant space	\$7,810,700	\$3,505,000
Placemaking Project	Olive St., Victory Ave, Houston St, Victory Park Ln	2017	Complete	-	-	\$5,974,804
Cypress at Trinity Groves	320 Singleton Blvd	2018	Complete	352 apts. 34,200 sf retail	\$66,706,700	\$13,950,000
District Wide Retail Project	Victory Park Lane	2019	Complete	45,000 sf retail	\$17,796,062	\$3,500,000
Hi Line Connector Trail Project	Houston St, Victory Ave, Hi Line Dr	2025	Under Design	-	\$22,191,588	\$11,562,124
			Sub-total	352 res. units 1,625 parking spaces 185,200 sf retail	\$220,851,970	\$114,258,369
<b>Projects Located Within the TIF District Not Utilizing TIF District Funding<sup>1</sup></b>						
American Airlines Center <sup>4</sup>	2500 Victory Ave	2001	Complete	840,000 sf entertainment space	\$284,104,160	\$0
Center Operating Company	2427 N. Houston St	2001	Complete	parking garage	\$3,816,450	\$0
Platinum Parking Garage	1620 Lyte St.	2001	Complete	2,000 space parking garage	\$49,541,340	\$0
W Dallas Victory Hotel & Residences	2408, 2430 & 2440 Victory Park Ln.	2006	Complete	145 condos 251 hotel rooms 42,500 sf retail	\$172,486,457	\$0
The Terrace	2323 N. Houston St	2006	Complete	97 condos 24,000 sf retail	\$33,334,270	\$0
The Vista	2345 N. Houston St	2007	Complete	127 apts 28,000 sf retail	\$35,150,000	\$0
Victory Plaza Buildings	3030 & 3090 Nowitzki Way	2007	Complete	65,000 retail 155,000 sf office	\$67,908,910	\$0
Cirque	2500 N Houston St	2008	Complete	252 apts 11,000 sf retail	\$85,000,000	\$0

One Victory Park	2323 Victory Ave	2008	Complete	9,000 sf retail 430,000 sf office	\$182,422,820	\$0
The House by Starck & Yoo	2200 Victory Ave	2009	Complete	150 condos 30,000 sf retail	\$105,563,516	\$0
Arpeggio Victory Park	2425 Victory Ave	2014	Complete	378 apts	\$74,875,590	\$0
Moda	1855 Payne St	2014	Complete	263 apts 3,500 sf retail	\$48,203,300	\$0
SkyHouse Dallas	2320 N. Houston St	2015	Complete	336 apts 5,000 sf retail	\$77,250,000	\$0
Camden Victory Park	2823 N. Houston St.	2016	Complete	425 apts	\$93,000,000	\$0
The Ascent	2588 N. Houston St.	2017	Complete	302 apts 3,000 sf retail	\$104,000,000	\$0
Victory Place	1701 Payne St.	2017	Complete	352 apts 3,000 sf retail	\$90,000,000	\$0
The Katy	1400 Alamo St. 3111 N. Houston St.	2018	Complete	461 apts 2,000 sf retail	\$153,385,000	\$0
The 23 Dallas	2100, 2370 Victory Ave	2018	Complete	285 apts 23,000 sf retail 44,000 sf cinema	\$95,584,660	\$0
Trinity Groves Residential II	411 Broadway Ave	2019	Complete	296 apts 10,000 sf retail	\$52,248,690	\$0
The Victor	3090 Nowitzki Way	2021	Complete	334 apts 10,000 sf retail	\$50,000,000	\$0
Victory Commons	2601 Victory Ave	2021	Complete	400,000 sf office	\$140,000,000	\$0
Trinity Groves Residential III	500 Singleton Blvd	2023	Under Construction	368 apts	\$60,000,000	\$0
505 Riverfront Blvd	505 Riverfront Blvd	2024	Under Construction	535 apts	\$100,000,000	\$0
Hines Office Bldg	2371 Victory Ave	TBD	Announced	436,000 sf office	\$70,000,000	\$0
			Sub-total	<b>5,106 res. units 251 hotel rooms 269,000 sf retail 1,421,000 sf office 884,000 sf entertainment 2,000 spaces parking garage</b>	\$2,227,875,163	\$0
			<b>Total</b>	<b>5,458 res. units 251 hotel rooms 454,200 sf retail 1,421,000 sf office 884,000 sf entertainment 3,625 spaces parking garage</b>	\$2,444,752,693	\$114,258,369

<sup>1</sup> All information updated as of September 30, 2022.

<sup>2</sup> Based upon information from developer, news articles and/or project announcements. For completed projects, information is actual unit mix and square footage.

<sup>3</sup> Based upon 1) DCAD market value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction or announced.

<sup>4</sup> Tax exempt property.

Projects Adjacent to TIF District <sup>1</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment
Perot Museum of Nature and Science <sup>4</sup>	2201 N. Field St.	2012	Complete	180,000 sf	\$137,294,800	\$0
The Alexan Skyline Apartments	3333 Harry Hines Blvd	2016	Complete	365 apts 6,410 sf retail	\$63,181,750	\$0
CVS	2501 N. Field St.	2016	Complete	10,000 sf retail	\$6,102,460	\$0
<b>Total</b>				<b>365 apts; 196,410 sf retail</b>	<b>\$206,579,010</b>	<b>\$0</b>
<sup>1</sup> All information updated as of September 30, 2022. <sup>2</sup> Based upon information from developer, news articles and/or project announcements. For completed projects, information is actual unit mix and square footage. <sup>3</sup> Based upon 1) DCAD market value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction or announced. <sup>4</sup> Tax exempt property.						

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
Orange Roadways	Improvements to Houston St, McKinney Ave., Ross Ave., Continental Ave., Lamar Street and Wichita St.	Complete	\$20,988,088	TIF District Funding
Woodall Rodgers Plaza	Improvements to Woodall Rodgers Plaza between McKinney Ave., Continental Ave., and Houston Street	Complete	\$2,000,000	TIF District Funding
District Wide Technical Studies	Parking, traffic, vehicular and pedestrian circulation, place making and retail design for Victory Sub-district	Complete	\$700,000	TIF District Funding
Central Core Connector Project (Dallas Bikeway System)	Bikeway program implemented through the use of shared lanes on roadways going through the American Airlines Center/Victory area, the West End, Downtown, and Deep Ellum.	Phase I Complete	\$90,452 Total (Downtown Dallas Inc. - \$41,000; City of Dallas Streets Department - \$12,188; TIF District Funding - \$37,264 – divided by four TIF districts)	TIF District Funding (Deep Ellum, City Center, Downtown Connection and Sports Arena TIF Districts) & Downtown Dallas, Inc.
Other Initiatives				
Victory Sustainable Development Project	Victory Park Lane, DART Street, Laws Street, and related public improvements, including lighting improvements to the Katy Trail.	Roadway construction completed November 2007.  Katy Trail lighting completed August 2009	\$8,505,000	NCTCOG Sustainable Development Funds and developer match

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. In 2012, the TIF District's project plan was amended to add the requirement of mixed-income housing for residential projects receiving TIF District funding. Accordingly, twenty percent (20%) of all housing units in projects using direct, site-specific TIF District funding assistance are subject to the City's and County's established criteria for mixed-income housing. Since 2012, only one residential project in the TIF District received funding, Cypress at Trinity Groves. Of the 352 residential units constructed, 70 units (20%) have been set-aside as affordable.

## Value and Increment Revenue Summary

The base value of the TIF District is the total appraised value of all taxable real property in the TIF District, as determined by the Dallas Central Appraisal District's certified property tax roll for the base year. The base value is established the year a property is placed within TIF District boundaries.

The Sports Arena TIF District's original assessed 1998 base tax value was \$16,423,773. The TIF District's financing plan was amended in 2012 to create three sub-districts: Victory, Riverfront Gateway, and West Dallas. As a result, each sub-district has its own base year value.

**Victory Sub-district** – In 2012, the Victory Sub-district's amended base value was \$33,515,323. The sub-district's certified appraised value in 2022 was \$1,781,649,727, an increase of \$213,833,967 (13.6%) from the sub-district's 2021 final value (\$1,567,815,760). This increase will result in an estimated collection in 2023 of approximately \$13,083,974 (City \$11,733,828; County \$1,350,146) in incremental revenue.

**Riverfront Gateway Sub-district** – In 2012, the Riverfront Gateway Sub-district's base value was \$18,624,970. The sub-district's appraised certified value in 2022 was \$36,308,070, an increase of \$3,715,210 (11.4%) from the sub-district's 2021 final value (\$32,592,860). This increase will result in an estimated collection in 2023 of approximately \$139,889 (City \$118,693; County \$21,197) in incremental revenue.

**West Dallas Sub-district** – In 2012, the West Dallas Sub-district's base value was \$11,590,076. The sub-district's appraised certified value in 2022 was \$180,462,870, an increase of \$27,085,625 (17.7%) from the sub-district's 2021 final value (\$153,377,245). This increase will result in an estimated collection in 2023 of approximately \$1,335,936 (City \$1,133,508; County \$202,428) in incremental revenue.

The TIF District's (all sub-districts) total value in 2022 was \$1,998,420,667, an increase of \$244,634,802 (14%) from the final 2021 total district value (\$1,753,785,865). This

increase in total district value will result in an estimated collection in 2023 of approximately \$14,559,799 in total incremental revenue for the Sports Arena TIF District.

## Objectives, Programs, and Success Indicators

The original Sports Arena TIF District Project and Reinvestment Zone Financing Plan was adopted August 25, 1999. In 2012, the TIF District's Project and Reinvestment Zone Financing Plan was amended, and the goals and objectives were revised to include additional public improvements as well as private development.

Specific actions addressing these objectives follow in italics:

- Attract 250,000 square feet of additional retail space.

*Approximately 454,000 square feet of retail space (includes restaurant and theater space) completed, continued or began construction within the TIF District since 1998 (182% of the total goal).*

- Attract 3,000 additional residential units including town home, multifamily and condominium units.

*The Trinity Groves Residential Phase III project (368 residential units) in the West Dallas Sub-district continued construction during the fiscal year. The 505 Riverfront project (535 residential units) started construction during the fiscal year.*

*In total 5,458 residential units have completed construction or are currently under construction (182% of the total goal) since 1998.*

- Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the Sports Arena TIF District, especially the Trinity River, Trinity Strand Trail, Katy Trail and proposed Continental Pedestrian Bridge.

*Continental Avenue Bridge Project – The Bridge was permanently closed to vehicular traffic on July 8, 2013. The construction cost for the Continental Avenue Bridge and West Dallas Gateway project was funded by private donations and bond funds. The bridge reopened for pedestrians only in 2015, providing a new outdoor destination with recreational amenities, parking at the West Dallas Gateway and non-motorized vehicular access across the Trinity River.*

*Katy Trail Extension – As part of the two-way conversion of Houston Street completed in 2016, a dedicated bicycle track on both sides of Houston Street was constructed, connecting to the current terminus of the KATY Trail and extending it throughout the Victory sub-district improving bicycle circulation.*

*Hi Line Connector Trail Project - On June 23, 2021 City Council approved a development agreement with the CTC for the design and construction of the North*

*Victory segment of the Hi Line Connector Trail Project located in the Victory Sub-district of the Sports Arena TIF District in an amount not to exceed \$11,562,124. The project will begin construction in 2023 with anticipated completion in June of 2025.*

- Increase the utilization of structured parking to provide public and American Airlines Center (AAC) event parking.

*Construction of the North Parking Garage providing AAC event parking completed in 2015. 425 spaces in the South Parking Garage provide additional AAC structured parking. These two facilities enabled the redevelopment of approximately 12.3 ± acres previously used for surface parking.*

- Improve access and connectivity between the Victory, Riverfront Gateway Sub-district and West Dallas Sub-districts.

*Improvements to the bike trail and pedestrian network, Continental Bridge improvements and ongoing work at Trinity Groves is intended to improve connectivity within the Sports Arena TIF District.*

## **Year-End Summary of Meetings and Council Items**

The Sports Arena TIF District Board of Directors met once during FY 2021-2022 on January 27, 2022.

The Sports Arena TIF District Board of Directors consists of nine (9) members, including six (6) City of Dallas appointees, one (1) Dallas Independent School District (DISD) appointee, one (1) Dallas County appointee and one (1) Dallas County Hospital District (DCHD) appointee. During FY 2021-2022, the Sports Arena TIF Board consisted of the following members:

Sammie Berry – City Appointee (Attended 1 of 1 meeting)  
Stanley Coleman – City Appointee (Attended 0 of 1 meeting)  
Maria Lozada Garcia – City Appointee (Attended 1 of 1 meeting)  
Sylvia Lagos – City Appointee (Attended 1 of 1 meeting)  
Edwin Robinson – City Appointee (Attended 1 of 1 meeting)  
Jessica Lynn Sepulveda – City Appointee (Attended 1 of 1 meeting)  
Orlando Alameda – DISD Appointee (Attended 1 of 1 meeting)  
Luis Tamayo – Dallas County Appointee (Attended 1 of 1 meeting)  
Joe Mayer – DCHD Appointee (Attended 1 of 1 meeting)

During FY 2021-2022, City Council approved eight (8) items directly or indirectly associated with the Sports Arena TIF District. The Council actions are listed below.

- On October 31, 2021, City Council approved Resolution No. 21-1653 authorizing (1) a conditional grant agreement with Dallas City Homes, Inc. and/or its affiliates for the purchase and installation of solar panels for the multifamily development to be located at 3115 Topeka Avenue, Dallas, Texas 75212 in the amount of \$300,000.00; and (2) a HOME Investment Partnership loan agreement in an amount not to exceed \$2,085,504.00 for the construction of affordable housing for the new Construction and Substantial Rehabilitation Program – Not to exceed \$2,385,504.00 - Financing: HOME Investment Partnerships Grant Fund (\$2,085,504.00) and General Fund (\$300,000.00).
- On November 10, 2021, City Council conducted a public hearing and deferred consideration of an application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard.
- On January 26, 2022, City Council approved Ordinance No. 32124 and Resolution No. 22-0234 authorizing an ordinance abandoning portions of a drainage easement and two detention area easements to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 47,042 square feet of land, located near the intersection of Beeville Street and Muncie Avenue - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee.
- On February 23, 2022, City Council approved Resolution No. 22-0382 accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On April 13, 2022, City Council approved Ordinance No. 32172 and Resolution No. 22-0537 abandoning a portion of a street easement to Trinity Groves Residential III, L.P., the abutting owner, containing approximately 12 square feet of land, located near the intersection of Singleton Boulevard and Topeka Avenue; and authorizing the quitclaim - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee.
- On May 25, 2022, City Council conducted a public hearing and approved Ordinance No. 32220 and Resolution No. 22-0831 amending the City of Dallas Thoroughfare Plan to delete Amonette Street between West Commerce Street and Singleton Boulevard from the Thoroughfare Plan.
- On May 25, 2022, City Council approved Resolution No. 22-0797 authorizing a construction contract for the Dallas Union Bikeway Connector Project from Houston Street and Nowitzki Way to the intersection of Harwood Street and Woodall Rodgers Freeway access road - Gibson & Associates, Inc., lowest responsible bidder of two

- Not to exceed \$1,015,842.45 - Financing: Texas Department of Transportation Grant Fund (\$554,682.00), Bike Lane Fund (\$461,160.45).
- On June 22,2022, City Council approved Resolution No. 22-1009 authorizing (1) the designation of approximately 11.0 acres of property located at the current address of 2323 North Field Street as depicted in Exhibit A and further described in Exhibit B attached to the resolution, in Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 20 (“NEZ No. 20”), pursuant to Chapter 378 of the Texas Local Government Code, which has been determined will promote an increase in economic development in the zone, establish boundaries for the zone, and provide for an effective date for the zone; (2) a real property tax abatement with Hunt Realty or an affiliate thereof, including North End L.P. (“Owner”) exempting 50% of the taxes on the added value to the net new tangible real property for a period not to exceed ten years; and (3) a business personal property tax abatement with Goldman Sachs & Co. LLC or an affiliate thereof (“Goldman Sachs” or “Tenant”) exempting 50% of the taxes on the added value to the net new tangible business personal property for a period not to exceed five years; and (4) a Chapter 380 Economic Development Grant Agreement with Tenant in an amount not to exceed \$4,000,000.00 for job retention and creation; and (5) a Chapter 380 Economic Development Grant Agreement with Owner and/or Tenant or affiliates thereof in an amount not to exceed \$375,000.00 associated with expedited permitting and soft construction costs grant; all of which will promote state or local economic development and to stimulate business and commercial activity in the municipality in connection with jobs created and retained in association with a new office development in accordance with the City ’s Public/Private Partnership Program - Financing: Public/Private Partnership Funds (\$4,375,000.00) and Estimated Revenue Foregone--City ad valorem real personal property taxes estimated up to \$12,257,000.00 over a tenyear period and City ad valorem business personal property taxes estimated up to \$1,381,703.00 over a five-year period.

## Budget and Spending Status

Sports Arena TIF District			
Projected Increment Revenues to Retire TIF Fund Obligations			
Category	Budget	Total Committed or Spent	Total Remaining
<b>Original Improvements</b>			
<b>Total Original Improvements</b>	\$38,588,359	\$38,389,665	\$198,694
<b>Victory Sub-district Amended Budget</b>			
<b>West Dallas Set-Aside</b>	\$12,141,497	\$6,679,024	\$5,462,473
<b>Tier One Improvements</b>	\$47,679,815	\$47,679,815	\$0
North Parking Garage			
South Parking Garage			
Economic Development TIF Grants			
<b>Tier Two Improvements</b>	\$67,174,305	\$29,165,706	\$38,008,599
Additional North Parking Garage			
Additional South Parking Garage			
Other District Improvements:			
Open Space/Connectivity, Special Studies			
Infrastructure Improvements and Retail			
<b>Total Victory Sub-District<sup>1</sup></b>	\$165,583,976	\$121,914,210	\$43,669,766
<b>Category</b>	<b>Total Budget</b>	<b>Total Committed or Spent</b>	<b>Total Remaining</b>
<b>West Dallas Sub-district</b>			
Economic Development Grants, Retail Incentives, Infrastructure Improvements, Technical Studies Environmental/Demolition			
<b>Total West Dallas Sub-District</b>	\$88,388,681	\$17,455,000	\$70,933,681
<b>Riverfront Gateway Sub-district</b>			
Economic Development Grants, Infrastructure Improvements, Environmental/Demolition Open Space, Connectivity and Retail			
<b>Total Riverfront Gateway Sub-district</b>	\$10,090,940	\$0	\$10,090,940
<b>Administration and Implementation<sup>2</sup></b>	\$2,005,804	\$1,139,243	\$866,561
<b>Total Amended Budget</b>	<b>\$304,657,760</b>	<b>\$178,898,118</b>	<b>\$125,759,642</b>
<b>Original Sports Arena TIF District Budget</b>	<b>\$46,961,785</b>		

<sup>1</sup>Victory Sub-district's Total Budget includes original improvements and amended budgets.

<sup>2</sup>Administration and Implementation costs for FY 2021-2022 are included in the allocation above.

\*Revenues shown above are estimated current dollars to be collected over the life of the TIF District, as of September 30, 2022.

<b>Sports Arena TIF District Project Plan Budget</b>	
<b>Category</b>	<b>TIF Budget*</b>
<b>Original Improvements**</b>	<b>\$23,498,088</b>
<b>Victory Sub-district Amended Budget</b>	
<b>Tier One Improvements</b> North Parking Garage South Parking Garage Economic Development TIF Grants <b>Total Tier One Improvements</b>	<b>\$13,547,539</b>
<b>Tier Two Improvements</b> Additional North Parking Garage Additional South Parking Garage Other District Improvements: Open Space/Connectivity, Special Studies Infrastructure Improvements and Retail <b>Total Tier Two Improvements</b>	<b>\$22,301,524</b>
<b>Total Victory Sub-District</b>	<b>\$35,849,063</b>
<b>Category</b>	<b>TIF Budget*</b>
<b>West Dallas Sub-district</b> Economic Development Grants, Retail Incentives, Infrastructure Improvements, Technical Studies Environmental/Demolition <b>Total West Dallas Sub-District</b>	<b>\$31,120,420</b>
<b>Riverfront Gateway Sub-district</b> Economic Development Grants, Infrastructure Improvements, Environmental/Demolition Open Space, Connectivity and Retail <b>Total Riverfront Gateway Sub-district</b>	<b>\$3,595,888</b>
<b>Administration and Implementation</b>	<b>\$345,546</b>
<b>Total Amended Budget</b>	<b>\$94,409,005</b>
<b>Original Sports Arena TIF District Budget</b>	<b>\$25,498,568</b>

\* All values in Victory Sub-district were discounted to NPV 1999 dollars.

\* All values in Riverfront Gateway and West Dallas Sub-districts are in NPV 2013 dollars.

## M/WBE Participation

Although public bidding is not required for TIF District-funded projects, all TIF District-funded projects must follow the City’s adopted Business Inclusion and Development Plan (BID) and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District-funded projects. The BID Plan goal for the TIF District-funded projects listed below was 25 percent (25%) M/WBE participation in construction costs of the awarded subsidy. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to 32 percent (32%).

<b>Sports Arena TIF Project M/WBE Participation</b> <small>(completed projects only)</small>					
<b>Project</b>	<b>Total Construction Contract Amount</b>	<b>Local M/WBE Amount</b>	<b>Non-Local M/WBE Amount</b>	<b>Total M/WBE Participation</b>	<b>Total M/WBE Participation Percentage</b>
North Parking Garage*	\$21,756,462	\$2,329,577	\$64,522	\$2,394,099	11%
Olive Street Improvement Project	\$698,649	\$156,275	\$32,500	\$188,775	27%
Victory Park Lane Improvement Project	\$1,892,078	\$741,046	\$34,344	\$775,390	41%
Two Way Conversion Project - Phase I	\$2,881,557	\$795,170	\$0	\$795,170	28%
Two Way Conversion Project - Phase II	\$1,088,763	\$0	\$821,790	\$821,790	75%
Trinity Groves Restaurant Incubator Project	\$3,483,496	\$1,413,288	\$224	\$1,413,512	41%
Placemaking Project - Phase I	\$1,750,586	\$713,499	\$6,285	\$719,784	41%
Placemaking Project - Phase II	\$1,473,872	\$0	\$1,222,849	\$1,222,849	83%
Cypress at Trinity Groves	\$43,795,169	\$5,455,084	\$5,507,075	\$10,962,159	25%
District Wide Retail Project	\$18,687,484	\$0	\$6,522,428	\$6,522,428	35%
<b>Totals</b>	<b>\$97,508,116</b>	<b>\$11,603,939</b>	<b>\$14,212,016</b>	<b>\$25,815,955</b>	<b>26%</b>

## FY 2022-2023 Work Program

The FY 2022-2023 Work Program for the Sports Arena TIF District is as follows:

- Adoption of the Sports Arena TIF District FY 2021-2022 Annual Report
- Promote projects in the Riverfront Gateway Sub-District and assess boundary expansion opportunities
- Continue annual payment of completed projects in the Victory and West Dallas Sub-districts
- Complete audit of TIF District-funded projects completed during FY 2021-2022, if any, and begin payment in June of 2023
- Work with the CTC and Park and Recreation Department to start construction of the Hi Line Connector Trail Project.

## Appendix A: TIF District Financials

**City of Dallas, Texas**  
**Sports Arena Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$22,539,790	\$15,359,357	\$11,140,133	\$3,905,639	\$6,442,097
Accrued parking revenue receivable	\$36,886	\$21,894	\$0	\$43,338	\$81,690
Interest receivable	(\$408,052)	\$3,188	\$8,703	\$6,926	\$14,666
<b>Total assets</b>	<b>\$22,168,623</b>	<b>\$15,384,439</b>	<b>\$11,148,837</b>	<b>\$3,955,903</b>	<b>\$6,538,452</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$500,000	\$2,693,322	\$855,000	\$2,729,726
Advances from developers	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$168,246	\$163,641	\$94,054	\$51,515	\$0
Accrued liability	\$0	\$0	\$0	\$0	\$0
<b>Total liabilities</b>	<b>\$168,246</b>	<b>\$663,641</b>	<b>\$2,787,376</b>	<b>\$906,515</b>	<b>\$2,729,726</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$22,000,377	\$14,720,798	\$8,361,460	\$3,049,387	\$3,808,726
<b>Total Liabilities and Fund Equity</b>	<b>\$22,168,624</b>	<b>\$15,384,439</b>	<b>\$11,148,837</b>	<b>\$3,955,903</b>	<b>\$6,538,452</b>

**Sports Arena Area Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$91,266,519	\$13,092,781	\$10,753,205	\$9,848,179	\$9,073,708	\$7,611,578
Tax increment-Intergovernmental	\$24,495,058	\$112,342	\$1,257,228	\$1,165,252	\$1,017,420	\$781,647
Parking Revenue	\$1,960,765	\$404,714	\$242,617	\$271,622	\$371,064	\$289,914
Interest income	\$1,598,700	\$111,138	\$37,061	\$59,444	\$99,529	\$47,634
Developer Participation	\$1,189,939	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$371,429)	(\$443,308)	(\$18,193)	\$15,079	\$35,995	(\$17,399)
<b>Total revenues</b>	<b>\$120,139,552</b>	<b>\$13,277,667</b>	<b>\$12,271,918</b>	<b>\$11,359,577</b>	<b>\$10,597,716</b>	<b>\$8,713,375</b>
<b>Expenditures:</b>						
Administrative expenses	\$1,139,243	\$56,835	\$68,990	\$94,481	\$51,515	\$0
Non-Capital outlay	\$27,821,241	\$5,226,522	\$3,081,420	\$3,442,527	\$3,251,013	\$2,921,649
Capital outlay	\$48,634,538	\$98,372	\$2,083,890	\$1,772,889	\$7,060,082	\$1,911,064
Interest and fiscal charges	\$22,297,029	\$516,360	\$578,281	\$637,607	\$694,444	\$748,899
<b>Total expenditures</b>	<b>\$99,892,051</b>	<b>\$5,898,088</b>	<b>\$5,812,581</b>	<b>\$5,947,504</b>	<b>\$11,057,055</b>	<b>\$5,581,611</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$20,247,501</b>	<b>\$7,379,579</b>	<b>\$6,459,338</b>	<b>\$5,412,073</b>	<b>(\$459,339)</b>	<b>\$3,131,764</b>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$14,720,798	\$8,361,460	\$3,049,387	\$3,808,726	\$676,963
Prior period restatement	\$2,352,877	\$0	\$0	\$0	\$0	\$0
Interfund Transfer	(\$600,000)	(\$100,000)	(\$100,000)	(\$100,000)	(\$300,000)	\$0
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$1,752,877</b>	<b>\$14,620,798</b>	<b>\$8,261,460</b>	<b>\$2,949,387</b>	<b>\$3,508,726</b>	<b>\$676,963</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$22,000,377</b>	<b>\$22,000,377</b>	<b>\$14,720,798</b>	<b>\$8,361,460</b>	<b>\$3,049,387</b>	<b>\$3,808,726</b>

**Note:** Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by City Council. In case of any material changes, the TIF board will be provided updated financial statements.

**Interfund Transfer:** Annual transfer of funds in the amount of \$100,000 (fiscal year 2017 thru Fiscal Year 2022) from South Parking Garage revenues to North Parking Garage Fund for major capital expenses and maintenance costs.

**Financial Status of the Zone**

City of Dallas, Texas  
Sports Arena Tax Increment Financing District  
Reinvestment Zone Number Seven  
As of September 30, 2022

Section 311.016 of the Tax Increment Financing Act requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the Zone:**

\$111,138	Interest Income
\$404,714	Parking Revenue
\$13,205,123	Ad Valorem Taxes (Collected in FY 2021-2022 based on 2021 Final Tax Roll)
(443,308)	Net change in fair value of investment
<b>\$13,277,667</b>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$56,835	TIF District administrative costs for the fiscal year 2021-2022
\$5,226,522	Non-Capital outlay <sup>1</sup>
\$98,372	Capital outlay <sup>1</sup> - Engineering & Architectural Fees
\$516,360	Additional Subsidy in Form of Grant (in lieu of interest expense) - non capital outlay <sup>1</sup>
<b>\$5,898,088</b>	<b>Total Expenditures</b>

<sup>1</sup>These expenditures were for the following projects:

	Total	Capital	Non-Capital
North Parking Garage Improvements-Principal & Interest	\$1,993,035	\$0	\$1,993,035
South Parking Garage Grant	\$500,000	\$0	\$500,000
Trinity Groves Mixed Use Project - Phase I	\$2,181,550	\$98,372	\$2,083,178
Victory Park Retail Project/Initiatives	\$1,166,668	\$0	\$1,166,668
Parking Signage-Phase II Project	\$0	\$0	\$0
<b>Total</b>	<b>\$5,841,253</b>	<b>\$98,372</b>	<b>\$5,742,881</b>

<sup>1</sup>Per the North Parking Garage Operating and Management Agreement, an annual transfer of \$100,000 was made from the Sports Arena TIF District Fund to the North Parking Garage TIF District Fund during FY 2021-2022 for major capital expense maintenance costs.

**3. Amount of Principal and Interest due on outstanding bonded indebtedness is as follows:**

Sports Arena TIF District has incurred no bonded indebtedness as of September 30, 2022.

**b. The Zone has paid the following contingent obligations from available TIF District funds, as of September 30, 2022:**

Developer	Project	Advance			Total
		Principal	Add'l Subsidy (1)	Outstanding	
Center Operating Company	Houston Street Extension	\$21,241,017	\$13,451,642	\$34,692,660	
Center Operating Company	Woodall Rodgers Plaza	\$2,000,000	\$1,701,821	\$3,701,821	
<b>Total</b>		\$23,241,017	\$15,153,464	\$38,394,481	
	Less: payments	\$23,241,017	\$15,153,463	\$38,394,480	
	Net Balance Outstanding	\$0	\$0	\$0	

**c. The Zone has paid the following operator from available TIF District funds as of September 30, 2022:**

Garage Operator	Type of Agreement	Principal	Add'l Subsidy (1)	Payments	Outstanding
Center Operating Company	Parking Mgt & Operating Agrmt	\$1,521,114	\$0	\$1,521,114	\$0

**d. The Zone has entered into a development agreement for each of the following projects and payment status as of September 30, 2022:**

Developer	Project Name	Principal TIF Award	Max. Accrued Add'l Subsidy (1)	Total TIF Award	Less Payments			Net Remaining Balance
					Accrued Principal	Add'l Subsidy (1)	Total	
Anland GP, LP	North Parking Garage	\$21,800,000	\$6,430,193	\$28,230,193	\$11,479,212	\$4,792,770	\$16,271,983	\$11,958,210
Victory Park UST Joint Venture I, L.P.	South Parking Garage	\$12,825,000	\$0	\$12,825,000	\$6,985,000	\$0	\$6,985,000	\$5,840,000
Anland GP, LP	North Parking Garage Enhancements	\$3,600,000	\$0	\$3,600,000	\$3,600,000	\$0	\$3,600,000	\$0
Victory Park UST Joint Venture I, L.P.	Victory Park Lane Improvement Project	\$1,226,500	\$0	\$1,226,500	\$1,226,500	\$0	\$1,226,500	\$0
Victory Park UST Joint Venture I, L.P.	Olive Street Improvement Project	\$825,100	\$0	\$825,100	\$825,100	\$0	\$825,100	\$0
Victory Park UST Joint Venture I, L.P.	Two Way Conversion & parking signage Project	\$4,646,152	\$0	\$4,646,152	\$4,646,152	\$0	\$4,646,152	\$0
Trinity Groves, LLC	Trinity Groves-Restaurant/Retail Project	\$3,505,000	\$0	\$3,505,000	\$3,505,000	\$0	\$3,505,000	\$0
Victory Park UST Joint Venture I, L.P.	Pacemaking Project Phase I & II	\$5,535,808	\$0	\$5,535,808	\$5,535,808	\$0	\$5,535,808	\$0
Trinity Groves Residential I, L.P.	Trinity Groves Mixed Use Phase I	\$12,478,853	\$0	\$12,478,853	\$6,955,304	\$0	\$6,955,304	\$5,523,549
Blocks GKM, LP	Victory Park Retail Initiatives	\$3,500,000	\$0	\$3,500,000	\$3,500,000	\$0	\$3,500,000	\$0
Circuit Trail Conservancy	Hi Line Connector Trail Project	\$11,562,124	\$0	\$11,562,124	\$0	\$0	\$0	\$11,562,124
<b>Total</b>		<b>\$81,504,537</b>	<b>\$6,430,193</b>	<b>\$87,934,730</b>	<b>\$48,258,076</b>	<b>\$4,792,770</b>	<b>\$53,050,847</b>	<b>\$34,883,883</b>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

**4. Tax increment base and current captured appraised value retained by the Zone:**

	Taxable Value 2022	Base Year Value*	Est. Captured Value 2022**
City of Dallas-Victory Sub-District	\$1,781,649,727	\$33,515,323	\$1,748,134,404
City of Dallas-Riverfront Sub-District	\$36,308,070	\$18,624,970	\$17,683,100
City of Dallas-West Dallas Sub-District	\$180,462,870	\$11,590,076	\$168,872,794
Dallas County-Victory Sub-District	\$1,782,207,727	\$405,570,974	\$1,376,636,753
Dallas County-Riverfront Sub-District	\$36,308,070	\$18,624,970	\$17,683,100
Dallas County-West Dallas Sub-District	\$180,462,870	\$11,590,076	\$168,872,794

\*Base Year for Victory Sub-district is 1998 for the City and 2012 for the County; Base Year for Riverfront and West Dallas Sub-districts is 2012.

\*\*Based on DCAD Certified Taxable Value. The final values will be determined on February 1, 2023.

**5. Captured appraised value by the municipality and other taxing units, the total amount of tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Estimated 2022	
	Per \$100	Increment
City of Dallas-Victory Sub-District	0.67122	\$11,733,828
City of Dallas-Riverfront Sub-District	0.67122	\$18,693
City of Dallas-West Dallas Sub-District	0.67122	\$1,133,508
Dallas County-Victory Sub-District	0.09808	\$1,350,146
Dallas County-Riverfront Sub-District	0.11987	\$21,197
Dallas County-West Dallas Sub-District	0.11987	\$202,428
<b>Total for all Jurisdictions</b>	<b>\$2.35148</b>	<b>\$14,559,799</b>

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$14,559,799

C. For the 2021 tax year, increment in the amount of \$13,205,123 was received.

City of Dallas, Texas  
Sports Arena Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$765,000 (in Current dollars) over the life of the Zone to reimburse the City for administrative costs. The City began reimbursing the general fund for administrative costs in FY 1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$168,246 at September 30, 2022 represents the Zone's administration costs for the fiscal year 2018-2019 (\$1,581), fiscal year 2019-2020 (\$40,243), fiscal year 2020-2021 (\$69,587), and (\$56,835) for the fiscal year 2021-2022 that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. These administrative costs do not include billing to other City departments.
6. All expenditures resulting in capital improvements that are owned by the City are capitalized on the City's books.

## Appendix B: Project Pay-Off Estimates

<b>Developer</b>	<b>Project Name</b>	<b>Max. TIF Award</b>	<b>Pay-Off Date</b>
<b>Victory Sub-district</b>			
Anland GP, LP	North Parking Garage	\$21,800,000	2028
Victory Park UST Joint Venture I, L.P.	South Parking Garage	\$12,825,000	2028
Blocks GKM, L.P./Victory Park UST Joint Venture I, L.P.	Sub-district Wide Retail	\$3,500,000	2022
Circuit Trail Conservancy	Hi Line Connector Trail Project	\$11,562,124	2026
<b>West Dallas Sub-district</b>			
Trinity Groves Residential I, L.P.	Cypress @ Trinity Groves	\$13,950,000	2024

Estimated pay-off dates may change and are subject to the following

- (1) Changes in increment collected annually;
- (2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);
- (3) Changes in the participation rate of participating taxing jurisdictions;
- (4) Completion dates of projects listed in the TIF District's reimbursement queue; and/or
- (5) Changes in development activity within the TIF District

## **Appendix C: Sub-district Set-Aside Funds**

The Sports Arena TIF District Project Reinvestment Zone Financing Plan created a West Dallas set-aside within the Victory Sub-district. Additionally, the adopted Increment Allocation Policy for the TIF District gave the TIF District Board the discretion to set aside increment for “sub-district wide improvements” such as gateways, trails, open space, public facilities, workforce training or utility/streetscape improvements benefiting multiple properties or blocks within the sub-districts.

### **Victory Sub-district Set-Asides**

West Dallas Set-Aside - Ten percent (10%) of the total collected City and County increment revenue (after administrative expenses) for the Victory Sub-district shall be allocated to the West Dallas Sub-district.

Victory Sub-district Wide Improvements Set-Aside – From 2014 annual sub-district increment, after payment of completed Tier One projects, \$500,000, shall be set-aside for eligible sub-district wide improvements. Eligible improvements are limited to future design and construction of public improvements that may be required as a result of the implementation of the following Tier Two infrastructure improvement projects: Olive Street Reconfiguration and Two-Way Conversion of Houston Street and Victory Avenue.

### **Riverfront Gateway Sub-district Set-Aside**

Riverfront Gateway Sub-district Wide Improvements Set-Aside – Ten percent (10%) of the increment generated from the Riverfront Gateway Sub-District, up to \$955,000, shall be set aside for eligible improvements. Eligible improvements shall specifically include streetscape, open space and trail improvements that benefit multiple properties within the Riverfront Gateway Sub-district whether constructed as part of a single development project or independent of a development project. These funds may also be used as a match for potential grant funding for eligible improvements.

### **West Dallas Sub-district Set-Asides**

Zoning Sub-district Wide Improvements Set-Aside – Five percent (5%) of the increment generated from the West Dallas Sub-District, up to \$3,000,000, shall be set aside for Planned Development District (PD) 891 zoning required improvements (Zoning Sub-district Wide Improvements). Zoning Sub-District Wide Improvements shall specifically include PD 891 Open Space Improvements, whether constructed incrementally or in conjunction with specific private development projects or constructed independent of a specific private development project. PD 891 improvements specifically include: Muncie Street Linear Park, Herbert Plaza and the Akron Park Greenway.

General Sub-district Wide Improvements Set-Aside – Ten percent (10%) of the increment transferred from the Victory Sub-district shall be set-aside for other West Dallas Sub-

district wide improvement projects (General Sub-district Wide Improvements) and to be used as a match for potential grant funding of improvement projects.

<b>Sports Arena TIF District - Sub-district Set-Asides</b>			
<b>Sub-districts</b>	<b>Max Set-Aside Amount</b>	<b>Collected to Date</b>	<b>Committed or Spent to Date</b>
<b>Victory Sub-district</b>			
West Dallas Set-Aside*	-	\$6,679,024	\$6,679,024
Sub-district Wide Improvements Set-Aside	\$500,000	\$500,000	\$0
<b>Riverfront Gateway Sub-district</b>			
Sub-district Wide Improvements Set-Aside	\$955,000	\$49,116	\$0
<b>West Dallas Sub-district</b>			
Zoning Sub-district Wide Improvements Set-Aside	\$3,000,000	\$298,115	\$0
General Sub-district Wide Improvements Set-Aside*	-	\$667,902	\$0

*\*There are no max amounts for these set-asides.*

# Design District TIF District FY 2021-2022 Annual Report



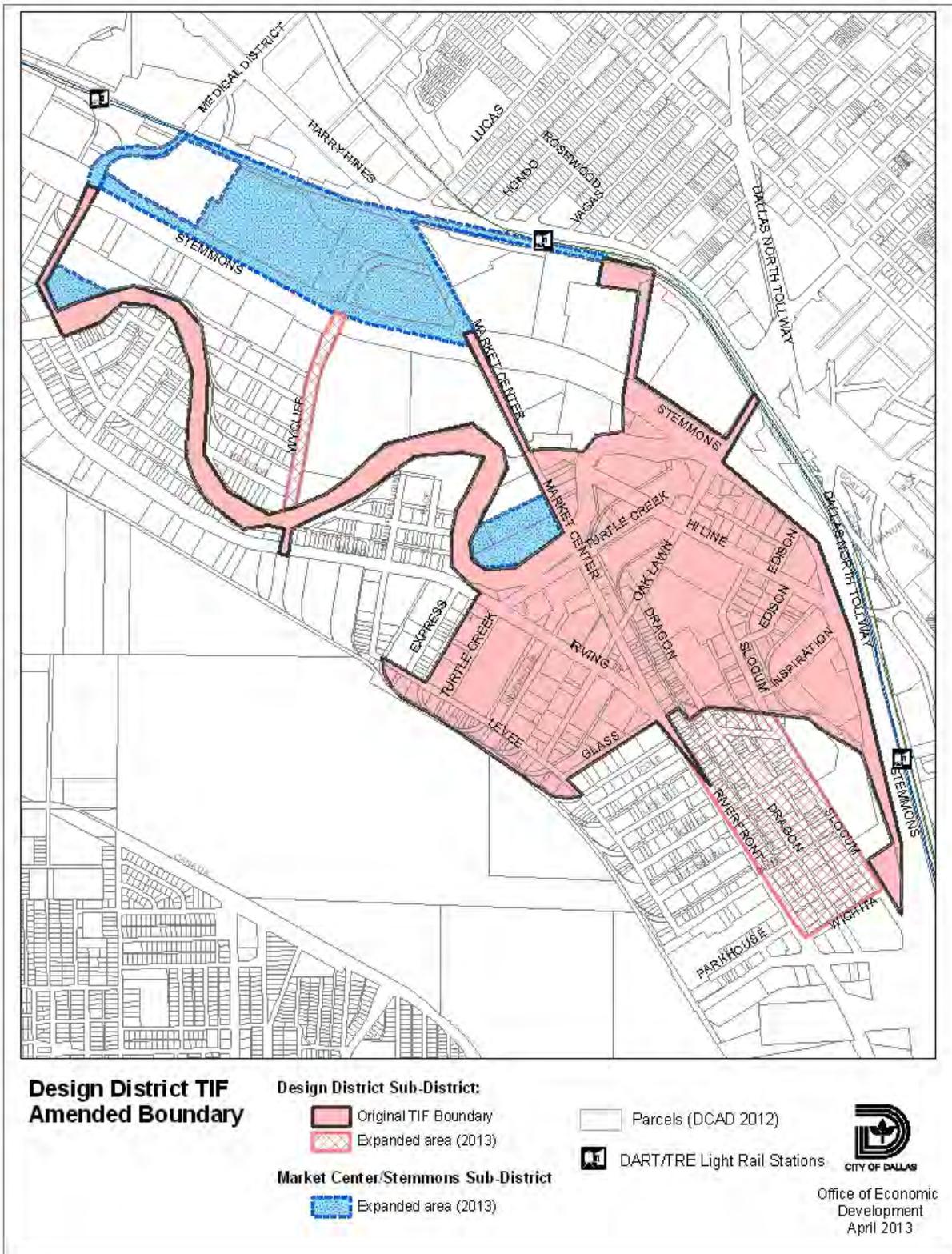
**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 671-9821

[http://www.dallas-ecodev.org/area\\_redevelopment.html](http://www.dallas-ecodev.org/area_redevelopment.html)

**October 1, 2021 to September 30, 2022**

# Reinvestment Zone Number Eight Tax Increment Financing District



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*Front cover shows a view from the Trinity Strand Trail looking toward the Urby Apartments (left) and Virgin Hotel (right).*

## Mission Statement

The mission of the Design District TIF District is to provide a source of funding for public infrastructure improvements that will assist in redeveloping an industrial and warehouse district to take full advantage of the expanding DART light rail system, to promote transit oriented development, and to improve access to the Trinity River and the quality of development adjacent to the Trinity Corridor. The Design District TIF District duration began on January 1, 2006 and will terminate on December 31, 2027, (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028).

## TIF District Accomplishments

Dallas City Council established the Design District TIF District by Ordinance Number 26021 on June 8, 2005. The TIF District was established to assist in the transformation of the old Stemmons Industrial area into a diversified, pedestrian friendly, mixed-use neighborhood near the heart of Downtown Dallas. The Design District TIF Board adopted the Project Plan and Reinvestment Zone Financing Plan in 2006.

In February 2009, the TIF District Board adopted a “Design District TIF Strategic Implementation Plan” to guide the next phases of development and improvements in the District.

The first TIF District-funded project, “1525 Turtle Creek at the District” (recently purchased by BV Design Multifamily), was completed in 2010 and included extensive public improvements along Hi Line Drive, Oak Lawn Avenue, and Turtle Creek Boulevard.

During FY 2011-2012, the TIF District Board approved by-law amendments to reflect changes in state law for TIF District Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF District-funded project design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF District Board also approved a set of master design guidelines and mixed-income housing guidelines.

A development agreement with Texas Security Bank for the Turtle Creek Median district-wide improvement project dedicated up to \$116,356 in TIF District funds for median and signage improvements along Turtle Creek Boulevard from Irving Boulevard to Market Center Boulevard. The median project was completed in 2013.

Also approved in FY 2011-2012 was a development agreement with Friends of the Trinity Strand Trail to dedicate up to \$400,000 for the design and engineering of the Trinity Strand Trail Soft Surface Trail Design Project. The design study was completed in mid-2014; however, the construction phase has not moved forward.

During FY 2012-2013, an expansion of the TIF District and Plan amendment was approved by Ordinance Number 29037 to create two sub-districts within the Design District TIF District: (a) Design District Sub-District (original district boundary plus additional property along Slocum/Dragon Streets and Riverfront Boulevard) and (b) Market Center/Stemmons Sub-District (an expansion area to facilitate the redevelopment of the Dallas Apparel Mart site). A development agreement was also approved for the Proton Treatment Center project; however, the Proton Treatment Center project did not move forward, and TIF development agreement authorization expired in December 2015.

During FY 2013-2014, the TIF District Board adopted a set of “Guidelines for Wayfinding and Gateway Signage” to encourage consistency with signage improvements whether as a district-wide improvement or in conjunction with a development project.

In FY 2014-2015, a development agreement for the Alexan Riveredge project dedicated up to \$7,800,000 in TIF District funding for public infrastructure and an economic development grant in support of the project. The development was completed in 2017.

In FY 2018-2019, a development agreement for the Virgin Hotel Infrastructure Project was approved for up to \$3,622,885 in TIF District funding for streetscape and trail related public improvements.

In FY 2019-2020, a development agreement for the Cabana Hotel Redevelopment Project was approved for up to \$15,500,000 in TIF District funding. The TIF District Board also recommended up to \$7,000,000 in current and future TIF District funding for the design and construction of the Trinity Strand Trail Hi-Line Span Project. The Project’s design phase utilizing existing TIF District funds was approved by City Council in September 2019.

During FY 2020-2021 and FY 2021-2022, the design phase for the Trinity Strand Trail Hi-Line Span Project was ongoing with consultant updates provided to the TIF District Board. Staff also continued to monitor existing and pending developments.

Projects within the TIF District completed, under construction or in the development stage to date are shown in the table below.

<b>Design District TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
1525 Turtle Creek at the District (now <i>BV Design Multifamily</i> <sup>7</sup> )	1900 Hi Line Drive	2010	Complete	214 residential units	\$42,315,000	\$4,402,000*
Alexan Riveredge (now Apex Design District) <sup>8</sup>	120 Turtle Creek Blvd.	2017	Complete	309 residential units	\$62,415,000	\$7,800,000
Virgin Hotel & Infrastructure Project (Dunhill Partners)	1445 Turtle Creek Blvd.	2019 (Hotel) 2020-2023 (Infrast.)	Partially complete	268 hotel rooms	\$55,500,000	\$3,622,885
Cabana Hotel Redevelopment Project	899 N. Stemmons Fwy.	2025	Planned	264 hotel rooms	\$47,000,000	\$15,500,000
<b>Subtotal</b>				<b>523 units; 532 hotel rooms</b>	<b>\$207,230,000</b>	<b>\$31,324,885</b>
<b>Projects Within TIF District Not Utilizing TIF District Funding<sup>5</sup></b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF</b>	<b>Approx. Value</b>	<b>TIF Investment</b>
International on Turtle Creek	150 Turtle Creek Blvd.	2006	Complete	157,640 square feet showroom & retail space	\$21,495,000	\$0
Trinity Lofts & Work/Live Showrooms	1403 Slocum St. & 1430 Dragon St.	2007	Complete	~92 units & 28,063 square feet showroom (164,030 square feet total)	\$22,432,670	\$0
Alta Design District	1531 Inspiration Dr.	2009	Complete	309 residential units	\$61,250,000	\$0
Alexan Design District (now Camden Design District)	1551 Oak Lawn Ave.	2009	Complete	355 residential units	\$64,360,350	\$0
Green Zone, arts venue (now closed)	161 Riveredge Dr.	2008	Complete	2,520 square feet performance space	\$1,421,260	\$0
Dallas Contemporary <sup>6</sup>	161 Glass St.	2010	Complete	6,000 square feet office space & 11,000 square feet gallery space for Center; & 22,000 square feet office/retail for tenants	\$2,214,900	\$0
1400 Hi Line	1400 Hi Line Dr.	2012	Complete	314 residential units; 29,000 square feet retail	\$87,000,000	\$0

Avant Apartments	1955 Market Center Blvd.	2013	Complete	301 residential units	\$48,473,260	\$0
Renaissance Hotel Conference Center expansion	2222 N. Stemmons Frwy.	2014	Complete	50,000 square feet meeting space	\$11,700,000	\$0
Alta Strand	1931 Market Center Blvd.	2017	Complete	400 residential units	\$75,100,000	\$0
Movement Dallas	141 Glass St.	2022	Complete	42,000 square feet of rock climbing, yoga, and fitness space	\$1,867,000	\$0
Urby Phase I - apartments	1930 Hi Line Drive	2023	Under construction	383 residential units	\$85,000,000	\$0
Thirteen Thirty Three	1333 Oak Lawn Ave.	2023	Under construction	125,660 square feet office	\$45,783,000	\$0
RiverEdgeDD	155 Riveredge	2024	Under construction	135,415 square feet office; 10,110 square feet retail	\$53,000,000	\$0
Urby Phase II - apartments	1930 Hi Line Drive	2025	Planned	364 residential units	\$81,000,000	\$0
Hotel/Apartments (HN Capital Partners)	1645 & 1700 Stemmons Frwy.	2026	Planned	250 hotel rooms; 250 apartments	\$70,000,000	\$0
Office Tower (HN Capital Partners)	1605 & 1615 N. Stemmons Frwy.	2027	Planned	240,000 square feet office space	\$75,000,000	\$0
<b>Subtotal</b>				<b>2,768 units; 266,813 square feet retail/showroom; 13,520 square feet gallery/arts venue; 559,075 square feet office; 50,000 square feet hotel space; 250 hotel rooms</b>	<b>\$807,097,440</b>	<b>\$0</b>
<b>Projects Utilizing and Not Utilizing TIF District Funding</b>						
Total				<b>3,291 residential units; 266,813 square feet retail/showroom; 13,520 square feet gallery/arts; 559,075 square feet office; 50,000 square feet hotel space; 782 hotel rooms</b>	<b>\$1,014,327,440</b>	<b>\$31,324,885</b>

- <sup>1</sup> All information updated as of September 30, 2022.
- <sup>2</sup> Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
- <sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
- <sup>4</sup> Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.
- <sup>5</sup> Selected significant projects included.
- <sup>6</sup> Tax-exempt property. Amount shown is approximate investment in improvements.
- <sup>7</sup> Per the TIF program requirements when the development agreement was executed, the project provided 20% of units as affordable during the time period December 2009 – December 2012.
- <sup>8</sup> Per TIF program mixed-income housing requirement, the project will provide at least 20% affordable units for 15 years.

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF district funding assistance are subject to the City’s and County’s established criteria for mixed-income housing. In this TIF District, as part of TIF District funding, a total of 523 units have been built to-date, and 62 are currently set-aside as affordable. 1525 Turtle Creek at the District had previously included 43 affordable units from 2009 to 2012; however, there was a provision in the agreement allowing a buyout of the remaining affordability period. The buyout totaled \$524,600, and those funds been dedicated towards offsetting the cost of affordable units for the Alexan Riveredge project in the TIF District. The buyout option is no longer included in TIF development agreements, and deed restriction provisions are now being added to secure affordable housing for a 15-year period.

A total of 2,294 residential units have been completed overall. Another 997 units are under construction or planned without any TIF district subsidy anticipated.



Urby Apartments Phase I nearing completion at 1930 Hi Line Drive

## TIF District Initiatives

The City and community partners have been engaged in several district-wide initiatives to create trail connections and other public improvements described in more detail below. The Trinity Strand Trail (formerly known as the Old Trinity Trail) Master Plan improvements are an integral part of attracting new mixed-use development in the Trinity River corridor and creating a vibrant neighborhood with recreational opportunities in the Design District area.

Two trailheads are complete at Hi Line Drive (by the river channel and the Turtle Creek Plaza and trailhead along Turtle Creek Boulevard between Market Center and Irving Boulevards). A Phase 1 2.5-mile concrete trail (main/spine trail) running along the old Trinity River from Stemmons Freeway to Medical District Drive opened in 2015. In addition, \$400,000 in TIF District funds were utilized for the design of a soft surface trail that would parallel the Phase I concrete trail on the opposite banks. Those plans were completed in mid-2014.

The Hi-Line Drive pedestrian improvement project was completed in 2009. The project was funded through the North Central Texas Council of Governments (NCTCOG)'s Regional Transportation Council's 2006 Sustainable Development (SD) Program. The improvements were constructed concurrently with public improvements as part of the "1525 Turtle Creek at the District" project. As part of the TIF development agreement, \$207,447 in local match funds leveraged \$829,789 in grant funds for a total project cost of \$1,037,236.

The Edison/Hi Line/Stemmons/Rail Transit Underpass Connection project was completed in 2013. The \$1.4 million pedestrian improvement project was part of the 2009-2010 North Central Texas Council of Governments (NCTCOG) Sustainable Development (SD) Program. PM Realty Group was the private sponsor with the 1400 Hi Line mixed-use development and provided the 20% local match, \$287,766 of the total project cost of \$1.4 million. The public infrastructure improvements included pedestrian and crosswalk improvements along Edison Street between Stemmons Freeway and Hi Line Drive, along southbound Stemmons frontage road and improvements to the underpass of Hi Line Drive under Stemmons Freeway. These improvements built on the 2006 SD Hi Line Drive improvements to create a stronger connection to the Victory DART Light Rail and TRE train stations and further enhance the gateway from downtown/Victory into the Design District.

The Friends of the Trinity Strand Trail is working with the City to implement Phase 2 connecting to the medical center area.

As a result of ongoing collaboration among City staff, the Friends of the Trinity Strand Trail, the Circuit Trail Conservancy, and Dallas County, the Trinity Strand Trail Hi-Line Span Project is in the design phase with a scope that includes a pedestrian bridge from the Hi Line Drive trailhead across the meanders and a mini connector trail on the western banks to Irving Boulevard.

District Initiatives				
Activity	Scope	Status	Investment	Source
<p><b>Trinity Strand Trail Master Plan.</b> Public/private partnership including the non-profit Friends of the Trinity Strand Trail.</p> <p><b>Trinity Strand Trail Master Plan continued</b></p>	<p>To create a fully assessable hike, bike, and jogging trail system along the course of the original Trinity River as it winds northwest of downtown. Approximately 7.8 miles. Total cost estimated at \$30 million. Phase 1 includes 2.5 miles of concrete trail from Stemmons Freeway to Farrington Drive, connecting to the Trinity River via Sylvan Ave.</p> <p>Phase 2 includes connection to the medical center area including a shared-use path from the existing Trinity Strand Trail at the intersection of Market Center Blvd. and Turtle Creek Blvd. to Inwood/Love Field DART station.</p>	<p><i>Underway.</i> The Master Plan for Trinity Strand Trail was adopted in December 2004 by the Dallas' Park &amp; Recreation Board. City bond funds are committed, and private fundraising continues.</p> <p>Construction began in 2013 on Phase 1, 2.5 miles of concrete trail and was completed in 2015. The trailhead at Turtle Creek Plaza was completed in May 2010 and the Hi Line trailhead was completed summer 2009.</p> <p>2012 bond funds allocated are for design and construction of a trail segment between IH35/Oak Lawn and Inwood Road. Phase 2 of the trail was awarded TXDOT Transportation Alternatives funding in 2017 (<i>with 2012 bond funds as a local match</i>). Completion scheduled for spring 2023.</p> <p>TIF District funding for the design of a soft surface trail to parallel the Ph I concrete trail was approved in FY 12 and the design completed in 2014.</p>	\$1 million for design and match for federal funds.	2003 Bond Program
			\$2.5 million for trail development	2006 Bond Program
			\$3.36 million for trail design & construction	2012 Bond Program
			\$4,536,039 ( <i>required local match \$1,134,010 part of City bond funds</i> )	NCTCOG funds – Regional Toll Revenue (RTR) initiative
			\$5 million	TXDOT Transportation Alternatives funding
			\$1.1 million additional funds raised. Land donations valued at \$4.2 million will benefit and assist with linkage of the Trinity Strand and Katy Trails	Individuals and foundations, including Eugene McDermott and Hoblitzelle Foundations and Texas Parks and Wildlife grant
			TIF District funding up to \$400,000 from district wide improvement funds.	TIF District funds

<p><b>Turtle Creek Boulevard Public Improvements</b></p>	<p>Design and construction of street paving, storm drainage, water and wastewater improvements on Turtle Creek Blvd. from Market Center Blvd. to Levee St.</p>	<p><i>Completed in fall 2009.</i></p>	<p>\$3,587,746</p>	<p>2003 Bond Funds &amp; Water Utilities Capital Funds</p>
<p><b>Regional Transportation Council (RTC) Sustainable Development Program – Design District TIF Walking/Bike Improvements</b></p>	<p>Pedestrian improvements will be constructed along Hi-Line Dr. between Stemmons Frwy. &amp; the Trinity Meanders</p>	<p><i>Complete.</i> Funding approved by the RTC in 2006. Interlocal Agreement approved by City Council, June 2008. Improvements completed summer 2009</p>	<p>\$1,037,236 total includes: \$829,789 \$207,447</p>	<p>RTC funds TIF District funds</p>
<p><b>Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – Edison/Hi Line/ Stemmons/Rail Transit Underpass Connection</b></p>	<p>Pedestrian improvements along Edison St. between Stemmons Frwy. and Hi Line Dr. and along Stemmons frontage and Hi Line passing under Stemmons Freeway toward the Victory DART Light Rail &amp; TRE stations.</p>	<p>Project was selected by the RTC in June 2010.  <i>Construction was completed in 2013.</i></p>	<p>\$1,438,829 total includes: \$1,151,063 \$287,766</p>	<p>RTC funds Private local match</p>
<p><b>Trinity River Corridor Project</b></p>	<p>Multi-faceted project involving transportation, flood protection, and recreational improvements.  Several projects are adjacent or close to the TIF district (<i>shown on the right</i>)</p>	<p><i>Complete:</i> Margaret Hunt Hill Bridge  Sylvan Bridge (2014)  Riverfront Blvd improv. (2014-17)  Continental Bridge pedestrian/bike (2014)</p>	<p>\$120 million  \$42 million  \$42 million  \$10.6 million</p>	<p>Multiple funding sources incl. private  TXDOT  City/County/NCTCOG  City/private</p>
<p><b>Trinity Strand Trail Hi-Line Span Project</b></p>	<p>The Project scope includes engineering/design services for two segments 1) a pedestrian bridge at the end of Hi Line Drive from the existing trail head crossing the</p>	<p>Design contract approved September 2020. Design began in 2021 with anticipated completion in 2023.  The timing of construction will be</p>	<p>\$631,225 (design)  \$6,368,775 (probable construction cost)</p>	<p>Existing Design District TIF district-wide set-aside funds  Future Design District TIF District funds</p>

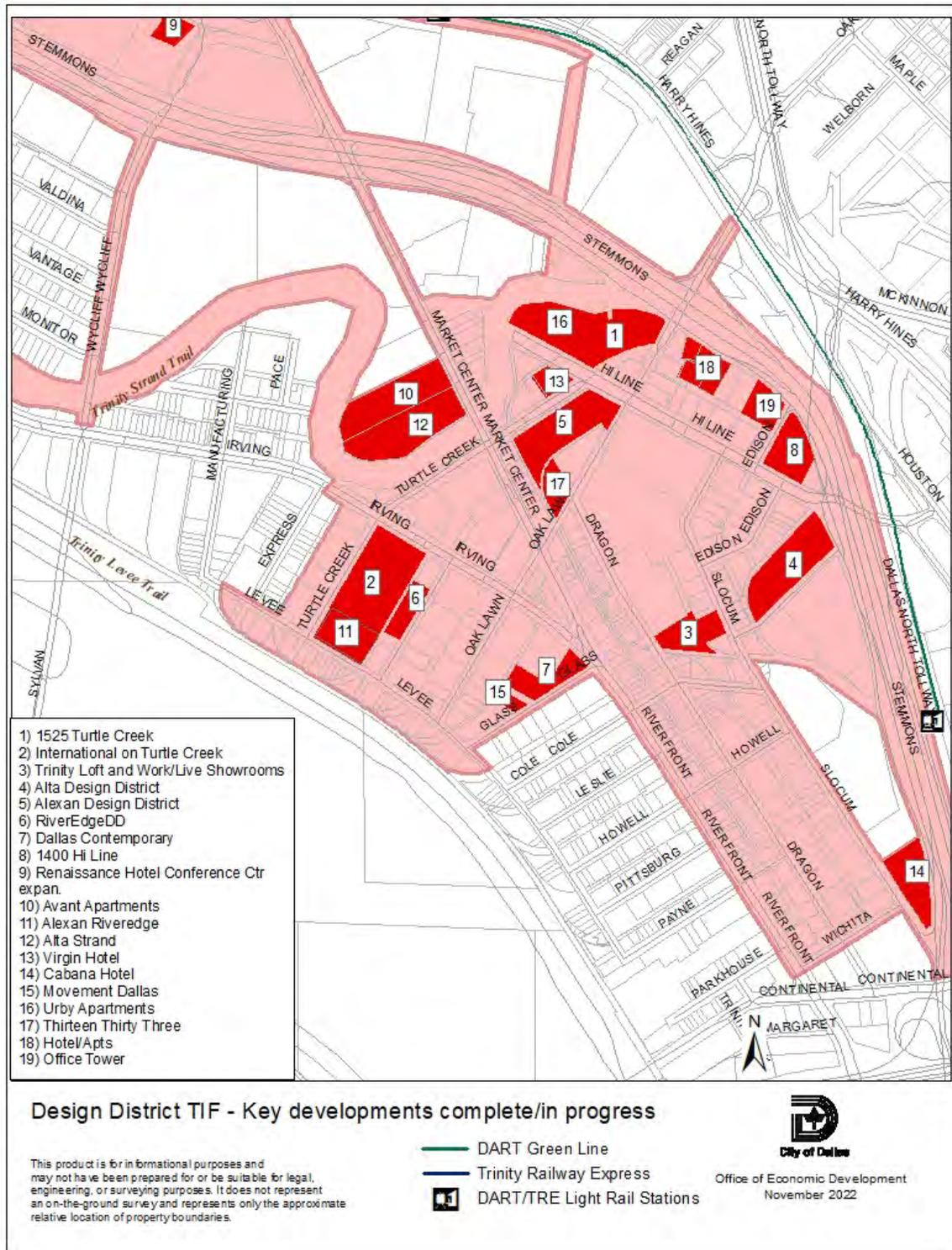


			\$11.6 million	Sports Arena TIF District Funds (approved in 2021) for the Hi Line Connector Trail
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Hi Line Drive median improvements setting the stage to connect with the future Hi Line Connector and Trinity Strand Trail Hi Line Span projects

# TIF District Development Project Map



## Value and Increment Summary

The Design District TIF District's assessed 2022 taxable value was \$1,171,036,248 for the TIF District as amended in 2013. This represents an increase of \$889,162,495 or 315% over the base years (2005 and 2013) value and an increase of 20% over last year's final value. For the individual sub-districts, the Design District Sub-District 2022 taxable value was \$964,225,548, an increase of 397% of the base year, and the Market Center/Stemmons Sub-District taxable value was \$206,810,700 an increase of 135% over the base year.

The TIF District anticipates collecting approximately \$6,995,235 in incremental tax revenue in 2023 for tax year 2022.

## Objectives, Programs, and Success Indicators

The Design District Project Plan and Reinvestment Zone Financing Plan was adopted in April 2006 and amended in June 2013. Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Design District TIF District totaling approximately \$1 billion.  
*Over \$1 billion in new investment is completed, underway or planned (100% of the goal)*
- To attract new private development in the District totaling approximately 1.4 million square feet of retail/showroom/gallery space, 500,000 square feet of office space, 550 hotel rooms, and 4,500 new residential units.

*Approximately 3,291 residential units, 266,813 square feet of new or upgraded retail/showroom space, 13,520 square feet of gallery/arts space, 559,075 square feet of office space, and 782 hotel rooms are completed, under construction or planned. (73% of the residential goal, 20% of the retail goal, exceeding the office goal by 12%, and exceeding the hotel room goal by 42%.*

Movement Dallas - rock climbing, yoga, and fitness facility at 141 Glass Street



- To reach ridership at the future DART Market Center light rail station averaging 2,500 riders per weekday by 2017.



*This portion of the DART Green Line including the Market Center station opened in December 2010. During the first year of operations average daily ridership was 281. The annualized ridership for FY 2022 is 133,605, according to DART. This represents a 76% increase over the base year (FY 2011) and 43% increase from last year. Average daily ridership is 396, a 43% increase from last year.*

Market Center DART Station

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2011	Market Center	76,100	-	-
FY 2012	Market Center	114,455	50.40%	50.40%
FY 2013	Market Center	146,936	28.80%	93.08%
FY 2014	Market Center	159,901	8.82%	110.12%
FY 2015	Market Center	167,167	4.54%	119.67%
FY 2016	Market Center	171,517	2.60%	125.38%
FY 2017	Market Center	185,315	8.04%	143.51%
FY 2018	Market Center	190,737	2.93%	150.64%
FY 2019	Market Center	189,934	-0.42%	149.58%
FY 2020	Market Center	134,141	-29.38%	76.27%
FY 2021	Market Center	93,128	-30.57%	22.38%
FY 2022	Market Center	133,605	43.46%	75.56%

- To improve the access and connections to the DART light rail system within the Design District TIF District.

*Streetscape and open space improvements constructed as part of the approved “1525 Turtle Creek at the District” project have provided more pedestrian accessibility in the northern gateway of the District. Improvements completed in 2013 near Edison Street and Hi Line Drive connecting through the underpass at Stemmons Freeway provide improved access from the District to the Victory DART Light Rail and TRE Stations. The expansion of the TIF District boundary in 2013 has the potential to facilitate future opportunities to connect to multiple stations.*

- To support the conversion of the Design District area from industrial and warehousing land uses to a mixed-use, transit-oriented neighborhood that complements the Victory development and the Trinity River Project.

*Mixed-use projects like the completed Trinity Lofts redeveloped an 88,000-square foot warehouse/office into 164,030 square feet of residential and showroom space.*

*Some former showroom buildings or vacant commercial properties have been repurposed for new uses including restaurants, a coffee house, and Bowl Lounge (bowling alley).*

- To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system, including the Trinity Strand Trail, in the District.

*The Master Plan for the Trinity Strand Trail has been adopted. Two trailheads are now completed at Turtle Creek Plaza along Turtle Creek Boulevard between Market Center and Irving Boulevards and at the western end of Hi Line Drive (by the river channel). Construction of Phase I of the trail from Stemmons Freeway to Medical District Drive was completed and opened in 2015. The design project for a soft surface trail to parallel the Phase I concrete trail was completed in 2014; however, construction did not move forward. A civic plaza at Oak Lawn Avenue and Hi Line Drive was completed as part of the “1525 Turtle Creek at the District” project. Phase 2 that will connect to the medical center area along Market Center Boulevard to the Inwood/Love Field DART station is anticipated to complete construction in 2023.*

*The Trinity Strand Trail Hi-Line Span Project, currently in design, will further trail connections within the Design District to the west and is an alternative to the prior soft surface trail concept. The Project will also connect to the future Hi Line Connector Trail that will link the Trinity Strand Trail to the Katy Trail.*

- To generate approximately \$76.9 million (net present value) in increment over 20 years of collections.

*The TIF District’s 2022 total taxable value was \$1,171,036,248. The revised budget figure of \$76.9 million was approved in a 2013 plan amendment, and 2014 was the first year that expanded areas began generating increment. The estimated collection for tax year 2022 is \$6,995,235. Total collections (NPV) are currently 32% of the amended Plan goal.*

## Year-End Summary of Meetings

The Design District TIF District Board of Directors met three times during the fiscal year from October 1, 2021 to September 30, 2022. The Board approved and forwarded one item to City Council.

The Board, based on amended composition, can consist of up to seven members, including six City of Dallas appointees and one Dallas County appointee. During FY 2021-2022 the Board members were Michael Kutner – City Representative, Vice-Chair (3 of 3 meetings), Carolyn Sortor - City representative (3 of 3 meetings), Nicolas Villalba - City representative (3 of 3 meetings), Pam Dawson - City representative (2 of 3 meetings), Shoncy Raspberry - City representative (1 of 3 meetings), Peter Han – City Representative (*appointed after the last meeting*) and Luis Tamayo - Dallas County Representative (3 of 3 meetings).

During the fiscal year, the City Council approved one item directly associated with the Design District TIF District:

- On February 23, 2022, the City Council approved Resolution Number 22-0383 accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

## Pending TIF District Items

- Consideration of the FY 2021-2022 TIF District Annual Report and a recommendation to the City Council for approval.

## Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. Below is the current TIF District budget:

<b>Design District TIF District                      Projected Increment Revenues to Retire TIF Fund Obligations</b>			
Category	TIF Budget <sup>1</sup>	Allocated <sup>2</sup>	Balance
<b>Design District Sub-District:</b> Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	\$81,756,586	\$31,647,887*	\$50,108,699
<b>Market Center/Stemmons Sub-District:</b> Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	\$32,572,854	\$0	\$32,572,854
Trinity Strand Trail	\$7,610,724	\$7,400,000	\$210,724
Administration and implementation <sup>3</sup>	\$4,566,434	\$633,017	\$3,933,417
Total Project Costs	\$126,506,598	\$39,680,904	\$86,825,694
<sup>1</sup> Budget shown above in estimated current dollars and based on updated assumptions the maximum budget capacity provided in the TIF Project Plan is unlikely to be reached within the term. TIF Project Plan shows the budget in net present value. <sup>2</sup> Allocated amount includes \$222,896 in interest accrued as of FY 2013 (September 30, 2013). No additional interest has accrued since. <sup>3</sup> TIF administration costs shown are expended through FY 2021-2022.			

<b>Design District TIF District Project Plan Budget</b>	
<b>Category</b>	<b>TIF NPV Budget*</b>
<b>Design District Sub-District:</b> Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	\$47,487,686
<b>Market Center/Stemmons Sub-District:</b> Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	\$23,088,979
Trinity Strand Trail	\$4,000,000
Administration and Implementation	\$2,400,000
<b>Total</b>	<b>\$76,976,666</b>
<i>* As approved in the Project Plan and Reinvestment Zone Financing Plan.</i>	

<b>Design District TIF M/WBE Participation</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Percentage Minority Participation</b>
Phase I – 1525 Turtle Creek Project development site public improvements	Spoor Electric & KDA Landscapes	\$1,108,021	44.4%
Phase II & III – 1525 Turtle Creek Project district-wide improvements	John Burns Construction Company of Texas & Metheny Landscape Development	\$3,473,759	30.2%
Turtle Creek Median Project	focusEGD & ArtOGrafx	\$100,105	48.5%
Trinity Strand Trail Soft Surface Design Project	Bowman-Melton, Integrated; Environmental Solutions; Di Sciuillo-Terry Stanton & Associates; and Jakan Engineering, PLLC	\$387,495	39.8%
Alexan Riveredge	McPherson Electric, Inc Mission Site Services	\$976,470	56.2%
Virgin Hotel Infrastructure Project	UCS Group LLC	\$3,330,891	44.5%
<b>Total</b>		<b>\$9,376,741</b>	<b>\$3,773,020 (40.2%)</b>

### **FY 2022-2023 Work Program**

The FY 2022-2023 work program includes:

- Continue coordination efforts for implementation of current development projects.
- Continue working with stakeholders to implement the Trinity Strand Trail Hi-Line Span Project and other improvements for connections to trails and open space, signage and other projects benefiting the TIF District.
- Investigate additional sources of funding for the TIF District.

## Appendix A – Financials

**City of Dallas, Texas**  
**Design District Tax Increment Financing District Fund**  
**Reinvestment Zone Number Eight**  
**As of September 30, 2022**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

	(374,036) Interest Income
	\$5,713,279 Ad Valorem Taxes (Collected in FY 2021-2022 based on 2021 Final Tax Roll)
	\$5,339,243 Total Revenue

**2. Amount and purpose of expenditures from the fund:**

	\$48,007 Administrative Expense - TIF admin cost for FY 2021-2022
	\$0 Non-Capital outlay
	\$221,393 Capital outlay for the Trinity Strand Trail Hi-Line Bridge
	\$0 Additional Subsidy in Form of Grant (in lieu of interest expense)
	\$269,400 Total Expenditures

**3. a. Amount of Principal and Interest due on outstanding bonded indebtedness:**

Design District TIF District has incurred no bonded indebtedness as of September 30, 2022.

**b.** The Zone entered into a development agreement with Alta Block 1500, LLC for the development of the "1525 Turtle Creek at the District" project in the TIF in an amount not to exceed \$4,402,000 plus additional subsidy in form of grant (in lieu of interest) on certain public improvements. The developer was fully paid in fiscal year 2014.

**c.** The Zone authorized a development agreement with Dallas Proton Treatment Center, LLC for the development of the Dallas Proton Treatment Center in an amount not to exceed \$7,025,000; however, the authorization expired in December 2015.

**d.** The Zone entered into a development agreement with AR Apartments, LLC for the development of the "Alexan Riveredge" project in an amount not to exceed \$7,800,000. The developer was fully paid with the exception of a portion of the subsidy, up to \$150,000, pending a plan for a trail connection that is part of district-wide set aside funds.

**e.** The Zone entered into a development agreement with DD Dunhill Hotel LLC for the Virgin Hotel Infrastructure project in an amount not to exceed \$3,622,885. A payment of \$2,842,732 was made in fiscal year 2021. The remaining balance of \$780,153 will be disbursed upon the successful completion of Phase II of the Virgin Hotel Infrastructure project.

**f.** The Zone authorized a development agreement with Cabana Development, LLC for the Cabana Hotel Redevelopment project in an amount not to exceed \$15,500,000. Disbursement is anticipated upon completion.

**4 The zone has paid the following obligations from available TIF funds as of September 30, 2022:**

Project	Advance	Accrued Add'l	Less	Total (P & I)
	Principal	Subsidy (1)	Payments	Outstanding
1525 Turtle Creek Project	\$4,402,000	\$222,896	\$4,624,896	\$0
Alexan Riveredge Project	\$7,800,000	\$0	\$7,650,000	\$150,000
Virgin Hotel Infrastructure Project	\$3,622,885	\$0	\$2,842,732	\$780,153
Total	\$15,824,885	\$222,896	\$15,117,628	\$930,153

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

**5. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2022 *	Base Year 2005/2013 Value	Est. Captured Value 2022**
City of Dallas - All Sub District	\$1,171,036,248	\$281,873,753	\$889,162,495
Dallas County-Zone A & B	\$964,225,548	\$193,905,663	\$770,319,885
Dallas County-Mkt. Center/Stemmons SD	\$206,810,700	\$87,958,090	\$118,852,610

\* 2022 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\* Based on Certified Taxable Values. Final values will be determined on February 01, 2023.

**6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2022 Increment****
City of Dallas	0.67122	\$5,968,236
Dallas County-Zone A & B	0.11987	\$923,385
Dallas County-Mkt. Center/Stemmons SD	0.08718	\$103,614
Total for all Jurisdictions	\$0.87827	\$6,995,235

\*\*\*City of Dallas participates at 90% for zone A & B for tax years 2008-2027 and 90% for Market Center/Stemmons for tax years 2014-2027. Dallas County participates at 55% for zone A & B for tax years 2008-2027 and 40% for Market Center/Stemmons sub-district for tax years 2014-2027.

\*\*\*\*The District began collecting increment in 2009.

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$6,995,235. For the 2021 tax year, increment in the amount of \$5,713,279 was received.

**City of Dallas, Texas**  
**Design District Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$24,691,227	\$19,609,967	\$16,971,408	\$11,480,621	\$14,356,774
Interest receivable	\$40,633.53	\$4,043.00	\$13,103.64	\$12,446	\$32,846
<b>Total assets</b>	<b>\$24,731,861</b>	<b>\$19,614,010</b>	<b>\$16,984,512</b>	<b>\$11,493,067</b>	<b>\$14,389,620</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$7,650,000
Due to general fund	\$238,214	\$190,207	\$136,539	\$40,464	\$0
<b>Total liabilities</b>	<b>\$238,214</b>	<b>\$190,207</b>	<b>\$136,539</b>	<b>\$40,464</b>	<b>\$7,650,000</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$24,493,647	\$19,423,803	\$16,847,972	\$11,452,603	\$6,739,620
<b>Total Liabilities and Fund Equity</b>	<b>\$24,731,861</b>	<b>\$19,614,010</b>	<b>\$16,984,512</b>	<b>\$11,493,067</b>	<b>\$14,389,620</b>

**Design District Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$33,995,031	\$4,872,889	\$4,690,107	\$4,499,584	\$3,807,378	\$3,286,207
Tax increment-Intergovernmental	\$6,170,064	\$840,390	\$827,102	\$863,205	\$728,899	\$593,115
Interest income	\$820,719	\$118,545	\$52,957	\$131,383	\$157,736	\$158,090
Affordable Housing Buyout	\$524,600	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$478,404)	(\$492,580)	(\$27,082)	\$38,181	\$60,182	(\$40,075)
<b>Total revenues</b>	<b>\$41,032,010</b>	<b>\$5,339,243</b>	<b>\$5,543,084</b>	<b>\$5,532,353</b>	<b>\$4,754,194</b>	<b>\$3,997,338</b>
<b>Expenditures:</b>						
Administrative expenses	\$633,017	\$48,007	\$53,389	\$136,983	\$41,211	\$0
Non-Capital Outlay	\$6,753,446	\$0	\$0	\$0	\$0	\$6,302,126
Capital outlay	\$8,929,004	\$221,393	\$2,913,865	\$0	\$0	\$1,349,835
Interest and fiscal charges	\$222,896	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$16,538,363</b>	<b>\$269,400</b>	<b>\$2,967,253</b>	<b>\$136,983</b>	<b>\$41,211</b>	<b>\$7,651,961</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$24,493,647</b>	<b>\$5,069,843</b>	<b>\$2,575,831</b>	<b>\$5,395,370</b>	<b>\$4,712,983</b>	<b>(\$3,654,623)</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>						
	\$0	\$19,423,803	\$16,847,972	\$11,452,603	\$6,739,620	\$10,394,243
<b>Fund balance (deficit) at end of year</b>	<b>\$24,493,647</b>	<b>\$24,493,647</b>	<b>\$19,423,803</b>	<b>\$16,847,972</b>	<b>\$11,452,603</b>	<b>\$6,739,620</b>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
Design District Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$4,566,434 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-2010. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$238,214 on September 30, 2022 represents the Zone administration costs for fiscal year 2018-2019 (\$68,461), fiscal year 2019-2020 (\$68,078), fiscal year 2020-2021 (\$53,668), and fiscal year 2021-2022 (\$48,007) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B – Financial Obligations Estimated Payoff**

The Alexan Riveredge project had an obligation for up to \$7,800,000. A portion of the subsidy, \$150,000 is pending a plan for a trail connection that is part of district-wide set aside funds. The \$7,650,000 net obligation was fully paid in FY 2018-2019.

The Virgin Hotel Infrastructure Project has a total obligation for up to \$3,622,885. A payment of \$2,842,732 was made in fiscal year 2021. The remaining balance of \$780,153 will be paid upon the successful completion of Phase II of Project.

The Cabana Hotel Redevelopment Project has a total obligation of up to \$15,500,000. Pending execution of a development agreement and completion of all agreement requirements (anticipated project completion is 2025), current projections estimate the full obligation will be paid upon completion.

## Appendix C – District-Wide Set-Aside Funds

The TIF Increment Allocation Policy adopted by the TIF District Board for the Design District TIF District currently provides for 20% of any district increment, after administrative expenses, to be set-aside for District-Wide Improvements. However, if the annual balance in the District-Wide Improvement Set-Aside exceeds \$500,000, the TIF District Board may evaluate whether to reduce this percentage set-aside in any given year. Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs. The TIF District Board shall also have the discretion to release all or part of District-Wide Set-Aside funds towards payment of one or more TIF-eligible projects.

The balance for the District-Wide Set-Aside, as of the end of FY 2021-2022, totals \$7,072,809.45 (*all current funds are committed to projects*). An existing commitment includes \$150,000 set aside for a trail connection as part of the Alexan Riveredge project.

The pending commitment for the Cabana Hotel Redevelopment Project includes up to \$500,000 in off-site district-wide public improvements such as wayfinding signage, gateway and portal improvements, and/or open space with locations to be determined in a collaborative process.

In February 2020, the TIF District Board approved up to \$7,000,000 in current and future District-Wide Set-Aside funds for the design and construction of the Trinity Strand Trail Hi-Line Span Project. The design phase has begun utilizing existing funds in the amount of \$631,225.

# Vickery Meadow TIF District FY 2021-2022 Annual Report



(Source: Northwood Retail, LLC)



**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecodev.org](http://www.dallasecodev.org)

**October 1, 2021 to September 30, 2022**

## Reinvestment Zone Number Nine Vickery Meadow Tax Increment Financing District



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## Mission Statement

The Vickery Meadow Tax Increment Financing (TIF) District (“District”) represents the outgrowth of the City of Dallas’ effort to provide a model for redeveloping urban corridors to take full advantage of the expanding DART light rail system, to promote transit-oriented development and to implement appropriate urban design standards. The mission of the Vickery Meadow TIF District is to provide a source of funding to enhance private investment in the real estate market for the Vickery Meadow TIF District area.

The Dallas City Council established the Vickery Meadow TIF District by Ordinance Number 25964 on April 27, 2005. The Vickery Meadow TIF District took effect on January 1, 2006 and will terminate on December 31, 2027 (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028) or when the budget of \$32.2 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City’s participation is 80%, and the County’s participation is 55%.

## District Accomplishments

The District was established to facilitate the creation of a catalyst mixed-use development on North Central Expressway and Park Lane (The Shops at Park Lane) and to, ultimately, stimulate redevelopment activities within the District’s remaining areas, including the area generally known as “Five Points” (located generally around the intersection of Park Lane, Ridgcrest Road and Fair Oaks Avenue).



Photo courtesy of Northwood Retail, LLC

(Source: Northwood Retail, LLC)

The first phase of Half Price Books, Records, Magazines, Inc.’s multi-phase plan to redevelop the former Parker Plaza site was completed in 2015. It included the demolition

of two dilapidated structures and the conversion of a vacant warehouse into a REI sporting goods store that contains 34,296 square feet of retail space. During FY 2018- 2019, Half Price Books broke ground on construction of a second phase of development, BookMark Center, just north of REI. The project will include a 5,000 square foot restaurant space and a four-level retail and office building with more than 27,000 square feet.



The REI sporting goods store that was built as part of Half Price Books’ multi-phase plan to redevelop the former Parker Plaza site



Construction of BookMark Center retail and office space as part of Half Price Books’ multi-phased development is nearly complete and available for lease.

In Fall 2018, Costco announced plans to renovate the vacant Sam’s Club building at 8282 Park Lane. Approximately \$10,000,000 was invested in the renovation. The 133,000 square feet building was the first North Texas site for Costco’s Business Center, focused on small businesses and business-to-business sales. However, it is open to anyone with a Costco Membership. The store opened in September 2019.



The Vickery Meadow Branch Library located at 8333 Park Lane

As part of the November 2017 voter-approved general bond election, the City committed to the construction of a new library in the Vickery Meadow area. During FY 2018-2019, construction started on the library. The approximately \$8 million library includes a youth center funded by a \$752,000 grant from Crystal Charity Ball.

The 18,000-square-foot Vickery Park Branch Library was completed and opened on February 2, 2021 for curbside service. Vickery Park Branch Library has plans for

program offerings that will assist job seekers and English language learners, early literacy workshops for parents and toddlers, and STEM programs for children and teens.

On March 25, 2020, City Council authorized a construction services contract for \$1,362,777 with J.C. Commercial for the renovation of the old Fire Station in the Vickery Meadow area as a permanent home for the Northeast Community Court. In addition to housing the Community Court, this location also houses community partners which makes it a vibrant part of the Vickery Meadow area. The Vickery Meadow Community Court #15, completed in January 2021, is located at 6742 Greenville Ave, Dallas, TX 75231.

On December 9, 2020, City Council authorized an agreement with Vickery Midtown Management Corporation (VMMC) for the construction and maintenance of the SoPac Trail Lighting Project and acceptance of \$122,254, which is approximately 25 percent of the anticipated cost of the trail lighting project. The SoPac Trail was constructed by Dallas County in collaboration with the City and completed in July 2018. At the time of construction, funding was not available for lighting the trail; however, in anticipation of future lighting, light pedestals and conduit was constructed. By November 2021, 170 lights were installed along the trail.

<b>Vickery Meadow TIF District Projects<sup>1</sup></b>						
<b>Projects and Potential Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF</b>	<b>Approx. Value<sup>2</sup></b>	<b>TIF District Investment</b>
The Shops at Park Lane Phase I	8010 Park Lane	2009	Phase I Complete	585 apartment units; 666,524 square feet of retail space; 383,640 square feet of office space; and parking	\$356,075,000	\$20,000,000 (principal); \$13,000,000 (interest)
<b>Sub-Total</b>	<b>585 apartment units; 666,524 square feet of retail space; 383,640 square feet of office space; and parking</b>				\$356,075,000	<b>\$33,000,000</b>
<b>Projects Within TIF District That Are Not Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF</b>	<b>Approx. Value<sup>2</sup></b>	<b>TIF District Investment</b>
Half Price Books Mixed-use Project Phase I	5929 and 5905 East Northwest Highway	2015	Phase I Complete	Approximately 34,296 square feet of retail space, and Starbucks location	REI: \$9,000,000 and Starbucks: \$1,075,000 Total: \$10,075,000	\$0
Costco Business Center	8282 Park Lane	2019	Complete	135,780 square feet of retail	\$13,900,000	\$0

Projects Within TIF District That Are Not Utilizing TIF District Funding (Cont.)						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value <sup>2</sup>	TIF District Investment
Half Price Books Mixed-use Project Phase II	6730 Shady Brook Lane	2023 (Estimated)	Under Construction	5,000 square foot retail plus 27,000 square foot mixed-use (approx. 6,750 retail and 20,250 sf office)	\$10,286,010	\$0
<b>Sub-Total</b>	<b>Completed and Under Construction: 181,826 sf retail, 20,250 sf office</b>				<b>\$34,261,010</b>	<b>\$0</b>
Total Projects Within TIF District Utilizing and Not Utilizing TIF District Funding						
<b>Total</b>	<b>Complete: 383,640 square feet office space, 836,600 square feet retail space, 585 residential units Under Construction: 20,250 square feet office space and 11,750 square feet retail</b>				<b>\$390,336,010</b>	<b>\$33,000,000</b>
<sup>1</sup> All information updated as of September 30, 2022. <sup>2</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.						

District Initiatives				
Activity	Scope	Status	Investment	Source
<b>Vickery Meadow Improvement District (VMID) – TREC 2006 Community Grant</b>	The Real Estate Council (TREC) of Dallas awarded a grant to be used to create a Planned Urban Design (Neighborhood Plan) for the Vickery Meadow Community	Organizational stages. James Harwick + Partners, Inc. architectural design firm was hired to complete the plan. The plan was completed in 2009 and was adopted by the VMID Executive Board January 15, 2010.	\$78,000 total Includes: \$50,000 \$28,000	TREC of Dallas VMID funds
<b>The Real Estate Council Foundation, McCormack, Baron Salazar (MBS) – Economic Development Action Plans</b>	The Real Estate Council Foundation and private donations provided financial support to engage McCormack Baron Salazar to develop action plans for economic development in three City Council designated areas:  1. Lancaster Corridor 2. South Dallas/Fair Park 3. Five Points in Vickery Meadow	The Development Action Plans by MBS were released in January 2011.	\$750,000 min Includes: \$275,000 \$275,000 \$200,000	The Real Estate Council Foundation of Dallas MBS Investment Private Donations

<b>District Initiatives (Cont.)</b>				
<b>Activity</b>	<b>Scope</b>	<b>Status</b>	<b>Investment</b>	<b>Source</b>
<b>HUD Community Challenge Grant for Transit Oriented Development and Affordable Housing</b>	Community Challenge Planning Grant from HUD used for planning and preconstruction activities related to affordable housing and transit-oriented development for 7 DART stations. Completed 5 area plans, including the Vickery Meadow area plan. Also funded preconstruction and design work for a mixed-use development anchored by a new VM branch library.	City Council authorized a professional services contract with Fregonese Associates, Inc. for the related planning activities on December 14, 2011.  City Council authorized a professional services contract with DMA Development Company, LLC for the related activities on September 25, 2013	Total federal grant Amount: \$2,225,000/ \$2,670,000 overall  Approximately \$950,000 spent in for the Vickery Meadow TIF District including \$445,000 as the local match	\$505,000 HUD Funds  \$445,000 TIF District Funds
<b>Vickery Meadow Community Court Initiative at former Fire Station</b>	6742 Greenville Avenue to repurpose for community court, associated offices, and lease space to serve Vickery Meadow Neighborhood	On March 25, 2020, City Council authorized a construction contract for the renovation of the 6,453 sq. ft building for court, law, and social service offices; completion January 2021	\$1,362,777	CDBG Funds
<b>Dallas Housing Trust Fund</b>	On December 12, 2018, City Council approved transfer of funds to seed the Dallas Housing Trust Fund	Transfer complete	\$649,097	TIF District Funds (a portion of <i>Harvest NPE, L.P deposit</i> )
<b>Vickery Meadow Branch Library</b>	As part of the November 2017 voter-approved bond election, the City committed to the construction of a new library in the Vickery Meadow area located at 8255 Park Lane.  Construction began on the library during FY 2018-2019 and was completed during FY 2020-2021.	Completed (February 2021)	\$5,429,640  \$217,200  \$752,454	Library Fund (2017 Bond Funds)  Park and Recreation Fund (2017 Bond Funds)  Library Private Donation Fund – The Crystal Charity Ball and Frieda Gayle Stern Family

<b>District Initiatives (Cont.)</b>				
<b>Activity</b>	<b>Scope</b>	<b>Status</b>	<b>Investment</b>	<b>Source</b>
<b>Vickery Meadow Station Area Plan Update</b>	In response to a request from the City for assistance updating the 2013 Vickery Meadow Transit-Oriented Development Area Plan, North Central Texas Council of Governments (NCTCOG) staff reviewed the 2013 Plan with the objective of supporting transit-oriented development and communities with access to opportunity. Using new area condition data and planning context, possible approaches were recommended for an update to the 2013 Plan.	Completed (June 2021)	\$0	NCTCOG
<b>SoPac Trail Lighting</b>	Construction and maintenance agreement with Vickery Midtown Management Corporation (VMMC) for the construction and maintenance of lighting improvements, lighting utility costs, and enhanced maintenance on the SoPac Trail.  Installation of 170 sixteen-foot light poles, light luminaires, flood lighting, and related materials, labor, permits, etc in the area located from East Northwest Highway in the south to approximately 600 feet north of Greenville Ave.	Completed (August 2021)	\$489,017	\$122,254 VMMC  \$366,763 Equity Revitalization Funds (City Council District 13)

### **Value and Increment Summary**

The Vickery Meadow TIF District’s 2022 assessed taxable value was \$630,320,920. This represents an increase of \$465,541,830 (283%) over the 2005 adjusted base year value of \$164,779,090 and an increase of \$64,783,657 (11.5%) over the taxable value for 2021. With the participation of the City and Dallas County, the increase over the base year value will result in 2023 tax year collection (from 2022 values) of approximately \$3,329,239 in total incremental revenue for the District.

### **Objectives, Programs and Success Indicators**

The Vickery Meadow Project Plan and Reinvestment Zone Financing Plan were approved on December 14, 2005. The plans’ development goals are provided below:

- Facilitate private development within the Vickery Meadow TIF District to stimulate and diversify the area's economy, eliminate unemployment or underemployment, and develop or expand business, transportation, and commercial activity.

*The Shops at Park Lane has transformed that portion of the Vickery Meadow TIF District, leading to \$356,075,000 in property value.*

- Secure new private development consisting of at least 850,000 square feet of retail space, 200 hotel rooms, 625 residential units (rental and owner occupied), and 410,000 square feet of office space.

*The following progress has been made since the District's creation:*

- *0 hotel rooms have been built or are planned (0.0% of the goal)*
  - *585 residential units have been built offering various types of housing for sale and rental at the Shops of Park Lane. Collectively, this represents 93.6% of the goal.*
  - *403,590 square feet of office space has been built (98.5% of the goal).*
  - *842,600 square feet of retail space has been built and another 5,000 square feet is under construction (99.8% of the goal).*
- Focus on traffic improvements and the redevelopment of properties within the Five-Points area as increment funds accumulate and can be supplemented with non-TIF sources.

*On March 9, 2022, City Council authorized a Project Specific Agreement with Dallas County for the purpose of study/conceptual development and preliminary engineering (phase I) for transportation improvements to the Dallas County 6<sup>th</sup> Call Major Capital Improvement Project (MCIP) 10228 Park Lane from Greenville to Abrams Road, and Fair Oaks Avenue from Ridgecrest Road to Walnut Hill Lane. City Council also authorized a professional engineering services contract with Civil Associates, Inc. to design roadway modifications, improved connectivity to the SoPac and White Rock trails, and to design reconstruction of water and wastewater infrastructure in the project area.*

- Encourage the redevelopment of the "Park Lane" site and improve pedestrian connections between the existing DART Park Lane light rail station to increase density while providing enhanced urban design for the TIF District.

*The following progress has been made since the District's creation:*

- *Staff continues to work with DART and NCTCOG to identify potential funding for the construction of a pedestrian platform that would extend from the light rail station to the south side of Park Lane.*
- *Staff is investigating improved pedestrian connections between Park Lane and NorthPark Center.*
- Generate approximately \$32.2 million (2006 NPV) in increment over a 20-year period (approximately \$52.06 million in total collections).

*Including the estimated 2022 increment, the Vickery Meadow TIF District NPV collections are \$20.5 million (63.7% of the goal) and \$29.6 million in total collections (56.9% of the goal). There are five more years of increment collections until TIF District termination.*

## **Year-End Summary of Meetings**

The Vickery Meadow TIF Board can consist of up to seven members, including six City of Dallas appointees and one from Dallas County. The Board, which met one time during the fiscal year, on January 11, 2022, consisted of the following members:

- John Hazelton (Interim Chair) – City Representative (attended 1 of 1 meeting)
- Kevin Griffeth – City Representative (attended 1 of 1 meeting)
- Elsie Thurman – City Representative (attended 1 of 1 meeting)
- Jordan Wynn – City Representative (attended 1 of 1 meeting)
- Annette Anderson – Dallas County Representative (attended 1 of 1 meeting)

City Council approved one item directly related to the TIF District during the fiscal year. The item is summarized below:

On February 23, 2022, City Council approved Resolution Number 22-0384, accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

City Council also approved the following items indirectly related to the TIF District:

On March 9, 2022, City Council approved Resolution Number 20- 0450, authorizing a Project Specific Funding Agreement with Dallas County, Transportation - Major Capital Improvement Projects (MCIP) (Project No.10228) in the amount of \$355,000.00 reduced by \$40,000.00 for County in-house project delivery costs for a total of \$315,000.00,

for the purpose of study/conceptual development and preliminary engineering (Phase I) for transportation improvements to the Dallas County 6th Call MCIP Project 10228 Park Lane from Greenville Avenue to Abrams Road, and Fair Oaks Avenue from Ridgecrest Road to Walnut Hill Lane; (2) the establishment of appropriations in an amount not to exceed \$315,000.00 in the Transportation Special Projects Fund; (3) the receipt and deposit of funds in an amount not to exceed \$315,000.00 from Dallas County for the County's share of the preliminary design cost in the Transportation Special Projects Fund; and (3) the disbursement of funds in an amount not to exceed \$315,000.00 from the Transportation Special Projects Fund - Total amount \$315,000.00 - Financing: Transportation Special Project Fund an increase to the construction services contract with Turner Construction Company for the construction of the Vickery Park Branch Library located at 8333 Park Lane - Not to exceed \$71,909.60, from \$6,611,511.12, to \$6,683,420.72 - Financing: Library Facilities Fund (2003 General Obligation Bond Funds).

On March 9, 2022, the City Council approved Resolution Number 20- 0451, authorizing a professional engineering services contract to design roadway modifications of Park Lane from Greenville Avenue to Hemlock Avenue, Hemlock Avenue to Abrams Road, and along Fair Oaks Avenue from Ridgecrest Road to Walnut Hill Lane including improved connectivity to the SoPac and White Rock trails; and to design reconstruction of water and wastewater infrastructure in the area - Civil Associates, Inc., most qualified proposer of six - Not to exceed \$1,052,055.30 - Financing: Transportation Special Projects Fund (\$315,000.00), Water Capital Improvement Fund F (\$83,828.21), Wastewater Capital Improvement Fund G (\$83,828.21), and Park Lane-Vickery Meadows Fund (\$569,398.88).

On May 11, 2022, City Council approved Resolution Number 22-0723 to authorize (1) a public hearing to be held on June 8, 2022, to receive comments concerning the renewal of the Midtown Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; (2) approval of a resolution renewing the District for a period of ten years; (3) approval of the District's Service Plan for 2023-2032 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and (4) approval of a management contract with Vickery Meadows Management Corporation DBA Midtown Management Corporation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City.

On June 8, 2022, City Council held a public hearing to receive comments concerning the renewal of the Midtown Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, to provide supplemental public services to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorized: (1) approval of resolution 22-0900, renewing the District for a period of ten years, from 2023 to 2032; (2) approval of the District's Service Plan for 2023-2032 to provide supplemental public services, to be funded by assessments on real property and

real property improvements in the District; and (3) a management contract with Vickery Meadows Management Corporation d/b/a MID Management Corporation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City.

On August 10, 2022, City Council held a public hearing to receive comments concerning: (1) the proposed levy of assessment for the Midtown Improvement District (the "District"), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing: (2) authorized ordinance 32283 approving and adopting the final 2023 Service Plan, the final 2022 Assessment Plan, the 2022 Assessment Roll (to be kept on file with the City Secretary), 2023 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); (3) establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; (4) closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2023; (5) providing for reimbursement of city administrative costs for operational oversight of the District; (6) fixing charges and liens against the property in the District and against the owners thereof; (7) providing for the collection of the 2022 assessment; (8) authorizing the receipt and deposit of assessments from Dallas County; (9) authorizing the disbursement of assessments and interest to Midtown Management Corporation; (10) authorizing amendments to the District's adopted 2022 Service Plan in accordance with the Act; (11) requiring City staff to file a copy of the amended service plan and notice with the Dallas county clerk; and (12) providing for an effective date - Not to exceed actual collections estimated at \$1,401,278.00 - Financing: Midtown Improvement District Fund (subject to appropriations).

On August 24, 2022, City Council authorized a public hearing to be held on August 24, 2022, to receive comments concerning: (1) the proposed levy of assessment for the Midtown Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing (2) consider approval of an ordinance (a) levying a special assessment on property in the District for services and improvements to be provided during 2023; (b) fixing charges and liens against the property in the District and against the property owners thereof; (c) providing for the collection of the 2022 assessment; (d) requiring City staff to, not later than seven days after City Council's approval of the ordinance and service plan, file a copy of the approved service plan with the Dallas county clerk; and (e) providing an effective date - Financing: This action has no cost consideration to the City.

## Pending TIF District Items

The Vickery Meadow TIF District's pending items include the following:

- Approval of the FY 2021-2022 Annual Report

## Budget and Spending Status

The Vickery Meadow TIF District’s Project Plan and Reinvestment Zone Financing Plan established a budget for public improvement expenditures that are necessary to support private investment. The District budget and spending to-date are provided on the following charts:

<b>Vickery Meadow TIF District Project Plan Budget</b>			
<b>Projected Increment Revenues to Retire TIF Fund Obligations</b>			
Category	TIF Budget (Actual) <sup>1</sup>	Allocated & Spent <sup>2</sup>	Remaining Balance
<b>"Park Lane" Project:</b> - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, enhanced pedestrian area design & acquisition, engineering & design, non-project costs	\$33,198,520	\$33,198,520	\$0
<b>Five-Points Area Improvements:</b> - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, park/plaza design & acquisition, DART related improvements, engineering & design, non-project costs	\$16,599,260	\$0	\$16,599,260
<b>Administration and implementation<sup>3</sup></b>	\$3,643,704	\$655,343	\$3,025,373
<b>Total</b>	<b>\$53,441,484</b>	<b>\$33,853,863</b>	<b>\$19,624,633</b>
<sup>1</sup> Budget shown above in total dollars; Project Plan shows the budget in net present value.			
<sup>2</sup> Allocated amount includes the total amount of principal and interest estimated to accrue on this project.			
<sup>3</sup> Administration and Implementation amount shown are expended or committed through FY 2021-2022 and includes \$50,000 for District audits through 2012 and \$2,500 for consultant fees.			

<b>Vickery Meadow TIF District Project Plan Budget (NPV Values)</b>	
<b>Category</b>	<b>TIF Budget (NPV)*</b>
<b>"Park Lane" Project:</b> - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, enhanced pedestrian area design & acquisition, engineering & design, non-project costs	\$20,000,000
<b>Five-Points Area Improvements:</b> - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, park/plaza design & acquisition, DART related improvements, engineering & design, non-project costs	\$10,000,000
<b>Administration and implementation</b>	\$2,195,100
<b>Total</b>	<b>\$32,195,100</b>
* As approved in the Project Plan and Reinvestment Zone Financing Plan in 2006 dollars.	

<b>Vickery Meadow TIF District M/WBE Participation</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Percentage Minority Participation</b>
Park Lane (Public Work – goal 25%)	Varies	\$13,624,760	37.85% (\$5,156,683)
Park Lane (Private Shell – goal 5%)	Varies	\$195,538,520	9.67% (\$18,911,015)
<b>Total</b>		<b>\$209,163,280</b>	<b>11.51%</b> <b>(\$24,067,698)</b>

## **FY 2022-2023 Work Program**

The FY 2022-2023 work program for the Vickery Meadow TIF District is as follows:

- Identify additional redevelopment sites, potential developers and continue to seek growth in the District through the attraction of mixed-use, high-density development.
- Work with DART, the Midtown Public Improvement District, and other entities on improvement initiatives for the Vickery Meadow area.
- Investigate additional funding sources for district-wide improvements that include a pedestrian platform that would extend from the Park Lane Light Rail Station across Park Lane.
- Assist with funding solutions for the Five-Points Intersection redevelopment.

## Appendix A – Financials

**City of Dallas, Texas**  
**Vickery Meadow Tax Increment Financing District Fund (0048)**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$284,467	\$141,696	\$138,078	\$810,981	\$756,522
Interest receivable	\$468	\$29	\$134	\$3,799	\$7,259
Total assets	<u>\$284,935</u>	<u>\$141,724</u>	<u>\$138,212</u>	<u>\$814,780</u>	<u>\$763,781</u>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$175,393	\$138,381	\$75,122	\$36,060	\$0
Total liabilities	<u>\$175,393</u>	<u>\$138,381</u>	<u>\$75,122</u>	<u>\$36,060</u>	<u>\$0</u>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$109,542	\$3,343	\$63,090	\$778,720	\$763,781
Total Liabilities and Fund Equity	<u>\$284,935</u>	<u>\$141,724</u>	<u>\$138,212</u>	<u>\$814,780</u>	<u>\$763,781</u>

**City of Dallas, Texas**  
**Vickery Meadow Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$21,779,117	\$2,472,054	\$2,482,535	\$2,264,495	\$2,228,900	\$2,003,520
Tax increment-Intergovernmental	\$4,493,085	\$477,878	\$525,193	\$480,181	\$474,672	\$429,438
Interest income	\$172,737	\$3,886	\$1,653	\$9,324	\$27,702	\$26,370
Affordable housing payment	\$1,000,000	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$5,733)	(\$5,682)	(\$272)	(\$735)	\$13,575	(\$11,337)
Total revenues	<u>\$27,439,206</u>	<u>\$2,948,136</u>	<u>\$3,009,108</u>	<u>\$2,753,264</u>	<u>\$2,744,850</u>	<u>\$2,447,991</u>
<b>Expenditures:</b>						
Administrative expenses	\$566,783	\$37,012	\$61,415	\$75,122	\$36,840	\$0
Non-Capital Outlay	\$1,170,361	\$0	\$0	\$649,097	\$0	\$1,919
Capital outlay	\$0	\$0	\$0	\$0	\$0	\$0
Principal reimbursement	\$13,053,231	\$2,017,975	\$2,329,779	\$1,997,295	\$1,940,195	\$1,394,298
Interest and fiscal charges reimbursement	\$12,539,289	\$786,949	\$677,662	\$747,380	\$752,876	\$1,009,702
Total expenditures	<u>\$27,329,664</u>	<u>\$2,841,937</u>	<u>\$3,068,856</u>	<u>\$3,468,894</u>	<u>\$2,729,911</u>	<u>\$2,405,919</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$109,542</u>	<u>\$106,199</u>	<u>(\$59,747)</u>	<u>(\$715,630)</u>	<u>\$14,939</u>	<u>\$42,072</u>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$3,343	\$63,090	\$778,720	\$763,781	\$721,709
<b>Fund balance (Deficit) at beginning of year, as restated</b>						
	<u>\$0</u>	<u>\$3,343</u>	<u>\$63,090</u>	<u>\$778,720</u>	<u>\$763,781</u>	<u>\$721,709</u>
<b>Fund balance (deficit) at end of year</b>						
	<u>\$109,542</u>	<u>\$109,542</u>	<u>\$3,343</u>	<u>\$63,090</u>	<u>\$778,720</u>	<u>\$763,781</u>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

**City of Dallas, Texas  
Vickery Meadow Tax Increment Financing District  
Reinvestment Zone Number Nine  
As of September 30, 2022**

Chapter 311.016 of V.C.T.A. requires the following as part of the annual report on the status of the TIF District. Information is contained in detail on the financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

	(\$1,797) Interest Income
	\$0 Affordable housing payment
	<u>\$2,949,933</u> Ad Valorem Taxes (Collected in FY 2021-22 based on 2021 Final Tax Roll)
	<u>\$2,948,136</u> <b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

	\$37,012 Administrative Expense - TIF admin cost for FY 2021-2022
	\$0 Non-Capital Outlay (1)
	\$2,017,975 Principal retirement (1)
	<u>\$786,949</u> Additional Subsidy in Form of Grant (in lieu of interest expense) (1)
	<u>\$2,841,937</u> <b>Total Expenditures</b>

(1) These expenditures were incurred for the following services:

Prof.service fees	\$0
PNV design studio cost reimbursement to general fund	\$0
Transfer to Dallas Housing Trust Fund	\$0
Principal pymt for FY 2022 - Park Lane Project	\$2,017,975
Interest expense pymt for FY 2022 - Park Lane Project	<u>\$786,949</u>
Total	<u>\$2,804,925</u>

3. The Zone began reimbursing the General Fund for administrative costs in fiscal year 2009-10.

**4. a. Amount of Principal and Interest due on outstanding bonded indebtedness:**

Vickery Meadow TIF District has incurred no bonded indebtedness as of September 30, 2022.

**b. The zone has reimbursed the following contingent obligations from available TIF funds as of September 30, 2022:**

<u>Developer</u>	<u>Project</u>	<u>Advance Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments</u>	<u>Total Outstanding</u>
Northwood PL LLC	The Shops at Park Lane	\$20,000,000	\$12,620,344	(\$25,592,521)	\$7,027,824
Total		<u>\$20,000,000</u>	<u>\$12,620,344</u>	<u>(\$25,592,521)</u>	<u>\$7,027,824</u>

Reimbursement of the project's outstanding TIF-eligible project costs are subject to the availability of TIF funds.

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

**5. Tax increment base and current captured appraised value retained by the zone:**

<u>Taxing Jurisdiction</u>	<u>Taxable Value 2022*</u>	<u>Base Year 2005 Value</u>	<u>Est. Captured Value 2022*</u>
City of Dallas	\$630,320,920	\$164,779,090	\$465,541,830
Dallas County	\$630,320,920	\$170,131,750	\$460,189,170

\*2022 Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\*Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2023.

**6.**

**Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

<u>Taxing Jurisdiction</u>	<u>Assessment Per \$100***</u>	<u>Amount of Estimated 2022 Increment***</u>
City of Dallas	0.59664	\$2,777,609
Dallas County	0.11987	\$551,630
Total for all Jurisdictions	<u>\$0.71651</u>	<u>\$3,329,239</u>

\*\*\*Participation rates for City of Dallas and Dallas County are 80% and 55% respectively for tax years 2008 - 2027.

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$3,329,239. For the 2021 tax year, increment in the amount of \$2,949,933 was received.

City of Dallas, Texas  
Vickery Meadow Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
4. The Zone's Financing Plan permits expenditures not to exceed \$2,195,100 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. The Zone entered into a development agreement with a developer on December 14, 2005, to pay the developer for TIF eligible costs up to principal amount of \$20.0 million plus accrued interest thereon, at an interest rate of 4.86%, for the construction of the Shops at Park Lane Project. The developer satisfied all contingencies as required by the terms of the agreement and the liability for the principal amount of \$20.0 million plus the accrued interest was recorded in fiscal year 2008-09. The TIF District began paying the developer in fiscal year 2009-10. The developer obligation balance, including principal and accrued interest, outstanding on September 30, 2022, is \$7,027,824.
6. "Due to general fund" amount of \$175,393 on September 30, 2022, represents the Zone administration costs for the fiscal year 2018-2019 (\$41,205), fiscal year 2019-2020 (\$33,917), fiscal year 2020-2021 (\$63,259), and fiscal year 2021-2022 (\$37,012) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## Appendix B – Financial Obligations/Estimated Payoff

The Shops at Park Lane project is the only outstanding developer obligation. TIF District payment in the amount of \$20,000,000, plus interest, is underway. To date, \$25,592,521 has been paid.

<b>Vickery Meadow TIF District Obligations</b>		
<b>Project Obligations</b>	<b>Anticipated Balance</b>	<b>Projected Year Payoff</b>
Shops at Park Lane	\$7,027,824	2024

## Appendix C – District-wide Set Aside Funds

<b>Vickery Meadow TIF District Affordable Housing Set-Aside</b>		
<b>Budget*</b>	<b>Allocated</b>	<b>Balance</b>
\$1,000,000	\$1,000,000	\$0

*\* Funds deposited in the Vickery Meadow TIF District Tax Increment Fund by Harvest NPE, L.P. to support the development of affordable housing within the District in lieu of the developer constructing affording housing units as part of The Shops at Park Lane Project.  
\$445,000 allocated to local match for HUD grant used to complete five area plans, including the Vickery Meadow area plan and funded preconstruction and design work for a mixed-use development anchored by a new VM branch library. Additionally, during FY 2018-2019, \$649,097 (included interest earned) was transferred to the Dallas Housing Trust Fund.*

**Exhibit A**  
**Southwestern Medical TIF District**  
**FY 2021-2022**  
**Annual Report**

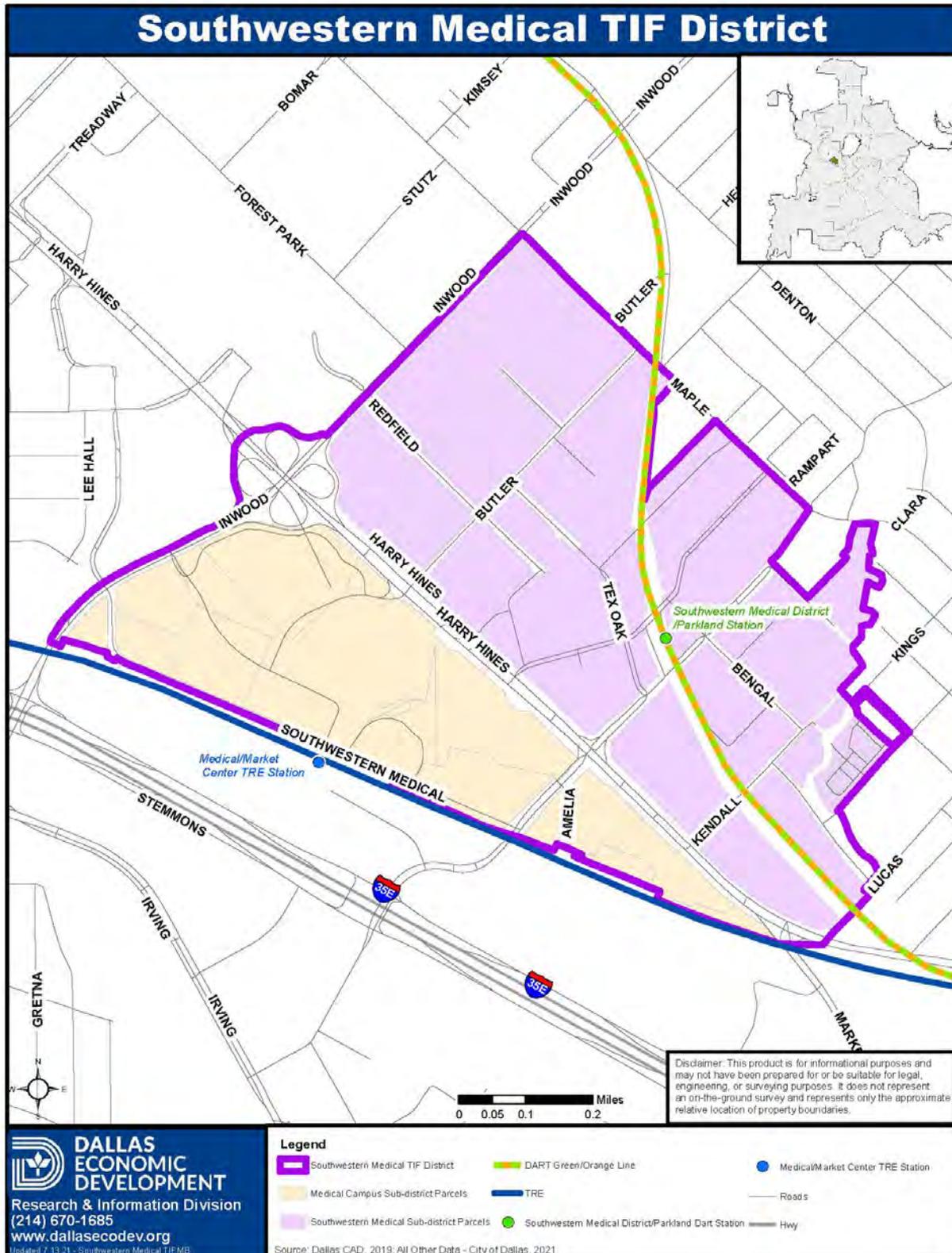


**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
<http://www.dallas-ecodev.org>

**October 1, 2021 to September 30, 2022**

## Amended Reinvestment Zone Number Ten Southwestern Medical Tax Increment Financing District



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## Mission Statement

The mission of the Southwestern Medical Tax Increment Financing District is to provide a source of funding for public infrastructure improvements anticipated to enhance the real estate market for the Southwestern Medical TIF District area. The Southwestern Medical TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping a former industrial and warehouse district to take full advantage of the expanding DART light rail system, to promote transit-oriented development, especially in areas that are major employment centers like the Medical District, and to implement appropriate urban design standards.

The Dallas City Council established the Southwestern Medical TIF District by Ordinance Number 25965 on April 27, 2005. The Southwestern Medical District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2027 (including collection of the 2027 increment and any related matters to be concluded in 2028) or when the budget of \$31.1 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation is 80%, and the County's participation is 55% of incremental revenue collected.

On November 11, 2020, City Council approved Ordinance No. 31706 authorizing a reduction in the City's participation rate in the TIF District. Beginning with fiscal year 2019-2020 through the remaining term of the TIF District, the City's participation rate will decrease from 80% to 45%. City Council also authorized an amendment of Dallas County's participation agreement to reduce the County's participation from 55% to 30% for the remaining term of the TIF District.

As part of the amendment of the TIF District in 2020, City Council also expanded the TIF District's boundary to create two sub-districts. The original boundary of the TIF District became the Southwestern Medical Sub-district and the Medical Campus Sub-district was created. The Medical Campus Sub-district is scheduled to terminate on December 31, 2045 (including collection of the 2045 increment and any related matters to be concluded in 2046) or when the budget of \$65 million (2020 dollars) has been collected. The City of Dallas participation rate for the Medical Campus Sub-district is 80% over the term of the new sub-district. Increment collection for the sub-district will begin in 2025.

## TIF District Accomplishments

The initial development project completed in the Southwestern Medical TIF District was the Colonial Reserve at Medical District (formerly Cityville Southwestern Medical District) in 2007. The Colonial Reserve provided 45,000 square feet of retail/office space and 278 apartment units near the Southwestern Medical District/Parkland light rail station.

Vibe Medical District Apartments (formerly The Alexan Southwestern, developed by Trammel Crow Residential), a residential, transit-oriented development was completed in 2009 adding 396 luxury apartments to the TIF District. Adjacent to the Vibe Medical

District Apartments at 4707 Bengal Street, the Ronald McDonald House constructed 60 units of low-cost, temporary lodging/dorm facilities for families with children receiving medical care in 2009.

The Link on Maple (formerly Maple Garden LP), a 120-apartment complex at 5219 Maple Avenue adjacent to Parkland East Parking Lot completed in the summer of 2012.

With the completion of the DART Green Line expansion (NW corridor), the Southwestern Medical District/Parkland light rail station opened December 2010. The Orange Line, which opened in 2014, runs parallel to Green Line through the TIF District.

UT Southwestern (UTSW) Medical Center continues expansion in the Medical District. In early April 2018, the Simmons Comprehensive Cancer Center opened a new Radiation Oncology Building, a \$66 million structure on the east campus, with three floors and 63,000 square feet of space. Its modern design and array of leading-edge technology has garnered multiple awards.

Construction also continues on UTSW's West Campus Master Plan. The Phase I building, opened summer 2018, adding 275,000 square feet of space over 11 floors. Approximately half is used for academic and educational space, with the remainder for expansion of UTSW's Health System ambulatory clinics. Phase 1 also included the construction of a new thermal energy plant and a garage with 1,600 parking spaces to improve faculty, visitor, and patient access.

UTSW is also undertaking a \$480 million expansion of its flagship William P. Clements Jr. University Hospital. The 12-story, third tower continued construction during the 2019 fiscal year and opened in 2021. The tower will serve as the clinical home for the Peter O'Donnell Jr. Brain Institute, consolidate acute inpatient care services currently provided at Zale Lipshy University Hospital, and add operating rooms, interventional suites, a newly expanded Emergency Department and two new parking facilities.

Parkland Hospital continues to enhance patient care by adding satellite clinics to the communities they serve and by moving outpatient services from the old campus at 5201 Harry Hines to the new campus at 5200 Harry Hines. To accommodate the relocation of outpatient services, construction of a new 6-story, 500,000 square foot clinic began in February of 2019 and opened in 2021. Oncology, diabetes, breast health, infusion, ophthalmology and HIV are included among the specialty clinics that are housed in the new clinic. A new 1,400 space parking garage, located between Maple St. and the new clinic, was also completed. Parkland continued relocation from its old campus to the new campus.

Parkland Hospital's complete relocation to its new campus will leave 38.3 acres of land (and all existing buildings and improvements on the land) south of Harry Hines Boulevard available for redevelopment. Recognizing that private redevelopment of the former Parkland Hospital Campus would require significant expenditures for environmental remediation, demolition, construction of utility systems, roadways, and streetscape improvements, pedestrian improvements, connections to Medical/Market Center Trinity

Railway Express station, trail connections, and public open space, City Council approved various amendments to the Southwestern Medical TIF District on November 11, 2020.

The TIF District's Plan was amended in 2020 to:

- (1) create two sub-districts within the Southwestern Medical TIF District:
  - (a) Southwestern Medical Sub-district (original Zone boundary) and
  - (b) Medical Campus Sub-district;
- (2) increase the geographic area of the Zone to add approximately 118.9 acres to create the Medical Campus Sub-district to facilitate redevelopment;
- (3) reduce the percentage of tax increment contributed by the City of Dallas during the remaining term of the Southwestern Medical Sub-district from 80% to 45%;
- (4) authorize an amendment to the participation agreement with Dallas County to reduce the percentage of tax increment contributed by Dallas County during the remaining term of the Southwestern Medical Sub-district from 55% to 30% and establish the percentage and duration of tax increment contributed by Dallas County during the term of the Medical Campus Sub-district;
- (5) establish a termination date for the Medical Campus Sub-district of December 31, 2045;
- (6) establish the percentage of tax increment contributed by the City of Dallas during the term of the Medical Campus Sub-district at 80%;
- (7) increase the Zone's total budget from \$27,550,486 NPV (approximately \$46,059,711 total dollars) to \$92,621,769 NPV (approximately \$153,885,868 total dollars), an increase of \$65,071,283 NPV (approximately \$107,826,157 total dollars);
- (8) restructure the Zone's budget to consolidate and broaden categories of eligible project costs in the Southwestern Medical Sub-district and add new budget categories for the Medical Campus Sub-district;
- (9) provide a one-time transfer of collected and unobligated funds in the Zone to the Medical Campus Sub-district in an amount not to exceed \$8 million dollars no later than December 31, 2022; and
- (10) make corresponding modifications to the Zone's boundary, budget, and Plan.

The approved amendments will encourage growth of an anchor institutional asset and major employment center (Medical District) and support private development of previously tax-exempt property, increasing the City's tax base.

<b>Southwestern Medical TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF District Investment<sup>4</sup></b>
Cedar Branch Bridge <sup>6</sup>	Adj to Cedar Branch TH	2023	Under design	Bridge	\$826,500	\$826,500
Sub-Total					Non-Taxable Value \$826,500	\$826,500
<b>Projects Within TIF District Not Utilizing TIF District Funding<sup>5</sup></b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value</b>	<b>TIF District Investment<sup>4</sup></b>
Colonial Reserve	2222 Medical District Dr	2007	Complete	278 res. units 45,000 sf comm	\$57,475,000	\$0
Vibe Medical District Apts	2140 Medical District Dr	2009	Complete	396 res units	\$81,700,000	\$0
Parkland Ambulatory Cntr <sup>6</sup>	4900 Harry Hines Blvd	2006	Complete	62,267 sf medical space	\$20,487,430	\$0
Ronald McDonald House <sup>6</sup>	4707 Bengal St	2009	Complete	64,000 sf lodging	\$21,095,390	\$0
The Link on Maple	5219 Maple Ave	2012	Complete	120 res. units	\$23,385,000	\$0
Parkland Hospital <sup>6</sup>	5134 Harry Hines Blvd	2014	Complete	2,000,000 sf medical space	\$1,004,482,260	\$0
Maple Avenue Lofts	5415 Maple Ave	2015	Complete	342 res. units	\$72,250,000	\$0
W.P. Clements Jr. Hospital Expansion <sup>6</sup>	6201 Harry Hines Blvd	2021	Complete	650,000 sf medical space	\$300,000,000	\$0
Texas Instruments Biomedical Engineering & Science Bldg <sup>6</sup>	UT Southwestern's East Campus	2023	Under Construction	150,000 sf medical space	\$120,000,000	\$0
Texas Behavioral Health Center @ UT Southwestern <sup>6</sup>	Medical District Dr & Harry Hines Blvd	2026	Announced	TBD	\$482,500,000	\$0
Cedar Branch Townhomes	4623 Hawthorne Ave	2027	Under Construction	112 res. units	\$41,398,336	\$0
Sub-Total				1,248 res. units 64,000 sf lodging 2,862,267 sf medical office 45,000 sf comm	Taxable Value \$276,208,336 Non-Taxable Value \$1,948,565,080	\$0
<b>Total</b>				<b>1,248 res. units 64,000 sf lodging 2,862,267 sf medical office 45,000 sf comm</b>	<b>Taxable Value \$276,208,336 Non-Taxable Value \$1,949,391,580</b>	<b>\$826,500</b>

<sup>1</sup>All information updated as of September 30, 2022.  
<sup>2</sup>Based upon information from developer, news articles and/or project announcements. For completed projects, information is actual unit count and square footage.  
<sup>3</sup>Based upon 1) DCAD market value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction or announced.  
<sup>4</sup>Maximum TIF Subsidy amount per project's development agreement.  
<sup>5</sup>Include select significant projects within the TIF District.  
<sup>6</sup>Tax-Exempt properties

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct, site-specific TIF District funding assistance from the TIF District are subject to the City's and County's established criteria for mixed-income housing. To date, all residential development within the TIF District has occurred without assistance.

## Value and Increment Revenue Summary

The base value of the TIF District is the total appraised value of all taxable real property in the TIF District, as determined by the Dallas Central Appraisal District's certified property tax roll for the base year. The base value is established the year a property is placed within TIF District boundaries.

The Southwestern Medical TIF District's 2006 adjusted base year value was \$67,411,054. The 2020 amendment of the TIF District's financing plan created two sub-districts: Southwestern Medical Sub-district and Medical Campus Sub-district. As a result, each sub-district has its own base year value.

**Southwestern Medical Sub-district** – In 2006, the Southwestern Medical sub-district's adjusted base year value was \$67,411,054. The sub-district's 2022 certified taxable value is \$378,135,328. This represents an increase of \$310,724,274 (461%) from the adjusted base year value.

The sub-district's value increased by \$60,658,988 (19.1%) from the 2021 final value (\$317,476,340). The increase in value will result in the collection in 2023 of approximately \$1,245,985 (City - \$1,042,822; County - \$203,163) incremental revenue for the TIF District.

**Medical Campus Sub-district** – In 2020, the base year value for the Medical Campus Sub-district was \$0. Increment collection for this sub-district will begin in 2025.

## Objectives, Programs, and Success Indicators

The Southwestern Medical Project Plan and Reinvestment Zone Financing Plan was approved in January 2006 and was amended in December 2008. In 2020, the TIF District's Project Plan and Reinvestment Zone Financing Plan was amended, and the goals and objectives were expanded to include additional public improvements as well as private development in the newly created Medical Campus Sub-district. The following objectives and action items set the framework for the planned improvements within the Southwestern Medical TIF District:

## Southwestern Medical Sub-district

- Additional taxable value attributed to new private investment in projects in the Southwestern Medical TIF District shall total approximately \$280 million.

*Total under construction and completed projects have added approximately \$276,208,336 (99% of goal) in new taxable value to the TIF District.*

- New private development in the Southwestern Medical TIF District shall add a total of approximately 300,000 square feet of retail/office space and at least 3,000 new apartment units.

*Projects under construction or completed within the TIF District have created 2,907,267 square feet of retail, medical office and commercial space (969% of goal) and 1,248 residential units (41.6% of goal).*

- Support the conversion of the Southwestern Medical area from industrial and warehousing land uses to a mixed-use, transit-oriented neighborhood that complements the Medical District.

*Staff and the Board continue to foster a working relationship with Parkland, DART, and potential developers to encourage transit-oriented development that complements the area. The Colonial Reserve at Southwestern Medical and Vibe Medical District Apartments projects have resulted in the conversion of former industrial and warehousing space to residential and retail uses.*

*The Stemmons Corridor - Southwestern Medical District Area Plan (Vision and Policy Plan) was adopted by the City Council in June 2010.*

- Increase recreational opportunities and improved connections to the City of Dallas trails and open space system in the Southwestern Medical Area.

*The TIF District will reimburse the cost to construct the Cedar Branch Bridge and a hike and bike trail that will connect Hawthorne Avenue to the Parkland light rail station in the TIF District.*

- Generate an NPV of \$27.5 million (2006 dollars) or approximately \$31 million in total dollars of project revenues over the 20-year life of the TIF District.

*To date, the TIF District has collected \$11,773,571 in increment (43% of goal).*

- Develop a grant program to promote private medical industry and economic development in the TIF District.

*In June of 2009 the TIF District's Board of Directors adopted Southwestern Medical TIF District Loan or Grant Program. The purpose of the program is to provide grants from the TIF District's tax increment fund to development projects that promote: (1) development and diversification of the economy; (2) public*

*infrastructure improvements including improvements to pedestrian connections and utility burial within the Southwestern Medical TIF District; 3) development of the private bio-medical industry and applied research associated with UT Southwestern Medical Center; 4) new residential development to offset the cost of affordable housing requirement 5) retail or medical office development; 6) mixed-use, transit-oriented development, including development that provides additional linkages to existing transit services; and 7) high density development by offsetting costs associated with structured parking.*

### **Medical Campus Sub-district**

- Create approximately \$787 million in new taxable value attributable to new private investment in the Medical Campus Sub-district over the twenty-five (25) year life of the sub-district.
- Attract new private development in the Medical Campus Sub-district that will add a total of approximately 1.8 million square feet of office/medical office space, 300,000 square feet of hotel space, 60,000 square feet of retail space and 500 residential units.
- Generate approximately \$65 million NPV in increment over the twenty-five (25) year term of the Medical Campus Sub-district.

## Year-End Summary of Meetings

The Southwestern Medical TIF District Board of Directors met once during the 2021-2022 fiscal year on January 27, 2022.

The Board of Directors consist of six members, including five (five) City of Dallas appointees and one (1) Dallas County appointee.

The TIF District Board consisted of the following members during the fiscal year:

Pamela Bryant, City Appointee (attended 1 of 1 meeting)  
Michael Quezada, City Appointee (attended 1 of 1 meeting)  
Se-Gwen Tyler, City Appointee (attended 1 of 1 meeting)  
John Wilson, City Appointee (attended 1 of 1 meeting)  
Vacant, City Appointee (attended 1 of 1 meeting)  
Luis Tamayo, Dallas County Appointee (attended 1 of 1 meeting)

During the fiscal year, City Council approved one (1) item associated with the Southwestern Medical TIF District:

- On February 23, 2022, City Council approved Resolution No. 22-0385 accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

## Budget and Spending Status

<b>Southwestern Medical Sub-district Projected Increment Revenues to Retire TIF Fund Obligations</b>			
Category	TIF Budget*	Allocated	Balance
Paving, streetscape, utilities, public-use improvements, design & engineering	\$7,233,915	\$826,500	\$6,407,415
Environmental remediation and demolition	\$2,043,237	\$0	\$2,043,237
Utility burial	\$3,769,161	\$0	\$3,769,161
Economic Development Grant	\$5,896,313	\$0	\$5,896,313
Administration and implementation**	\$713,457	\$686,244	\$27,213
Total Project Costs	\$19,656,083	\$1,512,744	\$18,143,339
<i>*Revenues shown above are estimated current dollars to be collected over the life of the TIF District; TIF Project Plan shows the budget in net present value (2006 dollars)</i>			
<i>**Administration and Implementation costs for FY 2021-2022 are included in the above allocation.</i>			

<b>Southwestern Medical Sub-district Projected Increment to Retire TIF Fund Obligations</b>			
Category	TIF Budget*	Allocated	Balance
Infrastructure/Utility Improvements	\$29,535,545	\$0	\$29,535,545
Environmental Remediation and Demolition	\$14,574,122	\$0	\$14,574,122
Mixed-Income Housing	\$26,684,337	\$0	\$26,684,337
Economic Development TIF Grants	\$25,285,481	\$0	\$25,285,481
Parks and Open Space	\$4,143,528	\$0	\$4,143,528
Administration and Implementation	\$2,014,225	\$0	\$2,014,225
Total Project Costs	\$102,237,237	\$0	\$102,237,237
<i>*Revenues shown above are estimated current dollars to be collected over the life of the TIF District; TIF District Project Plan shows the budget in net present value (2020 dollars).</i>			

<b>Southwestern Medical TIF District Budget</b>	
<b>Southwestern Medical Sub-district Project Plan Budget</b>	
<b>Category</b>	<b>Estimated TIF Expenditure 2006 NPV Dollars</b>
Infrastructure/Utility Improvements <sup>3</sup>	\$15,422,203
Environmental Remediation and Demolition	\$2,863,856
Economic Development Grant	\$8,264,427
Administration and Implementation	\$1,000,000
<b>Southwestern Medical Sub-district Project Costs</b>	<b>\$27,550,486</b>
<b>Medical Campus Sub-district Project Plan Budget</b>	
<b>Category</b>	<b>Estimated TIF Expenditure 2020 NPV Dollars</b>
Infrastructure/Utility Improvements	\$20,000,000
Environmental Remediation and Demolition	\$10,000,000
Mixed Income Housing	\$16,100,000
Economic Development TIF Grants	\$15,256,000
Parks and Open Space	\$2,500,000
Administration and Implementation	\$1,215,283
<b>Medical Campus Sub-district Project Costs</b>	<b>\$65,071,283</b>
<b>Southwestern Medical TIF District Total Budget</b>	<b>\$92,621,769</b>

## M/WBE Participation

Public bidding is not required for TIF District projects. All TIF District-funded projects must follow the City's adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District-funded projects. The BID Plan goal for TIF District projects listed below was twenty-five percent (25%) M/WBE participation in construction costs. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to thirty-two percent (32%).

<b>M/WBE Participation</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Percentage Minority Participation</b>
Colonial Reserve at Southwestern Medical <sup>1</sup>	Davis Excavation	\$1,376,916.70	27.71% (\$381,544)
<sup>1</sup> voluntarily participated in the M/WBE program			

## FY 2022-2023 Work Program

The work items for FY 2022-2023 for the Southwestern Medical TIF District include:

- Adoption of the FY 2021-2022 Annual Report.
- Increase recreational opportunities and improved connections to the City of Dallas trails and open space system in the Southwestern Medical Area.
- Assist with facility improvements included in Medical District Master Plan coordinated/adopted by Parkland Health and Hospital System, Children's Medical Center, and UT Southwestern Medical Center.
- Coordinate with the Dallas County Hospital District (DCHD) and private developers to facilitate redevelopment in the Medical Campus Sub-district.

## Appendix A – Financials

**City of Dallas, Texas**  
**Southwestern Medical Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$11,827,924	\$10,924,753	\$9,871,566	\$8,187,630	\$6,540,653
Interest receivable	\$19,465	\$2,252	\$7,646	\$8,877	\$14,964
<b>Total assets</b>	<b>\$11,847,389</b>	<b>\$10,927,006</b>	<b>\$9,879,212</b>	<b>\$8,196,506</b>	<b>\$6,555,616</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$238,857	\$189,964	\$126,476	\$46,417	\$0
Accrued liability	\$0	\$0	\$0	\$0	\$0
<b>Total liabilities</b>	<b>\$238,857</b>	<b>\$189,964</b>	<b>\$126,476</b>	<b>\$46,417</b>	<b>\$0</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$11,608,532	\$10,737,041	\$9,752,736	\$8,150,089	\$6,555,616
<b>Total Liabilities and Fund Equity</b>	<b>\$11,847,389</b>	<b>\$10,927,006</b>	<b>\$9,879,212</b>	<b>\$8,196,506</b>	<b>\$6,555,616</b>

**Southwestern Medical Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$9,906,065	\$919,312	\$857,417	\$1,329,558	\$1,224,644	\$1,135,066
Tax increment-Intergovernmental	\$2,058,199	\$178,759	\$175,371	\$298,065	\$254,295	\$241,204
Interest income	\$543,702	\$58,146	\$29,924	\$80,730	\$126,826	\$74,407
Developer Participation & other revenue	\$1,481,970	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$213,397)	(\$235,834)	(\$15,759)	\$22,802	\$36,782	(\$17,687)
<b>Total revenues</b>	<b>\$13,776,538</b>	<b>\$920,383</b>	<b>\$1,046,953</b>	<b>\$1,731,155</b>	<b>\$1,642,548</b>	<b>\$1,432,990</b>
<b>Expenditures:</b>						
Administrative expenses	\$686,244	\$48,892	\$62,648	\$128,509	\$48,074	\$0
Non-Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0
Capital outlay	\$1,481,762	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$2,168,006</b>	<b>\$48,892</b>	<b>\$62,648</b>	<b>\$128,509</b>	<b>\$48,074</b>	<b>\$0</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$11,608,532</b>	<b>\$871,491</b>	<b>\$984,305</b>	<b>\$1,602,647</b>	<b>\$1,594,473</b>	<b>\$1,432,990</b>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$10,737,041	\$9,752,736	\$8,150,089	\$6,555,616	\$5,122,626
<b>Fund balance (Deficit) at beginning of year,</b>						
as restated	\$0	\$10,737,041	\$9,752,736	\$8,150,089	\$6,555,616	\$5,122,626
<b>Fund balance (deficit) at end of year</b>	<b>\$11,608,532</b>	<b>\$11,608,532</b>	<b>\$10,737,041</b>	<b>\$9,752,736</b>	<b>\$8,150,089</b>	<b>\$6,555,616</b>

**Note:** Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided updated financial statements.

City of Dallas, Texas  
Southwestern Medical Tax Increment Financing District Fund  
Reinvestment Zone Number Ten  
As of September 30, 2022

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

(\$177,688) Interest Income
<u>\$1,098,071</u> Ad Valorem Taxes (Collected in FY 2021-22 based on 2021 Final Tax Roll)
<u>\$920,383</u> Total Revenue

2. Amount and purpose of expenditures from the fund:

\$48,892 Administrative Expense - TIF admin cost for FY 2021-2022
\$0 Non-Capital Outlay
\$0 Capital outlay
<u>\$0</u> Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$48,892</u> Total Expenditures

3. The TIF District began reimbursing the general fund for administrative costs in fiscal year 2008-09.

4. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

Southwestern Medical TIF District has incurred no bonded indebtedness as of September 30, 2022.

5. The TIF District entered into a development agreement with Texas InTownHomes, LLC for the Cedars Branch Bridge project in an amount not to exceed \$826,500 with anticipated completion by 6/30/2022 and reimbursement to begin thereafter subject to availability of TIF District funds.

6. Tax increment base and current captured appraised value retained by the TIF District:

Taxing Jurisdiction	Taxable	Base Year	Base Year	Est. Captured
	Value 2022 <sup>1</sup>	2005 Value	2020 Value	Value 2022 <sup>2</sup>
City of Dallas - Southwestern Medical Sub-district	\$378,135,328	\$67,411,054	-	\$310,724,274
City of Dallas - Medical Campus Sub-district	\$0	-	\$0	\$0
Dallas County - Southwestern Medical Sub-district	\$378,135,328	\$67,411,354	-	\$310,723,974
Dallas County - Medical Campus Sub-district	\$0	-	\$0	\$0

<sup>1</sup>2022 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the city value due to different exemption levels.

<sup>2</sup>Based on DCAD Certified Taxable Value. The final values will be determined on February 1, 2023.

7. Captured appraised value by the municipality and other taxing units the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Amount of	
	Assessment Per \$100	Estimated 2022 Increment
City of Dallas - Southwestern Medical Sub-district	0.33561	\$1,042,822
City of Dallas - Medical Campus Sub-district	0.59664	\$0
Dallas County - Southwestern Medical Sub-district	0.06538	\$203,163
Dallas County - Medical Campus Sub-district	0.06538	\$0
<b>Total for all Jurisdictions</b>	<u>\$1.06302</u>	<u>\$1,245,985</u>

Note: City Ordinance No. 31706 reduced the City's participation rate from 80% to 45% in the Southwestern Medical Sub-district (original TIF District boundary).

County participation rate in the Southwestern Medical Sub-district can be reduced from 55% to 30% for 2020 to 2027.

b. The total amount of estimated tax increment to be billed for the 2022 tax year is \$1,245,985.

c. For the 2021 tax year, increment in the amount of \$1,098,071 was received.

d. The City Ordinance No. 31706 also established the Medical Campus Sub-District in which the City will participate at 80%. This sub-district will begin increment collection in 2025 (collection of tax year 2024 increment in 2025).

**City of Dallas, Texas**  
**Southwestern Medical Tax Increment Financing District**  
**Notes to Financial Statements for the Year Ended September 30, 2022**

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$2,215,285 (2006/2020 NPV dollars) over the life of the Zone to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. Beginning January 1, 2020, City Ordinance number 31706 established the new Medical Campus Sub-district. The Medical Sub-district term is set for twenty-five (25) years and will terminate December 31, 2045, with only twenty-one (21) years of actual increment collection. The sub-district will begin increment collection in 2022 (collection of tax year 2024 increment in 2025). The City of Dallas will participate at a rate of 80%.
6. "Due to general fund" amount of \$238,857 on September 30, 2022, represents the Zone administration costs for the fiscal year 2018-2019 (\$45,707), fiscal year 2019-2020 (\$80,770), fiscal year 2020-2021 (\$63,488) and fiscal year 2021-2022 (\$48,892) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds. These administrative costs do not include billing by other City departments.
7. All project costs resulting in public improvements which are owned by the City are capitalized.

## Appendix B – Project Pay-off Estimates

<b>Project Name</b>	<b>TIF Award</b>	<b>Estimated Payoff</b>
Cedar Branch Bridge	\$826,500	2023
<i>*As of September 30, 2020, the TIF District has enough funds on hand to pay-off the project listed above.</i>		

## **Appendix C – District-Wide Set Aside Funds**

The TIF Increment Allocation Policy adopted by the Southwestern Medical TIF District Board of Directors currently provides for 10% of annual increment, after administrative expenses, to be set-aside for District-Wide Improvements. To date, approximately \$1,177,357 has been collected and is available for expenditure as a District-Wide Set-Aside.

Potential uses as defined by the Increment Allocation Policy include:

- Gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

The Cedar Branch Bridge Project will be reimbursed from the District-Wide Improvement Set-Aside and will be given a payment priority until the \$826,500 subsidy is paid.

## Exhibit A

# Downtown Connection TIF District FY 2021-2022 Annual Report



Photo Source: Todd Interests  
Photographer: [www.ronshipphotography.com](http://www.ronshipphotography.com)



**City of Dallas**

Office of Economic Development

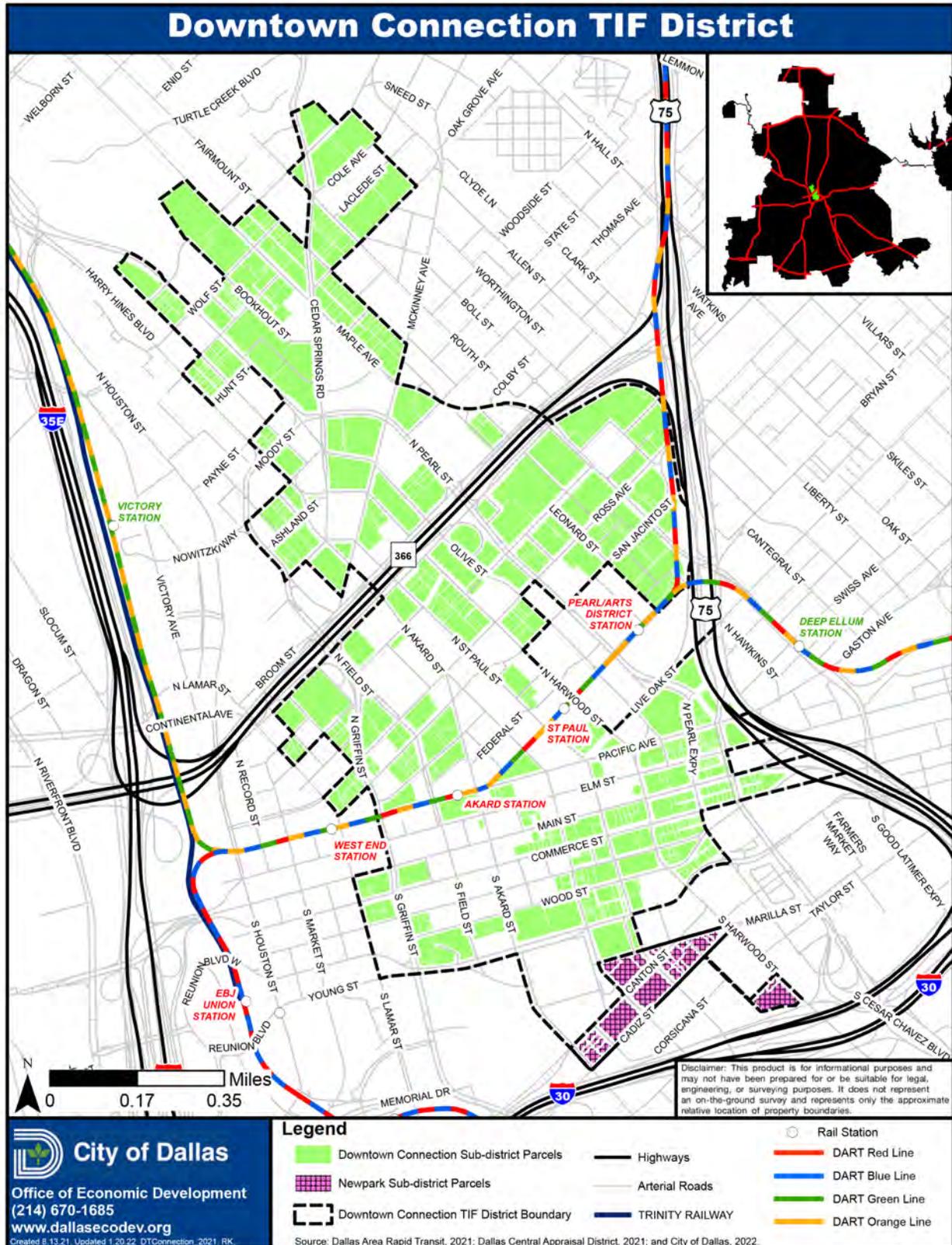
1500 Marilla Street, 6DN • Dallas, Texas 75201

(214) 670-1685

<http://www.dallas-ecodev.org/>

**October 1, 2021 to September 30, 2022**

# Amended Map of Reinvestment Zone Number Eleven



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## Mission Statement

The mission of the Downtown Connection Tax Increment Financing District (“TIF District”) is to create a fund for public capital improvements in the core of Downtown essential for development of key spaces and buildings as well as to focus on catalyst projects to create a greater density and critical mass of development within the Main Street core area.

The Downtown Connection TIF District was initiated by petition, pursuant to Section 311.005 (a)(5), Texas Tax Code through the sponsorship of the Downtown Improvement District and the Uptown Improvement District. The Downtown Connection TIF District took effect on June 8, 2005, per Ordinance No. 26020, and is scheduled to terminate on December 31, 2035 (including collections of the 2035 increment in calendar year 2036 or when the budget has been collected.

## TIF District Accomplishments

To date, TIF District-supported projects have predominately included the redevelopment of existing buildings. The next phase of downtown development will be redevelopment of vacant/surface parking lots with new ground-up construction of high-density, mixed-use projects. Currently, there are approximately 77 acres of vacant/surface parking lots within the boundary of the TIF District. Of those 77 acres, over 30 acres have been announced for potential redevelopment. Facilitating high-density redevelopment on these underutilized parcels will require significant investment in public infrastructure such as roadways, water, sewer, storm drainage, sidewalks, lighting, mixed-income housing, etc.

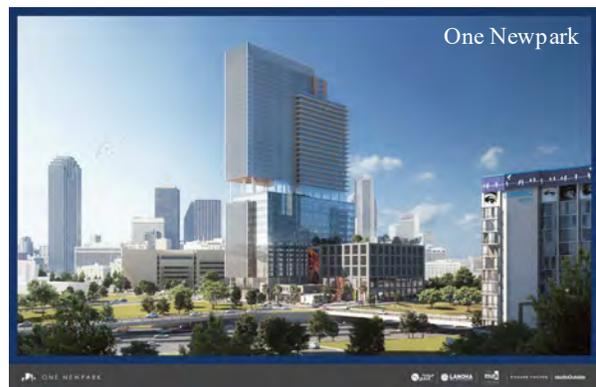
To address the TIF District’s current lack of budget capacity and provide a long-term funding mechanism to support future downtown redevelopment, City Council approved various amendments to the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan on June 22, 2022. The amendments included the following:

- A. create two sub-districts within the TIF District:
  1. Downtown Connection Sub-district (original District boundary); and
  2. Newpark Sub-district;
- B. increase the geographic area of the TIF District to add approximately 14.2 acres to create the Newpark Sub-district to facilitate anticipated redevelopment;
- C. increase the total budget of the TIF District (Downtown Connection Sub-district budget) from \$231,593,554.00 Net Present Value (NPV 2005 dollars) (approximately \$454,707,775.00 total dollars) to \$402,897,888.00 NPV (approximately \$1,059,227,817.00 total dollars, an increase of \$171,304,334.00 NPV (approximately \$604,520,042.00 total dollars);

- D. modify the Downtown Connection Sub-district budget to add a line item for a public safety building to replace Fire Station #18;
- E. establish a termination date for the Newpark Sub-district of December 31, 2052;
- F. establish the percentage of tax increment contributed by the City of Dallas during the term of the Newpark Sub-district at 90%;
- G. establish a total budget for the Newpark Sub-district of \$90,329,182.00 NPV 2022 dollars (approximately \$223,786,626.00 total dollars); and
- H. request Dallas County participation in the Newpark Sub-district at 55% for twenty years beginning in 2027.

Also, on June 22, 2022, City Council approved a development agreement with One Newpark GP, LLC for the One Newpark development project. One Newpark, a 38-floor, 1.3 million square foot mixed-use and mixed-income tower will be constructed on approximately 1.7 acres of land currently used as surface parking lots located in the Newpark Sub-district of the TIF District.

One Newpark is the first phase of the Newpark Dallas multi-phased redevelopment of approximately five acres of surface parking lots owned by Hoque Global on the southern side of the downtown central business district. At full build-out, Newpark Dallas is planned to include over one million square feet of Class A office space, 200,000 square feet of urban retail space, a few thousand residential units, and a four-star hotel. The estimated total private investment associated with full build-out of the Newpark Dallas development exceeds \$1.5 billion.



## TIF District Projects

Projects Within the TIF District Utilizing TIF District Funding <sup>1</sup>						
Project	Location	Calendar Yr Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Stoneleigh Hotel	2927 Maple	1 <sup>st</sup> Quarter 2008	Completed	17 additional hotel rooms	\$24,250,000	\$2,500,000
Mercantile Block	1800 & 1808 Main Street	4 <sup>th</sup> Quarter 2008	Completed	366 res. units; 33,770 sf retail	\$67,300,000	\$58,000,000
Santa Fe Lofts IV (Aloft Hotel)	1033 Young Street	4 <sup>th</sup> Quarter 2009	Completed	193 hotel rooms	\$11,500,000	\$3,734,419
Dallas Arts District Garage	2301 Ross Avenue	1 <sup>st</sup> Quarter 2010	Completed	garage renovations/ updates	\$10,502,490	\$1,078,635
Continental Building	1810 Commerce Street	1 <sup>st</sup> Quarter 2013	Completed	203 res. units; 5,871 sf retail	\$245,045,000	\$20,449,878
Lone Star Gas Lofts Phase I	300 S. St. Paul Street	1 <sup>st</sup> Quarter 2013	Completed	107 res. units	\$5,500,000	\$4,256,965
Joule Hotel Expansion	Main and Commerce Streets	4 <sup>th</sup> Quarter 2013	Completed	32 hotel rooms; 24,700 sf retail; 9,221 sf office	\$9,400,000	\$23,852,953
Lone Star Gas Lofts Phase II	301 S. Harwood Street	4 <sup>th</sup> Quarter 2014	Completed	123 res. units; 9,500 sf retail	\$11,250,000	\$15,460,149
Hall Arts Center	2323 Ross Avenue	4 <sup>th</sup> Quarter 2015	Completed	430,000 sf office; 30,000 sf retail	\$173,167,560	\$7,347,845
LTV Tower	1600 Pacific Avenue	4 <sup>th</sup> Quarter 2015	Completed	171 hotel rooms; 186 res. units	\$13,875,000	\$25,730,391
Mayflower Building	411 N. Akard Street	3 <sup>rd</sup> Quarter 2017	Completed	215 res units; 13,700 sf retail	\$35,000,000	\$10,000,000
Statler/Library	1914 & 1954 Commerce Street	1 <sup>st</sup> Quarter 2018	Completed	219 res units; 161 hotel rooms; 60,000 sf retail 88,000 sf office	\$83,500,000	\$46,500,000
Tower Petroleum Cambria Hotel	1907 Elm Street	2 <sup>nd</sup> Quarter 2018	Completed	150 hotel rooms; 6,174 sf retail	\$11,800,000	\$10,300,000
Corrigan Tower 1900 Pacific Res	1900 Pacific Avenue	1 <sup>st</sup> Quarter 2018	Completed	150 res units	\$29,310,410	\$9,700,000
1712 Commerce	1712 Commerce Street	3 <sup>rd</sup> Quarter 2019	Completed	244 hotel rooms; 16,428 sf retail	\$22,500,000	\$10,500,000
The National	1401 Elm Street	4 <sup>th</sup> Quarter 2020	Completed	324 res units; 23K sf retail; 36K sf office; 218 hotel rooms	\$190,309,120	\$50,000,000
One Newpark	Akard Street Canton Street Cadiz Street	4 <sup>th</sup> Quarter 2027	Approved	268 res units; 44,574 sf retail; 224,257 sf office; 245 hotel rooms	\$379,300,000	\$92,000,000
<b>Subtotal</b>				2,161 res. units; 1,431 hotel rooms; 268,205 sf retail; 787,186 sf office	\$1,323,509,580	\$391,411,235

Projects Within TIF District Not Utilizing TIF District Funding <sup>5</sup>						
Project	Location	Calendar Yr Complete	Status	Units/ SF	Approx. Value	Non-TIF District Incentives
Ashton	2215 Cedar Springs Road	2006	Completed	267 res. units	\$112,000,000	\$0
Trianon (Zom/Rosewood)	2820 McKinnon Street	3 <sup>rd</sup> Quarter 2006	Completed	317 res. units	\$82,362,540	\$0
Uptown Plaza Shopping I	2222 McKinney Avenue	3 <sup>rd</sup> Quarter 2006	Completed	84,000 sf retail	\$16,500,000	\$0
Hunt Consolidated	1900 Akard Street	2 <sup>nd</sup> Quarter 2007	Completed	400,000 sf office	\$74,422,550	\$6,300,000
Ritz-Carlton Hotel & Condos	2525 Pearl 2121 Mckinney Avenue	2 <sup>nd</sup> Quarter 2007	Completed	71 res. units; 218 hotel rooms	\$246,336,045	\$0
Third Rail Lofts (1414 Elm portion)	1414 Elm Street	3 <sup>rd</sup> Quarter 2007	Completed	14 res. units; 3,500 sf retail	\$3,648,500	\$1,800,000

Exhibit A  
Downtown Connection TIF District

FY 2021-2022 Annual Report

Azure	2900 McKinnon Street	2 <sup>nd</sup> Quarter 2008	Completed	154 res. units	\$162,435,815	\$0
1900 McKinney (Hanover)	1900 McKinney Avenue	4 <sup>th</sup> Quarter 2008	Completed	230 res. units	\$92,165,000	\$0
Rosewood Court	2101 Cedar Springs Road	2 <sup>nd</sup> Quarter 2009	Completed	400,000 sf office; 12,000 sf retail	\$201,900,000	\$0
Alta Rosewood	2728 McKinnon Street	4 <sup>th</sup> Quarter 2008	Completed	375 res. units	\$113,500,000	\$0
AML/ Quadrangle	2717 Howell Street	4 <sup>th</sup> Quarter 2008	Completed	220 res. units; 14,800 sf retail	\$49,900,000	\$0
2000 McKinney	2000 McKinney Avenue	2 <sup>nd</sup> Quarter 2009	Completed	15 res. units; 445,000 sf office; 6,500 sf retail	\$202,850,000	\$0
Ritz-Carlton Residences II	2555 Pearl Street	4 <sup>th</sup> Quarter 2009	Completed	92 res. units	\$183,818,777	\$0
St. Ann's Court	2501 Harwood Street	1 <sup>st</sup> Quarter 2010	Completed	320,000 sf office	\$144,225,000	\$0
Granite/Gables	1717 McKinney Avenue; 1700 Cedar Springs	2 <sup>nd</sup> Quarter 2010	Completed	296 res. units; 382,980 sf office; 14,091 retail	\$259,200,000	\$0
CityWalk	511 N. Akard Street	4 <sup>th</sup> Quarter 2009	Completed	209 res. units	\$11,922,220	\$11,000,000
The Arts Apartment by JPI	2611 Ross Avenue	3 <sup>rd</sup> Quarter 2010	Completed	228 res. units	\$46,056,000	\$0
Museum Tower	1918 Olive Street	4 <sup>th</sup> Quarter 2012	Completed	115 res. units	\$295,342,868	\$0
Residences at Stoneleigh	2300 Wolf Street	4 <sup>th</sup> Quarter 2014	Completed	76 res. units	\$193,190,750	\$0
The Brady	2728 Cedar Springs Road	1 <sup>st</sup> Quarter 2015	Completed	299 res. units	\$108,000,000	\$0
McKinney & Olive	2021 McKinney Avenue	4 <sup>th</sup> Quarter 2015	Completed	480,000 sf office; 50,000 sf retail	\$254,325,000	\$0
Uptown Plaza II	2212 McKinney Avenue	1 <sup>st</sup> Quarter 2016	Completed	203 res. units	\$74,000,000	\$0
Forty Five Ten	1615 Main Street	4 <sup>th</sup> Quarter 2016	Completed	37,000 sf retail	\$4,004,000	\$0
Rolex Building	2651 N. Harwood Street	1 <sup>st</sup> Quarter 2017	Completed	136,857 sf office	\$24,500,000	\$0
Parkview	1920 McKinney Avenue	1 <sup>st</sup> Quarter 2017	Completed	150,000 sf office; 8,500 sf retail	\$62,750,000	\$0
Blue Ciel	3130 N. Harwood Street	3 <sup>rd</sup> Quarter 2017	Completed	158 res. units; 12,000 sf retail	\$227,497,951	\$0
500 S. Ervay	500 S. Ervay	2 <sup>nd</sup> Quarter 2018	Completed	274 hotel rooms; 238 res. units; 29,400 sf retail	\$56,333,820	\$0
Park District	2121 N. Pearl Street	2 <sup>nd</sup> Quarter 2018	Completed	228 res. units; 500,000 sf office; 20,000 sf retail	\$248,950,000	\$0
The Union	2300 N. Field Street	4 <sup>th</sup> Quarter 2018	Completed	309 res units; 417,000 sf office; 87,000 sf retail	\$205,250,000	\$0
2000 Ross Avenue	2000 Ross Avenue	4 <sup>th</sup> Quarter 2018	Completed	200 hotel rooms; 400 res units; 26,000 sf retail	\$38,357,070	\$0
Harwood No. 10	2822 N. Harwood Street	4 <sup>th</sup> Quarter 2018	Completed	220,548 sf office; 14,000 sf retail	\$102,451,500	\$0
Hall Arts Hotel	2323 Ross Avenue	4 <sup>th</sup> Quarter 2019	Completed	183 hotel rooms	\$9,247,560	\$0
Hall Arts Residences	1747 Leonard Street	2 <sup>nd</sup> Quarter 2020	Completed	48 res. units	\$163,950,000	\$0
East Quarter Mixed Use Building	315 S. Cedar Chavez Blvd	2 <sup>nd</sup> Quarter 2021	Completed	336 res. units; 180,000 sf office; 25,000 sf retail	\$71,135,440	\$0
J.W. Marriott Hotel	Ross Avenue & Harwood Street	1 <sup>st</sup> Quarter 2023	Under Construction	283 hotel rooms	\$90,000,000	\$0
The Residence at Harwood	Jackson Street & S. Harwood Street	4 <sup>th</sup> Quarter 2024	Under Construction	250 res units	\$100,000,000	\$0
The Modera St. Paul	St. Paul Street & Young Street	4 <sup>th</sup> Quarter 2024	Under Construction	333 res units	\$70,000,000	\$0
Dallas Gateway	Ross Avenue & Routh Street	TBD	Announced	900 res units 400,000 sf office 50,000 sf retail	TBD	\$0

	6,381 res. units; 1,158 hotel rooms; 493,791 sf retail; 5,915,528 sf office	\$4,232,528,406	\$19,100,000
<b>Subtotal</b>			
<b>Projects Utilizing and Not Utilizing TIF District Funding</b>			
	8,542 res. units; 2,589 hotel rooms; 761,996 sf retail; 6,702,714 sf office	\$5,556,037,986	\$410,511,235
<b>Total</b>			

<sup>1</sup>All information updated as of September 30, 2022.

<sup>2</sup>Based upon either incentive application or required minimums stated in development agreement. Updated for completed projects based on actual unit mix and square footage.

<sup>3</sup>Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed).

<sup>4</sup>Principal amounts not to be exceeded per the development agreement.

<sup>5</sup>Selected significant projects included.

<sup>6</sup>Tax-exempt properties

<sup>7</sup>Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, (1) ten percent (10%) of all housing units constructed as part of redevelopment of an existing building; (2) twenty percent (20%) of all housing units constructed as part of a new ground-up development; and (3) 30% of residential units constructed on City owned land purchased by a private developer for residential development using direct, site-specific funding assistance from the TIF District are subject to the City's and County's established criteria for mixed-income housing.

In this TIF District, a total of 1,893 units have been built to date with TIF District funding, and 342 (18%) have been set-aside as affordable.

## Value and Increment Revenue Summary

The base value of the TIF District is the total appraised value of all taxable real property in the TIF District, as determined by the Dallas Central Appraisal District's certified property tax roll for the base year. The base value is established the year a property is placed within TIF District boundaries.

The 2022 amendment of the TIF District's Project Plan and Reinvestment Zone Financing Plan created two sub-districts: Downtown Connection Sub-district and Newpark Sub-district. As a result, each sub-district has its own base year value.

**Downtown Connection Sub-district** – The 2005 adjusted base year value of the Downtown Connection Sub-district was \$564,917,317. The Downtown Connection Sub-district's 2022 certified assessed tax value was \$6,550,354,904. This represents an increase of \$5,302,546,963 (1060%) over the adjusted base year value.

The sub-district's value increased by \$682,890,624 (11.6%) from the 2021 final value (\$5,867,464,280). This increase will result in an estimated collection of approximately

\$40,175,454 (City \$40,175,454; County \$0) in incremental revenue for the Downtown Connection Sub-district. Dallas County's participation in this Sub-district ended with the collection of tax year 2019 increment.

**Newpark Sub-district** – The 2022 base year value of the Newpark Sub-district was \$21,609,71. Increment collection for this Sub-district will begin in 2024.

## Development Goals and Objectives

The Downtown Connection Project Plan and Reinvestment Zone Financing Plan was adopted in late 2005, as amended. The following objectives and action items set the framework for the planned improvements within the Downtown Connection TIF District:

- Improve access between and within the Uptown and Downtown areas

*Construction of Klyde Warren Park, a deck park spanning Woodall Rodgers Freeway, connecting Downtown to Uptown, celebrated its grand opening October 2012.*

*In July of 2010, the McKinney Avenue Transit Authority received a \$4.9 million grant from the Federal Transit Administration and matching grant of \$5 million from the North Central Texas Council of Government to complete the M-Line loop that branches off McKinney Avenue at Olive Street. Construction of the Olive/St. Paul Street Loop began in 2012, with completion in 2015. The line improves connectivity between Uptown, Downtown, Klyde Warren Park, the Arts District and DART downtown transit mall.*

*In 2009, the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) issued its third Sustainable Development Program call for projects. The Sustainable Development Program provides funding of infrastructure improvements associated with development projects that reduce the overall demand for transportation infrastructure and improve air quality. Two Downtown Connection TIF District projects were awarded funds under this program to enhance pedestrian and transportation linkages, access and safety to nearby bus/rail transit and City of Dallas public investments. City Council approved agreements between the City, NCTCOG, State of Texas and the project's developer for each project. Lone Star Gas Lofts completed construction of the project in summer 2013, while construction of the Continental project completed in 2014.*

- *Continental Building Project – \$607,739*
- *Lone Star Gas Lofts Project – \$462,686*

The creation of a circulator system for the downtown area was recommended by the Downtown Dallas 360 Area Plan. In September 2013, City Council approved funding to participate in a two-year pilot program D-Link, a special service from DART that provides residents, workers and visitors a way to get to some of the city's most popular arts, dining and historic destinations. The free bus route included destinations such as American Airlines Center, Klyde Warren Park, the Perot Museum of Nature and Science, The Sixth Floor Museum, Dallas Arts District and many other cultural, arts and entertainment-related stops.



The annual cost of the service was approximately \$1.1 million. DART, Downtown Dallas Inc. and the City of Dallas shared the costs of the program annually. The service was discontinued during the 2019 fiscal year.

- Improve the image of the Downtown Connection Area

With the installation of numerous high-tech digital (video) sign boards within the Main Street core, continued redevelopment of vacant buildings, and completion and programming of the various downtown parks, activity downtown has increased dramatically.

Major corporate relocations to the downtown connection area over the years have included Moneygram International, AT&T and Comerica Bank. In 2014, three corporations relocated to buildings in the downtown core (Santander Consumer USA, Inc., Active Network, LLC and Omnitrac, LLC), adding over 2,000 people to downtown's daytime population.

In 2017, AT&T committed to investing in their global headquarters in downtown Dallas. The AT&T Discovery District project included private investment of approximately \$30 million in street and plaza improvements surrounding its complex of buildings and the addition of 65,000 square feet of retail and restaurant space. Total private investment is estimated to be \$100 million. The Discovery District opened during fiscal year 2020-2021.



The increased downtown daytime population, residency and activities for residents and visitors have added to the evolving image of the area.

- Support redevelopment of the existing building supply and surface parking lots located within the area

*There was one development project (One Newpark) approved during the fiscal year within the Newpark Sub-district of the TIF District.*

- Develop a more diverse mixture of land uses within the Downtown Connection Area

*Projects announced, completed and/or underway within the TIF District will contribute approximately 8,542 residential units; 2,589 hotel rooms; 761,996 square feet of retail; and 6,702,714 square feet of new office space.*

- Increase open space and recreational opportunities in the Downtown Connection Area

*Browder Street Plaza Improvements - March 2012, the Office of Economic Development, in conjunction with Downtown Dallas, Inc., and the City Design Studio, issued a Request for Proposals for Browder Street Plaza retail development and leasing/management opportunities. The retail component of Browder Street Plaza, between Commerce Street and Jackson Street, was intended to add activity along this pedestrian thoroughfare and complement the public improvements constructed on the site. The City of Dallas invested \$500,000 in public space improvements to install landscaping, shade, street furniture, paving, and other pedestrian and plaza improvements. Hamilton DPL Development Inc. and Hamilton DPL, LP won the solicitation with its proposed retail activation plan which focused on retail kiosks and food trucks within Browder Street Plaza.*



*The original Downtown Parks Master Plan called for the creation of four parks downtown. The first park, Main Street Garden Park, opened in 2009. Belo Garden opened May 2012. The third park, Klyde Warren Park opened in October of 2012. Land for the fourth park, Pacific Garden Plaza/Park was acquired using 2006 Bond funds, but construction of the park was unfunded at that time.*

*The City of Dallas has contracted with Downtown Dallas Inc. to provide operations and programming of three of the four downtown parks (excludes Klyde Warren Park), as well as Pegasus Plaza. Main Street Garden Park hosts many events annually including Moonlight Movie Series showing free outdoor movies on Saturdays in the park and YMCA outdoor sporting leagues. Pegasus Plaza held the Taste of the Fair, where foods from the annual State Fair of Texas could be sampled during the fiscal year.*

*In March 2013, City Council endorsed an update of the Downtown Parks Master Plan that proposed construction of the Pacific Plaza Park and three new downtown parks: West End Plaza, Carpenter Park near Deep Ellum and Harwood Park next to the Farmers Market.*

*At the beginning of the 2016 fiscal year, the Belo Foundation (now called Parks for Downtown Dallas) pledged \$30 million to complete implementation of the updated Downtown Dallas Parks Master Plan. The updated master plan called for \$70 million in private and public funding to build four additional parks in downtown Dallas (Harwood Park, Carpenter Park, Pacific Plaza and West End Plaza). Two of the four parks are within the boundaries of the Downtown Connection TIF District – Harwood Park and Pacific Plaza. Parks for Downtown Dallas raised an additional \$5 million, for a total pledge of \$35 million. The \$35 million committed by Parks for Downtown Dallas was offered to the City through a dollar-for-dollar matching grant, and the City was responsible for contributing matching capital.*

*On November 7, 2017, City of Dallas voters approved a General Obligation Bond Program totaling \$1.050 billion. The program allocated \$35 million to re-develop/develop three downtown parks: Carpenter Park, Harwood Park and the West End Plaza as a match for the Parks for Downtown Dallas grant. Additionally, \$10 million was allocated as matching funds for the future expansion of Klyde Warren Park.*

*On April 17, 2018, a groundbreaking was held for Pacific Plaza Park. The 3.7 acre park cost approximately \$15 million and opened to the public in October 2019. Construction of the 3.8-acre Harwood Park began October 1, 2021. Harwood Park is expected to be delivered in 2023.*

- Incentivize catalyst project(s) to accelerate reaching a critical mass of residential units, retail establishments, and public amenities for a vibrant downtown

*The TIF District's catalyst project included the Mercantile Block, Lone Star Gas Lofts Complex and Continental building. In 2008, the Mercantile Block completed redevelopment. Phase I of the Lone Star Gas Lofts Complex and Continental Building projects were completed in 2013. Phase II of the Lone Star Gas Lofts Complex project completed construction in July of 2014. These projects have added 799 residential units (inclusive of 211 affordable units) and 50,000 square feet of retail.*

## Year-End Summary of Meetings

The Downtown Connection TIF District Board of Directors met once during FY 2021-2022 on April 29, 2022.

The Downtown Connection TIF District Board of Directors consists of nine (9) members including six (6) City of Dallas appointees, one (1) State Senator's office appointee, one (1) Dallas County appointee and one (1) State Representative's office appointee.

During FY 2021-2022, the Downtown Connection TIF Board consisted of the following members:

### Board Member List

Andre Harris – City Appointee (Attended 1 of 1 meeting)

Joseph Pitchford – City Appointee (Attended 1 of 1 meeting)

Billy Prewitt – City Appointee (Attended 1 of 1 meeting)

Vacant – City Appointee

Vacant – City Appointee

Vacant – City Appointee

Luis Tamayo – Dallas County Appointee (Attended 1 of 1 meeting)

Vacant – State Senator's Office Appointee

Steve Bancroft – State Representative's Appointee (Attended 0 of 1 meeting)

During FY 2021-2022, City Council approved seventeen (17) items directly or indirectly associated with the Downtown Connection TIF District. The City Council actions are listed below.

- On October 13, 2021, City Council approved Resolution No. 21-1688 authorizing execution of a revised Advanced Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) (TxDOT Agreement No. CSJ 0196-07-034), for the Woodall Rodgers Park Deck Plaza Extension Structure on-system from west of Akard Street to St. Paul Street to provide for a \$1,700,000.00 increase in the City's previously authorized construction costs allocation (Resolution No. 21-1134) from \$7,900,000 to \$9,600,000 from Park and Recreation Facilities (B) Fund- Total amount of \$1,700,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund).
- On October 13, 2021, City Council conducted a public hearing and approved Resolution No. 21-1711 denying authorization of an amendment of the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement; and, at the close of the public hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City.

- On February 9, 2022, City Council approved Resolution No. 22-0317 authorizing (1) support for the revised Dallas Area Rapid Transit (DART) addition for a second light rail alignment through Downtown Dallas (D2); (2) ongoing coordination with DART in the development of the thirty percent design, environmental assessment of the revised alignment, and public outreach and analyses related to Environmental Justice and changes to the light rail operating plan; (3) ongoing collaboration with DART to address City of Dallas (City) equity expectations in conjunction with the design development and future entrance into the Federal Transit Authority process for grant applications; and (4) an Interlocal Contract between the City, DART, the North Central Texas Council of Government, and the Texas Department of Transportation for the revised D2 alignment that resulted from the project refinements, enhancements, and/or modifications, approved as to form by the City Attorney - Financing: No cost consideration to the City.
- On February 9, 2022, City Council approved Resolution No. 22-0334 (1) adopting the 3C, located west of Lamar Street, as the preferred alternative to implement the Kay Bailey Hutchison Convention Center Dallas Master Plan - Phase 1; and (2) authorizing the city manager to take the necessary steps to implement the 3C alternative, located west of Lamar Street - Financing: No cost consideration to the City.
- On February 23, 2022, City Council approved Ordinance No. 32145 and Resolution No. 22-0359 amending Chapter 48B, "Vacant Buildings," of the Dallas City Code, by amending Sections 48B-1, 48B-2, 48B-6, 48B-7, 48B-8, 48B-9, 48B-10, 48B-12, 48B-13, 48B-15, 48B-17; (1) adding Article IV; (2) renaming the chapter to include vacant lots located outside the central business district; (3) adding definitions; (4) providing that Article II and Article III apply to only vacant buildings located in the central business district; (5) providing requirements, procedures, and fees for the registration and inspection of vacant buildings and vacant lots located outside the central business district of the city; (6) providing defenses; (7) providing an appeal process for the denial or revocation of a certificate of registration; (8) providing signage requirements for problem properties; (9) providing a penalty not to exceed \$2,000; (10) providing a saving clause; (11) providing a severability clause; and (12) providing an effective date - Financing: No cost consideration to the City.
- On February 23, 2022, City Council approved Resolution No. 22-0386 accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On April 27, 2022, City Council approved Resolution No. 22-0660 (1) designating the following as venue projects: an expansion of the Kay Bailey Hutchison

Convention Center Dallas, a convention center facility, and related infrastructure (collectively, the "Convention Center Expansion Venue Project"); and the acquisition, construction, and improvement of certain Fair Park Facilities and related infrastructure (collectively, the "Fair Park Facilities Venue Project," and, together with the Convention Center Expansion Venue Project, the "Venue Projects"); (2) designating the imposition of a new hotel occupancy tax increase at the rate of two percent as a method of financing the Venue Projects; (3) directing the City Manager to send the resolution to the Comptroller for a determination on whether the implementation of the resolution will have a significant negative fiscal impact on state revenue; (4) directing the City Manager to place an ordinance on the City Council's agenda calling an election on the question of approving and implementing the resolution upon the first of the following to occur: (a) receiving notice from the Comptroller that implementation of this resolution will not have a significant negative fiscal impact on state revenue; or (b) the expiration of 30 days from the date the Comptroller receives a copy of the resolution if the notice is not provided; and (5) authorizing the City Council, if the method of financing is approved at the election, to establish the Convention Center Expansion and Fair Park Facilities Venue Projects Funds - Estimated Revenue: Convention and Event Services Fund \$1,500,000,000.00 over 30 years.

- On June 8, 2022, City Council approved Resolution No. 22-0869 authorizing a public hearing to be held on June 22, 2022 to receive comments on proposed amendments to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Eleven, the Downtown Connection Tax Increment Financing ("TIF") District ("Zone") to: (1) create two sub-districts within the Zone: (a) Downtown Connection Sub-district (original Zone boundary) and (b) Newpark Sub-district; (2) increase the geographic area of the Zone to add approximately 14.2 acres to create the Newpark Sub-district to facilitate anticipated redevelopment; (3) increase the total budget of the Zone (Downtown Connection Sub-district budget) from \$231,593,554.00 Net Present Value (NPV 2005 dollars) (approximately \$454,707,775.00 total dollars) to \$402,897,888.00 NPV (approximately \$1,059,227,817.00 total dollars, an increase of \$171,304,334.00 NPV (approximately \$604,520,042.00 total dollars); (4) modify the Downtown Connection Sub-district budget to add a line item for a public safety building to replace Fire Station #18; (5) establish a termination date for the Newpark Sub-district of December 31, 2052; (6) establish the percentage of tax increment contributed by the City of Dallas during the term of the Newpark Sub-district at 90%; (7) establish a total budget for the Newpark Sub-district of \$90,329,182.00 NPV 2022 dollars (approximately \$223,786,626.00 total dollars); (8) request Dallas County participation in the Newpark Sub-district at 55% for twenty years beginning in 2027; and (9) make corresponding modifications to the Zone boundary, budget, Plan, and participation agreement with Dallas County; and at the close of the hearing, consider an ordinance amending Ordinance No. 26020, as amended, previously approved on June 8, 2005, and Ordinance No.

26096, as amended, previously approved on August 29, 2005, to reflect these amendments - Financing: No cost consideration to the City.

- On June 22, 2022, City Council conducted a public hearing and approved Ordinance No. 32249 and Resolution No. 22-1025 to: (1) create two sub-districts within the Zone District: (a) Downtown Connection Sub-district (original District boundary) and (b) Newpark Sub-district; (2) increase the geographic area of the District to add approximately 14.2 acres to create the Newpark Sub-district to facilitate anticipated redevelopment; (3) increase the total budget of the District (Downtown Connection Sub-district budget) from \$231,593,554.00 Net Present Value (NPV 2005 dollars) (approximately \$454,707,775.00 total dollars) to \$402,897,888.00 NPV (approximately \$1,059,227,817.00 total dollars, an increase of \$171,304,334.00 NPV (approximately \$604,520,042.00 total dollars); (4) modify the Downtown Connection Sub-district budget to add a line item for a public safety building to replace Fire Station #18; (5) establish a termination date for the Newpark Sub-district of December 31, 2052; (6) establish the percentage of tax increment contributed by the City of Dallas during the term of the Newpark Sub-district at 90%; (7) establish a total budget for the Newpark Sub-district of \$90,329,182.00 NPV 2022 dollars (approximately \$223,786,626.00 total dollars); (8) request Dallas County participation in the Newpark Sub-district at 55% for twenty years beginning in 2027; and (9) make corresponding modifications to the District boundary, budget, Plan, and participation agreement with Dallas County; and at the close of the hearing, consider an ordinance amending Ordinance No. 26020, as amended, previously approved on June 8, 2005, and Ordinance No. 26096, as amended, previously approved on August 29, 2005, to reflect these amendments - Financing: No cost consideration to the City.
- On June 22, 2022, City Council approved Resolution No. 22-0974 authorizing a development agreement and all other necessary documents with One Newpark GP, LLC and/or its affiliates for a City Subsidy in an amount not to exceed \$96,100,000.00 comprised of (1) an amount not to exceed \$4,100,000.00 in the form of an economic development grant payable from the City's Public/Private Partnership Fund ("PPP Grant") and (2) an amount not to exceed \$92,000,000.00 payable from future Downtown Connection TIF District funds ("TIF Subsidy") in consideration of the One Newpark Project, a 38-floor, 1,345,845 square foot mixed-use, mixed-income development to be constructed on 1.7 acres at the southeast corner of S. Akard Street and Canton Street in Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District) - Financing: Public/Private Partnership Fund (\$4,100,000.00) and Downtown Connection TIF District Fund (\$92,000,000.00) (subject to annual appropriations from tax increments).
- On August 10, 2022, City Council approved Resolution No. 22-1094 authorizing a public hearing to be held on August 24, 2022, to receive comments concerning: (1) the proposed levy of assessment for the Dallas Downtown Improvement District (the "District") in accordance with Chapter 372, Texas Local Government

Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing (2) consider approval of an ordinance (a) levying a special assessment on property in the District for services and improvements to be provided during 2023; (b) fixing charges and liens against the property in the District and against the property owners thereof; (c) providing for the collection of the 2022 assessment; (d) requiring City staff to, not later than seven days after City Council's approval of the ordinance and service plan, file a copy of the approved service plan with the Dallas county clerk; and (e) providing an effective date - Financing: This action has no cost consideration to the City.

- On August 10, 2022, City Council approved Resolution No. 22-1097 authorizing public hearing to be held on August 24, 2022, to receive comments concerning: (1) the proposed levy of assessment for the Klyde Warren Park/Dallas Arts District Public Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing (2) consider approval of an ordinance (a) levying a special assessment on property in the District for services and improvements to be provided during 2023; (b) fixing charges and liens against the property in the District and against the property owners thereof; (c) providing for the collection of the 2022 assessment; (d) requiring City staff to, not later than seven days after City Council 's approval of the ordinance and service plan, file a copy of the approved service plan with the Dallas county clerk; and (e) providing an effective date - Financing: This action has no cost consideration to the City.
- On August 10, 2022 City Council approved Resolution No. 22-1107 authorizing a public hearing to be held on August 24, 2022, to receive comments concerning: (1) the proposed levy of assessment for the Uptown Public Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing (2) consider approval of an ordinance (a) levying a special assessment on property in the District for services and improvements to be provided during 2023; (b) fixing charges and liens against the property in the District and against the property owners thereof; (c) providing for the collection of the 2022 assessment; (d) requiring City staff to, not later than seven days after City Council's approval of the ordinance and service plan, file a copy of the approved service plan with the Dallas county clerk; and (e) providing an effective date - Financing: This action has no cost consideration to the City.
- August 24, 2022, City Council conducted a public hearing and approved Ordinance No. 32277 and Resolution No. 22-1256 (1) authorizing the proposed levy of assessment for the Dallas Downtown Improvement District (the "District"), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments

on property in the District; and, at the close of the public hearing: (2) authorizing an ordinance approving and adopting the final 2023 Service Plan, the final 2022 Assessment Plan, the 2022 Assessment Roll (to be kept on file with the City Secretary) and 2023 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); (3) establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; (4) closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2023; (5) providing for reimbursement of city administrative costs for operational oversight of the District; (6) fixing charges and liens against the property in the District and against the owners thereof; (7) providing for the collection of the 2022 assessment; (8) authorizing the receipt and deposit of assessments from Dallas County; (9) authorizing the disbursement of assessments and interest to Downtown Dallas, Inc.; and (10) providing for an effective date - Not to exceed actual collections estimated at \$10,245,933.70 - Financing: Dallas Downtown Improvement District Fund (\$9,308,823.86), General Fund (\$630,353.15), and Convention and Event Services Enterprise Fund (\$306,756.69) (subject to appropriations).

- August 24, 2022, City Council conducted a public hearing and approved Ordinance No. 32280 and Resolution No. 22-1259 (1) authorizing the proposed levy of assessment for the Klyde Warren Park/Dallas Arts District Public Improvement District (the "District"), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing: (2) authorizing an ordinance approving and adopting the final 2023 Service Plan, the final 2022 Assessment Plan, the 2022 Assessment Roll (to be kept on file with the City Secretary), 2023 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); (3) establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; (4) closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2023; (5) providing for reimbursement of city administrative costs for operational oversight of the District; (6) fixing charges and liens against the property in the District and against the owners thereof; (7) providing for the collection of the 2022 assessment; (8) authorizing the receipt and deposit of assessments from Dallas County; (9) authorizing the disbursement of assessments and interest to Woodall Rodgers Park Foundation; and (10) providing for an effective date - Not to exceed actual collections estimated at \$1,761,972.00 - Financing: Klyde Warren Park/Dallas Arts District Public Improvement District Fund (subject to appropriations).
- August 24, 2022, City Council conducted a public hearing and approved Ordinance No. 32289 and Resolution No. 22-1269 (1) authorizing the proposed

levy of assessment for the Uptown Public Improvement District (the “District”), in accordance with Chapter 372, Texas Local Government Code,, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing: (2) authorizing an ordinance approving and adopting the final 2023 Service Plan, the final 2022 Assessment Plan, the 2022 Assessment Roll (to be kept on file with the City Secretary), 2023 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); (3) establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; (4) closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2023; (5) providing for reimbursement of city administrative costs for operational oversight of the District; (6) fixing charges and liens against the property in the District and against the owners thereof; (7) providing for the collection of the 2022 assessment; (8) authorizing the receipt and deposit of assessments from Dallas County; (9) authorizing the disbursement of assessments and interest to Uptown Inc.; (10) authorizing amendments to the District’s adopted 2022 Service Plan in accordance with the Act; (11) requiring City staff to file a copy of the amended service plan and notice with the Dallas county clerk; and (12) providing for an effective date - Not to exceed actual collections estimated at \$3,257,279.00 - Financing: Uptown Public Improvement District Fund (subject to appropriations).

- On September 14, 2022, City Council approved Resolution No. 22-1349 authorizing Supplemental Agreement No. 1 to the professional services contract with WSP USA, Inc. to provide advance planning, historical documentation, public involvement, non-engineering planning schematics, and railroad coordination as part of the Kay Bailey Hutchison Convention Center Dallas Master Plan - Not to exceed \$1,320,299.00, from \$14,924,394.00 to \$16,244,693.00 - Financing: Convention Center Construction Fund.

## **Budget and Spending Status**

The Downtown Connection TIF District established a budget for eligible expenditures necessary to support private investment in the District. The amended Project Plan and Reinvestment Zone Financing Plan estimates TIF expenditures totaling approximately \$402.9 million (in 2006 dollars) for the Downtown Connection Sub-district and approximately \$90.3 million (in 2022 dollars) for the Newpark Sub-district. The budget for each Sub-district is below.

<b>Downtown Connection Sub-district  Current Projected Increment Revenues to Retire TIF Fund Obligations</b>			
<b>Category</b>	<b>Estimated Total Dollars Budget<sup>1</sup></b>	<b>Allocated<sup>2</sup></b>	<b>Estimated Total Dollar Balance</b>
<b>Catalyst Projects:</b> - <i>Environmental remediation, demolition, historic façade, restoration, street/utility improvements &amp; streetscape improvements, land acquisition, and non-project costs, including, but not limited to machinery, equipment, materials and supplies</i>	\$68,000,000	\$68,000,000	\$0
<b>Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots</b> - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing</i>	\$742,944,708	\$241,411,191	\$501,533,517
<b>Uptown/Downtown connection improvements<sup>3</sup></b>	\$0	\$0	\$0
<b>Park and plaza design and acquisition</b>	\$3,913,426	\$0	\$3,913,426
<b>Affordable Housing<sup>4</sup></b>	\$3,000,000	\$3,000,000	\$0
<b>Ground Floor Activation/Streetscape Improvements</b>	\$1,985,000	\$459,845	\$1,525,155
<b>Downtown Area Plan</b>	\$515,000	\$512,464	\$2,536
<b>Public Safety Building</b> ( <i>replace Fire Station #18</i> )	\$13,530,000	\$0	\$13,530,000
<b>Administration and Implementation<sup>5</sup></b>	\$10,280,272	\$2,069,268	\$8,211,004
<b>Debt Service</b> ( <i>Principal and Interest</i> )	\$206,972,265	\$206,972,265	\$0
<b>Total Project Costs</b>	<b>\$1,051,140,671</b>	<b>\$522,425,033</b>	<b>\$528,715,638</b>
<sup>1</sup> Budget shown above in total dollars. Project Plan shows the budget in 2005 net present value. Total Dollars Budget values are estimated based on annual TIF District value, project costs, tax rates, increment collections and Debt Service schedules. These values will fluctuate annually. <sup>2</sup> The Allocated total shown for the Redevelopment of Vacant/Underutilized Downtown Building line item reflects the total TIF District's commitment to projects currently in the TIF District's Reimbursement Queue. <sup>3</sup> Funds allocated to this line item have been reprogrammed to the Redevelopment line item. <sup>4</sup> The Affordable Housing line item has been reduced by the amount of TIF District funds allocated to the Continental and Mayflower Building projects. <sup>5</sup> Administration and Implementation expenses shown are expended or committed through FY 2022			

<b>Newpark Sub-district Current Projected Increment Revenues to Retire TIF Fund Obligations</b>			
<b>Category</b>	<b>Estimated Total Dollar Budget<sup>1</sup></b>	<b>Allocated</b>	<b>Estimated Total Dollar Balance</b>
<b>Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots</b> - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, streetscape</i>	\$49,000,000	\$6,304,931	\$42,695,069
<b>Public Safety Building</b> <i>(replace Fire Station #4)</i>	\$13,530,000	\$0	\$13,530,000
<b>Economic Development TIF Grant</b> - <i>High density mixed-use development projects, mixed-income housing</i>	\$156,756,626	\$85,695,069	\$71,061,557
<b>Administration and Implementation</b>	\$4,500,000	\$0	\$4,500,000
<b>Total Project Costs</b>	<b>\$223,786,626</b>	<b>\$92,000,000</b>	<b>\$131,786,626</b>
<sup>1</sup> <i>Budget shown above in total dollars. Project Plan shows the budget in 2022 net present value. Total Dollars Budget Values are estimated based on annual Sub-district value, project costs, tax rates and increment collections. These values will fluctuate annually.</i>			

<b>Downtown Connection Sub-District Amended Plan Budget</b>	
<b>Category</b>	<b>Budget in 2005 Dollars</b>
<b>Catalyst Projects:</b> - <i>Environmental remediation, demolition, historic façade, restoration, street/utility improvements &amp; streetscape improvements, land acquisition, and non-project costs, including, but not limited to machinery, equipment, materials and supplies</i>	\$68,000,000
<b>Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots</b> - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing</i>	\$239,255,247
<b>Uptown/Downtown Connection Improvements</b>	\$0
<b>Park and Plaza Design and Acquisition</b>	\$1,500,000
<b>Affordable Housing</b>	\$3,000,000
<b>Ground Floor Activation/Streetscape Improvements</b>	\$1,985,000
<b>Downtown Area Plan</b>	\$515,000
<b>Public Safety Building</b> <i>(replace Fire Station #18)</i>	\$5,146,398
<b>Administration and Implementation</b>	\$3,940,386
<b>Debt Service</b> <i>(Principal and Interest)</i>	\$79,555,857
<b>Total Project Costs</b>	<b>\$402,897,888</b>
<i>*Budget shown above in 2005 dollars; TIF Project Plan shows the budget in net present value.</i>	

<b>Downtown Dallas Development Authority Status of DDDA Bond Sales and Repayment</b>				
<b>Project</b>	<b>Bond Sales</b>	<b>Principal + Interest</b>	<b>Total Paid</b>	<b>Balance Due</b>
Mercantile	Series 2006 \$50,605,343	\$139,671,210	\$38,188,793	\$101,482,417
Mercantile	Series 2007 \$28,950,514	\$67,301,055	\$32,010,516	\$35,290,539
<b>Totals</b>		<b>\$206,972,265</b>	<b>\$70,199,309</b>	<b>\$136,772,956</b>

### M/WBE Participation

Public bidding is not required for TIF District-funded projects. All TIF District-funded projects must follow the City's adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District-supported projects. The BID Plan goal for the projects listed below was 25 percent (25%) M/WBE participation in construction costs. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to 32 percent (32%).

<b>Downtown Connection TIF District Project M/WBE Participation</b> <small>(completed projects only)</small>					
<b>Project</b>	<b>Total Construction Contract Amount</b>	<b>Local MWBE Amount</b>	<b>Non-Local MWBE Amount</b>	<b>Total MWBE Participation</b>	<b>Total MWBE Participation Percentage</b>
Continental Building	\$30,796,191	\$9,985,348	\$1,063,266	\$11,048,614	36%
Dallas Arts District Garage	\$852,764			\$439,839	52%
Hall Arts Center <sup>1</sup>	\$67,967,863	\$12,759,544	\$164,950	\$12,924,494	19%
Joule Hotel Expansion	\$70,464,515	\$12,054,208	\$9,668,098	\$21,722,305	31%
Lone Star Gas Lofts Complex Phase I	\$6,887,607	\$853,912	\$1,020,662	\$1,874,574	27%
Lone Star Gas Lofts Complex Phase II**	\$13,466,814	\$298,444	\$1,851,343	\$2,149,787	16%
Mayflower Building (411 N. Akard St.)	\$30,315,839	\$3,458,851	\$4,141,919	\$7,600,770	25%
Mercantile Complex	\$107,012,554			\$26,707,787	25%
Sante Fe IV (Aloft Hotel)	\$20,937,338			\$5,811,923	28%
Statler Hotel & Residences/Old Library Bldg	\$128,327,195	\$19,967,510	\$12,327,745	\$32,295,255	25%
Stoneleigh Hotel	\$25,106,706			\$4,998,000	20%
The National (1401 Elm)	\$145,539,429	\$8,897,043	\$30,218,101	\$39,115,144	27%
<b>Totals</b>	<b>\$647,674,816</b>	<b>\$68,274,860</b>	<b>\$60,456,085</b>	<b>\$166,688,493</b>	<b>26%</b>

\*MWBE participation percentages for completed projects and as provided by the City's Business Inclusion and Development division.

<sup>1</sup>Minimum MWBE participation for Hall Arts Center project was 10%.

## **FY 2022-2023 Work Program**

The work program items for FY 2022-2023 for the Downtown Connection TIF District are as follows:

- Adoption of FY 2021-2022 Annual Report
- Continue to support City's office/business retention efforts in the downtown core
- Identify and promote redevelopment of key properties in the District
- Identify and support opportunities for improving physical connections between Downtown Core and surrounding districts including the Convention Center, Uptown, Victory, the Cedars and Deep Ellum neighborhoods
- Continue annual disbursement of funding to TIF District-funded projects
- Conduct City audit of TIF District projects completed by June 1, 2022 and begin payment process for completed projects.
- Execution of a development agreement for the One Newpark redevelopment project
- Work to gain State Senator and State Representative appointments to the TIF District's board of directors
- Continue to work with relevant city departments on various downtown transportation and development projects

## Appendix A: TIF District Financials

**City of Dallas, Texas**  
**Downtown Connection Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$8,824,808	\$3,169,819	\$1,200,945	\$17,242,073	\$18,446,473
Interest receivable	(\$158,761)	\$379	\$998	\$52,083	\$42,136
Accounts receivable from DDDA	\$0	\$0	\$25,587,890	\$23,615,978	\$0
Notes Receivable-Developers Loan	\$1,712,381	\$1,767,619	\$1,822,857	\$3,922,805.49	\$3,978,043.49
<b>Total assets</b>	<b>\$10,378,427</b>	<b>\$4,937,817</b>	<b>\$28,612,691</b>	<b>\$44,832,940</b>	<b>\$22,466,653</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and other payable	\$6,684,038	\$1,360,905	\$25,362,890	\$27,691,800	\$1,701,086
Advances from developers	\$1,712,381	\$1,767,619	\$1,822,857	\$3,922,805	\$3,978,043.49
Due to general fund	\$340,179	\$340,178	\$127,184	\$93,774	\$0.00
<b>Total liabilities</b>	<b>\$8,736,598</b>	<b>\$3,468,703</b>	<b>\$27,312,932</b>	<b>\$31,708,380</b>	<b>\$5,679,130</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$1,641,829	\$1,593,873	\$1,299,759	\$13,124,559	\$16,787,523
<b>Total Liabilities and Fund Equity</b>	<b>\$10,378,427</b>	<b>\$5,062,575</b>	<b>\$28,612,691</b>	<b>\$44,832,939</b>	<b>\$22,466,653</b>

**Downtown Connection Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>IID</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$241,683,796	\$37,696,082	\$33,145,357	\$30,201,792	\$25,946,284	\$21,312,883
Tax increment-Intergovernmental	\$29,137,245	\$0	\$0	\$2,892,892	\$4,846,486	\$3,944,948
Interest income	\$1,203,302	\$70,357	\$44,958	\$96,851	\$506,829	\$165,637
Developer's Loan Payback - Principal	\$287,619	\$55,238	\$55,238	\$55,238	\$55,238	\$66,667
Developer's Loan Payback - Interest	\$37,385	\$7,180	\$7,180	\$7,180	\$7,180	\$8,665
Contributions from DDDA	\$188,246,935	\$29,531,143	\$25,328,564	\$25,587,890	\$23,615,978	\$18,476,039
Net increase (decrease) in fair value of investments	(\$147,344)	(\$172,722)	(\$2,200)	\$11,305	\$86,671	(\$50,236)
Sec 108 Developer Pymt- Principal	\$375,507	\$0	\$0	\$375,507	\$0	\$0
<b>Total revenues</b>	<b>\$460,824,444</b>	<b>\$67,187,278</b>	<b>\$58,579,097</b>	<b>\$59,228,654</b>	<b>\$55,064,668</b>	<b>\$43,924,604</b>
<b>Expenditures:</b>						
Administrative expenses	\$2,194,026	\$124,758	\$23,771	\$138,533	\$93,774	\$0
Non-Capital Outlay	\$85,589,376	\$6,145,738	\$1,216,675	\$35,578,703	\$26,076,260	\$15,441,694
Capital outlay	\$4,574,083	\$144,727	\$176,701	\$2,241,535	\$1,764,826	\$0
Affordable housing cost participation	\$2,000,000	\$0	\$0	\$0	\$0	\$0
Transfers to DDDA-Increment	\$270,821,041	\$37,696,082	\$33,145,357	\$33,094,684	\$30,792,771	\$25,257,832
Developer reimbursements-Principal	\$91,853,203	\$22,122,115	\$22,877,885	\$0	\$0	\$0
Interest and fiscal charges	\$2,150,886	\$905,901	\$844,594	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$459,182,615</b>	<b>\$67,139,322</b>	<b>\$58,284,983</b>	<b>\$71,053,455</b>	<b>\$58,727,631</b>	<b>\$40,699,526</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$1,641,829</b>	<b>\$47,956</b>	<b>\$294,114</b>	<b>(\$11,824,800)</b>	<b>(\$3,662,964)</b>	<b>\$3,225,078</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>						
	\$0	\$1,593,873	\$1,299,759	\$13,124,559	\$16,787,523	\$13,562,445
<b>Fund balance (Deficit) at beginning of year, as restated</b>						
	\$0	\$1,593,873	\$1,299,759	\$13,124,559	\$16,787,523	\$13,562,445
<b>Fund balance (deficit) at end of year</b>	<b>\$1,641,829</b>	<b>\$1,641,829</b>	<b>\$1,593,873</b>	<b>\$1,299,759</b>	<b>\$13,124,559</b>	<b>\$16,787,523</b>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
Downtown Connection Tax Increment Financing District Fund  
Reinvestment Zone Number Eleven  
As of September 30, 2022

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District.  
Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$70,357 Interest Income  
\$55,238 Developer's loan payback- Principal -FC Continental Surplus Cash Note payment  
\$7,180 Developer's loan payback- Interest-FC Continental Surplus Cash Note payment  
\$29,531,143 Funds from DDDA, Trustee, U.S. Bank (net of the debt and Trustee Fee)  
\$37,696,082 Ad Valorem Taxes (Collected in FY2021-22 based on 2021 Final Tax Roll)  
(\$172,722) Change in fairvalue of investments  
**\$67,187,278 Total Revenue**

2. Amount and purpose of expenditures from the fund:

\$124,758 TIF administrative expense for FY 2021-2022  
\$6,145,738 Non-Capital Outlay (see detail #3 below)\*  
\$144,727 Capital outlay accrued expenditures/Infrastructure expenditures (see detail #3 below)\*  
\$37,696,082 Transfers to DDDA-FY22 increment collected  
\$22,122,115 Principal payment to Orix Public Finance, LLC -1401 Elm Street Redevelopment Project  
\$905,901 Additional Subsidy in Form of Grant (in lieu of interest expense) - Interest payment to developer -1401 Elm Street Redevelopment Project  
**\$67,139,322 Total Expenditures**

3. \* Capital and Non-Capital Outlay Expenditures are as follows as of September 30, 2022:

Description/Developer	Project	Capital Outlay	Non-Capital	Total	
DDDA FY21 audit fees	Audit DDDA financial statement	\$0	\$11,000	\$11,000	
Peacetre software license	To prepare annual DDDA financials	\$0	\$1,339	\$1,339	CCO prepares DDDA financial statements; Statements audited by City's external auditor
Public Finance Authority	Stalter/Library/Jackson Street	\$0	\$5,494,056	\$5,494,056	Accrued in FY22(payment pending)
Supreme Bright Dallas II, LLC.	1712 Commerce Street Building	\$0	\$147,447	\$147,447	
PetroCorrigan Towers, LP	Corrigan Tower-Phase II	\$0	\$176,421	\$176,421	Accrued in FY22(payment pending)
AP/APH Stoneleigh, L.P.	Stoneleigh Hotel	\$0	\$140,178	\$140,178	
FC MERC COMPLEX, P.P.	Continental Building A	\$0	\$144,006	\$144,006	Accrued in FY22(payment pending)
Akard Owner, LLC.	411 N. Akard-Mayflower Building	\$144,727	\$31,291	\$176,018	
		<b>\$144,727</b>	<b>\$6,145,738</b>	<b>\$6,290,466</b>	

4. a. Amount of Principal and Interest due-on outstanding indebtedness:

The Zone has a primary obligation to retire the bonds, issued by Downtown Dallas Development Authority (DDDA) from available tax increment generated over the life of the Zone.

b. The Zone has entered into a development agreement for each of the following projects and their status is as follows, as of September 30, 2022:

Developer	Project Name	Principal TIF Award	Max Interest Add'l Subsidy (A)	Maximum TIF Award	Less Payments			Net Bal. Remaining
					Principal	Add'l Subsidy <sup>1</sup>	Total P & I	
AP/APH Stoneleigh, L.P.	Stoneleigh Hotel	\$2,500,000	\$0	\$2,500,000	\$2,313,569	\$0	\$2,313,569	\$186,431
SANTAFE IV HOTEL, L.P.	Santa Fe IV - AloftHotel	\$3,734,419	\$0	\$3,734,419	\$3,734,419	\$0	\$3,734,419	\$0
Federal Deposit Insurance Corp.	1600 Pacific	\$8,830,000	\$4,040,200	\$12,870,200	\$8,830,000	\$400,391	\$9,230,391	\$0
TIF Hotel, Inc.	Joule Hotel Expansion	\$20,658,500	\$0	\$20,658,500	\$20,658,500	\$0	\$20,658,500	\$0
Hamilton Amos, L.P.	Amos Complex Phase I	\$3,250,000	\$3,000,000	\$6,250,000	\$3,250,000	\$1,006,000	\$4,256,000	\$0
Hamilton Amos, L.P.	Amos Complex Phase II	\$11,750,000	\$5,000,000	\$16,750,000	\$11,750,000	\$4,424,561	\$16,174,561	\$0
TIF Hotel, Inc.	Joule Hotel Expansion Amendment	\$3,194,403	\$0	\$3,194,403	\$3,194,403	\$0	\$3,194,403	\$0
FC MERC COMPLEX, P.P.	Continental Building A (Inc. only)	\$3,700,000	\$0	\$3,700,000	\$1,437,946	\$0	\$1,437,946	\$2,262,054
FC MERC COMPLEX, P.P.	Continental Building B	\$13,036,809	\$4,222,588	\$17,259,397	\$13,036,809	\$3,713,069	\$16,749,878	\$0
Hall Lone Star Associates, L.P.	Hall Lone Star Phase I	\$852,764	\$0	\$852,764	\$852,764	\$225,871	\$1,078,635	\$0
Hall Lone Star Associates, L.P.	Hall Lone Star Project - Phase II	\$6,147,236	\$2,000,000	\$8,147,236	\$6,147,236	\$1,200,609	\$7,347,845	\$0
PetroCorrigan Towers, LP	Tower Petroleum-Phase I	\$10,300,000	\$0	\$10,300,000	\$10,300,000	\$0	\$10,300,000	\$0
Federal Deposit Insurance Corp.	LTV Tower Project	\$16,500,000	\$0	\$16,500,000	\$16,500,000	\$0	\$16,500,000	\$0
Starwood Property Mortgage LLC	1401 Elm Street Redevelopment	\$45,000,000	\$5,000,000	\$50,000,000	\$45,000,000	\$1,750,495	\$46,750,495	\$0
Public Finance	Stalter/Library/Jackson Street	\$46,500,000	\$0	\$46,500,000	\$14,015,677	\$0	\$14,015,677	\$32,484,323
Akard Owner, LLC.	411 N. Akard-Mayflower Building	\$9,000,000	\$1,000,000	\$10,000,000	\$868,479	\$1,000,000	\$1,868,479	\$8,131,521
Supreme Bright Dallas II, LLC.	1712 Commerce Street Building	\$10,500,000	\$0	\$10,500,000	\$461,446	\$0	\$461,446	\$10,038,554
PetroCorrigan Towers, LP	Corrigan Tower-Phase II	\$9,700,000	\$0	\$9,700,000	\$529,794	\$0	\$529,794	\$9,170,206
<b>Total</b>		<b>\$225,154,132</b>	<b>\$24,262,788</b>	<b>\$249,416,920</b>	<b>\$162,881,041</b>	<b>\$13,720,996</b>	<b>\$176,602,037</b>	<b>\$62,273,090</b>

Note: Reimbursements began in fiscal year 2014 and will continue each year after meeting bond requirements, project completion and upon availability of TIF funds  
<sup>1</sup>Additional Subsidy in Form of Grant (in lieu of interest expense)

5. Surplus Cash Note Due from FC Continental Landlord LLC:

Per the Surplus Cash Note Agreement, the payment status as of September 30, 2022 are as follows:

Principal	Total Interest	Total Due	Less Payments from FC Continental		
			Principal	Total Interest	Balance Due (Principal & Int.)
\$2,000,000	\$259,945	\$2,259,945	\$287,619	\$37,383	\$1,934,943

6. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2022	Base Year 2005 Value	Est. Captured Value 2022*
City of Dallas	\$6,550,354,904	\$564,917,317	\$5,985,437,587
Dallas County	\$6,593,200,314	\$561,696,337	\$6,031,503,977

\*Based on Certified Taxable Values. Final values will be determined on February 1, 2023.

7. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Estimated 2022	
	Per \$100	Increment
City of Dallas	0.67122	\$40,175,454
Dallas County*	0.00000	\$0
Total for all Jurisdictions	\$0.67122	\$40,175,454

\*Dallas County met their maximum participation amount (\$18.5 million 2006 NPV) with 2019 tax year increment collected during the 2020 fiscal year.

b. The total amount of estimated tax increment to be billed for the 2022 tax year is \$40,175,454

c. For the 2021 tax year, increment in the amount of \$37,696,082 was collected and transferred to Downtown Dallas Development Authority (DDDA) in accordance with the terms of the DDDA bond indentures.

City of Dallas, Texas  
Downtown Connection Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan provides for staffing and other administrative expenses by the City of Dallas not to exceed \$14,780,272 (in current \$) over the life of the Zone. The City began billing the Zone for administrative costs in FY 2007. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$340,178 at September 30, 2022 represents the Zone's administration costs for the fiscal year 2018-2019 (\$73,479), fiscal year 2019-2020 (\$53,705), fiscal year 2020-2021 (\$88,236), and fiscal year 2021-2022 (\$124,758) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements which are owned by the City are capitalized in the City's fixed assets.

## Appendix B: Project Pay-Off Estimates

<b>Developer</b>	<b>Project Name</b>	<b>Max. TIF Award</b>	<b>Pay-Off Date</b>
AP/APH Stoneleigh, L.P.	Stoneleigh Hotel	\$2,500,000	2024
Hall Lone Star Associates, L.P.	Hall Lone Star Phase I	\$2,852,764	2014
SANTA FE IV HOTEL, L.P.	Santa Fe IV - Aloft Hotel	\$3,734,419	2014
Federal Deposit Insurance Coporation	1600 Pacific	\$12,870,200	2014
TIF Hotel, Inc.	Joule Hotel Expansion	\$20,658,500	2016
Hamilton Atmos, L.P.	Atmos Complex Phase I	\$6,250,000	2016
Hamilton Atmos, L.P.	Atmos Complex Phase II	\$15,460,149	2019
TIF Hotel, Inc.	Joule Hotel Expansion Amendment	\$3,194,403	2016
FC MERC COMPLEX, P.P.	Continental Building A (Inc. only)	\$3,700,000	2028
FC MERC COMPLEX, P.P.	Continental Building B	\$16,749,878	2019
Hall Lone Star Associates, L.P.	Hall Lone Star Project - Phase II	\$7,347,845	2019
PetroCorrigan Towers, LP	Tower Petroleum-Phase I	\$10,300,000	2019
Federal Deposit Insurance Coporation	LTV Tower Project	\$16,500,000	2020
Mt. Pentelicus Devco, LLC	The National	\$50,000,000	2022
Centurion Acquisitions, L.P.	Statler/Library/Jackson Street	\$46,500,000	2023
Akard Owner, LLC.	411 N. Akard-Mayflower Building	\$10,000,000	2024
Supreme Bright Dallas II, LLC.	1712 Commerce Street Building	\$10,500,000	2024
PetroCorrigan Towers, LP	Corrigan Tower-Phase II	\$9,700,000	2024

Estimated pay-off dates may change and are subject to the following

- (1) Changes in increment collected annually;
- (2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);
- (3) Changes in the participation rate of participating taxing jurisdictions; and/or
- (4) Completion dates of projects listed in the District's reimbursement queue

## **Appendix C: District Set-Aside Funds**

There are no District Set-Aside Funds.

**Exhibit A**  
**Deep Ellum TIF District**  
**FY 2021-2022 Annual Report**



The Stack Deep Ellum

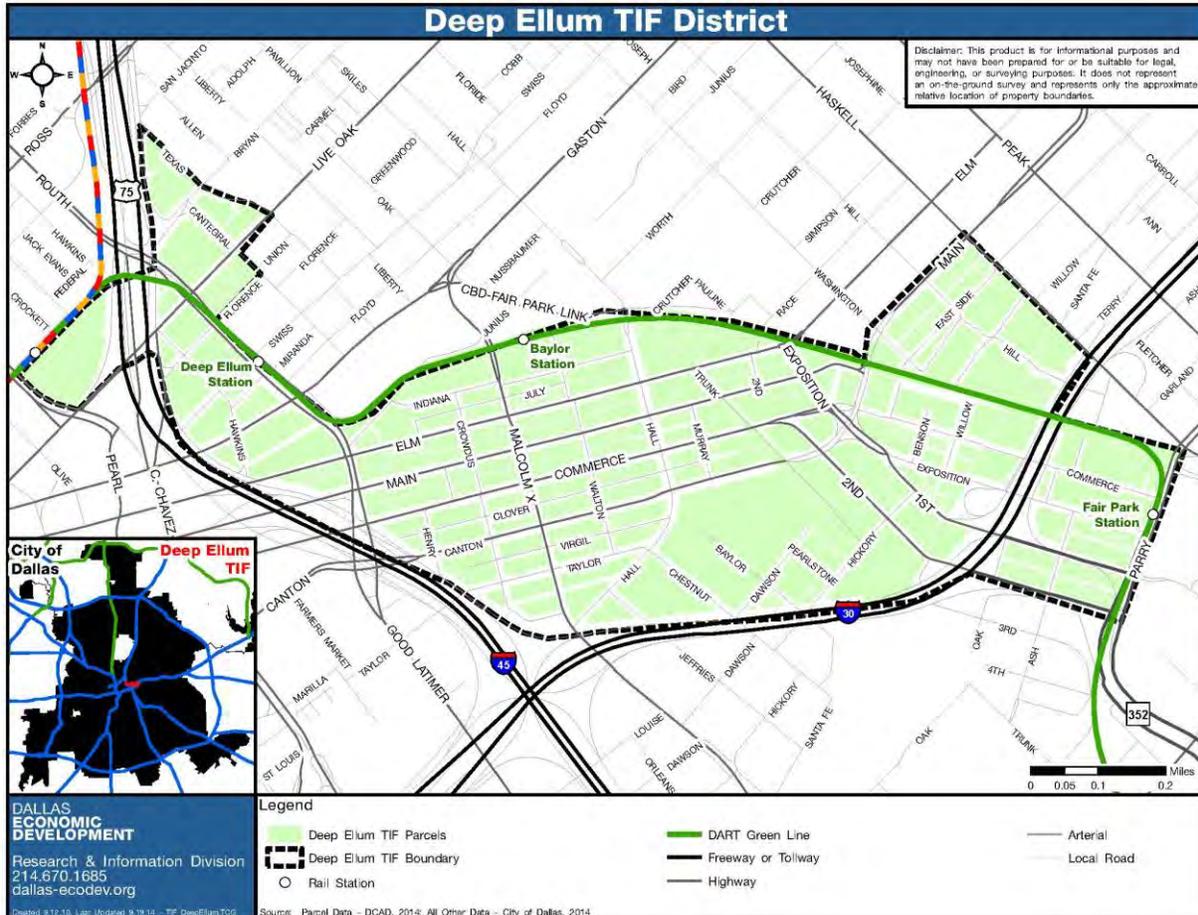


**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecodev.org](http://www.dallasecodev.org)

**October 1, 2021 to September 30, 2022**

# Reinvestment Zone Number Twelve Deep Ellum Tax Increment Financing District



Source: Parcels - DCAD, 2009; Rail - DART, 2009; All Other Data - City of Dallas, 2017

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## Mission Statement

The mission of the Deep Ellum Tax Increment Financing District is to provide a source of funding for public infrastructure improvements anticipated to enhance the real estate market for the Deep Ellum TIF District area. The Deep Ellum Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping districts to take full advantage of the expanding DART light rail system, promote transit oriented development, improve the historic core area of Deep Ellum, implement appropriate urban design standards to differentiate and brand the area, and improve the quality of development east of Downtown.

The Deep Ellum TIF District (the "TIF District") was established in June 2005 to assist in the transformation of the Deep Ellum area into a more diversified, pedestrian friendly, mixed-use neighborhood in the area and improve the urban fabric and connections between Central Expressway and Fair Park. Strengths of the TIF District include a mix of unique and historic buildings that create an identifiable district, adjacency to three DART light rail stations and proximity to Downtown Dallas, the Arts District, Dallas Farmers Market, Baylor Medical Center, and Fair Park.

The Dallas City Council established the TIF District by Ordinance Number 26043 on June 22, 2005. The TIF District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2027 (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028) or when the budget of \$30 million (2006 dollars) has been collected. The TIF District boundary and final plan were amended in 2008, 2011, and 2014 (current amended plan). The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation rate is 85% of incremental property taxes collected, and the County's participation rate is 55%.

## TIF District Accomplishments

To date, 19 significant projects have been completed within the TIF District, resulting in \$965.3 million in new taxable property value.

During FY 2011, DART completed construction of the SE-1 Corridor light rail line, which included the Deep Ellum, Baylor, and Fair Park stations within the TIF District.

Redevelopment and reinvestment of consolidated property in the commercial core of Deep Ellum continue to expand dining and retail choices in the area. Projects by Asana Partners and Westdale Real Estate Investment and Management have provided additional commercial and retail opportunities in the TIF District.

The Old Dallas High School, added to the TIF District in 2014, was approved for TIF District funding in 2016 and was completed in 2018. The Case Building at Main Street and Trunk Avenue and the Epic Project have brought additional residential units, office and retail space to the TIF District. The Epic, located at Elm and Good Latimer, includes 721,600 square feet of office space and 49,382 square feet of retail space. The Epic also

includes The Hamilton, a 310 residential unit tower and The Pittman, a 164-key hotel in the historic Knights of Pythius Temple building.

The Continental Gin Redevelopment Project, approved for TIF District funding during fiscal year 2018-2019 and completed during fiscal year 2020-2021, improved 45,000 square feet of office space and 5,000 square feet of retail space in the historic building. The Continental Gin Project was awarded Dallas Business Journal's 2020 Best Real Estate Deals in the Rehab/Reuse category. In September 2022, the International Economic Development Council (IEDC) held its annual Excellence Awards in which the Office of Economic Development (OED) received a Gold Award in the Real Estate Redevelopment & Reuse category for its role in helping to facilitate the Continental Gin Redevelopment Project.

The Stack Deep Ellum, a 16-story retail and office building, was completed during the fiscal year and a long-term lease was announced with TRG for 101,808 square feet within the building.

The American Cancer Society Gene and Jerry Jones Family Hope Lodge, in partnership with Baylor Scott & White Health, located on Elm Street between Hall and Trunk Avenue, has constructed a free lodging facility for cancer patients receiving treatment in the DFW area and their caregivers in 50 guest suites (excluded from page 7 chart).

At the IEDC 2022 Excellence Awards, the OED received a Silver Award in the Neighborhood Development category for its role in managing the TIF District since its creation in 2005.

The chart that begins on page 7 is a comprehensive list of all TIF District funded and significant non-TIF District funded projects within the TIF District.



The Stack Deep Ellum



The Continental Gin Building



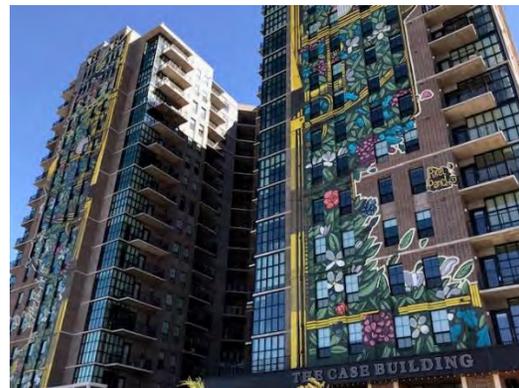
*Reel FX*



*Novel Deep Ellum (Crescent)*



*Old Dallas High School*



*Case Building*



*City Lights Phase II Site*



*The Epic*



*Latino Cultural Center*



*Westdale 2800 DE*

## Current Development Status in the TIF District

<b>Deep Ellum TIF District Projects<sup>1</sup></b>						
<b>Projects and Potential Projects Within TIF District Utilizing TIF District Funding<sup>2</sup></b>						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value <sup>3</sup>	TIF Investment
Olympia Arts	4000 East Side Ave / 3995 Benson St	2010	Complete	25,116 SF office, 4,040 SF commercial	\$2,255,560	\$595,000
Reel FX/ Crowdus & Indiana Streetscape Improvements <sup>4</sup>	301 N Crowdus	2014	Complete	67,166 SF office, streetscape improvements	\$5,249,240	\$552,000
Westdale 2800 DE	Main and Elm Streets	2016	Complete	30,595 SF retail, open space	\$5,531,420	\$1,600,000
Old Dallas High School	Live Oak and Pacific	2017	Complete	114,272 SF office space	\$8,200,000	\$6,240,934
Continental Gin	3309 Elm Street	2021	Complete	45,000 SF office space, 5,000 SF retail	\$7,500,000	\$3,000,000
The Stack Deep Ellum	2700, 2712, 2718 Commerce Street	2021	Complete	200,000 SF office, 14,600 SF retail	\$72,000,000	\$2,576,125
SUBTOTAL		Complete: 451,554 SF Office and 54,235 SF Commercial/Retail Under Construction: None			\$100,736,220	\$14,564,059
<b>Projects Within TIF District Not Utilizing TIF District Funding<sup>1</sup></b>						
Broadstone Ambrose	2901 Indiana St.	2007	Complete	338 residential units	\$60,000,000	\$0
Commerce Street Lofts	3701, 3703, 3705, 3707, 3509, 3711, 3713, & 3715 Commerce St.	2007	Complete	8 live/ work units (approx. 18,000 SF)	\$4,002,070	\$0
Eastside Lofts	500, 502, 504, 506 1 <sup>st</sup> St.	2006	Complete	4 residential units (approx. 9,300 SF)	\$2,092,040	\$0
City Lights Phase I (aka Oak & Ellum) <sup>5</sup>	2627 Live Oak St	2015	Complete	424 residential units	\$31,931,000	\$0
The Case Building	3131 Main	2018	Complete	337 residential units, 10,738 SF retail	\$79,284,720	\$0
Deep Ellum Crossroads	Main and Commerce Streets	2017	Complete	46,008 SF retail	\$4,470,000	\$0
The Crosby	400 S. Hall	2018	Complete	336 residential units	\$63,500,000	\$0

Epic (Phase I)	2550 Pacific	2019	Complete	251,600 SF office, 49,382 SF retail	\$98,000,000	\$0
The Hamilton and The Pittman - Epic (Phase I)	2525 Elm and 2500 Pacific	2020	Complete	310 residential units, 164 hotel rooms	\$123,000,000	\$0
Novel Deep Ellum (Crescent)	2900-2930 Canton	2020	Complete	231 residential units, 10,500 SF retail	\$69,000,000	\$0
The Gabriella (City Lights Phase II)	2727 Live Oak	2020	Complete	368 residential units, 56,625 SF grocery	\$138,138,750	\$0
The Galbraith	2400 Bryan	2021	Complete	217 residential units, 10,000 SF retail	\$60,229,210	\$0 TIF (PPP, Bond, HOME and CDBG funds)
Epic (Phase II)	2500 Pacific	2022	Complete	470,000 SF office	\$130,882,740	\$0
Elm Street Lofts (Good E)	Main and Elm at Good Latimer	2023	Under Construction	13,000 SF freestanding retail plus 30,000 SF retail/office	\$20,000,000 (estimated investment)	\$0
The Willow	3900 Commerce	2023	Under Construction	190 residential units	\$32,000,000 (estimated investment)	\$0
Mark Cuban Cost Plus Drug Facility	302 S. Walton (3015 Taylor)	2023	Under Construction	22,000 SF manufacturing	\$11,000,000 (estimated investment)	\$0
SUBTOTAL				Complete: 2,573 Residential Units, 721,600 SF Office, 183,253 SF Commercial/Retail, 164 hotel rooms Under Construction: 190 Residential Units, 52,000 SF Office/Manufacturing and 13,000 SF Commercial/Retail	\$864,530,530 invested; \$63,000,000 underway	\$0
TOTAL PROJECTS WITHIN TIF DISTRICT UTILIZING AND NOT UTILIZING TIF DISTRICT FUNDS				Complete: 2,573 Residential Units, 1,173,154 SF Office, 237,488 SF Commercial/Retail and 164 hotel rooms Under Construction: 190 Residential Units, 52,000 SF Office/Manufacturing and 13,000 SF Commercial/Retail	\$965,266,750 Invested; \$63,000,000 underway	\$14,564,059

<sup>1</sup> All information updated as of September 30, 2022; planned projects that have not started construction are not included

<sup>2</sup> All TIF District funded projects.

<sup>3</sup> Based upon estimated market value at completion or of comparable projects for anticipated projects, investment amount, or DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

<sup>4</sup> Reel FX was funded as part of a Streetscape project on Elm Street from Crowds Street to Indiana Street. Deep Ellum TIF District assisted with the costs, along with a Chapter 380 Economic Development Grant, Water Utilities Capital Improvement Funds, and 2006 Prop 8 Bonds.

<sup>5</sup> On June 9, 2019, a construction crane collapsed on Elan City Lights Phase I; value significantly reduced (value before incident of \$71,500,000, a \$39,569,000 reduction).

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF District funding assistance are subject to the City's and County's established criteria for mixed-income housing. In this TIF District, there are no residential units supported with site-specific TIF District funding.

The Galbraith (2400 Bryan Street) mixed-income, mixed-use project was complete in 2021-2022 and includes 217 residential units, of which 111 are affordable. This project does not include TIF District funds but has a capital stack utilizing housing tax credits and other City controlled funds (HOME, CDBG, Public/Private Partnership Funds, GO Bond Funds), requiring 51% of the units to be set aside as affordable (60% or below area median family income).

## Value and Increment Revenue Summary

The TIF District's assessed 2022 taxable value was \$1,299,865,564. This represents an increase of \$264,420,387 (25.5%) from the 2021 value and an increase of \$1,110,702,951 (587%) from the base year value. The resulting total increment revenue anticipated to be collected in 2023 (from 2022 values) is approximately \$7,288,772 (\$7,041,079 City increment and a limited \$247,693 County increment because the Dallas County NPV cap is anticipated to be reached during 2023 increment collections).

## Objectives, Programs, and Success Indicators

The Deep Ellum Project Plan and Reinvestment Zone Financing Plan was adopted on April 12, 2006 and was amended in 2008, 2011 and 2014. Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Deep Ellum TIF District totaling approximately \$795 million.

*Completed projects within the TIF District (those captured on pages 7-8) have contributed approximately \$965 million in additional taxable value (121% of goal). The current taxable value of the TIF District is \$1.3 billion (164% of goal).*

- To attract new private development in the Deep Ellum TIF District totaling approximately 650,000 square feet of retail space, 850,000 square feet of office space, 500 hotel rooms, and at least 3,500 new residential units including lofts, town homes and apartments.

*Completed projects within the TIF District contributed approximately 237,488 square feet of retail (36.5% of goal), 1,173,154 square feet of office*

*(138% of goal), 164 hotel rooms (33% of goal), and 2,573 additional residential units (73.5% of goal). Several large-scale projects are under construction and planned, which will assist the TIF District in meeting these goals over the next several years.*

- To support the conversion of the Deep Ellum area to a mixed-use, transit-oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.

*A Complete Street project for Commerce Street from Good Latimer to Exposition was approved in the 2017 Bond Program and is currently under design. 2017 Bond Program funding was approved to complete the CBD Fair Park Link from Main to IH30 for design and right-of-way work. This new roadway will serve as an arterial connector road from the Central Business District area to eventually link to Fair Park. The work will be implemented in two phases and the construction contract for Phase I, from Hall Street to Main Street, was approved in FY 2020-2021.*

- To generate approximately \$30 million (net present value) in increment over 20 years of collections.

*The District has generated \$19.57 million NPV, with five years remaining until the expiration of the District. Based upon current estimates and certified 2022 values, the District could meet the \$30 million NPV goal by FY 2026, before the District expires in 2027 (2028 increment collections).*

- To diversify retail and commercial uses in the TIF District.

*In 2015, City Council approved the redevelopment of multiple buildings and parking lots along Main and Elm for the Westdale 2800 DE project which added 30,595 square feet of retail and restaurant space along with the creation of 13,740 square feet of open space. The Westdale 2800 DE Project was completed in the fiscal year 2017 and paid in full in fiscal year 2018.*

*The adaptive reuse of the historic Continental Gin building was completed during fiscal year 2020-2021 and includes co-working office space, a coffee shop and will be anchored by planned commercial space. Additionally, The Stack Deep Ellum added 14,600 square feet of ground floor commercial space within the TIF District. Several non-TIF District funded large-scale projects have added to the diversification of retail and commercial uses in the District.*

- Encourage the redevelopment of the property located on Live Oak Street north of the Latino Cultural Center including the sale of some City-owned property in the area and some street abandonment to create a more usable site.

*In 2008, the boundaries of the TIF District were amended to include the City of Dallas Latino Cultural Center and the site of the City Lights Project. These two sites comprise 10.2 acres. This boundary amendment was initiated to promote new development and increased urban density near the Latino Cultural Center and nearby the Deep Ellum DART Light Rail station. On August 10, 2016, City Council authorized amendments to deed restrictions placed on the property, including the requirement of a \$100,000 donation to the Latino Cultural Center to be made pursuant to the City Lights projects, prior to the issuance of a Certificate of Occupancy. During fiscal year 2019-2020, the Latino Cultural Center accepted and received a donation of \$100,000 to satisfy the related deed restriction requirement.*

## **Year-End Summary of Meetings**

The TIF District Board of Directors met one time during the fiscal year on December 7, 2021.

The Board can consist of up to seven members, including six City of Dallas appointees and one Dallas County appointee. Board members are (FY 2021-22 Board meetings attended):

- Jon Hetzel, Chair – City Representative (attended 1 of 1 meeting)
- Jeff Brightwell – City Representative (attended 1 of 1 meeting)
- Cash Harbaugh – City Representative (attended 1 of 1 meeting)
- Anachrista Robles – City Representative (attended 1 of 1 meeting)\*
- Robert Voelker – City Representative (attended 1 of 1 meeting)\*
- Luis Tamayo – Dallas County Representative (attended 0 of 1 meeting)
- Bryan Tony – City Representative appointed during the fiscal year but after the December 7, 2021 meeting

\*Term ended during the fiscal year but after the December 7, 2021 meeting

One City Council item was considered directly related to the TIF District:

On February 23, 2022, City Council approved Resolution Number 22-0387, accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

## Pending TIF District Items

Consideration of the FY 2021-2022 TIF District Annual Report and a recommendation to the City Council for approval.

### Budget and Spending Status

Each TIF district establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The TIF District was established in June 2005 and was amended in FY 2008 and 2014. The current budget for the TIF District is below.

<b>Deep Ellum TIF District Project Plan Budget Projected Increment Revenues to Retire TIF Fund Obligations</b>			
Category	TIF Budget <sup>1</sup>	Allocated <sup>2</sup>	Balance
Water, Wastewater, Storm & Off-site Utility Replacement	\$2,318,482	\$1,813,183	<b>\$505,299</b>
Paving Streetscape & Lighting	\$26,957,750	\$2,309,759	<b>\$24,647,991</b>
Open Space & Trails	\$2,620,893	\$122,998	<b>\$2,497,895</b>
Façade Restoration /Environmental/Remediation/Demolition <sup>3</sup>	\$10,269,366	\$10,167,824	<b>\$101,542</b>
Latino Cultural Center Area Improvements	\$9,290,665	\$0	<b>\$9,290,665</b>
Administration & Implementation <sup>4</sup>	\$4,273,706	\$717,686	<b>\$3,556,020</b>
<b>Total Project Costs (excluding interest)</b>	<b>\$55,730,861</b>	<b>\$15,131,450</b>	<b>\$40,599,411</b>
<sup>1</sup> Budget shown above in current dollar; Project Plan shows the budget in net present value. <sup>2</sup> Project and Administrative costs are allocated as increment collection began in FY 2008 <sup>3</sup> Includes \$775,000 Grant under Façade Restoration/Environmental/Remediation/Demolition <sup>4</sup> TIF District administration costs shown are expended or committed through FY 2021-2022.			

<b>Deep Ellum TIF District Project Plan Budget</b>	
Category	TIF Budget*
Water, Wastewater, Storm & Off-site Utility Replacement	\$1,247,748
Paving Streetscape & Lighting	\$14,507,977
Open Space & Trails	\$1,410,498
Façade Restoration/Environmental Remediation & Demolition	\$5,526,712
Latino Cultural Center Area Improvements	\$5,000,000
Administration and Implementation	\$2,300,000
<b>Total Project Costs (excluding interest)</b>	<b>\$29,992,935</b>
* As approved in the Project Plan and Reinvestment Zone Financing Plan as amended September 10, 2014. Note: TIF Board may amend Project Plan budget with City Council approval.	

<b>Deep Ellum TIF M/WBE Participation</b>				
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Total MWBE Amount</b>	<b>Percentage Minority Participation</b>
Olympia Arts	Elstonaire	\$1,200,000	\$360,000	30%
Reel FX*	N/A	N/A	N/A	N/A
Westdale 2800 DE	CS1 Group, Inc	\$1,988,975	\$557,510	28.03%
Old Dallas High School	Balfour Beatty	\$17,054,775	\$4,104,694	23.54%
Continental Gin	Hill & Wilkinson	\$17,397,431	\$5,810,749	33.40%
The Stack Deep Ellum	Whiting-Turner	\$59,352,634	\$15,638,154	26.35%
<i>* TIF District funds for streetscape work</i>				

### **FY 2022-2023 Work Program**

The FY 2022-2023 work program for the TIF District includes:

- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.
- Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment in the District.
- Coordinate linkages with the three DART light rail stations located in the District by extending streetscape improvements between stations to create an extended pedestrian area to destinations such as the Latino Cultural Center, the Baylor Hospital Campus, the Old Dallas High School site, and Fair Park.
- Direct overall development of the TIF District through the application of design guidelines for public improvements and private development.
- Encourage development of new mixed-income residential projects
- Encourage redevelopment of the commercial core area of Deep Ellum to complement the existing building stock, diversify the retail mix and encourage infill development and structured parking.
- Assist in coordination of Commerce Street improvements.
- Examine the redevelopment possibilities of the current City Central Service Center located at 3202 Canton Street.
- Where relevant, assist in implementation of the Deep Ellum Foundation’s Strategic Plan.
- Examine potential District-Wide Projects that could provide impactful close-out to the TIF District.

## Appendix A: Financials

**City of Dallas, Texas**  
**Deep Ellum Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$13,899,969	\$7,562,654	\$5,497,079	\$4,540,543	\$4,200,375
Interest receivable	\$22,875	\$1,567	\$4,242	\$4,917	\$9,624
<b>Total assets</b>	<b>\$13,922,844</b>	<b>\$7,564,221</b>	<b>\$5,501,321</b>	<b>\$4,545,461</b>	<b>\$4,209,999</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued interest	\$0	\$0	\$0	\$0	\$0
Accrued liability	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$216,917	\$169,710	\$161,731	\$46,690	\$0
<b>Total liabilities</b>	<b>\$216,917</b>	<b>\$169,710</b>	<b>\$161,731</b>	<b>\$46,690</b>	<b>\$0</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$13,705,927	\$7,394,511	\$5,339,591	\$4,498,771	\$4,209,999
<b>Total Liabilities and Fund Equity</b>	<b>\$13,922,844</b>	<b>\$7,564,221</b>	<b>\$5,501,321</b>	<b>\$4,545,461</b>	<b>\$4,209,999</b>

**Deep Ellum Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the period September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$21,990,639	\$5,599,227	\$4,253,507	\$3,656,528	\$2,468,870	\$1,787,815
Tax increment-Intergovernmental	\$4,302,491	\$973,146	\$834,116	\$743,633	\$495,462	\$348,920
Interest income	\$333,894	\$63,838	\$21,893	\$50,053	\$88,826	\$39,335
Developer contribution	\$53,491	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of invest	(\$265,832)	(\$277,588)	(\$8,873)	\$12,855	\$24,476	(\$10,743)
<b>Total revenues</b>	<b>\$26,414,682</b>	<b>\$6,358,623</b>	<b>\$5,100,643</b>	<b>\$4,463,069</b>	<b>\$3,077,633</b>	<b>\$2,165,327</b>
<b>Expenditures:</b>						
Administrative expenses	\$673,400	\$47,207	\$45,722	\$121,988	\$48,188	\$0
Non-Capital Outlay	\$8,462,420	\$0	\$1,750,000	\$3,500,260	\$2,290,674	\$3,062
Capital outlay	\$3,572,935	\$0	\$1,250,000	\$0	\$450,000	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$12,708,755</b>	<b>\$47,207</b>	<b>\$3,045,722</b>	<b>\$3,622,249</b>	<b>\$2,788,862</b>	<b>\$3,062</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$13,705,927</b>	<b>\$6,311,416</b>	<b>\$2,054,920</b>	<b>\$840,820</b>	<b>\$288,771</b>	<b>\$2,162,265</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$7,394,511</b>	<b>\$5,339,591</b>	<b>\$4,498,771</b>	<b>\$4,209,999</b>	<b>\$2,047,734</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$0</b>	<b>\$7,394,511</b>	<b>\$5,339,591</b>	<b>\$4,498,771</b>	<b>\$4,209,999</b>	<b>\$2,047,734</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$13,705,927</b>	<b>\$13,705,927</b>	<b>\$7,394,511</b>	<b>\$5,339,591</b>	<b>\$4,498,771</b>	<b>\$4,209,999</b>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

**City of Dallas, Texas**  
**Deep Ellum Tax Increment Financing District Fund**  
**Reinvestment Zone Number Twelve**  
**As of September 30, 2022**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

(\$213,750) Interest Income	
\$6,572,373 Ad Valorem Taxes (Collected in FY 2021-22 based on 2021 Final Tax Roll)	
<u>\$0</u> Developer contribution	
<u>\$6,358,623</u>	Total Revenue

**2. Amount and purpose of expenditures from the fund:**

\$47,207 Administrative Expense - TIF admin cost for FY 2021-2022 Pending	
\$0 Non-Capital Outlay - Economic Development TIF Grant	
\$0 Capital outlay - Public Improvement Infrastructure	
<u>\$0</u> Additional Subsidy in Form of Grant (in lieu of interest expense)	
<u>\$47,207</u>	Total Expenditures

**3. TIF Administration Costs:**

The Zone continued to reimburse the General Fund for administrative costs incurred during the fiscal year.

**4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:**

Deep Ellum TIF District has incurred no bonded indebtedness as of September 30, 2022.

**b.** The Zone entered into a development agreement with Westdale Properties America I, Ltd. for the redevelopment of Westdale 2800 DE Project in an amount not to exceed \$1,600,000. The Zone fully disbursed the TIF funds to the developer in fiscal year 2018.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments (2)</u>	<u>Total (P &amp; I) Outstanding</u>
Westdale 2800 DE Project	\$1,600,000	\$0	\$1,600,000	\$0
<b>Total</b>	<b>\$1,600,000</b>	<b>\$0</b>	<b>\$1,600,000</b>	<b>\$0</b>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense).

(2) Westdale 2800 DE Project expenditures were accrued in the fiscal year 2017 and paid in the fiscal year 2018.

**c.** The Zone entered into a Development Agreement dated May 23, 2017 with MSW Crozier Tech, LP for the redevelopment of the Old Dallas High School Project in an amount not to exceed \$6,240,934 of which up to \$200,898 may be payable in the form of a Grant as defined in the Development Agreement. Disbursement of TIF funds was fully complete in fiscal year 2020.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments (2)</u>	<u>Total (P &amp; I) Outstanding</u>
Matthews Holdings Southwest, Inc.	\$3,500,260	\$0	\$3,500,260	\$0
<b>Total</b>	<b>\$3,500,260</b>	<b>\$0</b>	<b>\$3,500,260</b>	<b>\$0</b>

**d.** Development agreement with 42 Deep Ellum, LP for the development of Deep Ellum Crossroads Project was terminated as a result of the Developer unable to perform the Development Agreement's stated requirements.

e. The District entered into an agreement on January 22, 2020 with HW Commerce Office LP in an amount not to exceed \$2,576,125 payable from current or future Deep Ellum TIF District Funds in consideration of The Stack Deep Ellum Project on property currently addressed at 2700, 2712, and 2718 Commerce Street.

Project	Principal	Accrued	Less	Total (P & I)
		Add'l Subsidy (1)	Payments (2)	Outstanding
HW Commerce Office LP	\$2,576,125	\$0	\$0	\$2,576,125
Total	\$2,576,125	\$0	\$0	\$2,576,125

f. The District entered into an agreement on April 10, 2019 with 3309 Elm TIF, Inc., in an amount not to exceed \$3,000,000 payable from current or future Deep Ellum TIF District Funds in consideration of the Continental Gin Redevelopment Project on property currently addressed at 3309 Elm Street. The zone fully disbursed the TIF District funds to the developer in fiscal year 2021.

Project	Principal	Accrued	Less	Total (P & I)
		Add'l Subsidy (1)	Payments (2)	Outstanding
3309 Elm TIF, Inc.,	\$3,000,000	\$0	\$3,000,000	\$0
Total	\$3,000,000	\$0	\$3,000,000	\$0

**5. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2022 *	Base Year 2008 Value	Est. Captured Value 2022**
City of Dallas	\$1,299,865,564	\$189,162,613	\$1,110,702,951
Dallas County	\$1,300,962,617	\$189,363,589	\$1,111,599,028

\* 2022 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\* Based on Certified Taxable Values. Final values will be determined on February 01, 2023.

**6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2022 Increment****
City of Dallas	0.63393	\$7,041,079
Dallas County	0.11987	\$247,693 *****
Total for all Jurisdictions	\$0.75380	\$7,288,772

\*\*\*Participation rates for City of Dallas and Dallas County are 85% and 55% respectively.

\*\*\*\*The District began collecting increment in fiscal year 2008-09.

\*\*\*\*\* Actual Dallas County collections for FY2022 would have been \$1,332,477; however, the \$2,800,000 NPV Dallas County budget cap will be reached during fiscal year 2022, limiting the anticipated increment to be collected.

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$7,288,772. For 2021 tax year, increment in the amount of \$6,572,373 was received.

City of Dallas, Texas  
Deep Ellum Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$2,300,000 over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$216,917 on September 30, 2022, represents the Zone administration costs for the fiscal year 2018-2019 (\$52,879), fiscal year 2019-2020 (\$62,162), fiscal year 2020-2021 (\$54,669), and fiscal year 2021-2022 (\$47,207) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B: Financial Obligations Estimated Payoff**

It is anticipated that The Stack Deep Ellum will be paid in full in FY 2022-2023 upon verification that all project conditions have been fulfilled. TIF District funding is in an amount not to exceed \$2,576,125 (actual amount to be based on TIF-eligible project costs).

## **Appendix C – District-Wide Set-Aside Funds**

The TIF District Increment Allocation Policy adopted by the TIF Board for the Deep Ellum TIF District currently provides for 5% of any District increment, after administrative expenses, to be set aside annually for District-Wide Improvements. Specific improvement projects are to be determined and the amount of this set-aside will be reviewed annually based on updated financial projections and District needs. The TIF District Board shall also have the discretion to release all or part of district-wide set-aside funds towards reimbursement of one or more TIF eligible projects. The intent of this set-aside is to leverage TIF District funds as a match for other funding.

The district-wide set-aside balance as of the end of FY 2022 totals \$987,027. There are no commitments at this time.

Potential uses as defined by the Increment Allocation Policy include:

- Gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

**Grand Park South TIF District  
FY 2021-2022  
Annual Report**

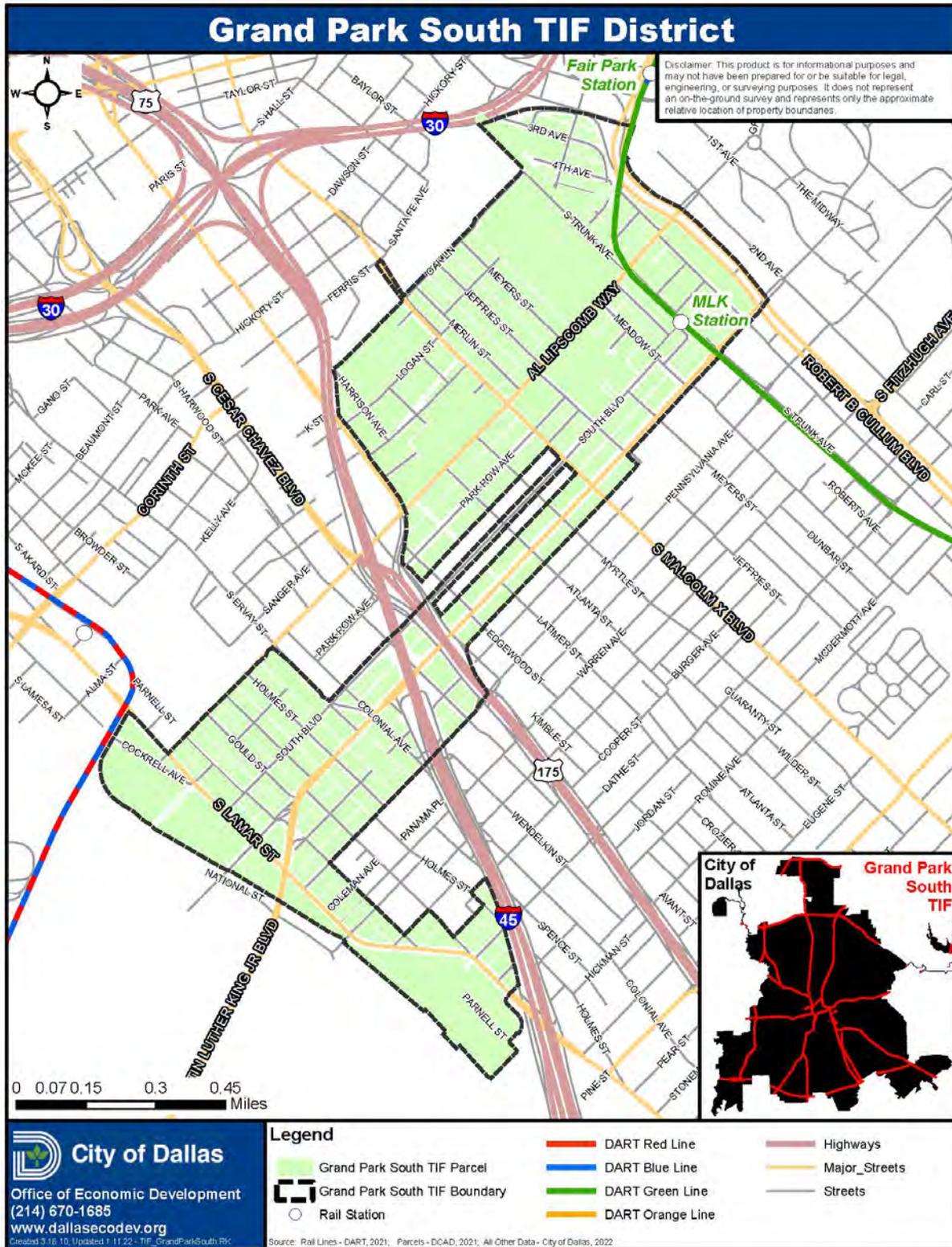


**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
<http://www.dallasecodev.org>

**October 1, 2021 to September 30, 2022**

# Reinvestment Zone Number Thirteen Tax Increment Financing District



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*Front cover shows the Forest Theater, 1914-1920 MLK Jr. Blvd. preparing for renovation*

## Mission Statement

The mission of the Grand Park South TIF District is to provide a source of funding for public infrastructure improvements necessary to enhance the real estate market for the Grand Park South TIF District area. The Grand Park South TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping a former residential area in decline to take full advantage of the expanding DART light rail system, to promote transit oriented development in the historical context of the neighborhood, to implement appropriate urban design standards, and to improve the quality of development south of downtown.

The Dallas City Council established the Grand Park South TIF District by Ordinance Number 26147 on October 26, 2005. The Grand Park South District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2035 (including collection of the 2035 increment in calendar year 2036 and any related matters to be concluded in 2036) or when the budget of \$29.8 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation is 90%, and the County's participation is 65%.

## TIF District Accomplishments

The Grand Park South TIF District (TIF District) is composed of neighborhoods to the south of Fair Park including the Al Lipscomb Way, Martin Luther King, Jr. Boulevard, and Malcolm X Boulevard corridors. The TIF District exhibits deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of the City and property within the area. The TIF District's strengths include the following:

- Proximity to downtown
- Adjacency to Fair Park
- J.B. Jackson Transit Center which includes DART's Green Line MLK Station
- South Boulevard – Park Row Historic District
- Includes the intersection of Malcolm X and Martin Luther King, Jr. Boulevards, one of only a few such intersections in the country.

In March 2021, the TIF District's Board of Directors (Board) approved Urban Design Guidelines for Projects located in Tax Increment Financing Districts to be applied to the Grand Park South TIF District. In June 2021, the Board reviewed a request by the City's Transportation Department in an amount not to exceed \$500,000 for a public street lighting improvement project and recommended City Council approval. The item was approved by City Council in October 2021. The public street lighting improvement project was completed in April 2022.

During 2021, the Board reviewed and recommended approval of an amendment to increase the geographic area of the TIF District by approximately 151 acres in an area

contiguous to the current TIF District and bounded by Al Lipscomb Way, South Ervay Street, South Boulevard, Pennsylvania Avenue, and Botham Jean Boulevard. No changes to the TIF District budget were recommended. The amendment was approved by City Council in December 2021.

Although the pace of new development has been slower than originally anticipated, some development activity has occurred in the TIF District as noted in the chart below. Staff will continue to explore options to encourage more development.

### Current Development Status in the District Grand Park South TIF District Projects

<b>Grand Park South TIF District – Past, Current and Anticipated Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Units<sup>2</sup></b>	<b>Status</b>	<b>Year Complete</b>	<b>Approx. Investment<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
<i>There are currently no projects utilizing TIF funds</i>						
<b>Projects Within TIF District Not Utilizing TIF Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Units and/or size<sup>2</sup></b>	<b>Status</b>	<b>Year Complete</b>	<b>Approx. Investment<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
Fair Park Estates, Phase I	Malcolm X Blvd. & Park Row Avenue; South Blvd. & Jefferies St.	30 houses	Completed	2014	\$3,498,698	\$0
Fair Park Estates, Phase II		13 houses	Completed	2017-2020	\$2,089,401	\$0
Urban Mixed-Use, LLC Ph I Project (3221 Flats)	3221 Elihu Street	38 apartments	Complete	2014	\$3,990,000	\$0
O'Reilly Auto Parts	3109 MLK Jr. Blvd.	6,000 sf	Complete	2013	\$1,207,940	\$0
Billy Earl Dade Middle School	2727 Al Lipscomb Way	213,616 sf	Complete	2013	\$32,182,840 (Non-Taxable)	\$0
Office Building (Social Security Admin – tenant)	2530 Malcom X Blvd.	12,288 sf	Complete	2014	\$4,270,340	\$0
Two Podners Restaurant/Retail <sup>(5)</sup>	1441 Robert Cullum Blvd.	10,702 sf	Complete	2017 – Restaurant 2021 - Retail	\$2,431,720	\$0
South Side Apts. (remodel of former lodge)	3020 South Blvd.	6 apartments	Complete	2020	\$210,710	\$0

Fair Park Moderns Condos Phase I	3231 Elihu St.	5 condo units	Complete	2021	\$1,784,800	\$0
The Crossing <sup>5</sup>	2839 South Ervay St.	Phase 1 – 2,000 square feet laundromat; Phase 2 – 3,000 square feet community market & kitchen	Phase 1 – Complete Phase 2 – under renovation	2023	\$793,865	\$0
1632 MLK retail building <sup>5</sup>	1632 MLK Blvd.	12,000 square feet retail	Under renovation	2023	\$1,500,000	\$0
Forest Theater	1914-1920 MLK Jr. Blvd.	64,000 square feet theater/retail space	Preparing for renovation	2024	\$53,000,000	\$0
<b>Total (TIF and Non TIF)</b>					<b>\$74,777,474</b>	<b>\$0</b>
<b>44 apartments, 43 single-family houses, and 5 condo units</b> <b>18,702 square feet retail/commercial space</b> <b>12,288 square feet office</b> <b>213,616 square feet Middle School</b> <b>79,000 square feet retail/commercial</b>					<b>Completed</b> <b>Completed</b> <b>Completed</b> <b>Completed</b> <b>Planned/Under renovation</b>	
<sup>1</sup> All information updated as of September 30, 2022. <sup>2</sup> Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage. <sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out. <sup>4</sup> TBD indicates that development agreement has not yet been executed and TIF investment is yet to be determined. <sup>5</sup> Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.						

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City’s and County’s established criteria for mixed-income housing. In this TIF District, there are no TIF-funded residential projects.

A total of 44 apartments, 43 single-family houses, and 5 condominium units have been completed. The current market rents may be affordable relative to area median family income levels. There are potentially additional units using other incentives in the pipeline over the next several years. The City’s Housing and Neighborhood Revitalization Department has been coordinating with the Dallas Housing Foundation and Texas Community Builders on the development of single-family lots in the Jeffries-Meyers area with pre-development activities including environmental assessments underway.

## Value and Increment Revenue Summary

The Grand Park South TIF District's 2022 taxable value was \$147,828,848 (and slightly varies for other taxing jurisdictions due to exemption levels). This represents an increase of \$68,764,272 (87%) from the 2005/2021 amended base year value of \$79,064,576 and an increase of \$25,174,117 (20.5%) from the previous year. The TIF District anticipates collecting approximately \$559,568 in incremental tax revenue for tax year 2022.

## Objectives, Programs and Success Indicators

The Grand Park South TIF District Project Plan and Reinvestment Zone Financing Plan was adopted in 2005 and amended in 2021. The Plan's development goals are provided below:

- Create additional taxable value attributed to new private investment in projects in the Grand Park South TIF District totaling approximately \$579 million.

*Property values in the TIF District have begun to increase slowly. Over \$74 million in growth has occurred or is anticipated since its creation and amendment in 2021.*

- Encourage transit-oriented development within the TIF District. This includes the creation of a new town center in proximity to DART's MLK Green Line station while providing access and connections to the station that will allow ridership to exceed over 2,400 per day by 2015.

*The Green Line's MLK and Fair Park stations opened in September 2009 with an aim toward setting the stage for transit-oriented development throughout the TIF District. The COVID-19 pandemic negatively impacted transit ridership in 2020 and 2021; however, recovery is showing in the 2022 ridership figures.*

*The annualized ridership for FY 2022 for the MLK station is 363,710, according to DART. This represents a 53% increase over the base year (FY 2010) and 23% increase from last year. Average daily ridership is 1,021; a 19% increase from last year.*

*The annualized ridership for FY 2022 for the Fair Park station is 328,098, according to DART. This represents a 16% decline over the base year (FY 2010) and 106% increase from last year. Average daily ridership is 848; a 115% increase from last year. Staff will continue to monitor ridership trends.*



MLK station

- Attract new private development in the TIF District totaling approximately 2,400 residential units by 2035, including development of new single-family homes, mid-rise residential, such as town homes, and higher density residential near the MLK Green Line station, while preserving and restoring historic single-family residences.

*The Fair Park Estates project located along Park Row, Malcolm X Boulevard, South Boulevard, and Jeffries Street has resulted in 43 residential units. Urban Mixed Use LLC completed 38 multifamily units in 2016. The South Side Apartments created 6 apartment units from the remodel of a former lodge. Fair Park Moderns Condos Phase I has brought 5 units to the market. To date, 92 units in total have been completed or planned (3.8% of the goal).*



Examples of multifamily and single-family development. Urban Mixed Use LLC's 3221 Flats (left) and South Fair CDC's Fair Park Estates homes (right)

- Diversify housing options within the TIF District by providing various types of housing, including town home, multi-family, and single-family projects, at a range of price points including approximately 20% of new units at or below 80% of Area Median Income (AMI) and 80% of new units at market rate. Replace existing multi-family housing stock in substandard condition (approximately 500 units) with new residential development at 60% of Area Median Income. Expand homeownership opportunities in the district.

*There is an ongoing effort to provide a variety of housing options within the Grand Park South TIF District, especially needed market rate housing.*

*On January 11, 2012, the City approved 2006 bond funding and the use of CDBG grant funds for the Urban Mixed Use LLC. Phase 1 located at 3221 Elihu Street (now called 3221 Flats) with 38 units, completed in 2014.*

*In Spring 2018, City Council adopted a new Citywide comprehensive housing policy. Future development in the Grand Park South area has the potential to support goals for expanding housing opportunities.*

- Grow and diversify retail and commercial uses within the TIF District. Consolidate new retail and other commercial activities to support a new town center in proximity to the MLK Green Line station; create a neighborhood retail center in proximity to the Al Lipscomb Way and Malcolm X Boulevard intersection; enhance retailing opportunities and design through infill development along Martin Luther King, Jr. Boulevard, and, in some cases, convert existing retail and commercial buildings to residential uses. Attract 300,000 square feet of retail space and 150,000 square feet of office or other commercial space in new private development by 2035.

*Completed commercial development includes a 12,288 square foot office building and 16,702 square feet of retail. Additional commercial development underway includes a community kitchen as part of The Crossing project, a retail building renovation at 1632 MLK Boulevard, and preparations for the restoration of the Forest Theater.*



Two Podners expanded restaurant & adjacent retail space

- Expand parks and open space within the TIF District by encouraging the development of both private and public parks and open space, such as pocket parks, plazas, courtyards, and recreation areas, within walking distance (1/4 mile) of new residential development, especially new mid- and high-density residential development.

*During FY 2012, the City installed shared lane markings to encourage bicycling on Martin Luther King, Jr. Boulevard from Fair Park to Julius Schepps Freeway. The long term plan is for this shared lane to connect to future bicycle facilities on the Cedar Crest Bridge.*

*Active capital improvement projects include \$1.4 million in Complete Streets improvements on Martin Luther King, Jr. Boulevard from Robert B. Cullum to S.M. Wright Freeway. The project will include bike route improvements, enhanced sidewalks and crosswalks, pedestrian lighting, landscape and irrigation, and mid-block pedestrian crossings. Construction is scheduled for completion in early 2023.*

- Improve security and safety through pedestrian lighting and design that encourages "eyes on the street."

*During FY 2021-2022, the TIF District funded \$500,000 towards a public street lighting improvement project including new and upgraded lighting along portions of Park Row Avenue, South Boulevard, Jeffries Street, and Meadow Street to assist in implementing public safety strategies identified by the Mayor's Task Force on Safe Communities. The project was completed in April 2022.*



New streetlighting installed during FY 2022 shown in daytime and evening

- Generate approximately \$30.3 million (net present value) in increment over 25 years of collection.

*The TIF District's assessed property value has increased from its 2005/2021 adjusted base year value. It has to-date increased 87% from the*

*adjusted base year value. The cumulative increment collection to-date is \$1,554,527 (5% of the goal).*

## **Year-End Summary of Meetings**

The Grand Park South TIF District Board of Directors met twice during the fiscal year from October 1, 2021 to September 30, 2022. The Board approved and forwarded one item to City Council.

The Board, based on amended composition, can consist of up to seven members, including six City of Dallas appointees and one Dallas County appointee. During FY 2021-2022, the Board members were (FY 2021-2022 Board meetings attended): Michael Hubbard, Chair – City Representative (2 of 2 meetings); Jason Brown, Vice-Chair – City Representative (2 of 2 meetings); Sheri Mixon – City Representative (2 of 2 meetings); Tabitha Lanett Wheeler – City Representative, (1 of 2 meetings); Froswa' Booker-Drew - City Representative, (1 of 2 meetings); Eva Taylor-Jones - City Representative, (1 of 2 meetings); and Luis Tamayo - Dallas County Representative (2 of 2 meetings).

The Dallas City Council approved four items during the fiscal year directly related to the TIF District. The items are summarized below:

- On October 13, 2021, Resolution No. 21-1662 authorized the transfer of \$500,000 from the Grand Park South TIF District Fund to the Transportation Special Projects Fund to implement a public street lighting improvement project.
- On November 10, 2021, Resolution No. 21-1886 authorized a public hearing to be held on December 8, 2021 to hear citizen comments and concerns regarding proposed amendments to the Grand Park South TIF District boundary and Plan.
- On December 8, 2021, Ordinance No. 32087 amended Ordinance Nos. 26147 and 26773, previously approved the City Council on October 26, 2005 and on June 13, 2007, respectively to (1) increase the geographic area of the Grand Park South TIF District to add approximately 151 acres to promote development or redevelopment of the District; (2) authorize an amendment to the participation agreement with Dallas County to extend its financial participation in the Grand Park South TIF District from 2026 to the end of the current term in 2035; and (3) make corresponding modifications to the Grand Park South TIF District boundary and Project and Financing Plans.
- On February 23, 2022, Resolution No. 22-0388 accepted the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), and authorized the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

### Pending TIF District Items

- Consideration of the FY 2021-2022 TIF District Annual Report and a recommendation to the City Council for approval.

### Budget and Spending Status

The TIF District’s budget and spending to date are provided below:

<b>Grand Park South TIF District Project Plan Budget (NPV Values)</b>	
<b>Category</b>	<b>TIF Budget (NPV)</b>
Infrastructure Improvements	\$15,219,872
Environmental Remediation	\$7,192,554
Façade Restoration	\$2,226,746
Parks, Open Space, and Signature Entries	\$2,412,308
Grant or Loan Programs	\$1,670,060
Administration and Implementation	\$1,577,279
<b>Total Project Costs (excluding interest)</b>	<b>\$30,298,818</b>
<i>All values discounted to 2006 dollars at 5% annually. Actual expenditure value will depend on timing of the project costs</i>	

<b>Grand Park South TIF District Project Plan Budget Projected Increment Revenues to Retire TIF Fund Obligations</b>			
<b>Category</b>	<b>TIF Budget*</b>	<b>Allocated**</b>	<b>Balance</b>
Infrastructure Improvements	\$71,895,857	\$500,000	<b>\$71,395,857</b>
Environmental Remediation	\$7,138,595	\$0	<b>\$7,138,595</b>
Façade Restoration	\$5,353,947	\$0	<b>\$5,353,947</b>
Parks, Open Space, and Signature Entries	\$10,197,994	\$0	<b>\$10,197,994</b>
Grant or Loan Programs	\$1,529,698	\$0	<b>\$1,529,698</b>
Administration and Implementation	\$5,863,846	\$444,852	<b>\$5,418,994</b>
<b>Total Project Costs (excluding interest)</b>	<b>\$101,979,938</b>	<b>\$944,852</b>	<b>\$101,035,086</b>
<i>** TIF administration costs shown are expended through FY 2021-2022.</i>			
<i>**Budget shown above in current dollars, updated yearly; TIF Project Plan shows the budget in net present value. Values above do not include interest payments or receipts</i>			

## **FY 2022-2023 Work Program**

The FY 2022-2023 work program for the Grand Park South TIF District includes:

- Encourage development projects within the TIF District.
- Approval of an Increment Allocation Policy for the Grand Park South TIF District.
- Approval of the City of Dallas Tax Increment Finance Districts Mixed-Income Housing Guidelines.
- Provide staff support for the Environmental Protection Agency (EPA) Brownfields Assessment Grant awarded in 2020 that targets the South Dallas/Fair Park community in revitalizing priority brownfields.

## Appendix A: Financials

**City of Dallas, Texas**  
**Grand Park South Tax Increment Financing District Fund**  
**Reinvestment Zone Number Thirteen**  
**As of September 30, 2022**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

(12,294) Interest Income	
<u>\$300,972</u> Ad Valorem Taxes (Collected in FY 2021-2022 based on 2021 Final Tax Roll)	
<u>\$288,678</u>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$59,991 Administrative Expense - TIF admin cost for FY 2021-2022	
\$500,000 Non-Capital Outlay*	
\$0 Capital outlay	
<u>\$0</u> Additional Subsidy in Form of Grant (in lieu of interest expense)	
<u>\$559,991</u>	<b>Total Expenditures</b>

\* \$500,000 was transferred from the Grand Park South TIF District fund to the Transportation Special Projects Fund to implement a public street lighting improvement project in Tax Increment Financing Zone Number Thirteen (Grand Park South TIF District).

**3.** The Zone began reimbursing the General Fund for administrative costs incurred through fiscal year 2008-09.

**4. Amount of Principal and Interest due-on outstanding indebtedness:**

Grand Park South TIF District has incurred no bonded indebtedness as of September 30, 2022.

**5. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2022*	Base Year 2005/2021 Value	Est. Captured Value 2022**
City of Dallas	\$147,828,848	\$79,064,576	\$68,764,272
Dallas County	\$148,248,018	\$79,064,576	\$69,183,442

\*2022 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\*Based on Certified Taxable Value. The final values will be determined on February 01, 2023.

**6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2022 Increment
City of Dallas	0.67122	\$461,560
Dallas County	0.14166	\$98,009
Total for all Jurisdictions	\$0.81288	\$559,568

\*\*\*Participation rates for City of Dallas and Dallas County are 90% for tax years 2007-2035 and 65% for tax years 2007-2026 respectively.

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$559,568. For the 2021 tax year, increment in the amount of \$300,972 was received.

**City of Dallas, Texas**  
**Grand Park South Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019 and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$805,207	\$1,017,640	\$743,284	\$525,784	\$344,091
Interest receivable	\$1,325	\$213	\$573	\$570	\$800
<b>Total assets</b>	<b>\$806,532</b>	<b>\$1,017,854</b>	<b>\$743,857</b>	<b>\$526,354</b>	<b>\$344,891</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Deferred tax revenue	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$184,994	\$125,003	\$82,444	\$17,832	\$0
<b>Total liabilities</b>	<b>\$184,994</b>	<b>\$125,003</b>	<b>\$82,444</b>	<b>\$17,832</b>	<b>\$0</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$621,538	\$892,851	\$661,413	\$508,522	\$344,891
<b>Total Liabilities and Fund Equity</b>	<b>\$806,532</b>	<b>\$1,017,854</b>	<b>\$743,857</b>	<b>\$526,354</b>	<b>\$344,891</b>

**Grand Park South Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019 and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$1,289,003	\$248,112	\$236,163	\$173,986	\$141,243	\$157,925
Tax increment-Intergovernmental	\$265,524	\$52,860	\$54,283	\$36,418	\$31,032	\$30,612
Interest income	\$26,809	\$3,737	\$2,546	\$5,466	\$7,195	\$3,350
Net increase (decrease) in fair value of investments	(\$14,946)	(\$16,030)	(\$1,198)	\$1,634	\$2,038	(\$1,114)
<b>Total revenues</b>	<b>\$1,566,390</b>	<b>\$288,678</b>	<b>\$291,794</b>	<b>\$217,503</b>	<b>\$181,508</b>	<b>\$190,773</b>
<b>Expenditures:</b>						
Administrative expenses	\$444,852	\$59,991	\$60,356	\$64,612	\$17,876	\$178
Non-Capital Outlay	\$500,000	\$500,000	\$0	\$0	\$0	\$0
Capital outlay	\$0	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$944,852</b>	<b>\$559,991</b>	<b>\$60,356</b>	<b>\$64,612</b>	<b>\$17,876</b>	<b>\$178</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$621,538</b>	<b>(\$271,313)</b>	<b>\$231,438</b>	<b>\$152,891</b>	<b>\$163,631</b>	<b>\$190,595</b>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$892,851	\$661,413	\$508,522	\$344,891	\$154,296
<b>Fund balance (Deficit) at beginning of year, as restated</b>						
	\$0	\$892,851	\$661,413	\$508,522	\$344,891	\$154,296
<b>Fund balance (deficit) at end of year</b>	<b>\$621,538</b>	<b>\$621,538</b>	<b>\$892,851</b>	<b>\$661,413</b>	<b>\$508,522</b>	<b>\$344,891</b>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
Grand Park South Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financial Plan permits expenditures not to exceed \$5,863,846 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund for costs incurred through fiscal year 2008-09. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$184,994 at September 30, 2022 represents the TIF administration costs for the fiscal year 2018-2019 (\$27,963), fiscal year 2019-2020 (\$36,649), fiscal year 2020-2021 (\$60,391), and fiscal year 2021-2022 (\$59,991) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B – Financial Obligations Estimated Payoff**

The TIF District currently has no outstanding obligations.

## **Appendix C – District-Wide Set-Aside Funds**

The TIF District currently has no formal Increment Allocation Policy.

# Skillman Corridor TIF District FY 2021-2022 Annual Report



Skillman Street Median Improvements

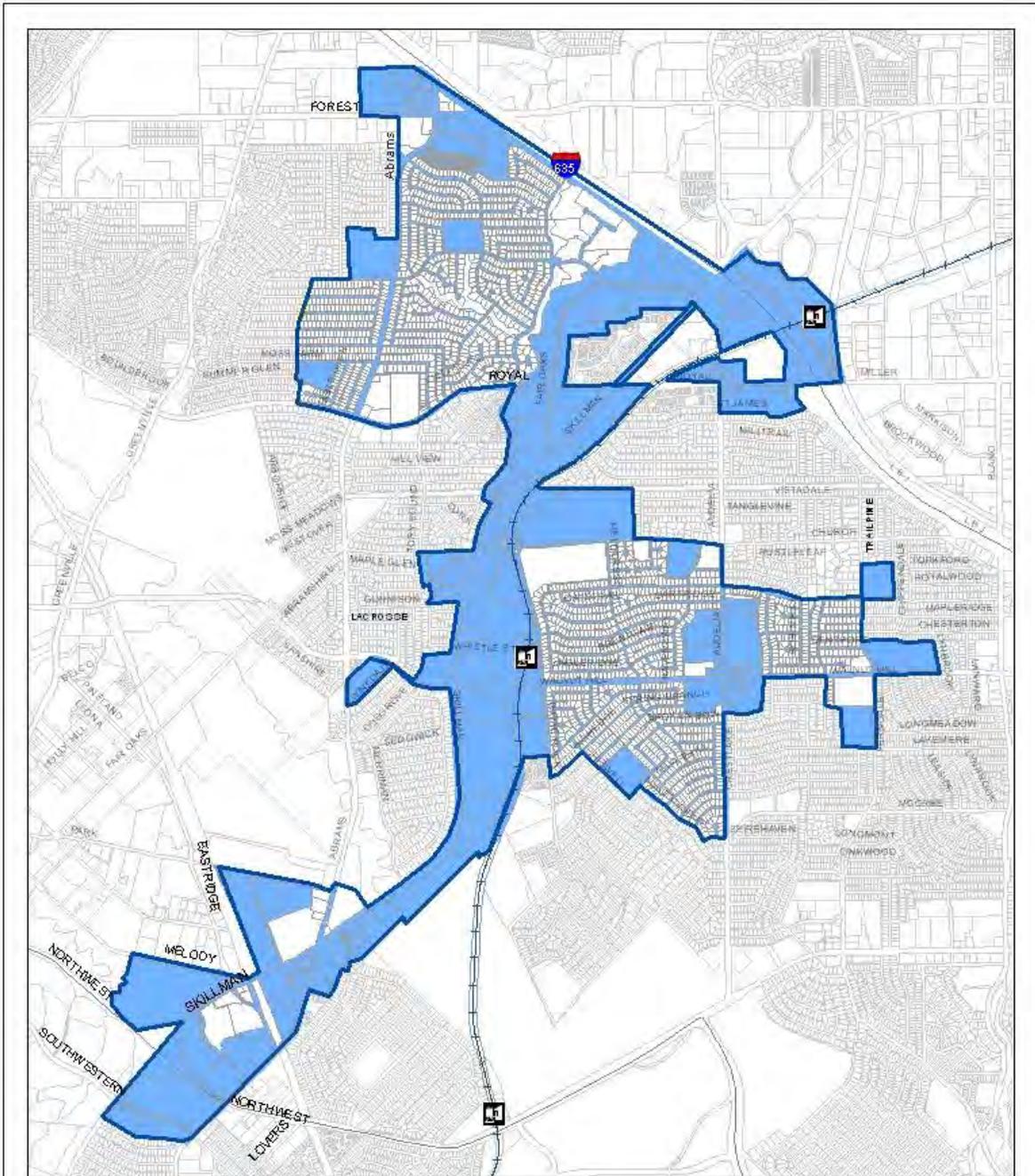


**City of Dallas**

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**October 1, 2021 to September 30, 2022**

# Reinvestment Zone Number Fourteen Tax Increment Financing District



## Skillman Corridor TIF District

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

-  Existing DART Station
-  DART Blue Line
-  TIF Perimeter Boundary
-  Properties & right-of-way inside TIF



Office of Economic Development  
October 2011

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## Mission Statement

The mission of the Skillman Corridor TIF District is to provide a source of funding for public infrastructure improvements that will assist in creating a more sustainable mix of rental and owner-occupied residential property in the Skillman Corridor. This effort will help encourage the redevelopment of structurally obsolete apartment complexes and retail centers, better trail and recreational connections, and transit-oriented development near the Skillman/Walnut Hill DART light rail station and the existing Skillman/LBJ DART light rail station. The Skillman Corridor TIF District began on January 1, 2006 and will terminate on December 31, 2035 (including collection of the 2035 increment in calendar year 2036 and any related matters to be concluded in 2036).

## Skillman Corridor TIF District Accomplishments

Dallas City Council established the Skillman Corridor TIF District by Ordinance Number 26148 on October 26, 2005. In December 2006, the TIF District's boundaries were amended to include several Richardson Independent School District (RISD) campuses to help RISD meet changing campus needs as the area is redeveloped. The RISD Board of Trustees approved contributing the debt service portion of future RISD increment to the TIF District up to \$10 million (net present value or a total amount of just over \$16 million). This financial participation marked the first financial participation by a school district in a Dallas TIF district since 1999. The Dallas City Council adopted the Skillman Corridor TIF District Project Plan and Reinvestment Zone Financing Plan on December 13, 2006 by Ordinance 26534.

In 2007, a development agreement with PC LH Land Partners, LP (PC LH) for the TIF District's catalyst project "Lake Highlands Town Center (LHTC)" was approved by the Skillman Corridor TIF Board and the City Council. The project also received funding commitments from Dallas Area Rapid Transit (DART) and the North Central Texas Council of Governments (NCTCOG) for a light rail station and related improvements at Skillman Street and Walnut Hill Lane along the existing DART Blue Line. In addition, the project received funds from Dallas County for infrastructure improvements and City of Dallas bond funds for infrastructure improvements.

Infrastructure and other public improvements as part of the LHTC horizontal site development phase have been completed. An operation and maintenance agreement for non-standard public improvements has been executed with PC LH, and the Lake Highlands Public Improvement District (LHPID) has agreed to partial assignment of those responsibilities.

The 20 acres of park land and trails constructed as part of the project was conveyed to the City on March 31, 2011 and named "Watercrest Park." Maintenance responsibility has been designated to PC LH, future owners, and/or the Lake Highlands Public Improvement District (LHPID).

Due to the economic downturn between 2008-2010, vertical development at the LHTC was delayed. In June 2011, the City approved an amended development agreement for LHTC that increased the TIF funding dedication of future TIF revenues from \$23,000,000 to a maximum of \$40,000,000 subject to certain conditions.

In May 2009, the Skillman Corridor TIF Board adopted a "Skillman Corridor TIF Strategic Implementation Plan" to guide the next phases of development and improvements in the TIF District.

In FY 2011, a development agreement with Audelia WGK, LLC for the White Rock Place development was approved by the Skillman Corridor TIF Board and the City Council. TIF funding assisted with reconfiguring the southwest corner of Walnut Hill Lane and Audelia Road into a smaller retail component of 18,000 square feet and infrastructure for 17 residential lots. All homes were completed in late 2013.

A development agreement with the Richardson Independent School District (RISD) was approved in FY 2011 to provide TIF funding pursuant to the Interlocal Agreement between the City and RISD for stadium facility improvements adjacent to Lake Highlands High School as funds are available.

During FY 2012, the TIF Board approved by-law amendments to reflect changes in state law for TIF Board composition so that only taxing jurisdictions that participate financially can have representation and a change in the TIF design review process to have that function undertaken as part of the City Design Studio Urban Design Peer Review Panel. The TIF Board also approved mixed-income housing guidelines.

During FY 2013, a development agreement with WRT/DK Residential, L.P. for the White Rock Trail Apartments project was approved by the TIF Board and City Council. The development, now called NorthRock Lake Highlands was completed in late 2014. In FY 2016, the developer terminated the agreement, forgoing the TIF subsidy.

During FY 2014-2015, staff held ongoing discussions on potential updated plans for LHTC (primarily the retail block as a next phase). Phase I requirements under the LHTC agreement were completed in 2015, and the City began disbursement of TIF funding. In September 2015, PC LH decided to terminate the remainder of the LHTC agreement.

During FY 2016, the TIF Board approved district-wide funding commitments including \$349,800 in local match funding for the Lake Highlands TOD Multimodal Connectivity Project (hike/bike trail extension) and \$35,000 to share in the cost for a Phase I Master Plan to study and prepare schematic design for enhancements to the proposed Lake Highlands Gateway Bridge at the intersection of Skillman Street and IH 635.

During FY 2017, a development agreement with NADG/SHOP Lakeridge LP for the Lakeridge shopping center project was approved by the TIF Board and City Council.

In June 2018, the TIF Board recommended district-wide funding up to \$350,000 toward median/gateway improvements along Skillman Street near the hike/bike trail extension project.

During fiscal year 2018-2019, the Lakeridge shopping center project was completed and the TIF subsidy was paid in full. The 90,476 square feet of upgraded retail space has resulted in a more than doubling of taxable value. The project also replaced much of the non-pervious parking lot with 8,000 square feet of public open space. The City of Dallas and SHOP Development were awarded the 2019 Urban Land Institute’s “Next Big Idea” award for three of their local projects, including the Lakeridge center project.



In 2021, the TIF Board recommended district-wide funding to support dredging and studying Watercrest Park pond at Lake Highlands Town Center and lighting of certain streets within the District.

Significant TIF District projects are shown in the following table.

<b>Skillman Corridor TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. or Estimated Value<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
Lake Highlands Town Center, Phase I <sup>2 8</sup>	NE and SE corner Walnut Hill/Skillman. Haven Apts. – 7707 Watercrest Parkway	Public Improv – 2010; Ph I – 2014	Sitework/public improvements & Phase I vertical development - Haven Apts. complete	200 units; 7,500 square sf retail	\$30,661,400	\$10,000,000
White Rock Place	SW Corner Walnut Hill & Audelia	2013	Retail portion & infrastructure for SF lots complete	17 SF lots; 18,000 sf retail reconfig.	\$21,100,440	\$2,372,000
Lakeridge	SE corner of Walnut Hill & Audelia	2019	Complete	90,476 sf upgraded retail	\$9,725,000	\$4,500,630
<b>Subtotal</b>				<b>217 res. Units; 115,976 square feet retail</b>	<b>\$61,486,840</b>	<b>\$16,872,630</b>
<b>Projects Within TIF District Not Utilizing TIF Funding<sup>5</sup></b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>

Trimark Town Homes	9400 Block Timberleaf Dr	2005	Complete	84 units	\$20,432,840	n/a
Medallion Retail Center expansion/renov. <sup>7</sup>	6300 E Northwest Hwy & 5720 Skillman St.	2006	Complete	88,800 square feet new space	\$30,608,980	n/a
Kingsley Square Redevelopment	7203 & 7211 Skillman St.	2007	Complete	76,000 square feet retail	\$17,924,650	n/a
Wal Mart Supercenter	9382 LBJ Fwy.	2008	Complete	204,000 square feet retail	\$12,485,410	n/a
The Avery on Southwestern (formerly Village View Apts)	8910 Southwestern Blvd.	2009	Complete	422 units	\$69,700,000	n/a
Timbercreek redevelopment	Skillman St @Northwest Hwy	2011-2012	Complete	485,000 square feet retail	\$53,471,560	n/a
Century Lake Highlands (formerly White Rock Trail/ NorthRock Apts.)	6808 Skillman St	2014	Complete	362 units	\$64,500,000	n/a
The Bordeaux at Lake Highlands	SW corner Skillman St & Church Rd.	2014-2017	Complete	37 single family homes	\$31,201,490	n/a
The Shops at Lake Highlands Town Center	SE corner Walnut Hill/Skillman	2017	Complete	59,600 sf grocery/retail restaurant	\$21,250,000	n/a
Lookout Apartments at Lake Highlands Town Center	Lookout Point/ Watercrest Parkway	2018	Complete	259 units	\$56,500,000	n/a
The Enclave at Lake Highlands Town Center	Skillman & Segwick Dr.	2018-2021	Complete	86 townhomes	\$43,029,360	n/a
Highpoint Crossing	6375 & 6411 E. Northwest Hwy	2018	Complete	181,993 square feet retail	\$41,750,000	n/a
Lenox Lake Highlands (Lake Highlands Town Center North)	Whistle Stop Place	2023	Under Construction	403 units	\$79,000,000	n/a
Goose at White Rock Valley	9601 White Rock Trail	2023	Under Construction	36 homes	\$23,000,000	n/a
<b>Subtotal</b>				<b>1,689 res units; 1,095,393 square feet retail</b>	\$564,854,290	<b>\$0</b>

Projects Utilizing and Not Utilizing TIF Funding			
<b>Total</b>	<b>1,906 res units; 1,211,369 square feet retail</b>	\$626,341,130	<b>\$16,872,630</b>
<p><sup>1</sup> All information updated as of September 30, 2022.</p> <p><sup>2</sup> As of 2015, only Phase I of the project relates to the TIF funding agreement.</p> <p><sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD taxable value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.</p> <p><sup>4</sup> Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.</p> <p><sup>5</sup> Selected significant projects included.</p> <p><sup>6</sup> Tax-exempt property. Amount shown is approximate investment in improvements.</p> <p><sup>7</sup> For Medallion Retail Center, previous reports FY 11 and prior only showed added value of \$8.4 million; however, to be consistent with other reporting of redevelopment sites the full DCAD value is now shown.</p> <p><sup>8</sup> Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable for 15 years.</p>			

### Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City’s and County’s established criteria for mixed-income housing. In this TIF District, as part of TIF funding, a total of 217 units have been built to-date, of which 40 are required to be set-aside as affordable. The White Rock Place project involved TIF funding for infrastructure for 17 single-family lots and previously, on a case-by-case basis, for-sale housing was not subject to specific affordability requirements.

A total of 1,467 residential units have been completed overall. Another 439 units are under construction without any TIF subsidy or affordable units anticipated.

### TIF District Initiatives

In addition to TIF District funding, there have been other public funding commitments in support of the Lake Highlands Town Center (LHTC) and improvements to trails and gateways as shown in the TIF District Initiatives table below. A unique partnership was formed with PC LH and several public agencies (City, Dallas County, DART, and the North Central Texas Council of Governments (NCTCOG) as a result of the interdependent layering of funding for infrastructure and public improvements requiring coordination in support of the LHTC.

In June 2010, the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) awarded funding for two Sustainable Development (SD) Projects in the Skillman Corridor TIF District including the “LBJ/Skillman Urban Planning

Initiative” (planning study) and the “Lake Highlands TOD Sustainable Development Infrastructure Project.”

The LBJ/Skillman Urban Planning Initiative included evaluating the best land use and development mix in the LBJ/Skillman DART Station area and strategies to encourage transit-oriented development (TOD) and supporting pedestrian/bike improvements. In August 2009, the TIF Board approved a pledge of TIF funding in the amount of \$25,000 as matching funds for the project. NCTCOG funding includes \$100,000 with a required local 20% match of \$25,000 for a total study amount of \$125,000. The study was adopted by City Council in October 2014.

The “Lake Highlands TOD Sustainable Development Infrastructure Project”, with Dallas County and PC LH as partners, was selected for funding as an infrastructure project totaling \$3,243,000 to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman Street, north of Abrams Road). In late 2015, the City took the lead on managing the project with the TIF District providing \$346,800 in local match support and Dallas County committing up to \$271,000 (net project management costs). The trail extension construction is complete.

In June 2018, the TIF Board recommended up to \$350,000 in TIF funding toward the construction costs of median/gateway improvements along Skillman Street between Merriman Parkway and Abrams Road. The Lake Highlands Public Improvement District funded the design work. Construction has been implemented in conjunction with the construction of the trail extension project. The medians are complete.

During fiscal year 2020-2021, the TIF Board recommended dedicating \$1,600,000 in TIF District funds to match the \$1,600,000 available 2017 proposition D bond funds for dredging of the Watercrest Park pond at Lake Highlands Town Center with the following conditions: 1) that the dredging is consistent with Alternative 7A as presented in Garver’s Technical Memorandum dated April 1, 2021 (partial dredge of the whole pond to a shallow 1.5 foot depth to remove all sediment above the normal water surface elevation and dredging of the southern “bowl” portion of the pond to full design depth to provide additional volume), with additional focus that the northern portion of the waterway receive a light dredge so as to preserve natural habitat, 2) that the TIF Board will not entertain future dredging funding requests, and 3) that the findings as presented in the recommended action are accepted. At the same TIF Board meeting, the TIF Board also recommended dedicating up to \$60,000 to supplement the professional services contract with Garver for Watercrest Park pond dredging improvements to provide engineering evaluations and cost estimates for up to three beautification and maintenance-reducing concepts of Watercrest Park pond. On March 9, 2022, City Council approved the construction contract to dredge Watercrest Park pond and the contract has been executed. An Administrative Action was approved on September 17, 2021 to conduct the study of Watercrest Park Pond.

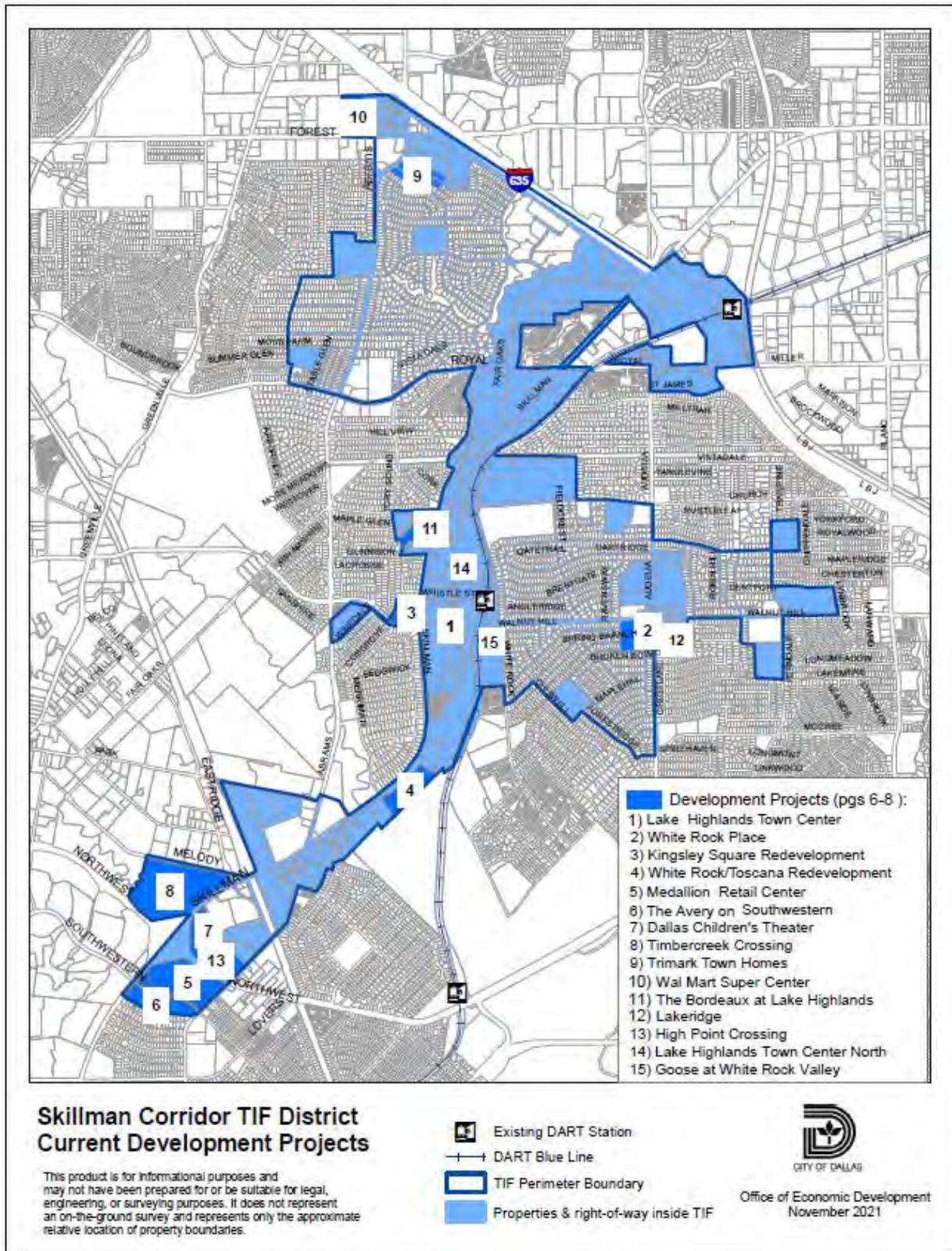
On December 3, 2021, the TIF District Board of Directors recommended a request by the City of Dallas Department of Transportation for TIF funding of public street lighting

improvements including (a) installation of approximately 26 new City light-emitting diode (LED) street lights in the amount of \$286,000 and (b) approximately 5,200 linear feet of fiber optics in the amount of \$286,000, for a total amount not to exceed \$572,000, along the following locations: (1) West and East Ferris Branch Boulevard: 3 street light poles, (2) Ferris Branch Boulevard from West/East Ferris Branch Boulevard to Whitehurst Drive: 5 street light poles, (3) Fair Oaks Crossing from Royal Lane to Whitehurst Drive: 12 street light poles, and (4) Fair Oaks Crossing from Royal Lane to Skillman Street: 6 street light poles. On March 9, 2022, the City Council approved Resolution 22-0456, authorizing \$572,000 to be transferred from the Skillman Corridor TIF District Fund to the Transportation Special Projects Fund to implement the public street lighting improvement project. As of the end of the fiscal year, construction was ongoing.

<b>District Initiatives</b>				
<b>Activity</b>	<b>Scope</b>	<b>Status</b>	<b>Investment</b>	<b>Source</b>
<b>Lake Highlands Town Center (LHTC) related</b>				
<b>New DART Light Rail Station – Skillman St./Walnut Hill Ln.</b>	Along the existing DART Blue Transit Line, a new station will be added on the northeast side.	Funding approved by DART Board in 2006. Station opened Dec. 2010.	\$10,000,000	DART
<b>City 2006 Bond Funds – Proposition Eight</b>	Public infrastructure support for a transit-oriented development at Skillman St/Walnut Hill Ln.	Council authorized bond sale and a Chapter 380 grant agreement in 2007. Infrastructure completed 2010.	\$4,677,282	2006 City Bond Program
<b>Dallas County Major Capital Improvement Program (MCIP)</b>	Funding in support of the LHTC for transportation infrastructure including bridge over Jackson Creek, collector streets, and pedestrian improvements.	Improvements completed in 2010.	\$3,421,846	Dallas County MCIP Fund 196, Project 8201
<b>North Central Texas Council of Governments (NCTCOG) with DART local funding exchange.</b>	Traffic and median improvements, collector streets, and pedestrian access and transit related improvements.	NCTCOG RTC approved 2007. Interlocal agreement with City executed May 2008. Construction completed in 2010.	\$5,150,000 \$1,287,500	NCTCOG/RTC  Local Match – Private ( <i>eligible for TIF reimbursement</i> )
<b>Watercrest Park pond dredge</b>	Partial dredge of pond to 1.5 foot depth and dredging of the southern “bowl” portion of the pond to full design depth, with focus that the northern portion of the waterway receive a light dredge so as to preserve natural habitat	Construction contract approved.	\$3,200,000 \$1,600,000 bonds + \$1,600,000, of which \$1,200,700 is required for contract	2017 City Bond Program Prop D  Skillman Corridor TIF District Fund

<b>Watercrest Park pond study</b>	Engineering evaluations and cost estimates for up to three beautification and maintenance-reducing concepts of Watercrest Park pond	Study has been completed.	\$60,000	Skillman Corridor TIF District Fund
<b>Public Street Light Improvements</b>	Installation of approximately 26 new City light-emitting diode (LED) street lights and (b) approximately 5,200 linear feet of fiber optics	Underway.	\$572,000	Skillman Corridor TIF District Fund
<b>Other District-Wide Initiatives</b>				
<b>Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – Lake Highlands TOD Sustainable Development Infrastructure Project</b>	Hike/bike trail extending from south end of Lake Highland Town Center Trail into the White Rock Creek Trail near Skillman Street. The original scope included intersection improvements at Walnut Hill and Skillman	Project selected by the RTC in June 2010. City Council authorized agreements in 2012.	\$3,467,778 max total includes: \$2,774,222	RTC funds
<b>Skillman Street median/gateway improvements</b>	Improvements to medians between Merriman Parkway and Abrams Road near the trail extension.	Construction complete.	\$346,800  \$346,778 (\$271,000, net project management costs)	Skillman Corridor TIF Fund  Dallas County Major Capital Improvement Program (MCIP) funds.  Lake Highlands PID funded design as part of a larger contract.
			\$350,000	TIF funds toward construction
<b>Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – LBJ/Skillman Urban Planning Initiative</b>	Planning study to determine future land use, development scenarios, and zoning to facilitate transit-oriented development (TOD) near the LBJ/Skillman DART Station area, potential linkages, and opportunities for new trails and open spaces.	Project selected by RTC in June 2010.  Study completed, and City Plan Commission approved. Council adopted October 8, 2014.	\$125,000 total includes: \$100,000  \$25,000	RTC funds  Local match from Skillman Corridor TIF Fund
<b>Phase I Master Plan for schematic design of enhancements to the Skillman Gateway Bridge</b>	Plan to build on the Lake Highlands Gateway Bridge project, a \$64 million interchange reconfiguration for Skillman and IH 635 “LBJ Freeway” that both TXDOT and the City of Dallas have committed construction funding. Enhancements being constructed as designed	LHIDC managed the consultant and design was completed in 2017.	\$55,000 estimated total cost  \$35,000  \$25,000	Skillman Corridor TIF Fund  LHIDC funds
<b>Total Investment</b>			<b>\$30,728,906</b>	

# TIF District Development Project Map



## Value and Increment Revenue Summary

The Skillman Corridor TIF District’s assessed 2022 taxable value was \$1,283,913,304 (and varies for other taxing jurisdictions due to exemption levels). This represents an increase of \$947,955,993 (282.2%) over the 2005 base year value and an increase of \$198,682,986 (18.3%) over last year’s final value. The TIF District anticipates collecting approximately \$9,641,335 in incremental tax revenue for tax year 2022 (collected 2023), of which \$6,009,377 is the City’s contribution. The anticipated RISD portion totals \$2,496,447 and 30% or \$748,934 will be earmarked for the RISD Facility Improvements TIF budget line item pursuant to RISD’s interlocal agreement with the City.

## Objectives, Programs, and Success Indicators

Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Skillman Corridor TIF District totaling approximately \$592 million.  
*Over \$524 million in new investment is completed (88.5% of the goal).*
- To attract new private development in the Skillman Corridor TIF District totaling approximately 740,000 square feet of new or upgraded retail space and 6.4 million square feet of new or upgraded residential development including town home, multi-family, and single-family projects.  
*1,211,369 square feet of new and upgraded retail space is completed (exceeding the goal by 64%). 1,467 residential units are completed and 439 units under construction, approximately 2,164,800 square feet total (calculated by using estimated average size by unit type; includes units only) (34% of the goal).*



Residential developments at Lake Highlands Town Center that opened in 2018 including Lookout Apartments (left) and Enclave townhomes (right)

- To focus on encouraging the redevelopment of properties on the Skillman Street corridor and the existing DART Light Rail Station at LBJ and Skillman to increase density and provide enhanced urban design for the District.

*The TIF Board adopted a TIF District Strategic Implementation Plan to focus redevelopment activities and TIF expenditures including supporting the Skillman/LBJ Gateway planning effort to promote TOD development at the LBJ/Skillman DART Station area. A NCTCOG Regional Transportation Council (RTC) funded planning study was completed in 2014 to explore development options and public improvements needed to facilitate TOD development around the LBJ DART station.*

*The Lake Highlands Gateway Bridge project, a \$64 million interchange reconfiguration for Skillman (incorporating the extensive efforts made by community leaders to present an alternative to an original flyover bridge design) and the LBJ East project is moving forward as one project. Construction officially began Fall 2020 and was ongoing during the fiscal year. The TIF Board funded \$35,000 to share in the cost in partnership with the Lake Highlands Public Improvement District for a Phase I Master Plan that studied and prepared schematic design for enhancements to the bridge (completed in 2017).*

- To maintain the stability of local schools as redevelopment occurs in the housing market.

*In May 2007, the TIF Board adopted “Skillman Corridor TIF District Relocation Assistance/Student Retention Program Guidelines” with substantial input from the Richardson Independent School District (RISD) and private partners as part of negotiating the LHTC development agreement. A concerted effort was made at the start of the LHTC redevelopment to relocate remaining tenants to other apartment complexes within the RISD. Occupancy levels were low at the time and of the 110 unit relocations specifically tracked in August 2007, 78% relocated to another complex in the RISD.*

*In September 2022, RISD broke ground on the new Lake Highlands Middle School. The 3-story school will house 1,500 students and is anticipated to be complete August 2024. Phase 2 of the project includes demolition of the existing Lake Highlands Junior High School.*

*Current RISD enrollment data for FY 2022 indicates that overall enrollment for the eleven RISD campuses within the TIF District is up 37.9% compared to the 2006-07 school year when tracking for the potential impact of TIF related redevelopment began. Over the sixteen-year period, all but one RISD schools gained students and Lake Highlands High School enrollment has increased 67.5% since the 2006-2007 school year. Staff and the Board will continue to work with school district representatives to monitor enrollment.*

- To reach ridership at existing and future DART light rail stations in the District averaging over 3,000 riders per weekday by 2015.

*The annualized ridership for FY 2022 for the LBJ/Skillman station is 183,897, according to DART. This represents a decrease of 53.87% over the base year (FY 2005) and 9.28% increase from last year. The average daily (weekday) ridership level is 583, a 9.79% increase from last year.*

*The Lake Highlands Station in its first full operating year 2011 had average daily ridership of 435 and annualize ridership of 102,394. The annualized ridership for FY 2022 is 73,269 which represents a 28.44% decrease over the base year and a 32.76% increase over last year. The average daily ridership level is 228 (weekday count), a 33.33% increase from last year.*

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2005	LBJ/Skillman	398,664	-	-
FY 2006	LBJ/Skillman	412,972	3.59%	3.59%
FY 2007	LBJ/Skillman	410,944	-0.49%	3.08%
FY 2008	LBJ/Skillman	458,432	11.56%	14.99%
FY 2009	LBJ/Skillman	466,593	1.78%	17.04%
FY 2010	LBJ/Skillman	419,418	-10.11%	5.21%
FY 2011	LBJ/Skillman	420,294	0.21%	5.43%
FY 2012	LBJ/Skillman	455,667	8.42%	14.30%
FY 2013	LBJ/Skillman	465,269	2.11%	16.71%
FY 2014	LBJ/Skillman	427,755	-8.06%	7.30%
FY 2015	LBJ/Skillman	415,159	-2.94%	4.14%
FY 2016	LBJ/Skillman	385,132	-7.23%	-3.39%
FY 2017	LBJ/Skillman	363,885	-5.52%	-8.72%
FY 2018	LBJ/Skillman	361,137	-0.76%	-9.41%
FY 2019	LBJ/Skillman	361,148	.003%	-9.41%
FY 2020	LBJ/Skillman	240,001	-33.54%	-39.80%
FY 2021	LBJ/Skillman	168,278	-29.88%	-57.79%
FY 2022	LBJ/Skillman	183,897	9.28%	- 53.87%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2011	Lake Highlands	102,394	-	-
FY 2012	Lake Highlands	153,439	49.85%	49.85%
FY 2013	Lake Highlands	175,425	14.33%	71.32%
FY 2014	Lake Highlands	161,445	-7.97%	57.67%
FY 2015	Lake Highlands	162,719	0.79%	58.91%
FY 2016	Lake Highlands	153,156	-5.88%	49.58%
FY 2017	Lake Highlands	145,841	-4.78%	42.43%
FY 2018	Lake Highlands	138,839	-4.80%	35.59%
FY 2019	Lake Highlands	137,806	-.74%	34.58%
FY 2020	Lake Highlands	92,665	-32.76%	-9.5%
FY 2021	Lake Highlands	55,191	-40.44%	-46.1%
FY 2022	Lake Highlands	73,269	32.76%	-28.44%

- To improve access and connections to the DART light rail system within the District.

*The Lake Highlands DART opened December 6, 2010. The station is the first infill station constructed by DART while DART Rail is in operation. The station area was intended to be incorporated with the development of the Lake Highlands Town Center (LHTC).*

- To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District.

*The 20 acres of park and trails as part of the LHTC has been completed and was conveyed to the City in March 2011. Maintenance of that recreational space is handled privately and/or by the Lake Highlands Public Improvement District (PID).*

*The NCTCOG Regional Transportation Council (RTC) has also committed funding to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman, north of Abrams). The project is complete.*

- To generate approximately \$49.7 million net present value (NPV) in increment over 20 years of collections.

*The TIF District's 2022 total taxable value is \$1,283,191,711. The economic downturn in the early years of the TIF District impacted the pace of new construction, including delaying the build out of the Lake Highlands Town Center, but recent growth, including the 18.3% increase in values between 2021 and 2022, has allowed for significant strides in meeting the goal. The total NPV collections to-date is \$27.3 million, 55% of the goal.*

- To diversify retail and commercial uses in the TIF District.

*Upgrades were made at the Kingsley Square and Medallion Center. A WalMart Supercenter and the Timbercreek Crossing development is complete with Wal Mart/Sam's Club as an anchor. The "White Rock Place" project included upgraded signage and site improvements as part of consolidating viable retail space that has attracted new tenants. The "Shops at Lake Highlands Town Center" includes a Sprouts grocery anchor along with new restaurants and retail. An additional 181,993 square feet in retail space, including a Marshalls, Burlington and Academy, was added to the TIF District with the development of Highpoint Crossing in 2018.*



Taco Diner at the Shops at Lake Highlands Town Center (left) and Andy's Frozen Custard (right) at the upgraded "White Rock Place" retail center.



## Year-End Summary of Meetings

The Skillman Corridor TIF District Board of Directors met one time during the fiscal year: December 3, 2021. The Board approved and forwarded two items to City Council (the 2020-2021 Annual Report and street lighting improvement funding).

The Board, based on amended composition, can consist of up to nine members, including seven City of Dallas appointees, one Richardson School District appointee, and one Dallas County appointee. During FY 2021-2022, the Board members were (FY 2021-2022 Board meetings attended):

John Dean, Presiding Officer – City Representative (1 of 1 meeting)  
Bill Boyd – City Representative (1 of 1 meeting)  
Gregory Duval – City Representative (1 of 1 meeting)  
Gary Griffith – City Representative (1 of 1 meeting)  
Susan Morgan – City Representative (1 of 1 meeting)  
John Torres – City Representative (0 of 1 meeting)  
Asheya Warren - City Representative (1 of 1 meeting)  
Luis Tamayo – Dallas County Representative (0 of 1 meeting)  
Chris Poteet – RISD Representative (1 of 1 meeting)

During the fiscal year, the City Council approved three items directly associated with the Skillman Corridor TIF District:

- On February 23, 2022, the City Council approved Resolution 22-0389 accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On March 9, 2022, the City Council approved Resolution 22-0456, authorizing \$572,000 to be transferred from the Skillman Corridor TIF District Fund to the Transportation Special Projects Fund to implement a public street lighting improvement project in Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District), such improvements being necessary and convenient to the implementation of the Final Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor TIF District.
- On March 9, 2022, the City Council approved Resolution 22-0478, authorizing the execution of a construction services contract with Energy Resources, Inc., approved as to form by the City Attorney, for dredging of the pond located within Watercrest Park at Lake Highlands Town Center at 7070 Skillman Street, in an amount not to exceed \$2,800,700.

### Pending TIF District Items

- Consideration of the FY 2021-2022 TIF District Annual Report and a recommendation to the City Council for approval.

### Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the District in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

Skillman Corridor TIF District Projected Increment Revenue to Retire TIF Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated <sup>2</sup>	Balance
<b>Skillman/Walnut Hill TOD Town Center:</b> environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	\$45,748,366	\$12,006,800	\$33,741,566
<b>Other Skillman Corridor Improvements:</b> environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	\$54,346,578	\$7,386,604	\$46,959,974
<b>Relocation Assistance/Student Retention</b>	\$1,000,000	\$0	\$1,000,000
<b>RISD Facility Improvements</b>	\$5,000,000	\$5,000,000	\$0
<b>Administration and implementation<sup>3</sup></b>	\$6,059,368	\$727,183	\$5,332,185
<b>Total Project Costs</b>	<b>\$112,154,313</b>	<b>\$25,120,587</b>	<b>\$87,033,726</b>

*1. Budget shown above in total dollars. However, TIF plan shows the budget in net present value. 2. Allocated amount for Other Skillman Corridor Improvements category includes a portion as a grant in lieu of interest up to \$457,000; Interest paid on White Rock Place was in the amount of \$13,974. 3. TIF administration costs shown are expended or committed through FY 2021-2022. Costs include \$25,000 local match for a NCTCOG grant funded planning study. 4. The local match commitment \$346,800 for the Lake Highlands TOD Connectivity project as a district-wide improvement has been allocated to this budget category. 5. District-wide funding of \$350,000 for a median improvement project at Skillman/Abrams has been allocated to this budget category.*

Skillman Corridor TIF District Project Plan Budget	
Category	TIF Budget*
<b>Skillman/Walnut Hill TOD Town Center:</b> environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	\$20,000,000
<b>Other Skillman Corridor Improvements:</b> environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	\$23,809,003
<b>Relocation Assistance/Student Retention</b>	\$531,833
<b>RISD Facility Improvements</b>	\$2,659,164
<b>Administration and implementation</b>	\$2,684,296
<b>Total</b>	<b>\$49,684,296</b>

*\* As approved in the Project Plan and Reinvestment Zone Financing Plan (discounted to 2006 dollars).*

<b>Skillman Corridor TIF M/WBE Participation</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Minority Participation</b>
<b>Lake Highlands Town Center (LHTC) Project</b>			
LHTC Civil Engineering/Design	Pacheco Koch & TBG Landscape Architects	\$1,225,000	76%
LHTC – Environmental Consulting ( <i>private competitive bidding</i> )	Southwest Geoscience	\$256,365	100%
LHTC – Abatement ( <i>private competitive bidding</i> )	AMX Environmental	\$2,954,777	33%
LHTC – Demolition ( <i>private competitive bidding</i> )	Intercon Demolition	\$1,861,230	21%
LHTC – Geotechnical Services ( <i>private competitive bidding</i> )	Terracon	\$11,500	47%
LHTC – Public Bid (City) Package #1 for dirtwork, storm sewer, sanitary sewer, and retaining wall construction	Walton Construction	\$9,782,947	18%
LHTC – Utilities ( <i>private competitive bidding</i> )	Tri-Dal	\$1,102,291	6%
LHTC – Tree relocation/ test lab	Environmental Design & Terracon	\$567,331	n/a
LHTC – Park/Trail improvements ( <i>private competitive bidding</i> )	Valley Crest	\$2,500,000	35%
<b>City/Private Bid Total</b>		<b>\$20,261,441</b>	<b>\$5,227,256 (25.8%)</b>
<b>Dallas County Public Bid Package – LHTC bridge, roads, streetscape, signals</b>	Austin Bridge and Road, Inc.	<b>\$8,076,506</b>	<b>9%</b>
<b>White Rock Place (WRP) Project</b>			
WRP – Flat work	W.O.E. Construction	\$5,179	0.70%
WRP – Erosion control	Brock Environmental Services, LLC	\$14,459	1.96%
WRP - Utilities	JT Dersner	\$369,204	49.99%
WRP – Building demo	E.W. Wells Group, LLC	\$272,360	40.39%
<b>WRP Bid Total</b>		<b>\$1,412,775</b>	<b>\$661,202 (46.8%)</b>
<b>White Rock Trail Apartments (WRT) Project</b>			
WRT – Building demo	Lindamood Demolition, Inc.	\$553,665	37.9%
WRT - Abatement	Southwest Geoscience	\$60,500	4.14%
<b>WRT Bid Total</b>		<b>\$1,460,986</b>	<b>\$614,165 (42%)</b>
<b>Overall Total</b>		<b>\$31,211,708</b>	<b>\$7,229,509(23.2%)</b>
<b>Overall Total (excluding Dallas County bid)</b>		<b>\$23,135,202</b>	<b>\$6,502,623 (28.1%)</b>

<b>Skillman Corridor TIF M/WBE Participation Continued</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Minority Participation</b>
<b>Lakeridge Project</b>			
<b>Lakeridge – Electrical Services</b>	Vanguard Electrical Services	<b>\$175,000</b>	<b>31.76%</b>
<b>Lakeridge – Asbestos remediation/abatement</b>	Ponce Contractors	<b>\$176,816</b>	<b>32.09%</b>
<b>Lakeridge Overall Total</b>		<b>\$551,018</b>	<b>\$351,816 (63.85%)</b>

### **FY 2022-2023 Work Program**

The FY 2022-2023 work program includes:

- Continuing coordination efforts for the LHTC and other development projects.
- Continuing work to support the efforts of the LBJ/Skillman Gateway Plan.
- Continuing work on improved connections to the City of Dallas trails and open space system in the TIF District and enhancing TIF District open space amenities, including improvements to the Watercrest Park pond at Lake Highlands Town Center.
- Monitoring and supporting the Watercrest Park pond dredge and study.
- Monitoring the impact of redevelopment on RISD student enrollment.
- Exploring TIF District boundary amendments to support the City of Dallas owned property at the northwest quadrant of Forest and Audelia.

## Appendix A – Financials

**City of Dallas, Texas**  
**Skillman Corridor Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	2022	2021	2020	2019	2018
<b>Assets:</b>					
Pooled cash and cash equivalents	\$23,301,305	\$17,048,563	\$10,549,256	\$9,661,086	\$4,696,930
Interest receivable	\$38,346	\$3,527	\$8,131	\$10,472	\$10,764
<b>Total assets</b>	<b>\$23,339,651</b>	<b>\$17,052,090</b>	<b>\$10,557,387</b>	<b>\$9,671,558</b>	<b>\$4,707,694</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$24,872	\$23,840	\$307,312	\$34,119	\$10,519
Advances from developers	\$0	\$0	\$0.00	\$0	\$0
Accrued interest	\$0	\$0	\$0.00	\$0	\$0
Due to general fund	\$223,699	\$170,737	\$161,140	\$60,378	\$0
<b>Total liabilities</b>	<b>\$248,571</b>	<b>\$194,577</b>	<b>\$468,452</b>	<b>\$94,497</b>	<b>\$10,519</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$23,091,081	\$16,857,513	\$10,088,935	\$9,577,062	\$4,697,175
<b>Total Liabilities and Fund Equity</b>	<b>\$23,339,651</b>	<b>\$17,052,090</b>	<b>\$10,557,387</b>	<b>\$9,671,559</b>	<b>\$4,707,695</b>

**Skillman Corridor Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**Balance Sheet as of September 30, 2021 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	ITD	2022	2021	2020	2019	2018
<b>Revenues:</b>						
Tax increment-Governmental	\$27,853,813	\$4,926,975	\$4,609,814	\$3,656,790	\$3,323,169	\$2,673,768
Tax increment-Intergovernmental	\$14,649,707	\$2,903,916	\$2,752,046	\$2,257,501	\$1,921,453	\$1,445,707
Interest income	\$508,117	\$110,401	\$38,553	\$83,878	\$116,629	\$51,558
Net increase (decrease) in fair value of investments	(\$446,631)	(\$464,969)	(\$17,220)	\$24,105	\$30,099	(\$10,310)
<b>Total revenues</b>	<b>\$42,565,007</b>	<b>\$7,476,322</b>	<b>\$7,383,193</b>	<b>\$6,022,274</b>	<b>\$5,391,350</b>	<b>\$4,160,723</b>
<b>Expenditures:</b>						
Administrative expenses	\$752,105	\$52,961	\$69,286	\$100,824	\$60,679	\$0
Non-Capital Outlay	\$8,449,000	\$1,169,148	\$545,330	\$3,955,955	\$376,066	\$276,782
Capital outlay	\$10,258,846	\$20,645	\$0	\$1,453,622	\$74,719	\$4,344,560
Interest and fiscal charges	\$13,974	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$19,473,926</b>	<b>\$1,242,754</b>	<b>\$614,616</b>	<b>\$5,510,401</b>	<b>\$511,464</b>	<b>\$4,621,342</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$23,091,081</b>	<b>\$6,233,568</b>	<b>\$6,768,577</b>	<b>\$511,874</b>	<b>\$4,879,886</b>	<b>(\$460,619)</b>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$16,857,513	\$10,088,935	\$9,577,062	\$4,697,175	\$5,157,794
<b>Fund balance (Deficit) at beginning of year, as restated</b>						
	\$0	\$16,857,513	\$10,088,935	\$9,577,062	\$4,697,175	\$5,157,794
<b>Fund balance (deficit) at end of year</b>	<b>\$23,091,081</b>	<b>\$23,091,081</b>	<b>\$16,857,513</b>	<b>\$10,088,935</b>	<b>\$9,577,062</b>	<b>\$4,697,175</b>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

**City of Dallas, Texas**  
**Skillman Corridor Tax Increment Financing District Fund**  
**Reinvestment Zone Number Fourteen**  
**As of September 30, 2022**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

(354,569) Interest Income	
\$7,830,891 Ad Valorem Taxes (Collected in FY 2021-22 based on 2021 Final Tax Roll)	
<u>\$7,476,322</u>	Total Revenue

**2. Amount and purpose of expenditures from the fund:**

\$52,961 Administrative Expense - TIF admin.cost for FY 2021-2022	
\$1,169,148 Non-Capital outlay (1)	
\$20,645 Capital outlay (1)	
\$0 Additional Subsidy in Form of Grant (in lieu of interest expense)	
<u>\$1,242,754</u>	Total Expenditures

(1) These expenditures were for the following projects:

Non Capital - Partial payment #13 for RISD Public Imp.	\$597,148
Non Capital - Transfer to the Transportation Special Projects Fund for a public street lighting imp. project	\$572,000
Other	\$0
Total Non - Capital	<u>\$1,169,148</u>
Capital - Public Improvements	<u>\$20,645</u>
Total Capital	<u>\$20,645</u>
Total Capital and Non-Capital	<u><u>\$1,189,793</u></u>

**3. The Zone began reimbursing the General Fund for administrative costs in fiscal year 2008-09.**

**4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**

Skillman Corridor TIF District has incurred no bonded indebtedness as of September 30, 2022.

b. The Zone entered into a development agreement; as amended, with PC LH Land Partners, LP for the "Lake Highland Town Center" development in the TIF in an amount not to exceed \$40,000,000; however, developer opted to terminate the agreement after Phase I, (\$10 million TIF commitment) and began disbursing payments to the developer in fiscal year 2011 with the status as follows:

Project	Principal	Accrued Add'l Subsidy (1)	Less Payments	Total Outstanding
Demolition, Env. Remediation, etc.	\$643,000	\$0	\$643,000	\$0
Water, Wastewater & San. Sewers	\$257,000	\$0	\$257,000	\$0
Street & Utility Improvements	\$6,100,000	\$0	\$4,437,748	\$1,662,252
Land Acquisition	\$3,000,000	\$0	\$3,000,000	\$0
Grant	\$0	\$0	\$0	\$0
Total	<u>\$10,000,000</u>	<u>\$0</u>	<u>\$8,337,748</u>	<u>\$1,662,252</u>

c. The Zone also entered into a development agreement with Audelia WGK, LLC for the White Rock Place redevelopment in an amount not to exceed \$2,372,000. The Zone fully disbursed payment to the developer in fiscal year 2014 with status as follows:

Project	Principal	Accrued Add'l Subsidy (1)	Less Payments	Total (P & I) Outstanding
White Rock Place Project	\$1,915,000	\$13,974	\$1,928,974	\$0
Total	\$1,915,000	\$13,974	\$1,928,974	\$0

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

d. The Zone entered into a development agreement with WRT/DK Residential, L.P. for the White Rock Trail Apartments project in 2013 in an amount up to \$4,000,000 however, developer opted to terminate the agreement in FY 2016; therefore no payment will occur.

e. The Zone entered into a development agreement with NADG/SHOP Lakeridge LP for the development of the Lakeridge Project in an amount not to exceed \$4,500,630 with payment to begin upon completion of the all requirements and the availability of funds. Full payment was made in FY 2020.

Project	Principal	Accrued Add'l Subsidy	Less Payments	Total (P & I) Outstanding
Environmental Remediation	\$286,799	\$0	\$286,799	\$0
Street & Utility Improvements	\$529,500	\$0	\$529,500	\$0
Streetscape Improvements	\$463,271	\$0	\$463,271	\$0
Economic Development Grant	\$3,221,060	\$0	\$3,221,060	\$0
Total	\$4,500,630	\$0	\$4,500,630	\$0

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2022*	Base Year 2005 Value	Est. Captured Value 2022*
City of Dallas	\$1,283,913,304	\$335,957,311	\$947,955,993
Dallas County	\$1,283,191,711	\$335,909,087	\$947,282,624
Richardson School District # 1 (INS)	\$948,731,862	\$235,461,409	\$713,270,453
Richardson School District # 2 (Operating)	\$0	\$0	\$0

\*Taxable value shown for participating taxing jurisdictions. County & RISD #1 values are approximate and will vary slightly from the City value due to different exemption levels.

\*\*Based on Certified Taxable Value. The final values will be determined on February 01, 2023.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2022 Increment****
City of Dallas	0.63393	\$6,009,377
Dallas County	0.11987	\$1,135,511
Richardson Independent School District # 1 (INS)	0.35000	\$2,496,447
Richardson Independent School District # 2 (Operating)	0.96460	\$0
Total for all Jurisdictions	\$2.06840	\$9,641,335

\*\*\*Participation rate for City of Dallas is 85% for tax years 2008 - 2035.

\*\*\*Participation rate for Dallas County is 55% for tax years 2008 - 2027.

Richardson Independent School District (RISD) participates with the debt service portion of the tax rate, currently \$0.35 per \$100 for tax year 2022. The Zone will set aside 30% or \$748,934 of the anticipated 2022 (tax year) RISD increment of \$2,496,447 disburse payment to RISD for Facility Improvements TIF budget line item pursuant to RISD's interlocal agreement with the City of Dallas.

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$9,641,335. For the 2021 tax year, increment in the amount of \$7,830,891 was received.

City of Dallas, Texas  
Skillman Corridor Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
4. The Zone's Financing Plan permits expenditures not to exceed \$6,123,084 over the life of the Zone to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$223,699 at September 30, 2022 represents the Zone administration costs for the fiscal year 2018-2019 (\$49,921), fiscal year 2019-2020 (\$50,840), fiscal year 2020-2021 (\$69,976), and fiscal year 2021-2022 (\$52,961) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B – Financial Obligations Estimated Payoff**

The TIF District currently has one outstanding developer obligation:

- Lake Highlands Town Center, Phase I has an outstanding obligation of \$1,662,252. An available payment of this final amount is pending verification of compliance.

## Appendix C – District-Wide Set-Aside Funds

The Increment Allocation Policy for the TIF District allows the TIF Board discretion to set aside increment for “district-wide improvements” such as gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks. The intent of these funds is to leverage TIF funds as a match for other funding.

Below are district-wide funding commitments to date:

- In 2009, TIF funding of \$25,000 was paid toward the required 20% local match for the LBJ/Skillman Urban Planning Initiative that evaluated the best land use and development mix in the LBJ/Skillman DART Station area and strategies to encourage transit-oriented development (TOD) and supporting pedestrian/bike improvements. The North Central Texas Council of Governments (NCTCOG) funded \$100,000 toward the total study amount of \$125,000.
- In 2016, a TIF funding commitment of \$346,800 was recommended towards the local match for the NCTCOG “Lake Highlands TOD Sustainable Development Infrastructure” Project, to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman Street, north of Abrams Road). The total project cost is up to \$3.4 million. TIF funds have been set aside from available cash, and a portion of the funds have been disbursed.
- In 2016, a TIF funding commitment of \$35,000 was recommended to share in the cost for a Phase I Master Plan to study and prepare schematic design for enhancements to the proposed Lake Highlands Gateway Bridge at the intersection of Skillman Street and IH 635. The Lake Highlands Public Improvement District (LHPID) also committed at least \$25,000 toward the cost and managing the process. TIF funds have been used to reimburse the LHPID for the completed study and schematic designs.
- In 2018, a TIF funding commitment of \$350,000 was recommended towards the construction costs of median/gateway improvements along Skillman Street between Merriman Parkway and Abrams Road. The Lake Highlands Public Improvement District funded the design work. Construction is being implemented in conjunction with the construction of the trail extension project.
- In 2021, a TIF funding commitment of \$1,600,000 was recommended to match the \$1,600,000 available in 2017 Proposition D bond funds for dredging of the Watercrest Park pond at Lake Highlands Town Center.
- In 2021, a TIF funding commitment of \$60,000 was recommended to supplement the professional services contract with Garver for Watercrest Park pond at Lake Highlands Town Center dredging improvements to provide engineering evaluations and cost estimates for up to three beautification and maintenance-reducing concepts of Watercrest Park pond.
- In 2021, a TIF funding commitment of \$572,000 was recommended to providing 26 new City LED street lights and approximately 5,200 linear feet of fiber optics in the Skillman Corridor TIF District.

**EXHIBIT A  
Fort Worth Avenue TIF District  
FY 2021-2022  
Annual Report**



Mariposa (Villas) at Western Heights (under construction)

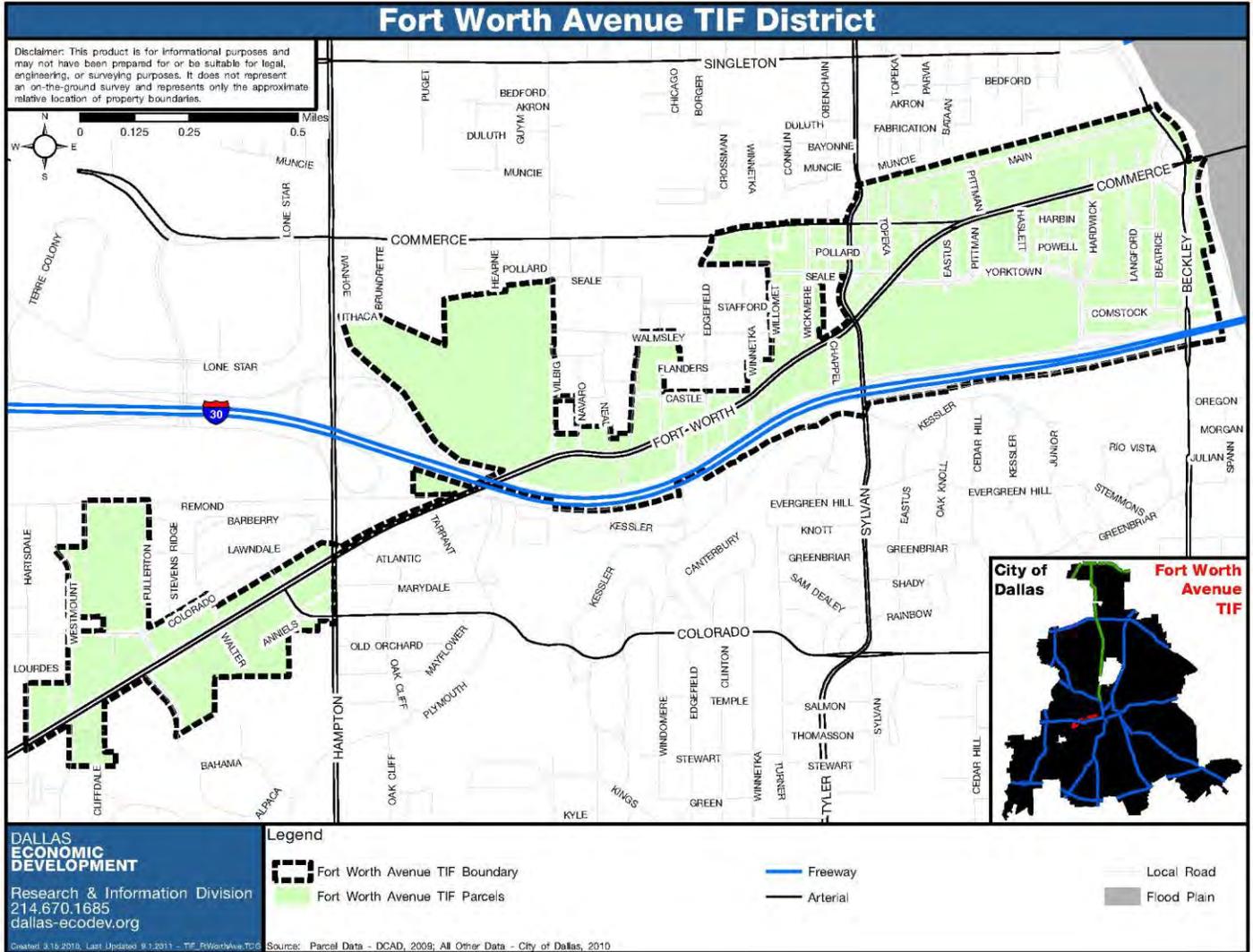


**City of Dallas**

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**October 1, 2021 to September 30, 2022**

# Reinvestment Zone Number Fifteen Fort Worth Avenue Tax Increment Financing District



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## Mission Statement

The mission of the Fort Worth Avenue TIF District is to provide a source of funding for public infrastructure improvements necessary to enhance the real estate market for the Fort Worth Avenue TIF District area. The Fort Worth Avenue TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping urban corridors to take full advantage of the Trinity River project, the signature Santiago Calatrava bridges, and the undeveloped/underdeveloped land parcels near downtown Dallas.

The Fort Worth Avenue TIF District was proposed in April 2007 to assist the creation of a more sustainable mix of rental and for-sale residential property in the Fort Worth Avenue area. This shift will help to encourage the creation of more owner-occupied residential units and mixed-use development, the removal and redevelopment of structurally obsolete apartment complexes and retail centers, and the facilitation of necessary environmental remediation and redevelopment of the property near the Trinity River and downtown Dallas, as well as better trail and recreational connections.

The Dallas City Council established the Fort Worth Avenue TIF District by Ordinance Number 26798 on June 13, 2007, as amended. The TIF District took effect on January 1, 2008 and it is scheduled to terminate on December 31, 2029 (including collection of the 2029 increment in calendar year 2030 and any related matters to be concluded in 2030). The City of Dallas and Dallas County are the TIF District's participating jurisdictions. The City's annual participation rates are as follows:

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011 through 2013
- 85% in 2014 through 2020
- 70% in 2021 and 2022
- 55% in 2023 through 2029

The County's participation was 0% in 2008 and increased to 55% in 2009 through 2028.

## TIF District Accomplishments

The Fort Worth Avenue TIF District is generally bounded by commercial and multi-family developments along the Fort Worth Avenue corridor between the Trinity River and Hartsdale Avenue. Many of these properties were underutilized and/or deteriorated initially. The TIF District also contains many outdated industrial structures, vacant office buildings, sparingly used parking lots and undeveloped land. The TIF District is appealing given its proximity to downtown Dallas, the Santiago Calatrava bridges, the Coombs Creek, stable single-family neighborhoods and planned transit-service improvements.

Since inception, City Council has approved TIF District funding for two completed projects and one project under construction, Mariposa (formerly Villas) at Western Heights. The first project, the Metro Paws Animal Hospital, was completed in 2012. The second project, the *Sylvan | Thirty* mixed-use development, was completed in 2015. Cliff View multi-family housing development was approved for TIF District funding but was never built.

During the fiscal year, Mariposa (Villas) at Western Heights, a 130 unit low income housing tax credit mixed-income senior residential development located at 1515 Fort Worth Avenue, began construction.



In addition, nineteen significant non-TIF District funded projects have added commercial, office, retail and restaurant space along or near the West Commerce Street/Fort Worth Avenue corridor. Note that additional private investment has occurred within the TIF District boundaries that is not included in the chart below.

### Past, Current and Anticipated Projects

The past, current, and anticipated projects within the TIF District as of September 30, 2022 are as follows:

Projects Within the Fort Worth Avenue TIF District Utilizing TIF District Funding <sup>1</sup>						
Project	Location	Calendar Year Complete	Status	Units/Square Feet <sup>2</sup>	Approximate Investment/ Assessed Value <sup>3</sup>	TIF Investment <sup>4</sup>
Metro Paws Animal Hospital	1021 Fort Worth Avenue	2012	Complete	4,006 square feet of veterinary hospital space	\$672,000	\$116,000
Sylvan   Thirty	750 Fort Worth Avenue; 1868 Sylvan Avenue	2015	Complete	201 apartment units* and 48,609 square feet of retail/ restaurant space	\$48,247,890	\$3,200,000
Mariposa (Villas) at Western Heights	1515 Fort Worth Avenue	2023	Under Construction	130 apartment units*	\$30,458,473 (investment)	\$7,678,874
<b>TIF District Funded Projects Total (includes completed and under construction)</b>				<b>331 units; 48,609 square feet of retail and restaurant space; and 4,006 square feet of veterinary hospital space</b>	<b>\$79,378,363</b>	<b>\$10,994,874</b>

\* Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.

<b>Projects Within the Fort Worth Avenue TIF District Not Utilizing TIF District Funding<sup>1</sup></b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/Square Feet<sup>2</sup></b>	<b>Approximate Investment/ Assessed Value<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
Comerica Bank	2727 Fort Worth Avenue	2010	Complete	3,714 square feet of commercial space	\$1,295,850	\$0
Meridian at Kessler Park	2522 Fort Worth Avenue	2010	Complete	198 apartment units	\$20,592,000	\$0
Aldi	2505 Fort Worth Avenue	2011	Complete	16,657 square feet of retail space	\$2,324,500	\$0
Retail center	2605 Fort Worth Avenue	2011	Complete	10,143 square feet of retail space	\$2,200,000	\$0
Chicken Scratch and The Foundry	2303 Pittman Street	2012	Complete	10,800 square feet of restaurant space and 1,740 square feet of office space	\$1,750,000	\$0
Pike (Alta) West Commerce	444 West Commerce Street	2015	Complete	252 apartment units; 14,400 square feet of retail space	\$41,850,000	\$0
Alta Yorktown	660 Yorktown Street	2016	Complete	226 apartment units;	\$36,900,000	\$0
Alexan West Dallas	604 Fort Worth Avenue	2017	Complete	340 apartment units and 13,000 square feet of retail space	\$63,000,000	\$0
Broadstone Ltd	305 West Commerce Street	2018	Complete	308 apartment units and 15,035 square feet retail space	\$53,520,000	\$0
Lincoln Kessler Park	2222 and 2400 Fort Worth Ave	2018	Complete	299 apartment units, 20,000 square feet of retail & 37,034 sf gym	\$61,810,000	\$0
Magnolia on Pollard	707 Seale	2019	Complete	60 apartment units	\$10,580,450	\$0
Manhattan Beer Company	2215 Sulphur	2019	Complete	10,000 square feet retail	\$773,100	\$0
The Westerly	411 West Commerce	2021	Complete	331 apartment units	\$84,671,490	\$0
The Langford	200 West Commerce	2021	Complete	308 apartment units	\$56,500,000	\$0
707 W. Commerce	707 West Commerce	2021	Complete	16 townhomes	\$5,365,640	\$0
Centre Living Townhomes	Rook Drive	2022	Complete	56 townhomes	\$18,112,020	\$0
Meridian	Seale and Willomet	2022	Complete	*34 single family homes	\$14,449,450	\$0

The Villas at the Belmont	Malone Cliff View and Wickmere Mews	2022	Under Construction	30 single family homes (23 complete, 7 under construction/ planned)	\$13,953,340 (assessed) + \$4,246,669 (est comps)	\$0
Kessler Bluffs (Larkspur)	1000 Fort Worth Ave	2023	Under Construction	146 townhomes	\$43,800,000	\$0
<b>Total Non-TIF District Funded Projects in TIF District (complete and under construction)</b>				<b>2,604 residential units; 150,783 square feet of retail space; and 1,740 square feet of office space</b>	<b>\$537,694,509</b>	<b>\$0</b>
<b>Total TIF District and Non-TIF District Funded Projects in TIF District (complete and under construction)</b>				<b>2,935 residential units; 199,392 square feet of retail space; and 5,746 square feet of office space and vet</b>	<b>\$617,072,872</b>	<b>\$10,994,874</b>
<i>All information updated as of September 30, 2022 and is based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD taxable value for completed projects (unless project has not yet been assessed).                  *68 homes total of which 34 are within the TIF District boundary; value shown for the homes within the boundary                  Note that one additional significant project has been announced and will be included in this chart once construction begins (Storybuilt's West Dallas Urban Village planned 486 residential units and 25,000 sf of commercial space).</i>						

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF District funding assistance are subject to the City’s and County’s established criteria for mixed-income housing. In the Fort Worth Avenue TIF District, as part of TIF District funding, a total of 201 units have been built to date, and 40 units (20%) are currently set-aside as affordable.

Mariposa (previously Villas) at Western Heights, currently under construction, is a 130 unit mixed-income senior residential development. The low income housing tax credit project will include 104 (80%) affordable units, including 11 units set aside at 30% of the Area Median Family Income (AMFI), 42 units set aside at 50% AMFI, and 51 units set aside at 60% AMFI.

## TIF District Initiatives

The City and community partners have several initiatives within and adjacent to the TIF District. Collectively, over \$895 million in bond, grant, federal and private funds will be spent on the projects which are expected to help accomplish the following:

- Facilitate new mixed-use development in the area
- Create a vibrant neighborhood along the Fort Worth Avenue corridor

- Increase recreational opportunities and connections to the Trinity River corridor and downtown

A summary of the specific initiatives is as follows:

- The Texas Department of Transportation (TxDOT) is complete on the Horseshoe project which upgraded the I-30 and I-35E bridges over the Trinity River and a portion of the Mixmaster. The project includes: a) the reconstruction of I-30 between Sylvan Avenue and the I-35 interchange; b) the reconstruction of I-35 from its interchange with I-30 south to Eighth Avenue; and c) the installation of additional lanes and a dedicated bicycle and pedestrian facility on the I-30 bridge over the Trinity River (opened fiscal year 2020-2021).
- The Coombs Creek Trail connects Hampton Road to Riverfront Boulevard and the Katy Trail (east of the TIF District). The trail's first phase, which spans from just west of Beckley Avenue to Sylvan Avenue, was completed in March 2009. Phase II, which spans from Sylvan Avenue to the tennis courts at Stevens Park Golf Course, was completed in September 2010. Phase III, which spans from the tennis courts at Stevens Park Golf Course to Colorado and Plymouth to Hampton Road, was completed in 2016.

On September 28, 2022, City Council approved Resolution No. 22-1453, authorizing a construction services contract for Phase IV, the eastern end of the Coombs Creek Trail, adjacent to the TIF District. The construction cost, which includes a 12-foot wide concrete trail, is \$3,852,762.50, of which Dallas County will fund \$1,675,000, and the City will be responsible for the remaining \$2,177,762.50 including any cost overruns.



The Coombs Creek Trail

Source: City of Dallas

- The Trinity Overlook is a pavilion and observation deck located east of the TIF District near the southeast corner of the Beckley Avenue and West Commerce Street intersection. The project was financed with \$248,815 from the City's 1998 bond

program and a \$100,000 donation from the MetLife Foundation. It was completed in October 2008.



The Trinity Overlook

Source: City of Dallas

- The West Dallas Signature Point project was selected for funding through the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council's Sustainable Development Program Call for Projects in 2005. This planning project used the goals and standards established in the West Dallas Urban Structure and Guidelines to create a redevelopment and investment strategy for prioritizing capital improvement projects in the West Dallas area bounded by Singleton Boulevard (north), the Trinity River levee (east), I-30 (south) and Sylvan Avenue (west). It was completed in 2014.
- In 2011, the City's Park and Recreation Department completed an \$8 million renovation of the Stevens Park Golf Course which is adjacent to the TIF District. Renovations included 1) erosion control for Coombs Creek; 2) renovation of the golf course to include drainage, bridge construction, cart paths; 3) irrigation improvements; and 4) construction of a maintenance facility.
- The City's Public Works Department began construction on infrastructure improvements at the North Beckley Avenue and West Commerce Street intersection in FY 2015. The \$7.8 million project improved pedestrian and bicycle access to the Trinity River corridor; upgraded storm sewer, water and sanitary sewer systems; and augmented wider sidewalks, street trees, street furniture, bike lanes and enhanced pedestrian lighting. The project also reused storm water runoff for irrigation purposes. The project was completed in January 2019.
- In January 2013, a partnership with the Fort Worth Avenue Development Group (FWADG) enabled the City to stripe buffered bike lanes on Fort Worth Avenue between North Edgefield Avenue and Sylvan Avenue. The pilot project helped determine the feasibility of a proposed thoroughfare plan amendment to modify Fort Worth Avenue from six lanes of vehicular traffic to four lanes and continuation of connecting buffered bike lanes throughout the TIF District. The thoroughfare plan amendment was approved by City Council on September 11, 2013.
- The reconstruction of Sylvan Avenue between I-30 and Fort Worth Avenue (adjacent to the Sylvan | Thirty project) was completed FY 2016. The project added bike lanes, on-street parking, wide sidewalks, and new traffic signals along this

segment of Sylvan Avenue. It also upgraded the existing storm drainage, replaced the water and wastewater mains and added new landscaping and streetscaping improvements that include pedestrian lighting. Reconstruction of Sylvan Avenue between Fort Worth Avenue and Singleton Boulevard was completed in September 2019.

- On April 13, 2022, City Council approved Resolution No. 22-0543, authorizing the construction services contract for Phase 2 of the Collective Sustainable Development Infrastructure Project in the amount of \$1,980,984 (Collective Sustainable Development Infrastructure Project Fund (\$1,539,928.31), Fort Worth Avenue TIF Fund (\$384,847.48), and General Fund (\$56,208.21)).

Phase 1 includes sidewalks and pedestrian lighting improvements along Fort Worth Avenue between Colorado Boulevard and Bahama Drive, which was completed in August 2017. Phase 2 improvements include bike lanes on Fort Worth Avenue from Bahama Drive to Interstate Highway 30, on Colorado Boulevard from Fort Worth Avenue to Hampton Road, and on Bahama Drive from Fort Worth Avenue to Plymouth Road; intersection improvements including signal upgrades on Fort Worth Avenue at Bahama Drive and at Jacqueline Drive and on Plymouth Road at Hampton Road; and, sidewalk improvements and connection to the completed portion of the trail.

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
Coombs Creek Trail	Multi-use trail system along Coombs Creek. Phases I-III extends from Beckley Avenue through Stevens Park Golf Course tennis area to Hampton Road.	Phase I: Complete Phase II: Complete. Phase III: Complete.	Cost to date: Phase I (total): \$394,896 Phase II (total): \$541,917 Phase III (total): \$1,529,880	2003 and 2006 Bond Programs for Phases I, II, and III.  Phase IV: Dallas County \$1,675,000 and City (2017 GO bond funds) \$2,177,762.50.  Horseshoe Project: combination of federal, private, and bond funding.
	Phase IV extends the eastern end of the trail to Beckley Avenue.  Additional phases: connect to Trinity Skyline Trail, connect to IH 30 bike and pedestrian bridges, and extend trail further west of Plymouth/Hampton; and connect around Colorado and Fort Worth Ave.	Phase IV (connection to Beckley Avenue): Construction contract was awarded FY 2021-2022.	Phase IV: (eastern terminus to Beckley): \$3,852,762.50  Horseshoe pedestrian and bicycle facilities: \$8,438,228	
Trinity Overlook	Pavilion and observation deck at southeast corner of Beckley Ave and West Commerce Street	Complete	\$248,815	1998 Bond Program
			\$100,000	MetLife Foundation via the Trust for Public Land

TIF District Initiatives				
West Dallas Signature Project	Infrastructure planning project	Complete	\$ 25,406	West Dallas Chamber of Commerce
			\$101,625	Regional Transportation Council
Sylvan Avenue reconstruction	Sylvan Avenue from the I-30 service road to Fort Worth Avenue	Complete	\$2,093,756	2006 Bond Program And Dallas Water Utility funds
	Sylvan Avenue from Fort Worth Ave to Singleton Boulevard	Complete	\$2,552,600	2006 Bond Program
Fort Worth Avenue Streetscape Improvements	Master plan for roadway and streetscape design for Fort Worth Avenue from Beckley Avenue to Westmoreland Road.	Public feedback resulted in a new project design being sought. On September 11, 2013, City Council approved an amendment to the City's Thoroughfare Plan which included modifications to Fort Worth Avenue.	Up to \$200,000	2003 Bond Program
Fort Worth Avenue reconstruction	Fort Worth Avenue modification between Sylvan Avenue and Commerce Street from six lanes to four divided lanes, a buffered bike lane, and on-street parking.	Complete	\$3,000,000	2006 Bond Program: \$1,500,000 Dallas County: \$1,500,000
N. Beckley Avenue and West Commerce Street Intersection Improvements	Design, engineering, and construction of intersection improvements that include sidewalks, bike lanes, and street trees.	Complete	\$7,873,032 (total)	1998 Bond Program: \$2,050,043 2003 Bond Program: \$44,983 2006 Bond Program: \$3,566,089 2012 Bond Program: \$1,175,630 DWU funds: \$1,036,287
Fort Worth Avenue from Edgefield Avenue to Plymouth Road	Street resurfacing	Complete	\$323,032	2006 Bond Program
The Collective Bicycle/Pedestrian Improvements	Add bicycle facilities on Fort Worth Ave, Colorado Boulevard, Plymouth & Bahama	Phase 2 Construction awarded FY 2021-2022; ongoing	\$2,482,813	NCTCOG Sustainable Development Grant (80%); TIF District Funds (20% - \$496,563)

## TIF District-wide Set-Aside Funds

Annually, the TIF District-Wide Set-Aside for the Fort Worth Avenue TIF District is 10% of all incremental revenues after disbursement of administrative expenses. Currently, approximately \$1,506,943 is set aside, of which \$496,563 is committed as a match for the Collective project as part of a NCTCOG grant (\$1,010,380 not yet committed).

## Value and Increment Revenue Summary

The Fort Worth Avenue TIF District's 2022 assessed taxable value was \$787,737,250. This represents an increase of \$701,603,803 (814.6%) over the base year and \$203,273,606 (34.8%) over the 2021 taxable value. With the City and County's participation, the increase over the base value will result in the collection of approximately \$4,503,977 in total incremental revenue for FY 2023 (from 2022 values) for the TIF District.

## Objectives, Programs, and Success Indicators

The Fort Worth Avenue Project Plan and Reinvestment Zone Financing Plan was adopted on March 26, 2008, as amended. The plan's defined development goals are provided below:

- Create additional taxable value attributable to new private investment in projects totaling approximately \$1,290,239,340 over the term of the TIF District.

*The TIF District's taxable value has increased approximately \$701,603,803 since its inception (54% of the goal). Completed projects include several apartments (Sylvan Thirty, Meridian Kessler Park, Pike (Alta) West Commerce, Alta Yorktown, Broadstone Ltd, Alexan West Dallas, Lincoln Kessler Park, and Magnolia on Pollard) as well as a variety of retail and commercial projects including Metro Paws Animal Hospital, 7-11, Comerica banking center, Aldi grocery store, and the Sylvan Thirty retail center.*

- Attract new, higher density, private development in the Fort Worth Avenue TIF District totaling approximately 1,033,910 square feet of retail space and 9,444 residential units including townhome, multi-family, single-family, and condominium projects. Note that only significant developments are included in this report, and, therefore, the actual retail square footage and residential unit count is higher than reported.

*Since its inception, 199,392 square feet of retail and restaurant space has been completed within the TIF District. This represents 19.3% of the goal.*

*Residential development continues to grow the TIF District area's population with 2,659 residential units completed, representing 28.2% of the goal. Additional significant residential projects are under construction within*

*the TIF District. Note that only significant developments are included in this report, and, therefore, the actual retail square footage and residential unit count is higher than reported.*

- Focus on encouraging the redevelopment of properties in the Fort Worth Avenue corridor to increase density and to provide enhanced urban design for the TIF District that meets the intent of the *Fort Worth Avenue Corridor Land Use and Urban Design Study* and the requirements of the West Commerce Street/Fort Worth Avenue Special Purpose District (PD 714), adopted by Ordinance No. 25898 on February 23, 2005, as amended.

*As seen in the project list on pages 5 -7 of this Annual Report, many TIF District funded projects and those not utilizing TIF District funds have increased the density along the Fort Worth Avenue corridor. In addition to the projects listed, several smaller projects, including Manny Rodriguez Photography, a 4,620 square foot studio and a renovated single-family home, add to the interest, density and diversification of the TIF District. All projects applying for TIF funds are reviewed by the City’s Urban Design Peer Review Panel and comments made to the applicant are incorporated into the project plans.*

*In addition to the project design, the following projects within and adjacent to the TIF District provides public infrastructure improvements that comply with PD 714 including wide sidewalks, street trees, bicycle, and pedestrian amenities:*

- Coombs Creek Trail
- West Dallas Signature Point
- Reconstruction of West Commerce Street
- Trinity Overlook
- TxDOT’s Horseshoe
- Fort Worth Avenue Streetscape Improvements
- Reconstruction of Sylvan Avenue
- Reconstruction of Beckley Avenue

- Improve access and connections to the planned improvement of transit services, including a light rail or modern streetcar line, within the TIF District.

*Projects requesting TIF District funding are reviewed individually to ensure wide sidewalks and improved transit stops with features such as shelters or pedestrian shading. Project landscaping design must also account for potential light rail or streetcar lines.*

- Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the TIF District, especially the Trinity River and Coombs Creek.

*Phases I and II of the Coombs Creek Trail, which spans from Beckley Avenue to North Oak Cliff Greenspace, Inc. (next to Stephens Park tennis courts) was completed in 2010. Phase III was completed in 2016, which extends Coombs Creek Trail from the tennis courts to Plymouth and Colorado up to Hampton Road. The construction contract for Phase IV was approved at the end of the FY 2021-2022. Phase IV will continue the Trail to the east to the east side of Beckley Avenue.*



- Maintain the stability of local schools as redevelopment occurs in the housing market.

*Administrators from the Dallas Independent School District have been invited to participate in the TIF District’s TIF Board meetings, as applicable.*

- Diversify retail and commercial uses in the TIF District.

*Since its inception, the TIF District has added retail and commercial spaces which cater to residents and visitors for a variety of desires and necessities, including dining and grocery options, shopping, and household services for access and attractive living.*

- Generate approximately \$69.5 million (2008 NPV) in increment over 21 years, with up to 85 percent participation by the City and 55 percent participation by the County.

*The TIF District’s assessed property value has increased 815.5% over its base value. The increase to-date has generated approximately \$11.38 million in incremental revenue (NPV), 16.37% of goal.*

## Year-End Summary of Meetings

The Fort Worth Avenue TIF District Board can consist of up to nine members, including eight City of Dallas appointees and one Dallas County representative. The Board met once during the fiscal year on December 7, 2021. The FY 2021-2022 Board members are as follows:

- Tracy German – City appointee (0 out of 1 meeting)
- Fernando Gonzalez – City appointee (0 out of 1 meeting)
- Dan Hunt – City appointee (0 of 1 meeting)
- Joshua Paul Kumler – City appointee (1 out of 1 meeting)
- Marie Morin – City appointee (1 of 1 meeting)
- Andrew Ramler – City appointee (0 out of 1 meeting)
- Debbie Solis – City appointee, presiding officer (1 out of 1 meeting)
- Brian Teefey – City appointee (1 of 1 meeting)
- Luis Tamayo – Dallas County appointee (1 out of 1 meeting)

The Dallas City Council approved two items directly related to the Fort Worth Avenue TIF District during the fiscal year, as summarized below:

- On February 23, 2022, City Council approved Resolution No. 22-0390, accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On April 13, 2022, City Council approved Resolution No. 22-0543, authorizing the construction services contract for Phase 2 of the Collective Sustainable Development Infrastructure Project in the amount of \$1,980,984.00 - The Collective Sustainable Development Infrastructure Project Fund (\$1,539,928.31), Fort Worth Avenue TIF Fund (\$384,847.48), and General Fund (\$56,208.21)

## Pending TIF District Items

The pending items for the Fort Worth Avenue TIF District are as follows:

- Approval of the FY 2021-2022 Annual Report

## Budget and Spending Status

The Fort Worth Avenue TIF District’s Project Plan and Reinvestment Zone Financing Plan established a budget for the public improvement expenditures that are necessary to support private investment. The TIF District’s budget and spending to date are provided on the following charts:

Fort Worth Avenue TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget	Allocated	Balance
Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	\$92,432,508	\$1,062,563	\$91,369,945
Affordable housing	\$12,403,787	\$7,678,874	\$4,724,913
Environmental remediation & demolition	\$14,884,544	\$0	\$14,884,544
Parks, open space, trails, and gateways	\$14,884,544	\$250,000	\$14,634,544
Façade restoration	\$7,442,272	\$0	\$7,442,272
Economic development grants	\$24,807,574	\$2,500,000	\$22,307,574
Administration and implementation*	\$5,457,666	\$738,971	\$4,718,695
<b>Total project costs</b>	<b>\$172,312,895</b>	<b>\$12,230,408</b>	<b>\$160,082,487</b>

Budget shown above in estimated current dollars based on assumption that the annual growth between 2021 and 2022 continues for the life of the TIF District; this assumption results in the Plan budget not being realized; TIF Project Plan shows the budget in net present value; Values above do not include interest payments or receipts. Public Infrastructure Improvements category includes local match for The Collective in the amount of \$496,563.  
\* TIF Administration costs shown are expensed through FY 2021-2022.

Fort Worth Avenue TIF District Project Plan Budget (NPV, 2008 dollars)	
Category	TIF Budget*
<b>Public infrastructure improvements:</b> paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	\$37,259,794
<b>Affordable housing</b>	\$5,000,000
<b>Environmental remediation &amp; demolition</b>	\$6,000,000
<b>Parks, open space, trails, and gateways</b>	\$6,000,000
<b>Façade restoration</b>	\$3,000,000
<b>Economic development grants</b>	\$10,000,000
<b>Administration and implementation</b>	\$2,200,000
<b>Total project costs</b>	<b>\$69,459,794</b>

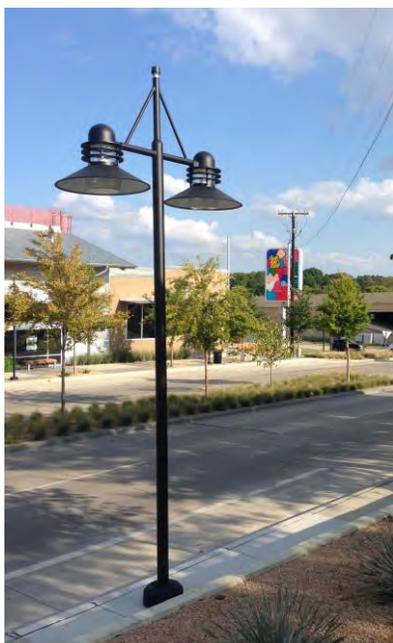
\* As approved in the Project Plan and Reinvestment Zone Financing Plan.

<b>Fort Worth Avenue TIF District M/WBE Participation</b>			
<b>Project</b>	<b>Total M/WBE Award Amount</b>	<b>Total Contract Award Amount</b>	<b>Percentage Minority Participation</b>
Sylvan Thirty/Private – Goal 10%	\$6,509,800	\$54,652,149	11.91%
Sylvan Thirty/Public – Goal 25%	\$768,594	\$3,882,849	19.79%
Metro Paws/Private – Goal 10%	\$117,391	\$825,531	14.22%
Metro Paws/Public – Goal 25%	\$53,333	\$100,647	52.99%
<b>Total Private</b>	<b>\$6,627,191</b>	<b>\$55,477,680</b>	<b>11.95%</b>
<b>Total Public</b>	<b>\$396,226</b>	<b>\$1,801,509</b>	<b>22.99%</b>
<b>Total</b>	<b>\$7,278,394</b>	<b>\$58,534,968</b>	<b>12.43%</b>

### FY 2022-2023 Work Program

The FY 2022-2023 work program for the Fort Worth Avenue TIF District includes:

- Encourage development projects within the TIF District in accordance with the Project Plan and Reinvestment Zone Financing Plan.
- Coordinate with Mariposa at Western Heights development team as project construction continues.
- Continue working to coordinate public design and improvement efforts.



## Appendix A - Financials

**City of Dallas, Texas**
**Fort Worth Avenue Tax Increment Financing District Fund**
**Balance Sheet as of September 30, 2022 (Unaudited)**
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$10,176,369	\$9,015,816	\$5,254,021	\$2,902,465	\$553,219
Interest receivable	\$19,258	\$2,032	\$5,762	\$6,319	\$5,323
<b>Total assets</b>	<b>\$10,195,627</b>	<b>\$9,017,848</b>	<b>\$5,259,783</b>	<b>\$2,908,784</b>	<b>\$558,542</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$31,043	\$1,884	\$0	\$5,071	\$12,381
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued interest	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$199,384	\$144,888	\$126,863	\$30,852	\$0
<b>Total liabilities</b>	<b>\$230,428</b>	<b>\$146,772</b>	<b>\$126,863</b>	<b>\$35,923</b>	<b>\$12,381</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$9,965,199	\$8,871,076	\$5,132,920	\$2,872,861	\$546,162
<b>Total Liabilities and Fund Equity</b>	<b>\$10,195,627</b>	<b>\$9,017,848</b>	<b>\$5,259,783</b>	<b>\$2,908,784</b>	<b>\$558,542</b>

**Fort Worth Avenue Tax Increment Financing District Fund**
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**
**For the Period September 30, 2022 (Unaudited)**
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$13,844,515	\$3,253,189	\$3,150,639	\$1,918,021	\$1,914,013	\$1,336,667
Tax increment-Intergovernmental	\$2,755,809	\$624,496	\$628,037	\$387,119	\$385,613	\$271,823
Interest income	\$264,990	\$57,995	\$23,578	\$42,945	\$60,242	\$23,942
Grant from City	\$0	\$0	\$0	\$0	\$0	\$0.00
Net increase (decrease) in fair value of investments	(\$224,514)	(\$233,408)	(\$12,011)	\$14,693	\$15,551	(\$6,037)
<b>Total revenues</b>	<b>\$16,640,800</b>	<b>\$3,702,273</b>	<b>\$3,790,243</b>	<b>\$2,362,777</b>	<b>\$2,375,419</b>	<b>\$1,626,396</b>
<b>Expenditures:</b>						
Administrative expenses	\$708,207	\$54,497	\$48,388	\$96,538	\$30,941	\$0
Non-capital outlay	\$5,383,778	\$2,500,827	\$0	\$0	\$0	\$1,256,050
Capital outlay	\$583,616	\$52,827	\$3,698	\$6,181	\$17,778	\$12,381
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$6,675,601</b>	<b>\$2,608,150</b>	<b>\$52,086</b>	<b>\$102,719</b>	<b>\$48,719</b>	<b>\$1,268,431</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$9,965,199</b>	<b>\$1,094,123</b>	<b>\$3,738,156</b>	<b>\$2,260,059</b>	<b>\$2,326,700</b>	<b>\$357,965</b>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$8,871,076	\$5,132,920	\$2,872,861	\$546,162	\$188,196
<b>Fund balance (Deficit) at beginning of year,</b>						
as restated	\$0	\$8,871,076	\$5,132,920	\$2,872,861	\$546,162	\$188,196
<b>Fund balance (Deficit) at end of year</b>	<b>\$9,965,199</b>	<b>\$9,965,199</b>	<b>\$8,871,076</b>	<b>\$5,132,920</b>	<b>\$2,872,861</b>	<b>\$546,162</b>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

**City of Dallas, Texas**  
**Fort Worth Avenue Tax Increment Financing District Fund**  
**Reinvestment Zone Number Fifteen**  
**As of September 30, 2022**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

(\$175,413) Interest Income	
<u>\$3,877,685</u> Ad Valorem Taxes (Collected in FY 2021-22 based on 2021 Final Tax Roll)	
<u>\$3,702,273</u>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$54,497 Administrative Expense - TIF admin cost for FY 2021-2022	
\$2,500,827 Non-Capital outlay (1)	
\$52,827 Capital outlay (1)	
<u>\$0</u> Additional Subsidy in Form of Grant (in lieu of interest expense)	
<u>\$2,608,150</u>	<b>Total Expenditures</b>

(1) These expenditures were for the following projects:

	<u>Capital</u>	<u>Non-Capital</u>	<u>Total</u>
TIF Subsidy for Villas at Western Heights (WH) Project		\$2,500,000	\$2,500,000
Construction/Improv. - Collective Sustainable Development	\$13,805		\$13,805
Engineering - Collective Sustainable Dev. Proj.	\$39,022		\$39,022
City of Dallas Construction Advertisement for Bids		\$697	\$697
Printing/Photo Services - Collective Sustainable Dev. Proj.		\$130	\$130
<b>Total</b>	<u>\$52,827</u>	<u>\$2,500,827</u>	<u>\$2,553,653</u>

3. The Zone began reimbursing the general fund for the TIF administrative costs in fiscal year 2009-10.

**4. a. Amount of Principal and Interest due on outstanding bonded indebtedness:**

Fort Worth TIF District has incurred no bonded indebtedness as of September 30, 2022.

**b.** The Zone entered into a developer agreement with Lynxette Exploration, LLC assigned to Sylvan-Arc Apts LLC for the Sylvan Thirty project in an amount not to exceed \$3,200,000. Payment began in fiscal year 2015-16. The payments were made in full by September 30, 2019.

<u>Project</u>	<u>Principal</u>	<u>Accrued</u> <u>Add'l Subsidy (1)</u>	<u>Less</u> <u>Payments</u>	<u>Total</u> <u>Outstanding</u>
Public Infrastructure improvements	\$397,412	\$0	\$397,412	\$0
Grant	<u>\$2,802,588</u>	<u>\$0</u>	<u>\$2,802,588</u>	<u>\$0</u>
<b>Total</b>	<u>\$3,200,000</u>	<u>\$0</u>	<u>\$3,200,000</u>	<u>\$0</u>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2022*	Base Year 2007 Value	Est. Captured Value 2022**
City of Dallas	\$787,737,250	\$86,133,447	\$701,603,803
Dallas County	\$787,878,733	\$86,133,447	\$701,745,286

\*2022 taxable value for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\*Based on Certified Taxable Value. The final values will be determined on February 01, 2023.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100 ***	Amount of Estimated 2022 Increment****
City of Dallas	0.52206	\$3,662,793
Dallas County	0.11987	\$841,184
Total for all Jurisdictions	\$0.64193	\$4,503,977

\*\*\* Participation rate for Dallas County is 0% for 2008 and 55% for years 2009 to 2028.

City of Dallas participates at variable rates as follows:

Tax Year	Rate
2008	0%
2009 - 2010	55%
2011 - 2013	70%
2014 - 2020	85%
2021 - 2022	70%
2023 - 2029	55%

\*\*\*\*The TIF District began collecting increment in fiscal year 2009-10.

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$4,503,977. For the 2021 tax year, increment in the amount of \$3,877,685 was received.

City of Dallas, Texas  
Fort Worth Avenue Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$4,334,643 over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$199,384 on September 30, 2022, represents the Zone administration costs for the fiscal year 2018-2019 (\$32,515), fiscal year 2019-2020 (\$63,495), fiscal year 2020-2021 (\$48,877), and fiscal year 2021-2022 (\$54,497) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## Appendix B – Financial Obligations Estimated Payoff

TIF District funding for Mariposa (formerly Villas) at Western Heights was approved during fiscal year 2019-2020 in the amount of \$7,678,874. The TIF District obligation will be funded in installments. Installment number one, in the amount of \$2,500,000, was disbursed at acquisition closing, on December 14, 2021. The remainder of the funds are to be paid upon project completion (if all project conditions are met).

<b>Estimated Payment Year</b>	<b>TIF Payment Amount</b>
2023	\$5,178,874

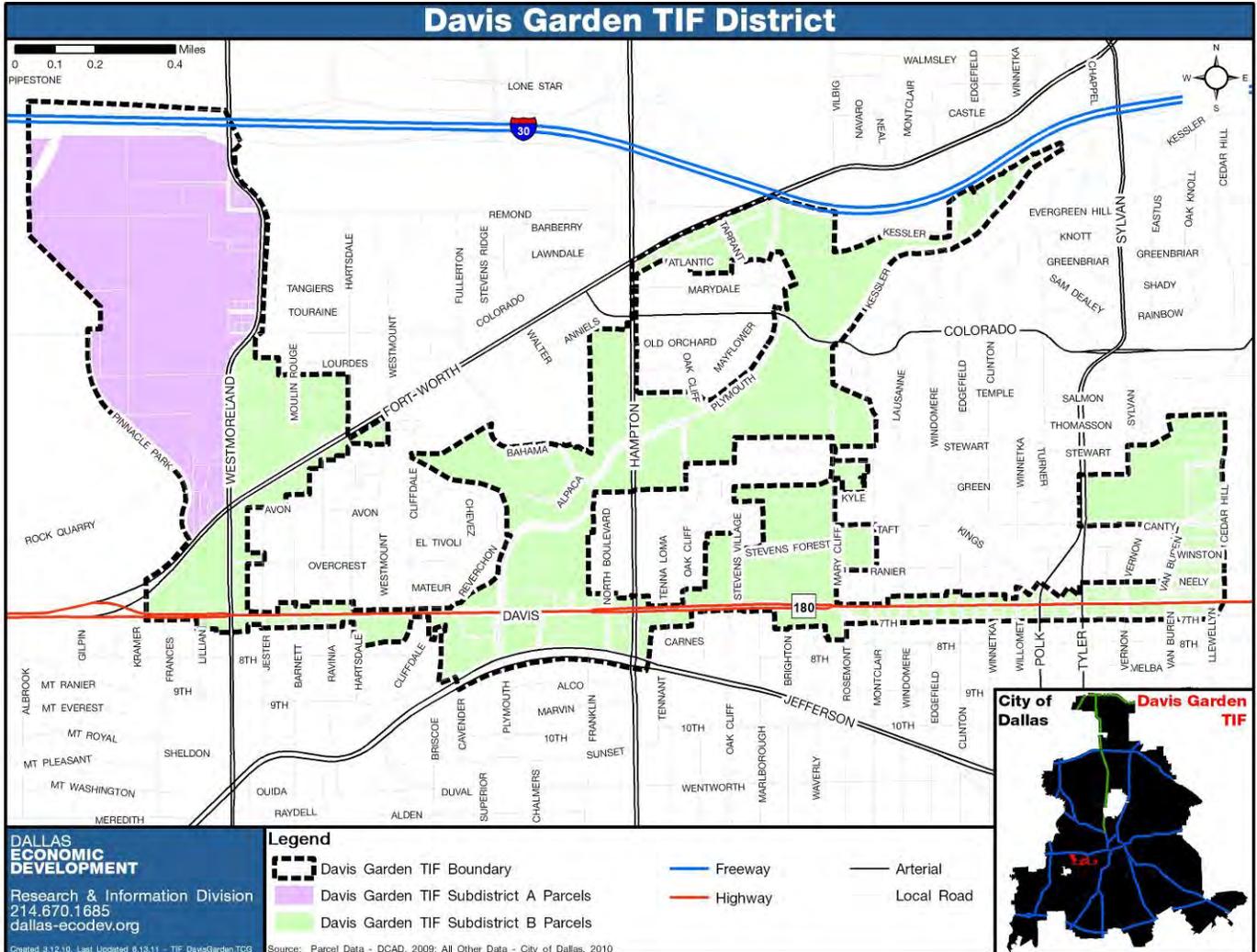
**Exhibit A**  
**Davis Garden TIF District**  
**FY 2021-2022**  
**Annual Report**



**City of Dallas**  
Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
214-671-9825

**October 1, 2021 to September 30, 2022**

# Reinvestment Zone Number Sixteen Davis Garden Tax Increment Financing District



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## Mission Statement

The mission of the Davis Garden TIF District is to provide a funding source to facilitate public infrastructure improvements to enhance the area's real estate market. The TIF District exemplifies the City of Dallas' efforts to provide a model for redeveloping urban corridors and transitioning deteriorated multi-family properties and large infill tracts of vacant land into a more sustainable mix of for-sale and rental housing. It is anticipated to provide linkages to stable neighborhoods in North Oak Cliff, redevelop aging retail centers, and enhance connectivity through improvements to area trails.

The Dallas City Council established the Davis Garden TIF District by Ordinance Number 26799 on June 13, 2007, as amended. The TIF District took effect on January 1, 2008 and is scheduled to terminate on December 31, 2039 (including collection of the 2039 increment in calendar year 2040 and any related matters to be concluded in 2040). The City of Dallas and Dallas County are the TIF District's participating taxing jurisdictions. The City's annual participation rates are as follows:

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011
- 90% in 2012 through 2039

Dallas County's participation rate was 55% from 2008 through 2011. The County's annual participation rate increased to 75% from 2012 through 2039.

## TIF District Accomplishments

The Davis Garden TIF District is located southwest of downtown Dallas in the north Oak Cliff neighborhood. It includes portions of the Davis Street, Fort Worth Avenue, and Hampton Road corridors, as well as land adjacent to Pinnacle Park, commercial property and multi-family developments. The TIF District features numerous opportunities for redevelopment in areas near amenities such as Coombs Creek Trail, Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center.

Single-family neighborhoods were excluded from the TIF District since they are not targeted for development or redevelopment activities. Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center were included to enable improvements and enhance the connectivity between surrounding neighborhoods. The local elementary schools were included for similar reasons.

Originally, the TIF District's geographic area contained approximately 583 acres (excluding rights-of-way). However, the TIF District's boundary was expanded in 2009 to include approximately 105 acres of adjacent properties. With the boundary expansion, the TIF District's geographic area increased to approximately 688 acres.

Since the TIF District's creation, City Council has approved TIF District funding for 11 projects in the TIF District. This includes SLF III – Davis Garden TIF, L.P.'s (SLF) horizontal development project, which resulted in the demolition of 1,503 outdated apartment units in accordance with the TIF District's goal to replace 2,100 functionally obsolete apartments and 85,000 square feet of commercial space with approximately 2,200 for-sale units, 4,400 rental units and 663,300 square feet of improved, reconfigured or new neighborhood retail space. To date, 528 residential units have been constructed or are under construction on these sites. Development of the newly created development sites, such as the Bell Bishop Arts Apartments, is anticipated to further improve north Oak Cliff's successful residential market as well as stimulate the expansion of residential and commercial activity throughout the TIF District. Several conversions of automobile repair garages to restaurant and retail space have also occurred along West Davis Street in the TIF District.



*Bell Bishop Arts Apartments*

The Canyon in Oak Cliff project includes 196 acres of previously undeveloped land located southwest of Interstate Highway 30 and North Westmoreland Road. On June 8, 2011, City Council awarded SLF \$128,875,756 in TIF District funding for the construction of public infrastructure improvements in The Canyon. Prior to City Council's approval of the public subsidies, this vast area was not served by public utilities or streets. In contrast, the construction of the project's public infrastructure improvements was anticipated to help facilitate development of the following:

- 2,762 residential units
- 368,296 square feet of retail space
- 48,200 square feet of flex/retail space



**The Canyon in Oak Cliff - Conceptual Site Plan**

In 2011, City Council approved a project to design Phase One of a new eastbound frontage road for I-30 located between Cockrell Hill Road and Westmoreland Road to improve access to The Canyon project. The design and construction of the frontage road were completed during fiscal years 2012 and 2013, respectively.



In 2012, GroundFloor Development constructed a 160-unit, affordable multi-family project called Taylors Farm on the northeast corner of Pinnacle Park Boulevard and Rock Quarry Road as part of The Canyon project. One year later, GroundFloor completed their second project in The Canyon, Hillside West, a 130-unit senior housing project, one block north of Taylors Farm on the northeast corner of Pinnacle Park Boulevard and Falls Bluff Drive. Of the new residential units, 274 (36%) are designated for affordable housing.

The Kessler Theater and the buildings occupied by Bolsa, the Common Desk, Oak Cliff Coffee Roasters, and Oil and Cotton/Davis Street Espresso are properties with historic significance that have been renovated or converted for commercial use since the TIF District’s creation. In 2012, the TIF District supported the renovation of Kessler Theater, which as a result, now provides office and retail space for independent businesses, an instructional arts center for children, and a performance venue.



As a result of public infrastructure improvements made by SLF and the City, and after the construction of Colorado and Canyon Bluff Boulevards, work began on the IH-30 Frontage Retail portion of The Canyon project, which is an approximately eight-acre tract on the southwest corner of IH-30 and North Westmoreland Road. The site attracted Residence Inn by Marriott, Buffalo Wild Wings restaurant, and Olive Garden restaurant, all of which opened to guests in 2018.



Construction of the project improvements supporting the hotel, retail, and restaurant improvements within the IH-30 Frontage Retail area including the streetscape along Canyon Bluff and Colorado Boulevards, the Loop Road and the utilities within the Loop Road, are all complete.

In May 2022, LMC, a subsidiary of Lennar Corporation and a vertically integrated multi-family apartment builder, developer and asset manager, purchased undeveloped portions of The Canyon property from SLF and is in the process of continuing infrastructure improvements to the development. In July 2022, LMC re-branded to Quarterra Multi-Family.

### TIF District Projects

Projects within the Davis Garden TIF District utilizing TIF District Funding <sup>1</sup>						
Project	Location	Status	Date Completed	Units/SF <sup>2</sup>	Approximate Value <sup>3</sup>	TIF District Investment <sup>4</sup>
SLF's Horizontal Development Project	Various sites in TIF District	Complete	2011	N/A	N/A	\$4,008,247
The Canyon in Oak Cliff	Southwest of Interstate Highway 30 and N. Westmoreland Rd	Ongoing	N/A	Ongoing	N/A	\$128,875,756
I-30 Frontage Road Design Project	South side of I-30 between Cockrell Hill Rd & Westmoreland Rd	Complete	2012	N/A	N/A	\$436,919
Taylor's Farm Apartments	1150 Pinnacle Park Blvd	Complete	2012	160 res units	\$9,875,000	\$2,071,197
Kessler Theater Renovation Project	1214 W. Davis St.; 1215 W. 7th St	Complete	2012 (Phase I) 2015 (Phase II)	6,300 sf retail 5,100 sf entertainment	\$650,580	\$136,343
Hillside West Apartments	3757 Falls Bluff Drive	Complete	2013	130 res units	\$4,651,000	\$1,600,000
<b>Subtotal</b>				<b>290 res. units 6,300 sf retail/rest. 5,100 sf entertainment</b>	<b>\$15,176,580</b>	<b>\$137,128,462</b>

Projects within the Davis Garden TIF District Not Utilizing TIF District Funding <sup>1</sup>						
Project	Location	Status	Date Completed	Units/SF <sup>2</sup>	Approximate Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Bolsa Restaurant	614 W. Davis St	Complete	2007	3,879 sf retail	\$201,250	\$0
Berkley's Market (Formerly P3 Holdings, LLC; Formerly Bolsa Mercado)	634 W. Davis St	Complete	2008	4,000 sf retail	\$182,500	\$0
Twelve Hills Nature Center's Urban Prairie Trailhead Project	817 Mary Cliff Rd	Complete	2010	N/A	\$39,640	\$0
Bell Bishop Arts Apartments	1836 W. Davis St	Complete	2012	207 res units	\$30,800,000	\$0
I-30 Frontage Rd Construction project	South side of I-30 between Cockrell Hill Rd and Westmoreland Rd	Complete	2013	N/A	N/A	\$0
Oak Cliff Coffee Roasters	817 W. Davis St	Complete	2013	3,920 sf retail	\$280,460	\$0
7 Eleven	408 N. Hampton	Complete	2013	2,400 sf retail	\$1,438,430	\$0
Fort Worth Ave Plaza	3225 Fort Worth Ave	Complete	2013	6,696 sf retail	\$1,130,000	\$0
Common Desk	633 W. Davis St	Complete	2015	10,400 sf office	\$433,480	\$0
Oil and Cotton & Davis Street	819 W. Davis St	Complete	2015	2,600 sf office	\$375,240	\$0
bbop Seoul Kitchen	828 W. Davis St	Complete	2016	3,280 sf rest.	\$1,584,140	\$0
West Davis Village	1314 W. Davis St	Complete	2016	14,580 sf retail	\$1,869,760	\$0
Retail Strip	600/610 N. Tyler St	Complete	2016	20,048 sf rest.	\$1,550,000	\$0
1600 Kings Highway	1610 – 1630 Kings Hwy	Complete	2018	46 detached units	\$18,616,760	\$0
Kessler Reserve	Cedar Hill Ave; Kessler Reserve Crt	Complete	2018	15 detached units	\$15,237,240	\$0

Bishop Heights	829 - 901 Cedar Hill	Complete	2018	48 detached units	\$24,850,510	\$0
Residence Inn Hotel	3425 Canyon Bluff Blvd	Complete	2018	103 hotel rooms	\$7,400,000	\$0
Olive Garden	3333 Canyon Bluff Blvd	Complete	2018	4,669 sf rest.	\$2,509,560	\$0
Clinton Retail	611 N Clinton	Complete	2018	7,500 sf retail	\$489,180	\$0
Kessler Hills Addition	1080 N Westmoreland	Complete	2018	12,868 sf retail	\$5,431,940	\$0
Buffalo Wild Wings	3351 Canyon Bluff Blvd	Complete	2018	6,655 sf rest.	\$2,476,900	\$0
High Grove at West Kessler Heights	1919-1988 Kessler Heights	Complete	2020	53 detached units	\$24,838,580	\$0
Echelon at Reverchon Bluffs	2603 W. Davis St.	Complete	2022	82 res units	\$35,160,380	\$0
Kessler West	610 N.Oak Cliff	Under Construction	2023	73 detached units	\$5,609,510	\$0
<b>Subtotal</b>				<b>524 res. units 90,495 sf retail/rest. 13,000 sf office 103 hotel rooms</b>	<b>\$182,505,460</b>	<b>\$0</b>
<b>Total</b>				<b>814 res. units 103 hotel rooms 96,795 sf retail/rest. 13,000 sf office 5,100 sf entertainment</b>	<b>\$197,682,040</b>	<b>\$137,128,462</b>

<sup>1</sup>All information updated as of September 30, 2022.

<sup>2</sup>Based upon information from developer, news articles and/or project announcements for projects under construction, announced or planned. For completed projects, information is actual unit mix and square footage.

<sup>3</sup>Based upon 1) DCAD market value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction, planned or announced.

<sup>4</sup>Principal amount not to be exceeded per the project's development agreement.

<b>TIF District Initiatives</b>				
<b>Activity</b>	<b>Scope</b>	<b>Status</b>	<b>Investment</b>	<b>Source</b>
<b>Rosemont Plaza</b>	Pocket Park at Rosemont St and W. Davis St	Completed September 2015	\$395,659	Davis Garden TIF District
<b>Rosemont Safe Routes to School</b>	Streetscape/roadway improvements adjacent to Rosemont campus	Completed September 2015	\$115,569	Davis Garden TIF District
<b>North Oak Cliff Street Car Extension</b>	Service benefits the TIF District. Extension of the startup line from Methodist Regional Medical Center to Davis St at Zang Blvd.	Completed August 2016	\$18,000,000	Texas Mobility Funds \$15,000,000 for added segment Davis Garden TIF District \$3,000,000 (operations/maintenance)
<b>Rosemont Safe Routes to School – design/engineering</b>	Engineering study for additional pedestrian, traffic calming and bicycle improvements	Completion May 2023	\$270,991	TXDOT Transportation Alternatives Program \$69,566 Davis Garden TIF District \$201,425
<b>Total Investment</b>			<b>\$18,782,219</b>	

### Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF District funding assistance are subject to the City’s and County’s established criteria for mixed income housing. In the Davis Garden TIF District, a total of 290 units were constructed with the direct support of TIF District funding. Of these units, 274 (94.5%) are currently set-aside as affordable.

### Value and Increment Revenue Summary

The Davis Garden TIF District’s 2007 adjusted base year taxable value was \$137,834,597. The TIF District’s 2022 taxable value, as determined by the Dallas Central Appraisal District, is \$505,430,879. This represents an increase of approximately \$367,596,282 (267%) over the adjusted base year value.

The TIF District’s value increased by \$106,015,244 (27%) from the previous year’s value (\$399,415,635). This increase in value will result in the collection in 2023 of \$3,072,121 (City - \$2,467,380 and County - \$604,741) in incremental revenue for the TIF District.

## Objectives, Programs and Success Indicators

The Davis Garden TIF District Project Plan and Reinvestment Zone Financing Plan was approved on February 27, 2008, as amended. The plan's defined development goals are summarized below:

- Utilize TIF District funding to encourage needed horizontal improvements and site preparation in the TIF District. This includes environmental remediation and demolition of structurally and functionally obsolete structures to set the stage for future redevelopment activities as described in this plan.

*The environmental remediation and demolition of six obsolete apartment complexes (1,503 units) have been completed since the TIF District's creation. The complexes' former sites were prepared for future redevelopment activities.*

- Utilize TIF District funding to encourage the needed redevelopment of the large area (The Canyon) located southwest of the intersection of Interstate Highway 30 and North Westmoreland Road.

*The following progress has been made since the TIF District's creation:*

- *The Canyon in Oak Cliff development agreement was approved by City Council on June 8, 2011. The project, which consists of the construction of public infrastructure improvements on approximately 196 acres of undeveloped land within the area, is currently in progress.*
- *Taylor's Farm, a 160-unit multi-family project approved by City Council on November 9, 2009, was completed during FY 2012.*
- *Hillside West, a 130-unit senior housing project approved by City Council on April 28, 2010, was completed during FY 2013.*
- *Residence Inn by Marriott hotel containing 103 rooms was completed in 2018.*
- *Two restaurant spaces (Olive Garden and Buffalo Wild Wings) were completed in 2018.*
- Create additional taxable value attributed to new private development and appreciation totaling approximately \$1.7 billion over the TIF District's 32-year life.

*Added value for the TIF District as of the 2022 tax year totals \$367,596,282 (21.6% of the goal). The development timeline in The Canyon has been much slower than projected, limiting property value increases and incremental revenue collections for the Davis Garden TIF District. There is still a lengthy period for additional revenue to be collected as the Davis Garden TIF District does not expire until 2039.*

- Attract new private development in the TIF District by replacing approximately 2,100 residential units with new residential units that will establish a more sustainable mix of for-sale and rental units; add approximately 6,600 residential units to increase population density in the area; and develop approximately 663,300 square feet of retail space and 1,245,000 square feet of other commercial space.

*Preparation of six sites for future redevelopment activities which included the demolition of 623 obsolete apartment units (30 % of the goal) has occurred since the TIF District's creation. 814 new residential units have been constructed or are under construction in the TIF District (12% of the goal). Of the new residential units, 274 (36%) are designated for affordable housing as part of the Taylors Farm and Hillside West projects.*

*Retail and restaurant conversions throughout the TIF District have resulted in 96,795 square feet of renovated space (15% of the goal). These projects greatly increased commercial activity in the West Davis corridor. Limited retail development has occurred in The Canyon with construction of 11,324 square feet of restaurant space.*

- Encourage the redevelopment of properties along the West Davis Street, Fort Worth Avenue, North Westmoreland Road and Hampton Road corridors for new residential and commercial uses that feature enhanced urban design standards which are complementary to the historic and conservation districts in the immediate area.

*The following progress has been made since the TIF District's creation:*

- *Six sites throughout the TIF District have redeveloped:*
  - *Cliffwood Apartments redeveloped into Bell Bishop Arts (multi-family)*
  - *Chateau Crete Apartments redeveloped into High Grove at West Kessler Heights (single family)*
  - *King's Highway Apartments redeveloped into 1600 Kings Highway (single family)*
  - *Kidd Springs Apartments redeveloped into Bishop Heights (single family)*
  - *Acorn Tree Apartments redeveloped into Kessler West (single family)*
  - *North Hills Apartments redeveloped into Echelon at Reverchon Bluffs (single family)*
- *The City of Dallas Design Studio has completed a study of the West Davis Street Corridor. The findings are being used to develop a plan for public improvements along West Davis Street.*

- *The West Oak Cliff Area Plan (WOCAP) produced by the City’s Planning and Urban Design Department was approved by the City Plan Commission on September 15, 2022 and was scheduled for City Council consideration in October, 2022. An approximate 1.5 mile portion of West Davis Street is included in the plan, and approximately 1 mile of that portion is included in the Davis Garden TIF District. Recommendations for improvements to West Davis in the WOCAP include but are not limited to opportunities to install a traffic signal or hawk signal along West Davis between Westmoreland and Plymouth to provide safe crossing for pedestrians, as well as providing bike lanes and public realm improvements along West Davis between Westmoreland and Hampton.*
- Sustain the stability of local schools while redevelopment activities occur within the area’s neighborhoods by encouraging strong communication between the Dallas Independent School District and area developers.

*Staff has worked closely with neighborhood schools to coordinate redevelopment activities with the schools’ needs. This includes meeting with the principal of the Rosemont Elementary and Primary Schools as part of the planning process for the Rosemont Safe Routes to School Project.*

- Diversify commercial and retail uses in the TIF District by restoring historic commercial buildings and finding redevelopment options for commercial structures that are architecturally less significant.

*The Kessler Theater and the buildings occupied by Bolsa, the Common Desk, Oak Cliff Coffee Roasters, and Oil and Cotton/Davis Street Espresso are properties with historic significance that have been renovated or converted for commercial use since the TIF District’s creation:*

- *The Settles Garage has been converted into the Bolsa Restaurant and approximately 1,850 square feet of office space.*
- *The Kemp Garage was converted into approximately 4,000 square feet of commercial space that was occupied by Bolsa Mercado. In July 2022, Berkley’s Market, a specialty grocery and café with indoor and outdoor seating, opened in the space.*
- *The retail building at 633 West Davis Street has converted into approximately 10,400 square feet of shared workspace that is occupied by the Common Desk.*
- *The renovated Kessler Theater contains office and retail space for independent businesses, an instructional arts center for children and a performance venue.*

- *The automotive garages that comprised Miguel’s Auto Body Shop have been converted into two properties. The first of which is occupied by Oak Cliff Coffee Roasters. It contains a coffee roaster and 1,300 square foot café. The second building is occupied by Oil and Cotton and Davis Street Espresso.*
- Improve recreational opportunities and connections to City trails and open space within the TIF District while providing better connections to County trails and other recreational amenities in the area.

*The following progress has been made since the TIF District’s creation:*

- *The Twelve Hills Nature Center, Inc.’s Urban Prairie Trailhead project, which was approved by City Council on October 14, 2009, was completed during FY 2010.*
- *Work has been completed on the Coombs Creek Trail along Kessler Parkway from Sylvan Avenue to Colorado Boulevard, Colorado Boulevard from Kessler Parkway to Plymouth Road and Plymouth Road from Colorado Boulevard to Hampton Road. The project was funded by General Obligation Bond Funds.*
- *Approximately \$8 million in upgrades for Stevens Park Golf Course were completed during FY 2012. The upgrades were funded by several funding sources including the 2003 and 2006 Bond Fund programs.*
- *A new pavilion at Kidd Springs Park was completed in 2015 funded by the 2006 Bond Fund program. Construction of a new aquatics center at Kidd Springs Park was completed during the fiscal year and opened to the public in the summer of 2019. Proceeds from the Elgin B. Robertson land sale provided funding for several regional family aquatic centers throughout the City.*
- *Shared bicycle lanes are included in the new section of Colorado Boulevard, located in the Canyon sub-district between IH-30 and Westmoreland Road.*
- Improve transportation including but not limited to hike and bike trails, bus, trolley, streetcar, and freeway access, street improvements and construction of new public streets and thoroughfares.

*The following progress has been made since the TIF District’s creation:*

- *City Council approved a project pertaining to the design for Phase One of a new eastbound frontage road for I-30 located between Cockrell Hill Road and Westmoreland Road during FY 2011. The design and construction of the frontage road were completed during fiscal years 2012 and 2013, respectively.*

- *SLF III – The Canyon TIF, L.P.’s North Oak Cliff Streetcar Extension project was approved by City Council during FY 2011.*
- *During FY 2012, the Davis Garden TIF District Board made the following recommendations concerning the best utilization for SLF’s \$1 million deposit into the Davis Garden TIF District Increment Fund for future TIF District infrastructure improvements that benefit the TIF District in lieu of the developer constructing median improvements, streetscape or other public improvements (note: funding includes interest earnings):*
  - Rosemont Plaza Project – comprised the closure of the diagonal portion of 7th Street between Mary Cliff Road/West Davis Street and Montclair Avenue to create a pedestrian plaza that combined the abandoned right-of-way with two small triangular medians to create a larger pedestrian plaza. Project Budget – \$395,659. The project was completed FY 2015.
  - Matching Funds for the Kessler Theater project’s infrastructure improvements component – approximately \$60,000 in TIF District funding leveraged an additional \$179,200 in matching funds from TxDOT (NCTCOG Grant). The funds were used to construct streetscape improvements outside the theater along West Davis and Clinton Streets. The project was completed FY 2015.
  - Rosemont Safe Routes to School Project – improved bicycle safety in the vicinity of schools through improved routing, signage and pedestrian amenities. The project consists of sidewalk improvements on the north side of Stevens Forest Drive, a 10’ bike trail that connects the sidewalk on Mary Cliff Road to the internal drive for the Rosemont Chris Semos Campus (through DISD property) and sidewalk improvements along Mary Cliff Road. Project Budget – \$115,569. The project was completed FY 2015.
  - Davis Corridor Urban Design Study – the study was conducted by the City of Dallas Design Studio. The study’s findings were used to develop a concept for reconfiguring West Davis Street between Montclair Avenue and Zang Boulevard. Project Budget – \$35,880. The project was completed FY 2014.
  - The Rosemont Safe Routes to School design/engineering study and construction of improvements, funded by TXDOT and local match funds from the TIF District will be completed May 2023.

- Generate an NPV of \$103.7 million in 2008 dollars or approximately \$367,212,757 total dollars in real property tax increment for the TIF District Fund over 32 years of collections.

*This initial goal was set in net present value (NPV). Collections to date equal \$11.1 million NPV (3% of the goal). Since the inception of the TIF District in 2008, the taxable value has increased by 267%.*

## Year-End Summary of Meetings

The Davis Garden TIF District Board of Directors had three meetings during FY 2021-2022: January 10, 2022 (special meeting); June 15, 2022 (regular called meeting); and August 2, 2022 (special called meeting).

The Board can consist of up to seven members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2021-2022, the Board members were (FY 2021-2022 Board meetings attended):

- Position 1: Alejandra Zendejas—City representative (0 of 3 meetings) served partial term; Jennifer Longfellow – City representative (3 of 3 meetings) served partial term
- Position 2: Nicolas Carmona—City representative (3 of 3 meetings)
- Position 3: Issac Faz—City representative (1 of 3 meetings) served partial term
- Position 4: Augustin Torres—City representative (3 of 3 meetings)
- Position 5: Kyle Wick—City representative (0 of 3 meetings) served partial term; Lauren Clayton – City representative (1 of 3 meetings) served partial term
- Position 6: Greg McCormack—City representative (0 of 3 meetings)
- Position 7: Luis Tamayo – County representative (3 of 3 meetings)

During FY 2021-2022, City Council acted on two items associated with the Davis Garden TIF District:

- On February 23, 2022, City Council approved Resolution No. 22-0391 accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.
- On September 14, 2022, City Council approved Resolution No. 22-1360 authorizing Supplemental Agreement No. 1 to the professional services contract with Halff Associates, Inc., to provide additional engineering design services and for developing final construction plans and specifications for the Rosemont Safe Route to School Project - Not to exceed \$194,400.00, from \$86,957.00 to \$281,357.00 - Financing: Davis Garden TIF District Fund.

## Pending TIF District Items

- FY 2021-2022 Annual Report

## Budget and Spending Status

The Davis Garden TIF District’s Project Plan and Reinvestment Zone Financing Plan established a budget for public improvement expenditures that are necessary to support private investment. The TIF District’s budget and spending to date are provided on the following charts:

<b>Davis Garden TIF District Projected Increment Revenues to Retire TIF District Fund Obligations</b>			
Category	TIF District Budget*	Allocated**	Balance
Infrastructure Improvements	\$117,681,081	\$8,082,206	\$109,598,875
Environmental Remediation/Demolition	\$15,232,849	\$3,313,246	\$11,919,603
Affordable Housing	\$42,228,414	\$4,671,197	\$37,557,217
Historic Façade Restoration	\$6,896,789	\$86,535	\$6,810,254
TIF District Wide Improvements - Parks, Open Space, Trails, Trolley/Streetcar	\$15,441,691	\$3,088,145	\$12,353,546
The Canyon in Oak Cliff Improvements <sup>1</sup>	\$163,080,510	\$128,875,756	\$34,204,754
Administration and Implementation	\$6,651,423	\$923,530	\$5,727,893
<b>Total Project Costs</b>	<b>\$367,212,757</b>	<b>\$149,040,615</b>	<b>\$218,173,142</b>
<small>*Budget shown above is in current dollars anticipated to be collected over the life of TIF District. TIF District Project Plan shows the budget in net present value.                      **Includes funds expended and committed for existing and future projects as of the end of FY 2021-2022.  <sup>1</sup>TIF District funds allocated for the project may be reduced if other sources of funds are identified and allocated to The Canyon.</small>			

<b>Davis Garden TIF District Project Plan Budget (NPV Values)</b>	
Category	TIF District Budget (NPV)
Infrastructure Improvements	\$33,219,568
Environmental Remediation/Demolition	\$4,300,000
Affordable Housing	\$11,920,435
Historic Façade Restoration	\$1,946,858
TIF District Wide Improvements - Parks, Open Space, Trails, Trolley/Streetcar	\$4,358,953
The Canyon in Oak Cliff Improvements *	\$46,035,132
Administration and Implementation	\$1,877,595
<b>Total Project Costs</b>	<b>\$103,658,541</b>
<p><i>All values discounted to 2008 dollars at 5% annually. Actual expenditure values will depend on the timing of project costs.</i></p> <p><i>* Amount will be reduced if other sources of improvement funds are identified and allocated to The Canyon in Oak Cliff.</i></p>	

### M/WBE Participation

Public bidding is not required for TIF District-funded projects. All TIF District-funded projects must follow the City’s adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation. The BID Plan goal for TIF District-funded projects was twenty-five percent (25%) M/WBE participation in construction costs of completed public improvements but changed to thirty-two percent (32%) in FY 2020-2021.

<b>Davis Garden TIF District M/WBE Participation</b>			
<b>CONSTRUCTION OF PUBLIC PORTIONS OF PROJECT</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Percentage Minority Participation</b>
SLF Horizontal Public Improvements (Goal – 25%)	Varies	\$2,080,979	48.43%
Kessler Theater Public Improvements (Goal – 25%)	Varies	\$88,141	44.77%
<b>CONSTRUCTION OF PRIVATE PORTIONS OF PROJECT</b>			
Kessler Theater Private Improvements (Goal – 10%)	Varies	\$1,002,073	12.57%
<b>Total - Public</b>		<b>\$2,169,120</b>	<b>48.28%</b>
<b>Total - Private</b>		<b>\$1,002,073</b>	<b>12.57%</b>
<b>Total – All</b>		<b>\$3,171,193</b>	<b>37.00%</b>

### FY 2022-2023 Work Program

The FY 2022-2023 work program for the Davis Garden TIF District includes:

- Encourage development projects within the TIF District in accordance with its Project Plan and Reinvestment Zone Financing Plan.
- Continue annual disbursement of payments to completed TIF District projects in the TIF District.
- Implement the Rosemont Safe Routes to School design/engineering study recommendations and construction of improvements.

## Appendix A – Financials

City of Dallas, Texas  
 Davis Garden Tax Increment Financing District Fund  
 Balance Sheet as of September 30, 2022 (Unaudited)  
 With Comparative Totals for September 30, 2021, 2020, 2019 and 2018 (Audited)

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$1,526,810	\$788,033	\$2,220,816	\$2,927,312	\$1,650,591
Interest receivable	\$0	\$0	\$0	\$0	\$0
<b>Total assets</b>	<b>\$1,526,810</b>	<b>\$788,033</b>	<b>\$2,220,816</b>	<b>\$2,927,312</b>	<b>\$1,650,591</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$1,608	\$0	\$1,848,816	\$2,357,561	\$1,924
Advances from developers	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$181,588	\$121,200	\$92,084	\$20,967	\$0
Accrued liability	\$0	\$0	\$0	\$0	\$0
<b>Total liabilities</b>	<b>\$183,193</b>	<b>\$121,200</b>	<b>\$1,740,700</b>	<b>\$2,378,528</b>	<b>\$1,924</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$1,343,616	\$666,833	\$479,916	\$548,784	\$1,648,667
<b>Total Liabilities and Fund Equity</b>	<b>\$1,526,810</b>	<b>\$788,033</b>	<b>\$2,220,816</b>	<b>\$2,927,312</b>	<b>\$1,650,591</b>

City of Dallas, Texas  
 Davis Garden Tax Increment Financing District Fund  
 Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)  
 For the period September 30, 2022 (Unaudited)  
 With Comparative Totals for September 30, 2021, 2020, 2019 and 2018 (Audited)

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$8,135,970	\$1,820,944	\$1,540,431	\$1,308,895	\$1,071,367	\$785,108
Tax increment-Intergovernmental	\$1,912,344	\$445,343	\$393,317	\$345,975	\$212,447	\$155,992
Developer participation/Other income	\$1,000,182	\$0	\$0	\$0	\$0	\$0
Interest income	\$0	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total revenues</b>	<b>\$11,048,476</b>	<b>\$2,266,287</b>	<b>\$1,933,748</b>	<b>\$1,654,870</b>	<b>\$1,283,814</b>	<b>\$941,100</b>
<b>Expenditures:</b>						
Administrative expenses	\$923,530	\$60,388	\$49,173	\$71,246	\$21,145	\$1,350
Non-Capital Outlay	\$5,685,227	\$1,526,910	\$1,155,750	\$0	\$2,008,860	\$0
Capital outlay	\$3,096,103	\$2,208	\$541,908	\$1,652,492	\$353,692	\$3,076
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$9,704,859</b>	<b>\$1,589,503</b>	<b>\$1,746,831</b>	<b>\$1,723,738</b>	<b>\$2,383,697</b>	<b>\$4,426</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$1,343,616</b>	<b>\$676,784</b>	<b>\$186,916</b>	<b>(\$68,868)</b>	<b>(\$1,099,883)</b>	<b>\$936,674</b>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$666,833	\$479,916	\$548,784	\$1,648,667	\$711,993
Fund balance (Deficit) at beginning of year, as restated	\$0	\$666,833	\$479,916	\$548,784	\$1,648,667	\$711,993
<b>Fund balance (deficit) at end of year</b>	<b>\$1,343,616</b>	<b>\$1,343,616</b>	<b>\$666,833</b>	<b>\$479,916</b>	<b>\$548,784</b>	<b>\$1,648,667</b>

**Note:** Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by City Controller's Office prior to City Council approval. In case of any material changes, TIF board will be provided updated financial statements.

City of Dallas, Texas  
 Davis Garden Tax Increment Financing District Fund  
 Reinvestment Zone Number Sixteen  
 As of September 30, 2022

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$0	Interest Income
\$2,266,287	Ad Valorem Taxes (Collected in FY 2021-22 based on 2021 Final Tax Roll)
<u>\$2,266,287</u>	<b>Total Revenue</b>

2. Amount and purpose of expenditures from the fund:

\$60,388	Administrative Expense - TIF admin cost for FY 2021-2022
\$1,526,910	Non-Capital Outlay*
\$2,208	Capital Outlay**
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$1,589,503</u>	<b>Total Expenditures</b>

\* Non-Capital Outlay expenditures include:  
 North Oak Cliff Streetcar Project TIF disbursement \$1,526,910

\*\* Capital Outlay expenditure represents:  
 Half Associates Inc 2022 TIF disbursement for engineering design \$600

3. The zone began reimbursing the General Fund for TIF administration costs in fiscal year 2009-10.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:

Davis Garden TIF District has incurred no bonded indebtedness as of September 30, 2022.

b. The Zone entered into an agreement with SLF III – The Davis Garden TIF, L.P. to dedicate an amount not to exceed \$4,008,247 for horizontal development work throughout the TIF District. The project was completed in fiscal year 2012. Payment of its TIF-eligible project costs are as follows as of September 30, 2022:

\*The final TIF payment for this project of \$24,207.00 was made in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
SLF III-Davis Garden TIF, L.P.	Horizontal Development	\$4,008,247	\$4,008,247	\$0
	<b>Total</b>	<u>\$4,008,247</u>	<u>\$4,008,247</u>	<u>\$0</u>

c. The Zone entered into an agreement with Twelve Hills Nature Center, Inc. to dedicate an amount not to exceed \$118,820 for the Twelve Hills Nature Center’s Urban Prairie Trailhead project. The project was completed in fiscal year 2010. This agreement was terminated by Twelve Hills Nature, Inc. on October 18, 2021. No payments were made, and the TIF funding obligation was also terminated.

d. The Zone entered into an agreement with GFD Opportunity I, LLC to dedicate an amount not to exceed \$1,218,789 for the Taylors Farm project. The project was completed in fiscal year 2012. Payment of its TIF-eligible project costs are as follows, as of September 30, 2022:

\*The final TIF payment for this project of \$471,140.00 was made in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
TF TIF Holdings, LLC	Taylor’s Farm Project	\$1,218,789	\$1,218,789	\$0
	<b>Total</b>	<u>\$1,218,789</u>	<u>\$1,218,789</u>	<u>\$0</u>

e. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$436,919 for the I-30 Frontage Road Design project. The project was completed in fiscal year 2012. Payment of its TIF-eligible project costs are as follows for September 30, 2022: increment collections.

\*The project was fully paid (\$436,919.00) in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
SLF III - The Canyon TIF, L.P.	I-30 Frontage Rd.	\$436,919	\$436,919	\$0
	<b>Total</b>	<u>\$436,919</u>	<u>\$436,919</u>	<u>\$0</u>

f. The Zone entered into an agreement with Kessler Theater, LLC to dedicate an amount not to exceed \$136,343 for the Kessler Theater project. The project has been completed and payment of its TIF-eligible project costs are as follows for September 30, 2022:

\*The project was fully paid (\$136,343) in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
Kessler Theater, LLC	Kessler Theater Project	\$136,343	\$136,343	\$0
	<b>Total</b>	<u>\$136,343</u>	<u>\$136,343</u>	<u>\$0</u>

City of Dallas, Texas

Davis Garden Tax Increment Financing District Fund

g. The Zone entered into a development agreement with GFD Opportunity II, LLC to dedicate an amount not to exceed \$1,800,000 for the Hillside West project. The project was completed in fiscal year 2013. Payment of its TIF-eligible project costs of \$234,871 were fully complete in fiscal year 2019.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
HSW TIF Holdings, LLC	Hillside West	\$234,871	\$234,871	\$0
<b>Total</b>		<b>\$234,871</b>	<b>\$234,871</b>	<b>\$0</b>

h. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$128,875,758 for The Canyon In Oak Cliff project. The project is underway. Payment of its TIF-eligible project costs will begin after applicable conditions for payment have been met, subject to the availability of TIF funds.

i. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$3,000,000 for the North Oak Cliff Streetcar Extension project. The project is completed and payment of the project’s TIF-eligible project costs are as follows for September 30, 2022:

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
SLF III - The Canyon TIF, L.P.	Oak Cliff Streetcar Support	\$3,000,000	\$2,154,206	\$845,794
<b>Total</b>		<b>\$3,000,000</b>	<b>\$2,154,206</b>	<b>\$845,794</b>

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction*	Taxable Value 2022 <sup>2</sup>	Base Year 1996 Value	Est. Captured Value 2022
City of Dallas	\$505,430,879	\$137,834,597	\$367,596,282
Dallas County	\$507,759,619	\$137,795,687	\$369,963,932

\*2022 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

<sup>2</sup>Based on certified DCAD taxable values. Final values will be determined on February 1, 2023.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100 <sup>1</sup>	Estimated 2022 Increment
City of Dallas	0.67122	\$2,467,380
Dallas County	0.16348	\$604,741
<b>Total for all Jurisdictions</b>	<b>\$0.83468</b>	<b>\$3,072,121</b>

<sup>1</sup>Participation rate for Dallas County is 0% for tax year 2008, 55% for tax years 2009 to 2011 and 75% thereafter. City of Dallas participates at variable rates as follows:

Tax Year	Rate
2008	0%
2009 - 2010	55%
2011	70%
2012 - 2029	90%

b. The total amount of estimated tax increment to be billed for the 2022 tax year is \$3,072,121. For the 2021 tax year, increment in the amount of \$2,266,287 was received.

**City of Dallas, Texas**  
**Davis Garden Tax Increment Financing District**  
**Notes to Financial Statements**  
**for the Year Ended September 30, 2022**

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$5,566,956 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$181,588 on September 30, 2022, represents the Zone administration costs for the fiscal year 2017-2018 (\$20,967), fiscal year 2018-2019 (\$30,990), fiscal year 2019-2020 (\$40,127), fiscal year 2020-2021 (\$29,116), and fiscal year 2021-2022 (\$60,388) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## Appendix B – Financial Obligations/Estimated Payoff

<b>Developer</b>	<b>Project Name</b>	<b>Max. TIF Award</b>	<b>Pay-Off Date</b>
SLF III - The Canyon TIF, L.P.	North Oak Cliff Street Car Extension	\$3,000,000	2023
SLF III - The Canyon TIF, L.P.	The Canyon	\$128,875,756	2034

Estimated pay-off dates may change and are subject to the following:

- (1) Changes in increment collected annually;
- (2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);
- (3) Changes in the participation rate of participating taxing jurisdictions; and/or
- (4) Completion dates of projects listed in the TIF District's reimbursement queue

## **Appendix C – TIF District-Wide Set-Aside Funds**

Subject to fulfillment of all its terms, an agreement in support of the North Oak Cliff Streetcar approved pursuant to Resolution Nos. 11-1751 and 11-1752 are intended to be paid from tax increment accruing to the entire TIF District and reserved to the TIF District Wide Set-Aside under the Increment Allocation Policy. Shared increment from Sub-TIF Districts A and B of the Davis Garden TIF District may also be used to make payments pursuant to the agreement in support of the North Oak Cliff Streetcar.

# TOD TIF District FY 2021-2022 Annual Report



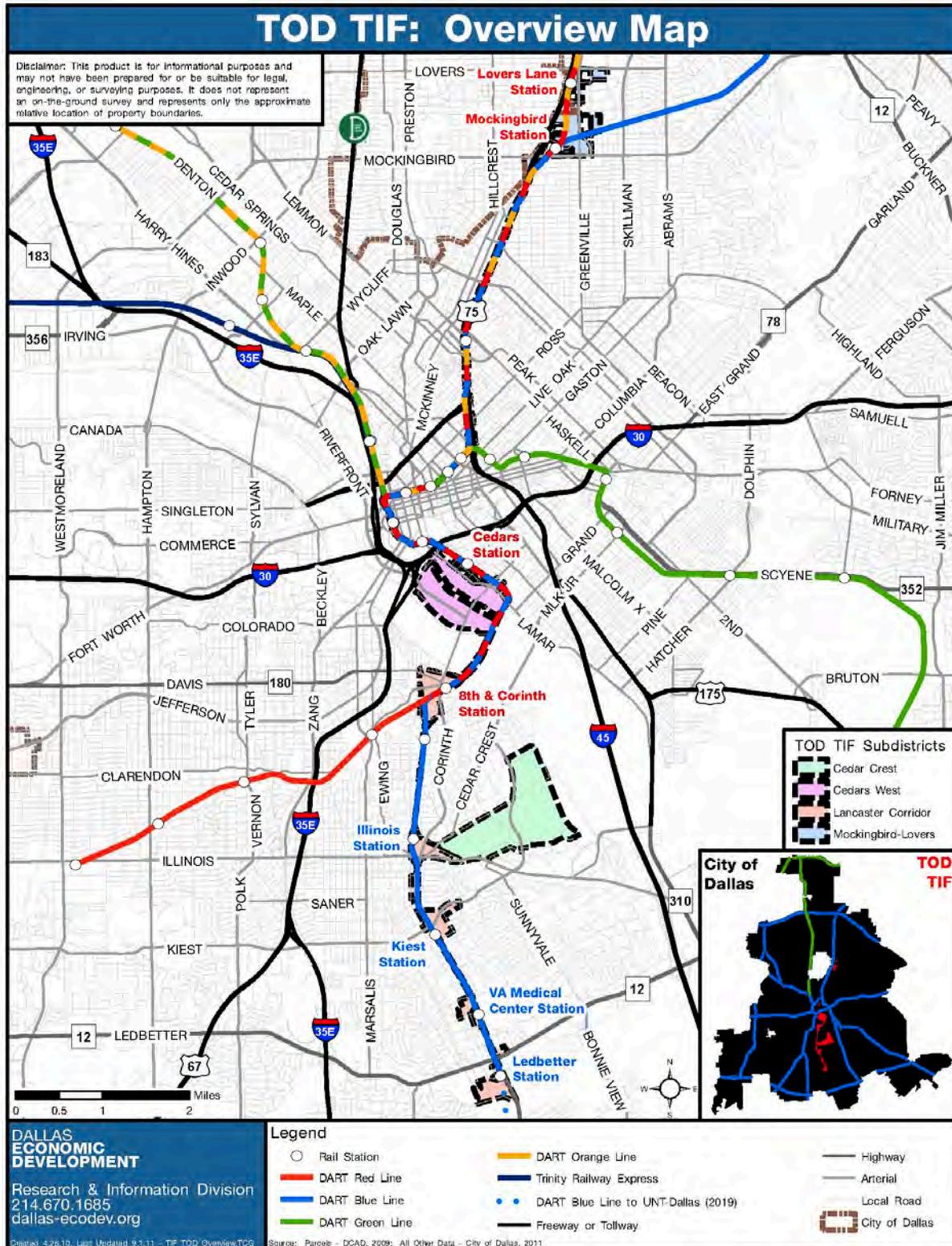
**City of Dallas**

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**October 1, 2021 to September 30, 2022**

# Reinvestment Zone Number Seventeen Tax Increment Financing District



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*Front cover shows a rendering of the Mockingbird Station East Project.*

## Mission Statement

The mission of the TOD TIF District is to provide a source of funding for public infrastructure improvements that will help create a series of unique destinations as well as foster the construction of structures or facilities that will be useful or beneficial to the development of transit stations along the DART light rail system in the central portion of the City. Redevelopment of the Lancaster Corridor and encouragement of transit-oriented mixed-use development (TODs) around DART stations are top City priorities. Linkage of areas proximate to the Lovers Lane/Mockingbird, Cedars West, and Lancaster Corridor transit stations via the DART Rail Lines facilitates higher density urban development in all areas and permits tax increment sharing to occur.

The TOD TIF District term began on January 1, 2009 and will terminate on December 31, 2038, (including collection of the 2038 increment in calendar year 2039 and any related matters to be concluded in 2039).

## TOD TIF District Accomplishments

Dallas City Council established the TOD TIF District by Ordinance Number 27432 on December 10, 2008, as amended.

The TOD TIF District contains a series of DART light rail station areas connected by the rail line. Chapter 311 of the Texas Tax Code was amended in 2007 to allow the creation of a reinvestment zone for properties that have some connection to and will benefit a mass transit rail system. The original TIF District boundary included three sub-districts (and eight DART light rail stations) – Mockingbird/Lovers Lane, Cedars West, and the Lancaster Corridor within the TIF District defined by the relationship of areas geographically and/or to redevelopment goals.

The Dallas City Council adopted the TOD TIF District Project Plan and Reinvestment Zone Financing Plan on April 14, 2010 by Ordinance 27854, as amended in April and November 2010 and May 2012.

In FY 2010, the TIF District Board and City Council approved a development agreement dedicating up to \$8,492,273 in future TIF District revenues in support of the Lancaster Urban Village Project. The Lancaster Urban Village Project was an important seed project for the Veterans Hospital “VA” DART Station area and was planned in conjunction with a related project to expand the Dallas Urban League offices and training facilities. Staff continued to work extensively with City Wide Community Development Corporation (Citywide CDC) and their partner Catalyst Urban Development, LLC on coordination for other funding programs to complete the financing package for the Project. In 2009, City Council approved an economic development forgivable loan agreement to assist with land assemblage and related costs for the Dallas Urban League expansion and adjacent mixed-use development. Amendments related to the Project were approved in 2011 and 2012.

In October 2010, the City was awarded a \$2.225 million U.S. Department of Housing and Urban Development (HUD) Community Challenge Planning Grant to be shared among three focus areas: 1) Lancaster Corridor/TOD TIF District (primarily Kiest and VA Station areas), 2) the DART Green Line Corridor including Hatcher Station-Spring Avenue JB Jackson, and Buckner Station areas, and 3) the Vickery Meadow / Five Points Area. In 2013, the area plan for the Lancaster Corridor was adopted as an amendment to the forwardDallas! Comprehensive Plan.

In 2011, a \$400,000 TIF District funding pledge for the SMU Boulevard streetscape and trail extension project was approved as a local match for a North Central Texas Council of Governments (NCTCOG) Sustainable Development grant. Amendments to extend project deadlines were approved in 2012, 2013 and 2015. The project construction as part of the NCTCOG scope has been completed.

In 2012, the TIF District Board approved by-law amendments to reflect changes in state law for TIF District Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF District-funded project design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF District Board also approved a set of master design guidelines and mixed-income housing guidelines.

The Lancaster Urban Village Project was completed and began leasing in 2014. The Project has won numerous awards including National Association of Homebuilders Pillar of the Industry Award for The Best Affordable Apartment Community and a best in creative financing award from the National Development Council (NDC) in 2015.

In 2015, a development agreement for up to \$1,405,000 in TIF District funding and a Chapter 380 grant agreement for \$450,000 was approved in support of the Alamo Draffhouse Cinema Project in the Cedars West Sub-District. The Alamo Draffhouse Cinema Project was completed in 2016.

The City's Housing and Neighborhood Revitalization Department has been working with City Wide CDC on plans for a multi-phased Lancaster Kiest Village project with the first phase beginning with a new Rudy's Chicken restaurant. Serenity Place Apartments, a supportive housing development was completed in 2015, and an office building at 3155 S. Lancaster Road opened in 2017.

In May 2019, City Council approved up to \$750,000 in 2017 Proposition I Bond Funds to assist in the renovation of the former Urban League Building located at 4315 South Lancaster Road for new office and retail tenants. The building is now open as the "4315 Innovation Center" with Dallas College as a lead tenant providing workforce training programs.

During FY 2021-2022, the TIF District Board and City Council approved a development agreement dedicating up to \$29 million in future TOD TIF District funds in support of the Mockingbird Station East mixed-income and transit-oriented development project.

A development agreement in support of the Longhorn Ballroom Redevelopment Project was also approved during FY 2021-2022 that included both future TOD TIF District funding not to exceed \$2,100,000 and an economic development grant in the amount of \$2,050,000 (with \$250,000 payable from Equity Revitalization Capital Fund and \$1,800,000 payable from 2012 General Obligation Bond Fund).

Initial projects within the TIF District completed, under construction or in the development stage are shown in the table below.

<b>TOD TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. or Estimated Value<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
Lancaster Urban Village – Mixed Use Building <sup>(7) (8)</sup>	4417 S. Lancaster Rd.	2014	Complete	193 resid. units; 14,131 square feet retail	\$24,295,000	\$8,492,273
Alamo Drafthouse Cinema <sup>(7)</sup>	1005 S. Lamar St.	2016	Complete	38,000 square feet retail	\$8,800,000	\$1,405,000
Longhorn Ballroom Redevelopment <sup>(7)</sup>	200 N. Corinth & 2202-2222 Riverfront Boulevard	2024	Planned	45,000 square feet entertainment/commercial space & 2-acre outdoor event space	\$10,000,000	\$2,100,000
Mockingbird Station East, Phase I <sup>8</sup>	5465 East Mockingbird Lane	2026	Planned	429 resid. units	\$117,342,796	\$29,000,000
<b>Subtotal</b>				<b>622 resid. units; 97,131 square feet retail; (incl. entertainment space)</b>	<b>\$160,437,796</b>	<b>\$40,997,273</b>
<b>Projects Within TIF District Not Utilizing TIF District Funding<sup>5</sup></b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
The Shelby	5609 SMU Blvd.	2009	Complete	55 resid. units; 3,720 square feet retail	\$16,569,321	n/a
Crest Plaza Shopping Ctr. Remodel <sup>(7)</sup>	2603 S. Lancaster Rd.	2010	Complete	112,000 square feet retail	\$1,000,000 Added Investment	n/a

The BLVD (former Shamburger site)	5600 SMU Blvd.	2013	Complete	417 resid. units; 9,100 square feet retail	\$72,000,000	n/a
Sphinx Development Corp. – Fiji/Compton Phase I	201 Fran Way	2010	Complete	130 senior apt. units	\$5,700,000	n/a
Sphinx Development Corp. –	Fran Way at 8 <sup>th</sup> and Corinth Streets	2016-2017	Complete	49 townhomes	\$11,969,962	n/a
NYLO Dallas South Side Hotel <sup>(7)</sup>	1325 S. Lamar	2012	Complete	76 hotel rooms (55,000 square feet total with amenities)	\$6,700,000	n/a
Signature Pointe redevelopment, Phase I <sup>(7)</sup>	5936 Lovers Lane	2014	Complete	336 resid. units	\$62,750,000	n/a
Signature Pointe redevelopment, Phase II <sup>(7)</sup>	5850 Lovers Fiji/Compton Phase II <sup>(7)</sup> Lane	2015	Complete	202 senior housing units; 109 assisted living units; 13,929 medical office	\$54,069,880	n/a
CVS Pharmacy	5050 S. Lancaster Rd.	2013	Complete	14,991 sf retail	\$2,688,570	n/a
Lancaster Kiest Village - Rudy's Chicken <sup>(7)</sup>	3107 S. Lancaster Rd.	2014	Complete	1,625 sf restaurant	\$600,000	n/a
Lancaster Kiest Village - Serenity Place Apartments <sup>(7)</sup>	3124 Denley Drive.	2015	Complete	45 resid. units	\$1,587,850	n/a
Lancaster Kiest Village – commercial/office space <sup>(7)</sup>	3155 S. Lancaster Rd.	2017	Complete	10,000 sf office	\$1,849,040	n/a
Southern Methodist Univ. (SMU) Aquatics Center <sup>(6)</sup>	5550 SMU Blvd.	2017	Complete	43,770 sf facility	\$31,328,120	n/a
Longhorn Ballroom <sup>(7)</sup>	200 N. Corinth	2017	Phase I complete	Minor building/façade restoration	\$2,000,000	n/a
4315 Innovation Center ( <i>Urban League Building Renovation</i> ) <sup>(7)</sup>	4315 S. Lancaster Rd.	2021	Complete	23,777 sf office; 3,484 sf retail	\$2,847,040	n/a
Eastline Apartments	6080 N. Central Expressway	2021	Complete	330 resid. units; 14,948 sf retail	\$120,450,000	n/a
Trove Valor <sup>(6)(7)</sup>	4515 S Lancaster Rd.	2025	Planned	332 resid. units	\$58,639,162	n/a
Skyline at Cedar Crest <sup>(7)</sup>	2720 E Kiest Blvd.	2025	Planned	107 resid. units	\$27,715,000	n/a
<b>Subtotal</b>				<b>2,072 resid. units; 76 hotel rooms; 159,868 square feet retail;</b>	<b>\$480,463,945</b>	<b>\$0</b>

	47,706 square feet office; 43,770 square feet aquatics center		
<b>Projects Utilizing and Not Utilizing TIF Funding</b>			
<b>Total</b>	2,694 resid. units; 76 hotel rooms; 173,999 square feet retail; 47,706 square feet office; 83,000 square feet theater/entertainment space; 43,770 sf aquatics center	<b>\$640,901,741</b>	<b>\$40,997,273</b>
<p><sup>1</sup> All information updated as of September 30, 2022.</p> <p><sup>2</sup> Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.</p> <p><sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.</p> <p><sup>4</sup> Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.</p> <p><sup>5</sup> Selected significant projects included.</p> <p><sup>6</sup> Tax-exempt property. Amount shown is approximate investment in improvements.</p> <p><sup>7</sup> Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.</p> <p><sup>8</sup> Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.</p>			

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF district funding assistance are subject to the City’s and County’s established criteria for mixed-income housing. In this TIF District, as part of TIF District funding, a total of 193 units have been built to-date, and 98 are currently set-aside as affordable (HUD funding associated with Lancaster Urban Village requires 51% affordable units).

A total of 1,866 residential units have been completed. The 1,449 units completed in the Mockingbird/Lovers Lane Sub-District are market rate and were built without TIF District subsidy. Units built without TIF District subsidy in the Lancaster Corridor Sub-District may be affordable as part of other assistance programs.

Three planned projects in the TIF District will include mixed-income units as follows:

- Mockingbird Station East with 429 total units – 20% of the units (86 units) will be affordable to households at 80% Area Median Income (AMI) or below based on the TIF District requirements.

- Trove Valor at 4515 S. Lancaster Road, initiated from the City’s 1,000-Unit Affordable Housing Challenge Request for Proposals with incentives later approved as part of a City-owned property sale to the Dallas Public Facility Corporation (DPFC) and an agreement between the DPFC and Lavoro Acquisitions, LLC will include 332 units. Upon completion, 40% of the units will be reserved for residents earning less than 80% AMI, 10% of the units for residents earning less than 60% AMI, and 50% of units will be market rate.
- Skyline at Cedar Crest at 2720 E. Kiest Boulevard plans to utilized 9% low-income housing tax credits (LIHTC) and was approved by City Council for \$3,750,000 in HOME Investment Partnership Program Funds will include 107 units. Upon completion 80% of the units will affordable (reserved for households between 30-60% AMI), and 20% of the units will be market rate.



Rendering of Trove Valor at 4515 S Lancaster Road.

## TIF District Initiatives

The City and community partners have been engaged in District-wide initiatives that have resulted in additional public infrastructure benefiting the TIF District. Two projects received funding commitments in 2006 from the North Central Texas Council of Government’s Sustainable Development Call for Projects. Project details are shown below.

<b>District Initiatives – Other Public Support for Projects</b>				
<b>Activity</b>	<b>Scope</b>	<b>Status</b>	<b>Investment</b>	<b>Source</b>
<b>Mockingbird Plaza Sustainable Development Project</b>	Streetscape improvements along SMU Blvd. and trail/bicycle improvements from SMU Blvd to Mockingbird DART Station.  City bond funds also authorized for SMU Blvd. improvements.	Funding approved by the NCTCOG’s RTC on April 13, 2006. City Council authorized Interlocal Agreement December 2006 (amended June 2011). A TIF agreement with SMU to reimburse for the local match was authorized in June 2011 and deadlines extended in 2013. Construction was completion in 2015.	\$1,600,000  \$ 400,000  \$1,038,300	NCTCOG/RTC 2006  Local Match – Private ( <i>agreement for TIF eligible reimbursement</i> )  2006 City bond funds
<b>Sphinx at Fiji/Compton – Phase I-II Sustainable Development Project</b>	Infrastructure including paving and drainage	Funding approved by the RTC on April 13, 2006. City Council authorized Interlocal Agreement December 2006. Street infrastructure work is complete.	\$2,811,986  \$ 702,997	NCTCOG/RTC 2006  Local Match – 2003 City bond funds
<b>HUD Community Challenge Grant for Transit Oriented Development and Affordable Housing</b>	Funding for planning and pre-development assistance related to affordable housing and TOD. Funding allocated to a portion of the Lancaster Corridor, Vickery Meadow/5-Points, and three Green Line DART stations areas - Hatcher, MLK and Buckner	The City was awarded the grant under the HUD Sustainable Communities Challenge Grants program in 2010. Fregonese Associates was selected as the consultant for planning activities (contract award up to \$799,968) related to the grant. In April 2013, the Dallas TOD Lancaster Corridor Area Plan was adopted.	\$2,225,000  Required Local Match for Grant: 20%	HUD funding  TIF District Funds (Vickery Meadow)

<p><b>High Speed Rail (HSR)</b></p>	<p>Planning underway that includes Station Zone Assessment. The Cedars West portion of the TOD District has been included.</p>	<p>Texas Central Partners is a private group developing the Dallas to Houston HSR. Perkins+Will consultants was hired for the Station Zone Assessment in collaboration with the City and other public/private stakeholders</p>	<p>The Station Zone Assessment Plan was funded and contracted by Texas Central Rail.  The build out cost for the system is estimated at \$12 billion</p>	<p>Texas Central Rail  Private sources</p>
<p><b>Mockingbird Bridge &amp; Redline Bridge</b></p>	<p>As part of larger Katy Trail project – a bridge over Mockingbird Lane for pedestrians and bicycles. A bridge over DART LRT Redline track just north of Twin Sixties Drive</p>	<p>Completed in 2017</p>	<p>\$17.575M</p>	<p>City Bond funds - \$10.095M RTR - \$6.48M Dallas County - \$1M</p>



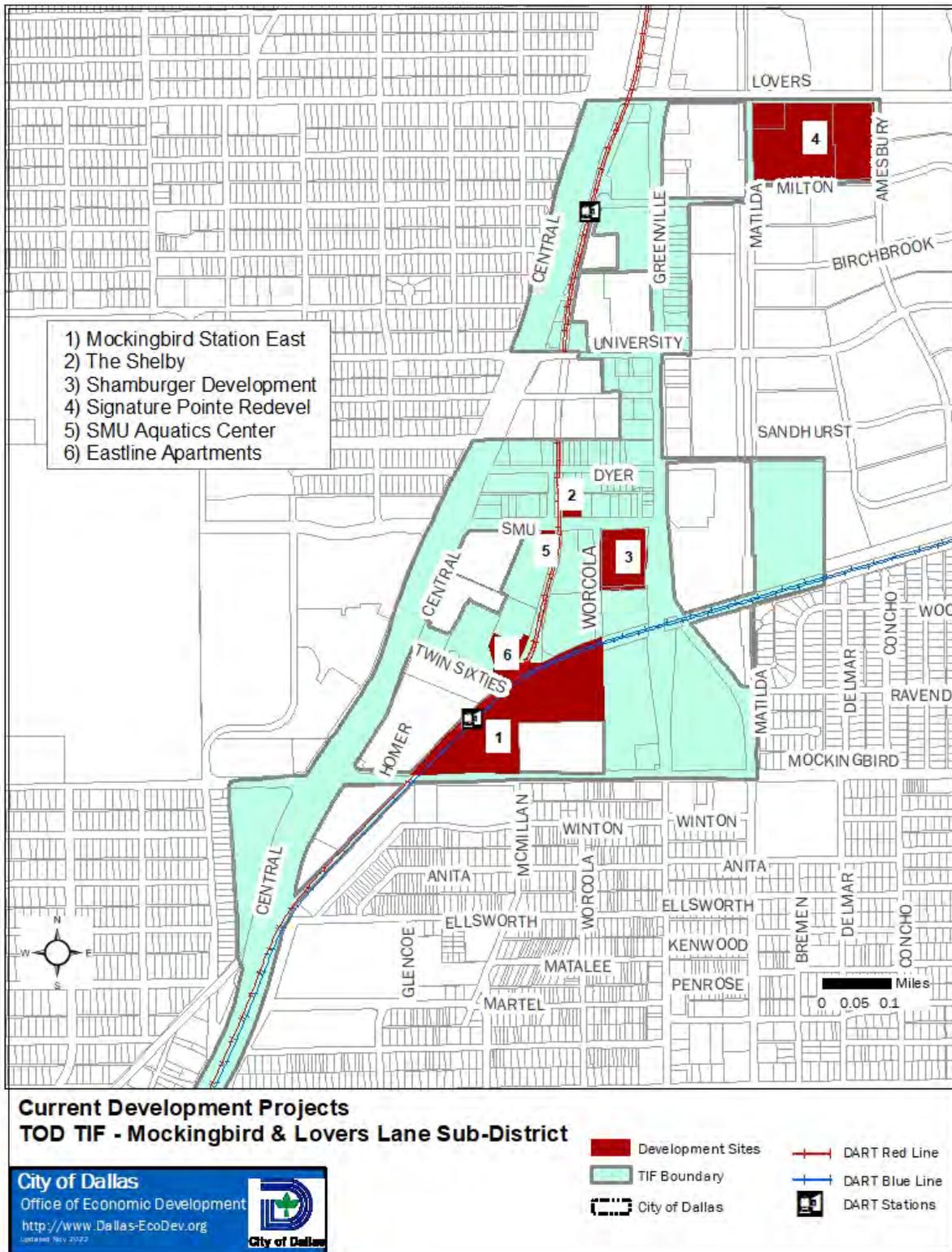
**Longhorn Ballroom - Exterior Rendering**

22 October 2021

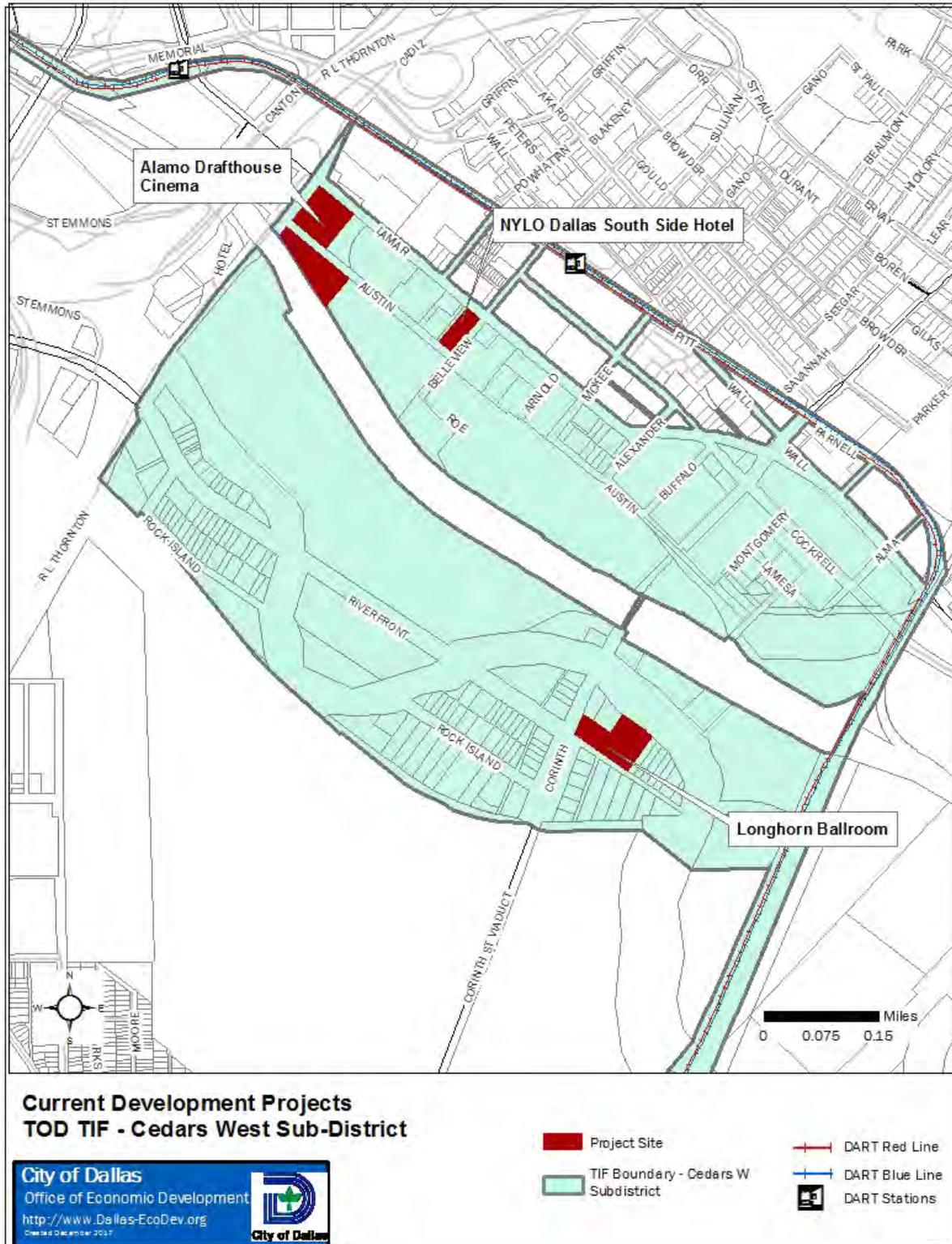
Not for regulatory approval, permitting, or construction. Issued under the authority of Robert L. Mecklessel, I

Rendering of the Longhorn Ballroom Redevelopment Project, northeast corner of Corinth Street and Riverfront Boulevard.

# TIF District Development Project Map – Part 1 of 5



## TIF District Development Project Map – Part 2 of 5



# TIF District Development Project Map – Part 3 of 5

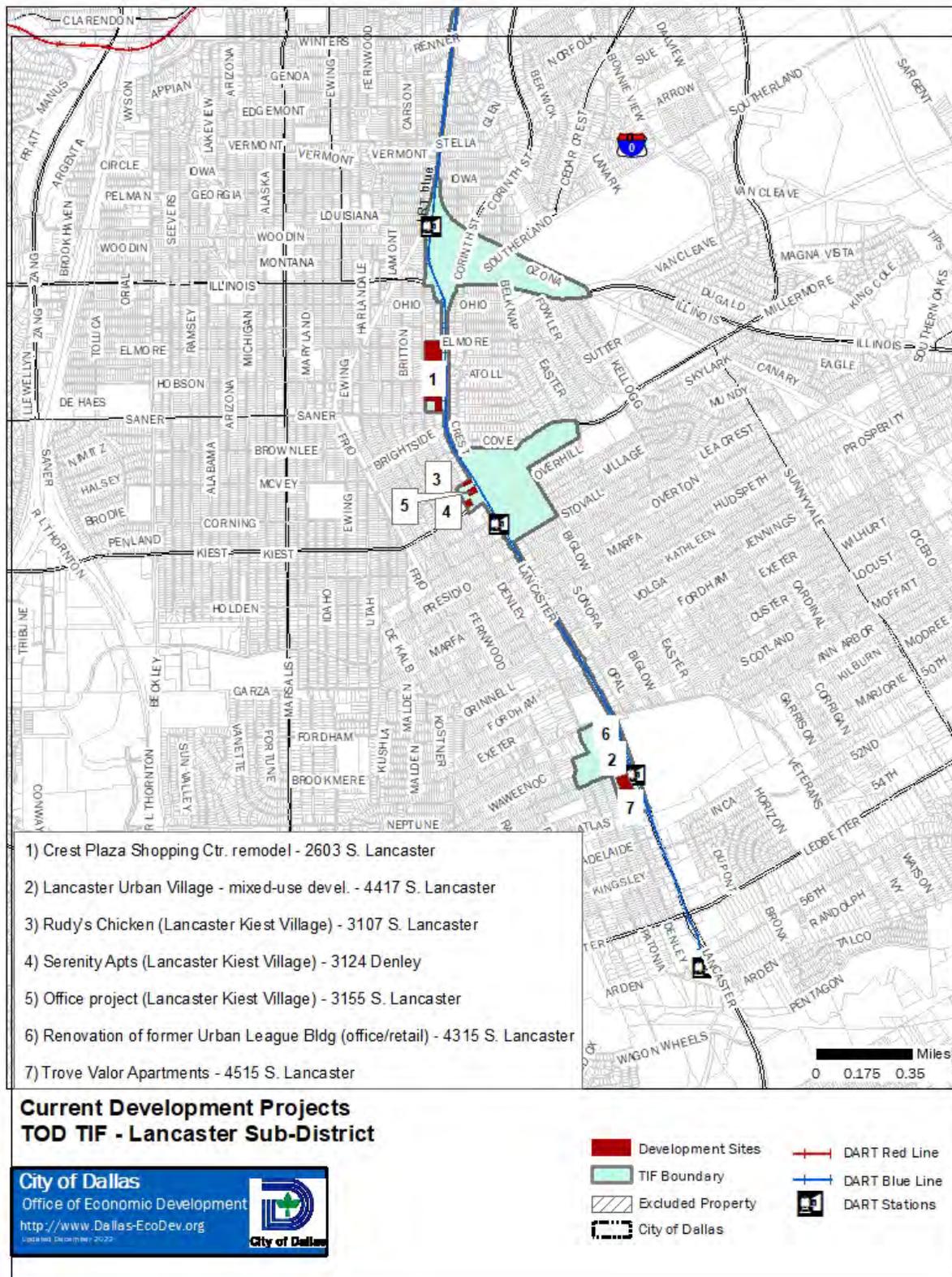


**Current Development Projects**  
**TOD TIF - Lancaster Sub-District/8th & Corinth**

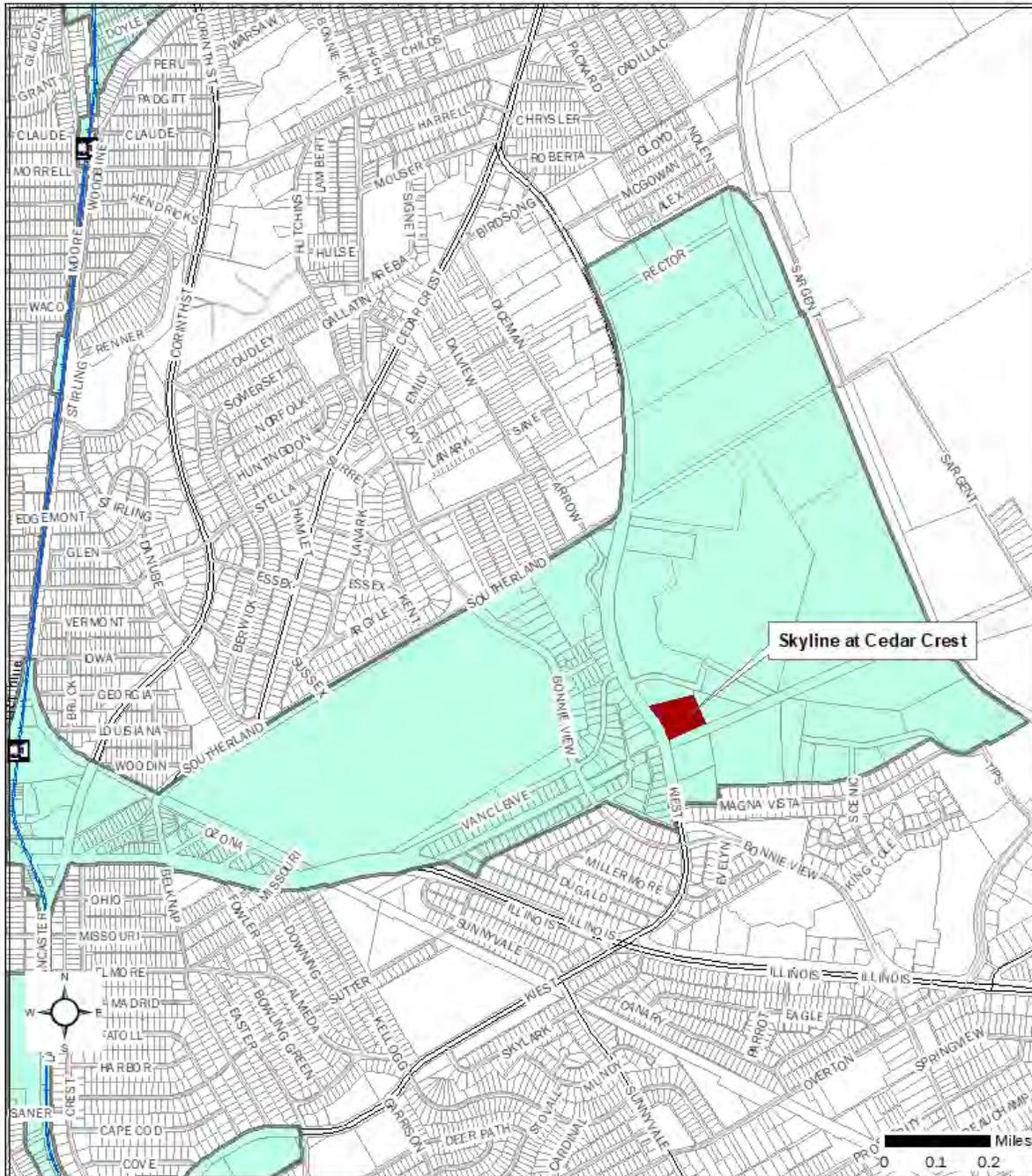
**City of Dallas**  
 Office of Economic Development  
<http://www.Dallas-EcoDev.org>  
 1998-2019 10/18/2019 2019

- Development Sites
- TIF Boundary
- Excluded Property
- City of Dallas
- DART Red Line
- DART Blue Line
- ST DART Stations

# TIF District Development Project Map – Part 4 of 5



# TIF District Development Project Map – Part 5 of 5



## Current Development Projects TOD TIF - Cedar Crest Sub-District

**City of Dallas**  
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<http://www.Dallas-EcoDev.org>  
Updated 10/16/2020



- Development Sites
- TIF Boundary
- City of Dallas
- DART Red Line
- DART Blue Line
- DART Stations

## Value and Increment Revenue Summary

The TOD TIF District's assessed 2022 taxable value was \$802,246,764 (and varies for other taxing jurisdictions due to exemption levels). This represents an increase of \$600,248,653 or 297% over the base year (2008 and 2010) value, as amended. The TIF District anticipates collecting approximately \$4,515,916 in incremental tax revenue for tax year 2022.

## Objectives, Programs, and Success Indicators

The TOD TIF District Project Plan and Reinvestment Zone Financing Plan was adopted in April 2010. Among the goals of the Plan are:

- To create additional taxable value attributable to new private investment in projects in the TOD TIF District totaling approximately \$2,431,000,000  
*Nearly \$641 million in new investment has been completed, is underway or planned (26% of the goal).*
- To attract higher density new private development in the TOD TIF District totaling approximately 2,480,000 square feet of new or upgraded retail and office space and 13,900 residential units, including townhome, multi-family, and single-family projects.  
*256,999 square feet of new and upgraded retail/commercial space and 47,706 square feet of office space has been completed, is underway or planned (12% of the goal). Approximately 2,694 residential units have been completed or planned (19% of the goal).*



Lancaster Urban Village across from the VA Medical Center Station  
(southern Dallas)

- To focus on encouraging the redevelopment of properties in the TOD TIF District, increase density and provide enhanced urban design for the various station areas that is commensurate with forwardDallas!, the City’s Comprehensive Plan.

*Initial development projects under construction or planned show momentum for more urban, pedestrian-friendly redevelopment in support of forwardDallas! The City and DART have entered into a memorandum of understanding (MOU) to allow the City to market six DART-owned sites for development. This includes DART-owned property at the 8<sup>th</sup> and Corinth DART Station that will have a request for proposals (RFP) released in fall 2022.*

- Encourage development projects that will increase DART ridership at rail stations within the TOD TIF District.

*Development projects completed to-date have added 1,889 new households near DART stations. The most recent average daily ridership figures (over the fiscal year) as of September 2022 for the eight DART light rail stations in or adjacent to the District are shown in the table below. The COVID-19 pandemic had negatively impacted transit ridership in 2020-2021; however, current trends show recovery. Annualized ridership figures for the stations can be found in **Appendix D**.*

Average Daily Ridership at DART LRT Stations in or adjacent to the District					
Station	Daily ridership Sept 2008 (base yr)	Daily ridership – Sept 2021	Daily ridership – Sept 2022	%change from 2021-2022	%change from base year
Lovers Lane	1,300	589	721	22.4%	-44.54%
Mockingbird	3,557	1,239	1,509	21.8%	-57.58%
Cedars	1,171	557	628	12.7%	-46.37%
8 <sup>th</sup> & Corinth	2,158	863	1,001	16.0%	-53.61%
Illinois	1,113	603	695	15.3%	-37.56%
Kiest	1,282	593	651	9.8%	-49.22%
VA Medical Center	868	329	405	23.1%	-53.34%
Ledbetter	2,786	782	805	2.9%	-71.11%

- To improve access and connections between DART light rail station areas and strategic Dallas area amenities such as the campus and future research facilities of Southern Methodist University, the Bush Presidential Library, the Trinity River, Southside on Lamar, and the heart of Cedars to the Convention Center area, Dallas Zoo, Cedar Crest Golf Course, and Veterans Memorial Hospital.

*The Mockingbird Plaza Sustainable Development Project and 2006 bond program public improvements were completed in summer 2015 and are facilitating better pedestrian connectivity along SMU Boulevard and to the Mockingbird DART Station along with connections to Southern Methodist University and the Bush Presidential Library. Improvements completed as*

*part of the Lancaster Urban Village have improved connectivity to the Veterans Memorial Hospital and DART station.*

- To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the TIF District.

*The Mockingbird Plaza Sustainable Development Project included a pedestrian/bicycle trail between SMU Boulevard and the Mockingbird DART station. An extension of the Katy Trail, with City bond funds, included the Mockingbird Pedestrian Bridge that opened in 2017. SMU also invested in a new aquatics center.*



The Mockingbird Bridge opened for bikes and pedestrians in November 2017.

- To maintain the stability of local schools as redevelopment occurs in the housing market and promote improved training and job creation through partnerships with Southern Methodist University, Dallas College District, the VA Hospital, Urban League, and the University of North Texas Law School.

*The renovation of the former Urban League Building into the “4315 Innovation Center” with Dallas College as a lead tenant is bringing workforce training opportunities to the Lancaster Corridor community. The Longhorn Ballroom Redevelopment Project includes a provision to partner with Dallas College’s Commercial Music Program at the Cedar Valley Campus (or equivalent) to create paid experiential learning opportunities in the commercial music industry.*

Attendees at the 4315 Innovation Center ribbon cutting held in October 2021 included Mayor Eric Johnson, Mayor Pro Tem Carolyn Arnold, Emmitt Smith (developer – ESmith Communities), Dr. Justin H. Lonon (Chancellor of Dallas College), and Tamela Thornton (ESmith Communities)



- To generate approximately \$185.2 million (NPV; 2009 dollars) in increment over 28 years of collections, with up to 85 percent participation by the City and 55 percent participation by Dallas County.  
*The TIF District's 2022 total taxable value of \$802,246,764 is approximately 31% behind the original projection of \$2,560,672,247. The economic downturn early in the term of the TIF District impacted the pace of new construction and existing property values.*
- To diversify retail and commercial uses in the District.  
*Retail leasing as part of The Shelby and BLVD developments has brought new restaurants along SMU Boulevard. Upgrades at the Crest Plaza Shopping Center have doubled the size of a grocery store in an underserved area. The Alamo Drafthouse Cinema opened in 2016 adding to the entertainment venues in the Cedars area. The renovation of the former Urban League Building into the "4315 Innovation Center" has brought new office and workforce training tenants to the Lancaster Corridor across from the VA Medical Center DART Station.*
- Add residential density including but not limited to provisions for affordable housing, elderly and special needs housing, and a sustainable mix of product types and destination related activities near DART light rail station within the TIF District to promote overall system ridership and increase ridership levels at the specific stations in the TIF District.  
*Initial projects completed have added a significant number of new units adjacent or near DART stations.*



The Tradition Senior Living, part of the Signature Pointe redevelopment in the Mockingbird Sub-District

## Year-End Summary of Meetings

The TOD TIF District Board of Directors met three times during the fiscal year from October 1, 2021 to September 30, 2022.

The Board, based on amended composition, can consist of up to nine members, including eight City of Dallas appointees and one appointee from Dallas County. During FY 2021-2022, the Board members were (FY 2021-2022 Board meetings attended): Rick Ortiz, Chair - City Representative (2 of 3 meetings) *served only part of the year*, Robbie Good, Vice Chair – City Representative (3 of 3 meetings), Jonathan Braddick - City Representative (3 of 3 meetings), Allison Griffin - City Representative (3 of 3 meetings), Todd Eich - City Representative (3 of 3 meetings), Kyle Wick - City Representative (3 of 3 meetings), Neal Sleeper - City Representative (3 of 3 meetings) and Luis Tamayo - Dallas County Representative (3 of 3 meetings).

During the fiscal year, City Council approved four items directly associated with the TOD TIF District and two items initiated by the City's Housing and Neighborhood Revitalization Department within the TIF District. The items are summarized below:

- On November 10, 2021, Resolution Number 21-1852 authorized the execution of a Memorandum of Understanding (MOU) with Dallas Rapid Transit (DART) to allow the City to market six DART-owned sites for potential development. *Includes the 8<sup>th</sup> and Corinth DART Station.*
- On February 23, 2022, Resolution Number 22-0392 accepted the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On February 23, 2022, Resolution Number 22-0411 authorized a development agreement and all other necessary documents with Trammell Crow Company Development, LLC and/or its affiliates in an amount not to exceed \$29,000,000, payable from current and future TOD TIF District funds, in consideration of the Mockingbird Station East mixed-income and transit-oriented development project on property currently addressed at 5465 East Mockingbird Lane in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) - Not to exceed \$29,000,000 - Financing: TOD TIF District Fund (subject to annual appropriations from tax increments)
- On September 28, 2022, Resolution Number 22-1463 authorized a development agreement and all other necessary documents with Island Rock Holdings, LLC and/or its affiliates in an amount not to exceed \$2,100,000.00, payable from future TOD TIF District funds ("TIF Subsidy") and a Chapter 380 economic development grant agreement with Island Rock Holdings, LLC and/ or its affiliates in an amount

not to exceed \$2,050,000.00 (\$250,000.00 payable from Equity Revitalization Capital Fund and \$1,800,000.00 payable from 2012 General Obligation Bond Fund) in accordance with the City's Public/Private Partnership Program ("380 Grant"), in consideration of the Longhorn Ballroom Redevelopment Project ("Project") on property currently addressed as 200 Corinth Street and 2202-2222 Riverfront Boulevard in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) - Not to exceed \$4,150,000.00 - Financing: Equity Revitalization Capital Fund (\$250,000.00), 2012 General Obligation Bond Fund (\$1,800,000.00), and TOD TIF District Fund (\$2,100,000.00) (subject to annual appropriations from tax increments)

*Related to Skyline at Cedar Crest housing development (Cedar Crest Sub-District):*

- On August 24, 2022, Resolution No. 21-1192 authorized a development loan agreement with Brompton Community Housing Development Corporation and/or its affiliates, conditioned upon Skyline at Cedar Crest receiving 9% Housing Tax Credit award for the development of a 107-unit mixed-income affordable multifamily project located at 2720 East Kiest Boulevard in Dallas, Texas - Not to exceed \$3,750,000.00 Financing: HOME Investment Partnership Program Funds

*Related to Trove Valor housing development (Lancaster Corridor Sub-District):*

- On September 28, 2022, Resolution Number 22-1433 authorized (1) the sale of City-owned property located at 4515 South Lancaster Road to the Dallas Public Facility Corporation (DPFC), pursuant to the Texas Local Government Code section 272.001(g), for the development of low and moderate income housing; and (2) a development agreement between the DPFC and Lavoro Acquisitions, LLC, under which the City will be a third-party beneficiary entitled to the rights and benefits established by the development agreement as if it were a party thereto, for the development of Trove Valor, an approximately 332-unit, mixed-income multifamily development to be located at 4515 South Lancaster Road - Estimated Revenue: General Fund \$44,032.95.

## **Pending TIF District Items**

- Consideration of the FY 2021-2022 TOD TIF District Annual Report and a recommendation to the City Council for approval.

## Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

<b>TOD TIF District Projected Increment Revenue to Retire TIF Fund Obligations</b>			
Category	TIF Budget*	Allocated	Balance
<b>Lancaster Corridor Sub-Districts:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$103,403,919	\$4,215,673	\$99,188,246
<b>Cedar Crest Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$51,858,028	\$0	\$51,858,028
<b>Mockingbird/Lovers Lane Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$58,513,227	\$19,920,416	\$38,592,811
<b>Cedars (West) Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$118,493,822	\$3,505,000	\$114,988,822
<b>Affordable Housing</b>	\$44,830,890	\$13,756,184	\$31,074,706
<b>Administration and implementation**</b>	\$7,561,204	\$659,092	\$6,902,112
<b>Total Project Costs</b>	<b>\$384,661,090</b>	<b>\$42,056,365</b>	<b>\$342,604,725</b>
<p><i>* NOTE: Budget shown above in estimated current dollars and based on updated assumptions the maximum budget capacity provided in the Project Plan is unlikely to be reached within the term. Project Plan shows the budget in net present value.</i></p> <p><i>**TIF administration costs shown are expended through FY 2020-2022.</i></p>			

<b>TOD TIF District Final Project Plan Budget</b>	
<b>Category</b>	<b>TIF Budget*</b>
<b>Lancaster Corridor Sub-Districts:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$49,781,005
<b>Cedar Crest Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$25,326,728
<b>Mockingbird/Lovers Lane Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$30,020,910
<b>Cedars (West) Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$54,576,532
<b>Affordable Housing</b>	\$21,832,521
<b>Administration and implementation</b>	\$3,640,000
<b>Total</b>	<b>\$185,177,697</b>
* As approved in the Project Plan and Reinvestment Zone Financing Plan (discounted to 2009 dollars).	

<b>TOD TIF M/WBE Participation</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Percentage Minority Participation</b>
Lancaster Urban Village	A&A Construction, Foliage Factory Landscape, Inc. & Rumsey Site Construction	\$1,325,696	61.1%
Alamo Draffhouse Cinema	Chubbs Landscaping, Pegasus Texas & Pate Jones Paving	\$481,882	46.07%
<b>Total</b>		<b>\$1,807,578</b>	<b>\$810,453 (57.1%)</b>

### **FY 2022-2023 Work Program**

The FY 2022-2023 work program includes:

- Provide staff support for current projects in the TIF District.
- Work with interested developers on potential TIF District-funded project proposals.
- Continue coordinating with DART and private partners on redevelopment efforts at Mockingbird Station.
- Work to improve connections to the City of Dallas trails and open space system in the TIF District.
- Investigate additional sources of funding for the TIF District.
- Coordinate with City and private partner efforts to plan for potential high-speed rail connections into the TIF District.

## Appendix A – Financials

**City of Dallas, Texas**  
**TOD Tax Increment Financing District Fund**  
**Reinvestment Zone Number Seventeen**  
**As of September 30, 2022**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

(\$139,220) Interest Income	
<u>\$4,012,977</u> Ad Valorem Taxes (Collected in FY 2021-2022 based on 2021 Final Tax Roll)	
<b><u>\$3,873,757</u></b>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$81,718 Administrative Expense - TIF admin cost for FY 2021-2022	
\$0 Non-Capital outlay*	
\$0 Capital outlay	
<u>\$0</u> Additional Subsidy in Form of Grant (in lieu of interest expense)	
<b><u>\$81,718</u></b>	<b>Total Expenditures</b>

**3.** TIF administrative costs associated with staff time spent are being accumulated thru fiscal year 2011-12. The Zone began reimbursing the General Fund for these costs in fiscal year 2011-12.

**4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**

TOD TIF District has incurred no bonded indebtedness as of September 30, 2022.

**b.** The Zone entered into a development agreement with City Wide CDC for the "Lancaster Urban Village" development in the TIF in an amount not to exceed \$8,492,273. Full payment was made in fiscal year 2020.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy</u>	<u>Less Payments</u>	<u>Total (P &amp; I) Outstanding</u>
Lancaster Urban Village - Residential & Commercial Project	\$8,492,273	\$0	\$8,492,273	\$0
<b>Total</b>	<b><u>\$8,492,273</u></b>	<b><u>\$0</u></b>	<b><u>\$8,492,273</u></b>	<b><u>\$0</u></b>

**c. The Zone entered into a development agreement with CCH Alamo, LP for the Alamo Draffhouse Cinema Project development in the TIF in an amount not to exceed \$1,405,000 with payment status as follows:**

Final payment of \$786,243 was made in fiscal year 2020.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments</u>	<u>Total (P &amp; I) Outstanding</u>
CCH Alamo Draffhouse Cinema Project	\$1,405,000	\$0	\$1,405,000	\$0
<b>Total</b>	<b><u>\$1,405,000</u></b>	<b><u>\$0</u></b>	<b><u>\$1,405,000</u></b>	<b><u>\$0</u></b>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

**d.** The Zone authorized a development agreement with Trammell Crow Company Development, LLC for the development of the "Mockingbird Station East" mixed-income and transit-oriented development' project in an amount not to exceed \$29,000,000. Payments will begin upon completion of all obligations and upon availability of TIF District funds.

**e.** The Zone authorized a development agreement with Rock Island Holdings, LLC for the "Longhorn Ballroom Redevelopment" project in an amount not to exceed \$2,100,000. Payments will begin upon completion of all obligations and upon availability of TIF funds.

**5. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2022*	Base Year 2008 Value	Est. Captured Value 2022**
City of Dallas	\$802,246,764	\$201,998,111	\$600,248,653
Dallas County	\$802,338,636	\$209,397,838	\$592,940,798

\*Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\*Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2023.

**6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2022 Increment
City of Dallas	0.63393	\$3,805,156
Dallas County	0.11987	\$710,760
Total for all Jurisdictions	<u>\$0.75380</u>	<u>\$4,515,916</u>

\*\*\*Participation rates for City of Dallas are 70% for tax years 2009-2011, 85% for tax years 2012-2029 and 70% for tax years 2030-2038.

\*\*\*Participation rates for Dallas County are 0% for tax years 2009-2010 and 55% for tax years 2011-2030.

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$4,515,916. For the 2021 tax year, increment in the amount of \$4,012,977 was received.

**City of Dallas, Texas**  
**TOD Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$9,037,706	\$5,178,823	\$1,875,795	\$8,948,502	\$7,070,182
Interest receivable	\$14,873.05	\$0.00	\$0.00	\$0	\$0
<b>Total assets</b>	<b>\$9,052,580</b>	<b>\$5,178,823</b>	<b>\$1,875,795</b>	<b>\$8,948,502</b>	<b>\$7,070,182</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$5,810,600	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued interest	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$238,711	\$156,993	\$142,921	\$45,921	\$0
<b>Total liabilities</b>	<b>\$238,711</b>	<b>\$156,993</b>	<b>\$142,921</b>	<b>\$5,856,521</b>	<b>\$0</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$8,813,869	\$5,021,830	\$1,732,874	\$3,091,981	\$7,070,182
<b>Total Liabilities and Fund Equity</b>	<b>\$9,052,580</b>	<b>\$5,178,823</b>	<b>\$1,875,795</b>	<b>\$8,948,502</b>	<b>\$7,070,182</b>

**TOD Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$16,646,235	\$3,392,982	\$2,792,854	\$2,108,445	\$1,906,996	\$1,790,617
Tax increment-Intergovernmental	\$3,265,162	\$619,995	\$549,141	\$418,941	\$373,600	\$334,885
Interest income	\$41,681	\$41,681	\$0	\$0	\$0	\$0
Grant from City	\$0	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$180,901)	(\$180,901)	\$0	\$0	\$0	\$0
<b>Total revenues</b>	<b>\$19,772,176</b>	<b>\$3,873,757</b>	<b>\$3,341,995</b>	<b>\$2,527,386</b>	<b>\$2,280,596</b>	<b>\$2,125,502</b>
<b>Expenditures:</b>						
Administrative expenses	\$659,092	\$81,718	\$53,038	\$101,221	\$48,198	\$0
Non-Capital Outlay	\$8,343,472	\$0	\$0	\$3,785,272	\$4,556,258	\$1,942
Capital outlay	\$1,955,743	\$0	\$0	\$0	\$1,654,342	\$301,401
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$10,958,307</b>	<b>\$81,718</b>	<b>\$53,038</b>	<b>\$3,886,493</b>	<b>\$6,258,798</b>	<b>\$303,343</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$8,813,869</b>	<b>\$3,792,039</b>	<b>\$3,288,957</b>	<b>(\$1,359,107)</b>	<b>(\$3,978,202)</b>	<b>\$1,822,160</b>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$5,021,830	\$1,732,874	\$3,091,981	\$7,070,182	\$5,248,023
<b>Fund balance (Deficit) at beginning of year, as restated</b>						
	\$0	\$5,021,830	\$1,732,874	\$3,091,981	\$7,070,182	\$5,248,023
<b>Fund balance (deficit) at end of year</b>	<b>\$8,813,869</b>	<b>\$8,813,869</b>	<b>\$5,021,830</b>	<b>\$1,732,874</b>	<b>\$3,091,981</b>	<b>\$7,070,182</b>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
TOD Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
4. The Zone's Financing Plan permits expenditures not to exceed \$7,561,204 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund upon collection of tax increment in fiscal year 2011-12. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$238,711 on September 30, 2022 represents the Zone administration costs for the fiscal year 2018-2019 (\$44,395), fiscal year 2019-2020 (\$52,605), fiscal year 2020-2021 (\$59,993), and fiscal year 2021-2022 (\$81,718) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B – Financial Obligations Estimated Payoff**

The TIF District has two current developer obligations, pending execution of development agreements including:

- A total obligation up to \$29 million in support of the Mockingbird Station East mixed-income and transit-oriented development project. Based on current projections, the obligation could be fully paid by calendar year 2033.
- A total obligation up to \$2.1 million in support of the Longhorn Ballroom Redevelopment project. Based on current projections, the obligation could be fully paid by calendar year by 2024.

## **Appendix C – District-Wide Set Aside Funds**

The TIF Increment Allocation Policy adopted by the TIF District Board gives the option for annually setting aside a portion of funds for District-wide improvements. Currently, there is not an annual fixed set aside amount. To date, the only District-wide commitment has been \$400,000 for a local match as part of SMU Boulevard Improvements. This commitment has been fully paid.

## Appendix D – Annualized DART Ridership Figures

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Lovers Lane	388,916	-	-
FY 2009	Lovers Lane	381,092	-2.01%	-2.01%
FY 2010	Lovers Lane	352,583	-7.48%	-9.34%
FY 2011	Lovers Lane	343,315	-2.63%	-11.73%
FY 2012	Lovers Lane	415,064	20.90%	6.72%
FY 2013	Lovers Lane	485,329	16.93%	24.79%
FY 2014	Lovers Lane	460,277	-5.16%	18.35%
FY 2015	Lovers Lane	460,000	-0.06%	18.28%
FY 2016	Lovers Lane	429,794	-6.57%	10.51%
FY 2017	Lovers Lane	408,864	-4.87%	5.13%
FY 2018	Lovers Lane	380,581	-6.92%	-2.14%
FY 2019	Lovers Lane	360,459	-5.29%	-7.32%
FY 2020	Lovers Lane	252,302	-30.01%	-35.13%
FY 2021	Lovers Lane	195,888	-22.36%	-49.63%
FY 2022	Lovers Lane	241,701	23.39%	-37.85%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Mockingbird	1,078,001	-	-
FY 2009	Mockingbird	1,041,461	-3.39%	-3.39%
FY 2010	Mockingbird	951,833	-8.61%	-11.70%
FY 2011	Mockingbird	937,940	-1.46%	-12.99%
FY 2012	Mockingbird	985,065	5.02%	-8.62%
FY 2013	Mockingbird	1,149,210	16.66%	6.61%
FY 2014	Mockingbird	1,139,581	-0.84%	5.71%
FY 2015	Mockingbird	1,118,252	-1.87%	3.73%
FY 2016	Mockingbird	1,032,351	-7.68%	-4.23%
FY 2017	Mockingbird	1,011,853	-1.99%	-6.14%
FY 2018	Mockingbird	1,011,853	-6.77%	-12.49%
FY 2019	Mockingbird	912,562	-3.27%	-15.35%
FY 2020	Mockingbird	628,140	-31.17%	-41.73%
FY 2021	Mockingbird	420,593	-33.04%	-60.98%
FY 2022	Mockingbird	497,834	18.36%	-53.82%

<b>Year</b>	<b>Station</b>	<b>Annualized Ridership</b>	<b>Change from Previous Year</b>	<b>Change from Base Year</b>
FY 2008	Cedars	347,029	-	-
FY 2009	Cedars	340,164	-1.98%	1.98%
FY 2010	Cedars	281,023	-17.39%	-19.02%
FY 2011	Cedars	288,685	2.73%	-16.81%
FY 2012	Cedars	230,948	-20.00%	-33.45%
FY 2013	Cedars	211,458	-8.44%	-39.07%
FY 2014	Cedars	211,657	0.09%	-39.01%
FY 2015	Cedars	215,091	1.62%	-38.02%
FY 2016	Cedars	229,992	6.93%	-33.73%
FY 2017	Cedars	252,331	9.71%	-27.29%
FY 2018	Cedars	261,578	3.66%	-24.62%
FY 2019	Cedars	262,981	0.54%	-24.22%
FY 2020	Cedars	209,500	-20.34%	-39.63%
FY 2021	Cedars	180,554	-13.82%	-47.97%
FY 2022	Cedars	203,010	12.44%	-41.50%

<b>Year</b>	<b>Station</b>	<b>Annualized Ridership</b>	<b>Change from Previous Year</b>	<b>Change from Base Year</b>
FY 2008	8 <sup>th</sup> & Corinth	656,642	-	-
FY 2009	8 <sup>th</sup> & Corinth	630,305	-4.01%	-4.01%
FY 2010	8 <sup>th</sup> & Corinth	531,037	-15.75%	-19.13%
FY 2011	8 <sup>th</sup> & Corinth	488,222	-8.06%	-25.65%
FY 2012	8 <sup>th</sup> & Corinth	490,938	0.56%	-25.24%
FY 2013	8 <sup>th</sup> & Corinth	515,290	4.96%	-21.53%
FY 2014	8 <sup>th</sup> & Corinth	494,818	-3.97%	-24.64%
FY 2015	8 <sup>th</sup> & Corinth	513,607	3.80%	-21.78%
FY 2016	8 <sup>th</sup> & Corinth	495,367	-3.55%	-24.56%
FY 2017	8 <sup>th</sup> & Corinth	500,279	0.99%	-23.81%
FY 2018	8 <sup>th</sup> & Corinth	484,148	-3.22%	-26.27%
FY 2019	8 <sup>th</sup> & Corinth	467,830	-3.37%	-28.75%
FY 2020	8 <sup>th</sup> & Corinth	351,790	-24.80%	-46.43%
FY 2021	8 <sup>th</sup> & Corinth	292,930	-16.73%	-55.39%
FY 2022	8 <sup>th</sup> & Corinth	324,442	10.76%	-50.59%

<b>Year</b>	<b>Station</b>	<b>Annualized Ridership</b>	<b>Change from Previous Year</b>	<b>Change from Base Year</b>
FY 2008	Illinois	336,798	-	-
FY 2009	Illinois	335,744	-0.31%	-0.31%
FY 2010	Illinois	297,528	-11.40%	-10.81%
FY 2011	Illinois	289,843	-2.58%	-13.94%
FY 2012	Illinois	297,786	2.74%	-11.58%
FY 2013	Illinois	332,623	11.70%	-1.24%
FY 2014	Illinois	312,913	-5.93%	-7.09%
FY 2015	Illinois	329,027	5.15%	-2.31%
FY 2016	Illinois	330,459	0.44%	-1.88%
FY 2017	Illinois	348,863	5.57%	3.58%
FY 2018	Illinois	347,429	-0.41%	3.16%
FY 2019	Illinois	370,729	6.71%	10.07%
FY 2020	Illinois	260,119	-29.84%	-22.77%
FY 2021	Illinois	188,109	-27.68%	-44.15%
FY 2022	Illinois	223,902	19.03%	-33.52%

<b>Year</b>	<b>Station</b>	<b>Annualized Ridership</b>	<b>Change from Previous Year</b>	<b>Change from Base Year</b>
FY 2008	Kiest	393,222	-	-
FY 2009	Kiest	395,829	0.66%	0.66%
FY 2010	Kiest	350,702	-11.40%	-10.81%
FY 2011	Kiest	340,456	-2.92%	-13.42%
FY 2012	Kiest	342,802	0.69%	-12.82%
FY 2013	Kiest	356,646	4.04%	-9.30%
FY 2014	Kiest	319,175	-10.51%	-18.83%
FY 2015	Kiest	312,272	-2.16%	-20.59%
FY 2016	Kiest	314,895	0.84%	-19.92%
FY 2017	Kiest	329,132	4.52%	-16.30%
FY 2018	Kiest	319,870	-2.81%	-18.65%
FY 2019	Kiest	313,639	-1.95%	-20.24%
FY 2020	Kiest	225,648	-28.05%	-42.62%
FY 2021	Kiest	188,328	-16.54%	-52.11%
FY 2022	Kiest	204,599	8.64%	-47.97%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	VA Medical Ctr	249,549	-	-
FY 2009	VA Medical Ctr	259,023	3.80%	3.80%
FY 2010	VA Medical Ctr	266,295	2.81%	6.71%
FY 2011	VA Medical Ctr	248,288	-6.76%	-0.51%
FY 2012	VA Medical Ctr	262,728	5.82%	5.28%
FY 2013	VA Medical Ctr	254,007	-3.32%	1.79%
FY 2014	VA Medical Ctr	230,898	-9.10%	-7.47%
FY 2015	VA Medical Ctr	227,267	-1.57%	-8.93%
FY 2016	VA Medical Ctr	228,635	0.60%	-8.38%
FY 2017	VA Medical Ctr	224,258	-1.91%	-10.13%
FY 2018	VA Medical Ctr	205,666	-8.29%	-17.59%
FY 2019	VA Medical Ctr	205,251	-0.20%	-17.75%
FY 2020	VA Medical Ctr	137,283	-33.11%	-44.99%
FY 2021	VA Medical Ctr	96,511	-29.70%	-61.33%
FY 2022	VA Medical Ctr	117,179	21.42%	-53.04%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Ledbetter	838,701	-	-
FY 2009	Ledbetter	806,150	-3.88%	-3.88%
FY 2010	Ledbetter	683,950	-15.16%	-18.45%
FY 2011	Ledbetter	668,353	-2.28%	-20.31%
FY 2012	Ledbetter	721,788	8.00%	-13.94%
FY 2013	Ledbetter	696,695	-3.48%	-16.93%
FY 2014	Ledbetter	714,688	2.58%	-14.79%
FY 2015	Ledbetter	688,625	-3.65%	-17.89%
FY 2016	Ledbetter	665,792	-3.32%	-20.62%
FY 2017	Ledbetter	631,405	-5.16%	-24.72%
FY 2018	Ledbetter	488,925	-22.57%	-41.70%
FY 2019	Ledbetter	497,552	1.76%	-40.68%
FY 2020	Ledbetter	352,226	-29.21%	-58.00%
FY 2021	Ledbetter	248,571	-29.43%	-70.36%
FY 2022	Ledbetter	253,347	1.92%	-69.79%

## Exhibit A

# Maple/Mockingbird TIF District FY 2021-2022 Annual Report



*Rendering of Oaklawn Place*



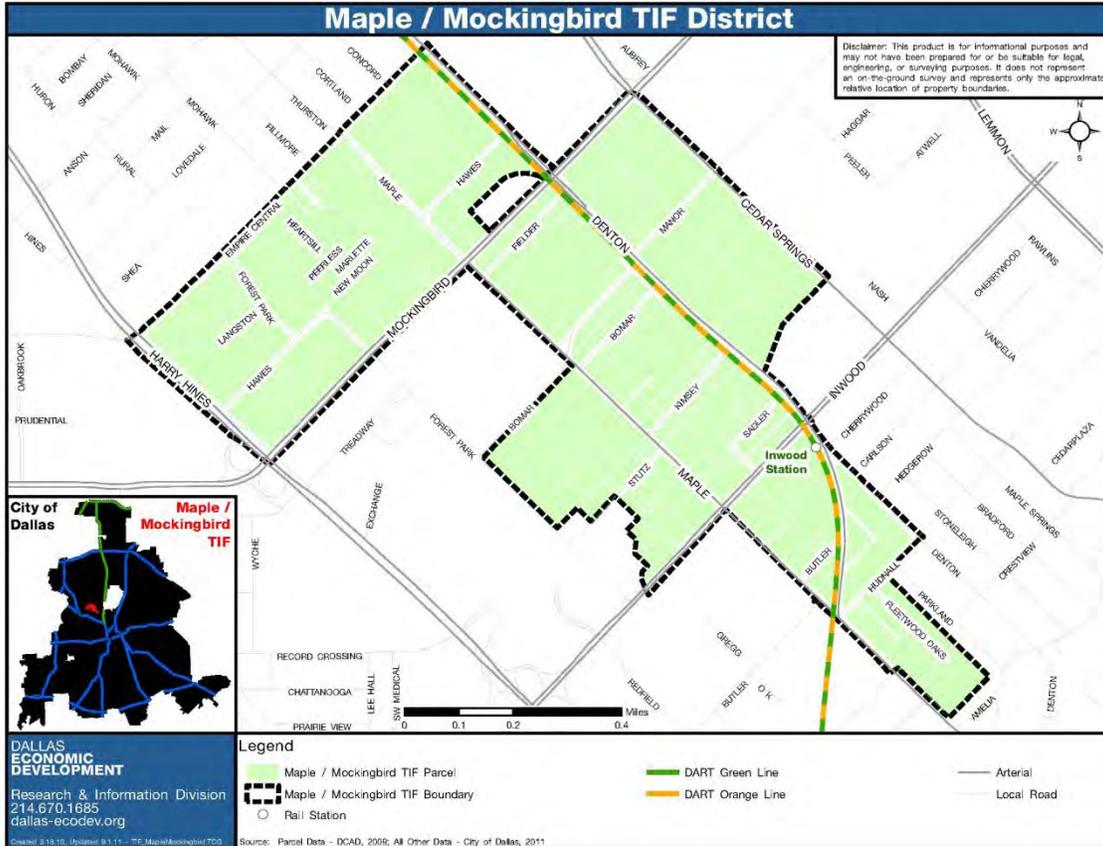
**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685

<http://www.dallas-ecodev.org>

**October 1, 2021 to September 30, 2022**

# Reinvestment Zone Number Eighteen Maple/Mockingbird Tax Increment Financing District



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## **Mission Statement**

The mission of the Maple/Mockingbird Tax Increment Financing (TIF) District is to provide a source of funding for public infrastructure improvements necessary to enhance the real estate market for the Maple/Mockingbird TIF District area. The Maple/Mockingbird TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping underdeveloped land near employment centers to take full advantage of the expanding DART light rail system and area resources such as Love Field Airport and the Southwestern Medical District.

The Dallas City Council established the Maple/Mockingbird TIF District by Ordinance No. 27435 on December 10, 2008. The TIF District took effect on January 1, 2009 and will terminate on December 31, 2033 (including collection of the 2033 increment in calendar year 2034 and any related matters to be concluded in 2034). The City of Dallas and Dallas County are the two participating jurisdictions. The City participated at 70% in 2009 through 2011, then to 85% beginning in 2012 through 2026. The participation rate decreases to 70% 2027 through 2033. Dallas County's participation is 55% for the first twenty years of the District.

The TIF District was established to encourage the redevelopment of obsolete multi-family and commercial buildings, inadequate retail centers, and underutilized industrial facilities in the area between Love Field Airport and the medical district to the southwest by promoting the development of denser, pedestrian-oriented residential development, expansion of retail activity and support of existing medical related uses while taking advantage of DART's expanding light rail system.

## **TIF District Accomplishments**

In September 2009, the City sponsored a grant application for a development located within the Maple/Mockingbird TIF District's boundaries (Maple Crossing) as part of the 2010 North Central Texas Council of Government's (NCTCOG) Sustainable Development call for projects. Also in September 2009, the boundaries of the TIF District were expanded to include three parcels totaling approximately 19 acres. The addition of these parcels maximized redevelopment opportunities for the TIF District and created sufficient TIF District increment revenue to support the various public improvements associated with the catalyst and other planned projects in the TIF District. The Project Plan and Reinvestment Zone Financing Plan was approved in FY 2009.

Major employers Parkland Memorial Hospital, UT Southwestern Medical Center, and Children's Medical Center, located just outside of the TIF District have undergone significant expansions over the years. Parkland Memorial Hospital has undertaken a major construction project, replacing the outdated facility with a new one. The \$1.2 billion Parkland expansion includes a 17-story hospital surrounded by new

clinics and parking garages located around the Southwestern Medical District/Parkland DART light rail station.

DART Green Line expansion (NW corridor) and the Inwood/Love Field light rail station opened in December 2010. The Orange Line, which runs parallel with the Green Line through Downtown Dallas to Bachman Station in Northwest Dallas, opened in 2012.

Maple at Med Center (formerly Alta Maple Station), a transit-oriented development project near the Inwood Station, consisting of approximately 249 residential units located at 5252 and 5602 Maple Avenue, opened in 2015. Maple at Med Center was the first residential TIF District funded project in the Maple/Mockingbird TIF District.

In 2015, the first commercial project received approval of development agreement and TIF District funding in the Maple/Mockingbird TIF District. The aloft-Element Hotel at West Love, located at 2333 W. Mockingbird Lane, completed construction in early 2017. The total private investment for the project was \$42.8 million. The cost related to TIF District-eligible public improvements was \$3,000,000. The public improvements included paving, pedestrian friendly streetscape, sidewalk improvements, and connectivity to the adjacent mixed-use development West Love.

In 2021, Oaklawn Place, was the second residential project to receive approval of development agreement and TIF District funding in the Maple/Mockingbird TIF District. Oaklawn Place will be a senior affordable multi-family development which will be located at 5717-5725 Sadler Circle. The project was approved for funding in an amount not to exceed \$4,438,154. In 2022, due to increases in construction costs, supply chain problems and inflation, the Developer submitted a request for an increase to the subsidy needed to make the Project financially feasible. The request for approval of the amended development agreement and TIF District funding was approved, increasing the TIF District Subsidy to \$5,414,006. Construction is anticipated to begin in early 2023.

At its completion, Oaklawn Place will be an approximately 79,000 square foot, five-story, 84 unit apartment building, of which 100% will be rent restricted for senior (55 or older) households. The complex will feature meeting rooms, an amenity deck, a fitness room, business center and will include a large outdoor terrace overlooking a creek as well as views of downtown Dallas from the upper levels. The total private investment for the project is over \$29 million.

<b>Maple/Mockingbird TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF District Investment<sup>4</sup></b>
Maple at Med Center (formerly Alta Maple Station)	5522 Maple Ave	2015	Completed	249 res. units	\$27,251,200	\$8,000,000
aLoft/Element Hotel @ West Love	2345 W Mockingbird Ln	2016	Completed	232 hotel rooms	\$16,350,000	\$3,000,000
Oaklawn Place	5717-5725 Sadler Circle	2024	Planned	84 res. units	\$14,280,000	\$5,414,006
<b>Sub-Total</b>				333 res. units 232 hotel rooms	\$57,881,200	\$16,414,006

<b>Projects Within TIF District Not Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF District Investment<sup>4</sup></b>
Reserve on the Campus	2325 Stutz Rd 2335 Stutz Rd	2012	Completed	18 res. units	\$7,685,460	\$0
AML I on Maple	6008 Maple Ave	2012	Completed	300 res. units	\$51,750,000	\$0
Park 5940 MD	5940 Forest Park Rd	2013	Completed	343 res. units	\$62,500,000	\$0
The Southwestern Apartments	5959 Maple Ave	2014	Completed	359 res. units	\$58,158,000	\$0
Century Medical District Apartments	6162 Maple Ave	2015	Completed	288 res. units	\$48,250,000	\$0
Inwood Station	2727 Inwood Rd	2017	Completed	347 res. units	\$32,170,030	\$0
West Love	2293 Hawes Ave	2019	Completed	368 res. units	\$70,500,000	\$0
West Mockingbird	2223 Hawes Ave	2020	Completed	354 res. units	\$72,750,000	\$0
Lenox Maplewood Phase I	5490 Denton Dr	2021	Completed	287 res. units	\$52,872,290	\$0
Maple Highline I	5907 Maple Ave	2023	Under Construction	56 res. units	\$9,520,000	\$0
Maple Highline II	5908 Maple Ave	2023	Under Construction	74 res. units	\$12,580,000	\$0
<b>Sub-Total</b>				2,794 res. units	\$478,735,780	\$0
<b>Total</b>				3,127 res. units 232 hotel rooms	\$536,616,980	\$16,414,006

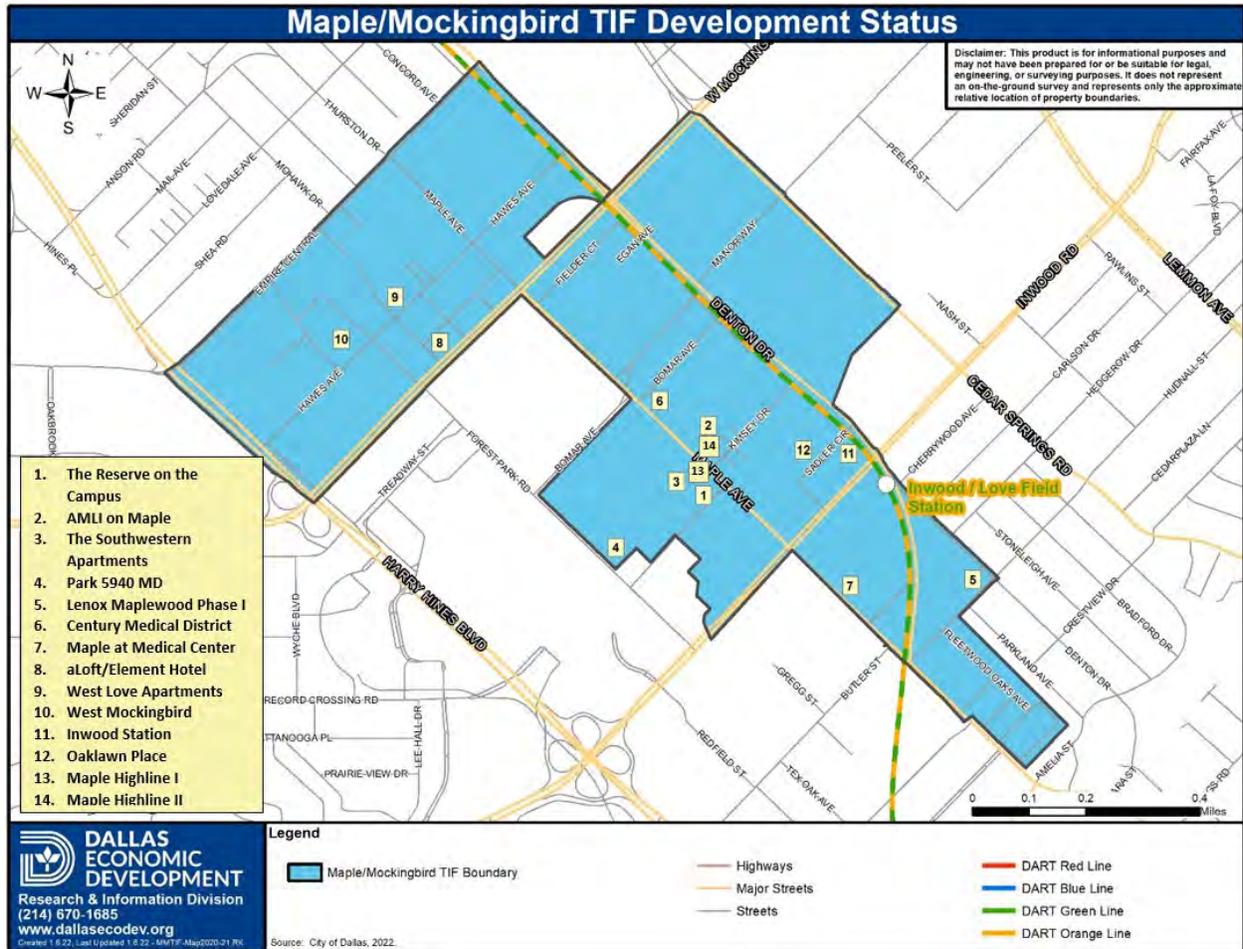
<sup>1</sup> All information updated as of September 30, 2022.

<sup>2</sup> Based upon information from developer, news articles and/or project announcements. For completed projects, information reflects actual unit mix and square footage.

<sup>3</sup> Based on DCAD market value for completed projects or estimated DCAD value for projects under construction or announced.

<sup>4</sup> Principal amount not to be exceeded per the development agreement for projects not yet closed out.

## TIF District Development Map



## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct, site-specific TIF District funding assistance are subject to the City’s and County’s established criteria for mixed-income housing. Since the TIF District’s creation, two residential projects have received TIF District funding, Maple at Med Center and Oaklawn Place. Of the 249 residential units constructed in Maple at Med Center, 50 units (20%) have been set-aside as affordable. Oaklawn Place will be an 84 unit (100%) affordable housing community for seniors.



*Rendering of Oaklawn Place Development (anticipated completion 2024)*

## Value and Increment Summary

The Maple/Mockingbird TIF District's 2022 assessed taxable value was \$900,488,327. This represents an increase of \$716,483,318 or 389.4% over the base year (2008 and 2009) value, as amended.

The TIF District's certified value increased by \$114,651,395 (14.6%) from the previous year's final value (\$785,836,932). This increase in TIF District value will result in the collection in 2023 of approximately \$5,399,651 (City \$4,542,003; County \$857,648) in incremental revenue for the TIF District.

## Objectives, Programs, and Success Indicators

The Maple/Mockingbird Project Plan and Reinvestment Zone Financing Plan was adopted in September 2009. The goals of the Plan are summarized below:

- Create additional taxable value in the Maple/Mockingbird TIF District of a minimum of \$374.2 million over the term of the TIF District.

*The TIF District's taxable value in 2022 was \$716,483,318 over the base year value (191.4% of the goal).*

- Attract new private development adding approximately 2,500 new residential units and 650,000 square feet of retail space to increase the area's population density

and shopping options, adding approximately 1.2 million square feet of new retail, office and medical.

*In total 3,127 residential units have completed construction or are currently under construction (125% of the goal). Additionally, 232 hotel rooms have been added to the TIF District.*

- Generate an NPV of \$27.8 million or approximately \$52.6 million in total dollars in TIF District revenues over 25 years of collections.

*As of the end of the FY 2021-2022, approximately \$24.3 million in TIF District revenue has been collected (46.2% of total dollars goal) in 14 years of collections.*

## **Year-End Summary of Meetings**

The Maple/Mockingbird TIF District Board of Directors met three times during FY 2021-2022 on October 19, 2021, January 13, 2022, and August 31, 2022. The Maple/Mockingbird TIF District Board of Directors consists of seven (7) members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2021-2022, the Maple/Mockingbird TIF District Board consisted of the following members:

Greer Christian – City Appointee and Chair (attended 3 of 3 meetings)

Se-Gwen Tyler – City Appointee (attended 1 of 3 meetings)

Jared Burnett – City Appointee (attended 1 of 3 meetings) - served only part of the year

John Perkins – City Appointee – (attended 0 of 3 meetings) – served only part of the year

Lily Fern Mak – City Appointee (attended 2 of 3 meetings) – served only part of the year

Alexis Martinez – City Appointee (attended 2 of 3 meetings) – served only part of the year

Robert Prejean – City Appointee (attended 2 of 3 meetings) – served only part of the year

Joel Ocanas – City Appointee (attended 1 of 3 meetings) – served only part of the year

Luis Tamayo – Dallas County Appointee and Vice Chair (attended 2 of 3 meetings)

During FY 2021-2022, City Council approved three items associated with the Maple/Mockingbird TIF District:

On October 27, 2021, City Council approved Resolution No. 21-1776, authorizing execution of a development agreement and all other necessary documents with Sadler Circle Senior Apartments LLC and/or its affiliates in an amount not to exceed \$4,438,154.00, payable from Maple/Mockingbird TIF District Funds, in consideration of the Oaklawn Place Project, a senior multi-family development on approximately 1.8 acres of property currently addressed at 5717- 5725 Sadler Circle in Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District) - Not to exceed \$4,438,154.00 - Financing: Maple/Mockingbird TIF District Fund (subject to annual appropriations from tax increments).

On February 23, 2022, City Council approved Resolution No. 22-0393 accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the TIF District, and to the State Comptroller, as required by state law.

On September 28, 2022, City Council approved Resolution No. 22-1462 authorizing amendments to Resolution No. 21-1776, previously authorized on October 27, 2021, for a development agreement and all other necessary documents with Sadler Circle Senior Apartments LLC and /or its affiliates (“Developer”) for the Oaklawn Place Project (“Project”), a proposed senior affordable multi-family development located on approximately 1.8 acres of property currently addressed at 5717-5725 Sadler Circle in Tax Increment Financing (TIF) Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District) to: (1) increase the TIF District Subsidy by \$975,852.00 from \$4,438,154.00 to \$5,414,006.00; (2) extend the deadline for obtaining a building permit from July 1, 2022 to July 1, 2023; (3) extend the deadline for completing construction of the Project, including associated public improvements and streetscape improvements and making all portions of the building occupiable from December 31, 2023 or the placed in service deadline established by Texas Department of Housing & Community Affairs (“TDHCA”) to December 31, 2024 or the placed in service deadline established by TDHCA; (4) change the Developer entity name from Sadler Circle Senior Apartments LLC to Resource Center of Dallas, Inc., and, as consideration; (5) increase the Developer’s required minimum amount of Investment Expenditures from \$17,000,000.00 to \$20,000,000.00; and 6) increase the Developer’s good faith effort goal from 32% to 36% for participation by certified Minority/Women-owned Business Enterprises in all hard construction expenditures on the Project - Total not to exceed \$975,852.00.

## **Pending TIF District Items**

- FY 2021-2022 Annual Report

## **Budget and Spending Status**

The Maple/Mockingbird TIF District’s Project Plan and Reinvestment Zone Financing Plan established a budget for public improvement expenditures that are necessary to support private investment. The TIF District budget and spending to-date are provided on the following charts:

<b>Maple/Mockingbird TIF District Project Plan Budget Projected Increment Revenues to Retire TIF District Fund Obligations</b>			
<b>Budget Category</b>	<b>TIF District Budget<sup>1</sup></b>	<b>Allocated</b>	<b>Balance</b>
Infrastructure/Utility Improvements - design and engineering; street paving construction and resurfacing; utility improvement, relocation and burial; streetscape; open space	\$29,893,387	\$3,623,948*	\$24,223,531
Environmental Remediation and Demolition	\$4,256,970	\$ 608,241	\$3,648,729
Affordable Housing	\$8,040,943	\$8,491,817*	\$1,595,034
Retail/High Density Grant Program	\$7,672,005	\$3,690,000	\$3,982,005
Administration and Implementation	\$2,696,787	\$ 505,020	\$2,191,767
<b>Total Project Costs</b>	<b>\$52,560,092</b>	<b>\$16,919,026</b>	<b>\$35,641,066</b>
<i><sup>1</sup>Revenue shown above are estimated total dollars to be collected over the life of the TIF District; Project Plan shows the budget in net present value (2009 dollars)</i>			
<i>*Reflects planned allocation for Oaklawn Place Project and will be updated with actual allocation upon project completion.</i>			

<b>Maple/Mockingbird TIF District Project Plan Budget</b>	
<b>Category</b>	<b>TIF District Budget (NPV)*</b>
<b>Infrastructure/Utility Improvements</b> - design and engineering; street paving construction and resurfacing; utility improvement, relocation and burial; streetscape; open space	\$15,800,000
<b>Environmental Remediation and Demolition</b>	\$2,250,000
<b>Affordable Housing</b>	\$4,250,000
<b>Retail/High Density Grant Program</b>	\$4,055,000
<b>Administration and Implementation</b>	\$1,425,373
<b>Total Project Costs</b>	<b>\$27,780,373</b>
<i>* As approved in the Project Plan and Reinvestment Zone Plan in 2009 dollars.</i>	

<b>M/WBE Participation</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contractor Award Amount</b>	<b>Percentage Minority Participation</b>
<b>CONSTRUCTION OF PUBLIC PORTIONS OF PROJECT</b>			
Maple at Med Center (Public)	Varies	\$1,503,599.00	94%
aLoft/Element Hotel at West Love (Public)	Varies	\$405,746.00	29%
<b>Total Public BID Amount</b>		<b>\$1,909,345.00</b>	<b>64%</b>
<b>CONSTRUCTION OF PRIVATE PORTIONS OF PROJECT</b>			
Maple at Med Center (Private)	Varies	\$2,535,984.00	11%
aLoft/Element Hotel at West Love (Private)	Varies	\$6,078,716.00	28%
<b>Total Private BID Amount</b>		<b>\$8,614,700.00</b>	<b>19%</b>
<i>Good faith effort goals were 25% MWBE of Public BID and 10% of Private BID for Maple at Med Center                      Good faith effort goals were 25% MWBE of Public BID and 25% of Private BID for aLoft/Element Hotel at West Love</i>			

## FY 2022-2023 Work Program

The FY 2022-2023 work program for the Maple/Mockingbird TIF District is as follows:

- Promote new development projects in the TIF District, including development sites along Mockingbird.
- Execute development agreement for Oaklawn Place senior affordable housing project and coordinate during construction.
- Identify additional redevelopment sites including the Inwood DART Station area, work with developers of anticipated development projects within the TIF District to bring them to fruition and continue to seek growth in the TIF District through the attraction of mixed-use, high-density development.

## Appendix A – Financials

City of Dallas, Texas  
Maple/Mockingbird Tax Increment Financing District Fund  
Balance Sheet as of September 30, 2022 (Unaudited)  
With Comparative Totals for September 30, 2021, 2020, 2019 and 2018 (Audited)

	2022	2021	2020	2019	2018
<b>Assets:</b>					
Pooled cash and cash equivalents	\$12,872,175	\$8,400,574	\$4,112,899	\$723,170	\$2,978,577
Interest receivable	\$21,183	\$1,741	\$3,170	\$780	\$7,089
<b>Total assets</b>	<b>\$12,893,359</b>	<b>\$8,402,316</b>	<b>\$4,116,069</b>	<b>\$723,950</b>	<b>\$2,985,666</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$10,467	\$0	\$2,765,984
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued interest	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$166,954	\$118,561	\$122,292	\$45,735	\$0
<b>Total liabilities</b>	<b>\$166,954</b>	<b>\$118,561</b>	<b>\$132,759</b>	<b>\$45,735</b>	<b>\$2,765,984</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$12,726,405	\$8,283,755	\$3,983,310	\$678,216	\$219,682
<b>Total Liabilities and Fund Equity</b>	<b>\$12,893,359</b>	<b>\$8,402,316</b>	<b>\$4,116,069</b>	<b>\$723,951</b>	<b>\$2,985,666</b>

Maple/Mockingbird Tax Increment Financing District Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)  
For the Period September 30, 2022 (Unaudited)  
With Comparative Totals for September 30, 2021, 2020, 2019 and 2018 (Audited)

	ITD	2022	2021	2020	2019	2018
<b>Revenues:</b>						
Tax increment-Governmental	\$20,333,470	\$3,945,664	\$3,622,690	\$3,337,157	\$2,757,927	\$2,220,807
Tax increment-Intergovernmental	\$3,995,021	\$742,003	\$708,743	\$676,686	\$571,807	\$433,271
Interest income	\$157,353	\$60,319	\$17,828	\$16,807	\$12,675	\$26,879
Net increase (decrease) in fair value of investments	(\$254,420)	(\$256,944)	(\$6,863)	\$7,232	\$14,413	(\$11,044)
<b>Total revenues</b>	<b>\$24,231,424</b>	<b>\$4,491,043</b>	<b>\$4,342,398</b>	<b>\$4,037,883</b>	<b>\$3,356,822</b>	<b>\$2,669,912</b>
<b>Expenditures:</b>						
Administrative expenses	\$505,020	\$48,393	\$41,953	\$76,557	\$47,168	\$262
Non-Capital Outlay	\$9,349,999	\$0	\$0	\$656,231	\$2,825,403	\$1,424,864
Capital outlay	\$1,650,000	\$0	\$0	\$0	\$25,718	\$1,624,282
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$11,505,019</b>	<b>\$48,393</b>	<b>\$41,953</b>	<b>\$732,788</b>	<b>\$2,898,288</b>	<b>\$3,049,407</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$12,726,405</b>	<b>\$4,442,650</b>	<b>\$4,300,445</b>	<b>\$3,305,095</b>	<b>\$458,533</b>	<b>(\$379,495)</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$8,283,755</b>	<b>\$3,983,310</b>	<b>\$678,216</b>	<b>\$219,682</b>	<b>\$599,177</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$0</b>	<b>\$8,283,755</b>	<b>\$3,983,310</b>	<b>\$678,216</b>	<b>\$219,682</b>	<b>\$599,177</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$12,726,405</b>	<b>\$12,726,405</b>	<b>\$8,283,755</b>	<b>\$3,983,310</b>	<b>\$678,216</b>	<b>\$219,682</b>

Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas  
Maple/Mockingbird Tax Increment Financing District Fund  
Reinvestment Zone Number Eighteen  
As of September 30, 2022

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District.

Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

	(\$198,625) Interest Income
	\$4,887,668 Ad Valorem Taxes (Collected in FY'2021-22 based on 2021 Final Tax Roll)
	<u>\$4,491,043</u> Total Revenue

2. Amount and purpose of expenditures from the fund:

	\$48,393 Administrative Expense - TIF admin cost for FY 2021-2022
	\$0 Non-Capital outlay (1)
	\$0 Capital outlay (1)
	\$0 Additional Subsidy in Form of Grant (in lieu of interest expense)
	<u>\$48,393</u> Total Expenditures

(1) These expenditures are for the following Projects:

	Non		
	Capital Outlay	Capital Outlay	Total
Maple Station Project Disbursement	\$0	\$0	\$0
Love Field Hotel Project Disbursement	\$0	\$0	\$0
PNV Design Studio cost Reimb.to General Fund	\$0	\$0	\$0
Total	\$0	\$0	\$0

3. The Zone started reimbursing the General Fund for TIF administrative costs in fiscal year 2010-11.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:

Maple Mockingbird TIF District has incurred no bonded indebtedness as of September 30, 2022

b. The zone has the following contingent obligations from available TIF funds as of September 30, 2022:

Project Description	Balance Due (Since Inception)			Payments/Adjustments To Date			Net Bal.
	Principal	Accrued	Total Due	Principal	Accrued	Total Paid	
		Additional Subsidy <sup>1</sup>			Additional Subsidy <sup>1</sup>		
						Due	
Maple Station Project	\$8,000,000	\$0	\$8,000,000	\$8,000,000	\$0	\$8,000,000	(\$0)
Love Field Hotel Project	\$3,000,000	\$0	\$3,000,000	\$3,000,000	\$0	\$3,000,000	(\$0)
Totals	<u>\$11,000,000</u>	<u>\$0</u>	<u>\$11,000,000</u>	<u>\$11,000,000</u>	<u>\$0</u>	<u>\$11,000,000</u>	<u>\$0</u>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2022 <sup>1</sup>	Base Year 2008 Value	Est. Captured Value 2022 <sup>2</sup>
City of Dallas	\$900,488,327	\$184,005,009	\$716,483,318
Dallas County	\$900,717,771	\$185,237,382	\$715,480,389

<sup>1</sup>Taxable value shown for participating taxing jurisdictions. County values are approximate and vary slightly from the City value due to different exemption levels.

<sup>2</sup>Based on Certified Taxable Value. The final values will be determined on February 01, 2023.

**'6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

<b>Taxing Jurisdiction</b>	<b>Assessment</b>	<b>Amount of</b>
	<b>Per \$100</b>	<b>Estimated 2022</b>
		<b>Increment</b>
City of Dallas <sup>1</sup>	0.63393	\$4,542,003
Dallas County <sup>2</sup>	0.11987	\$857,648
<b>Total for all Jurisdictions</b>	<b>\$0.75380</b>	<b>\$5,399,651</b>

<sup>1</sup>Participation rates for City of Dallas are 70% for tax years 2009-2011, 85% for tax years 2012-2026 and 70% for tax years 2027-2031.

<sup>2</sup>Participation rate for Dallas County is 55% for tax years 2009-2030.

\*The District began collecting increment in fiscal year 2009-10 for tax tax year 2009.

b. The total amount of estimated tax increment to be billed for the 2022 tax year is \$5,399,651. For the 2021 tax year, the Zone collected \$4,687,668 in increment.

City of Dallas, Texas  
Maple/Mockingbird Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$2,830,683 over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 2010-11. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$166,954 on September 30, 2022, represents the Zone administration costs for the fiscal year 2018-2019 (\$39,539), fiscal year 2019-2020 (\$37,018), fiscal year 2020-2021 (\$42,004), and fiscal year 2021-2022 (\$48,393) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B – Financial Obligations Estimated Payoff**

On September 28, 2022, City Council approved Resolution No. 22-1462 approving a TIF District development agreement for funding up to \$5,414,006 in support of the Oaklawn Place senior affordable multi-family development project. The project is anticipated to be complete in 2024. Based on current projections, sufficient tax increment from the overall TIF District is anticipated to be available when the project is complete and eligible for payment.

## **Appendix C – TIF District-Wide Set-Aside Funds**

The TIF District Increment Allocation Policy adopted by the TIF District Board for the Maple/Mockingbird TIF District currently provides for 5% of any shared increment for TIF District-Wide Improvements after administrative expenses. Specific improvement projects are to be determined and the amount of this set-aside will be reviewed annually based on updated financial projections and TIF District needs. The TIF District Board shall also have the discretion to release all or part of TIF District-Wide Set-Aside funds towards disbursement of payments to one or more TIF District eligible projects.

The balance for the TIF District-Wide Set-Aside as of the end of FY 2021-2022 is \$1,213,866. There are no commitments of these funds.

Potential uses as defined by the Increment Allocation Policy include:

- Gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

The intent is to leverage TIF District-Wide Set-Aside funds as a match for other funding.

**Exhibit A**

**Cypress Waters TIF District  
FY 2021-2022  
Annual Report**



*Source: Billingsley Company*



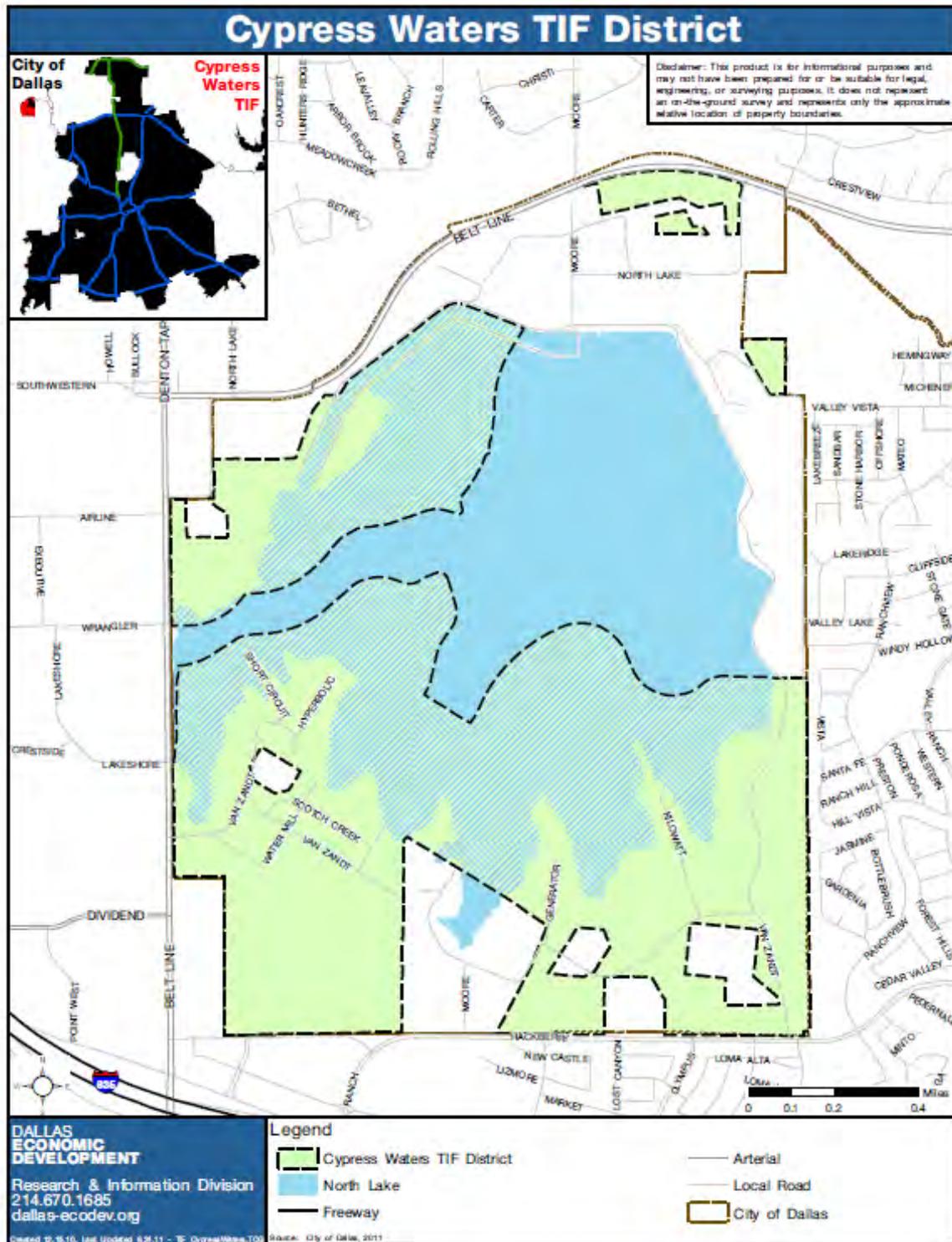
**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685

[www.dallas-ecodev.org/redevelopment](http://www.dallas-ecodev.org/redevelopment)

**October 1, 2021 to September 30, 2022**

# Reinvestment Zone Number Nineteen Cypress Waters Tax Increment Financing District



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## Mission Statement

The Cypress Waters Tax Increment Financing (TIF) District (the “TIF District”) represents the outgrowth of the City of Dallas’ effort to provide a model for supporting the development of land near DFW Airport and to take full advantage of the planned expansion of the DART light rail system along the Cotton Belt Line.

The Cypress Waters TIF District was established on December 8, 2010 to encourage the initial development of a large tract of undeveloped land within the city of Dallas (approximately 1,661 acres in total) surrounding North Lake. This TIF District promotes the creation of pedestrian-oriented, traditional neighborhood development (TND) containing multifamily and single-family residential development, a potential senior housing component, pedestrian-oriented retail development, offices, and additional commercial development.

The Dallas City Council established the Cypress Waters TIF District by Ordinance Number 28074 on December 8, 2010. The Cypress Waters TIF District began collecting funds on January 1, 2012, and it is scheduled to terminate on December 31, 2040 (including collection of the 2040 increment in calendar year 2041 and any related matters to be concluded in 2041) or when the full budget has been collected or when all of the TIF District’s obligations have been retired. The City of Dallas and Dallas County are the two participating jurisdictions. The City started to participate at 85% in 2012. The County’s participation is 55% from 2014 to 2033 or until the County’s participation reaches its budget limit of \$10,500,000 (NPV).

In 2015, City Council amended the TIF District’s Project Plan to remove approximately 28 acres on the northern end of the TIF District, making the estimated new base value \$71,317. City Council also reduced the budget from \$65,698,583 to \$25,779,665 NPV, 2010 dollars. The new budget provided for Cypress Waters Phases 1 and 2 infrastructure projects, construction of a temporary public safety building within the TIF District, a budget line item for a future permanent public safety building, administration expenses, and funding to support a proposed interlocal agreement with the City of Irving to more efficiently provide water service to the TIF District.

## TIF District Accomplishments

Construction of the Cypress Waters Public Safety Building/Fire Station 58 continued during FY 2021-2022. The facility will house Dallas Fire Rescue (office, living quarters, and apparatus storage space), Dallas Police Department (small office space), and a small meeting space for the community. A fire training tower will also be constructed on the site. Upon completion, the Developer will convey the land (at no cost to the City) and the facility to the City of Dallas. The City will provide annual TIF District payments to the Developer after all conditions of payment have been satisfied. The location of the Public Safety Building is shown in red below.



Below are pictures of the progress during the fiscal year.



Billingsley

Cypress Waters Public Safety Building and Fire Station No. 58

Print #210928190  
Date: 09/28/21  
Lat/Lon: 32.935208 -96.987612  
Order No. 74717  
Aerial Photography, Inc. 954-568-0484



Billingsley

Cypress Waters Public Safety Building and Fire Station No. 58

Print #220928161  
Date: 09/28/22  
Lat/Lon: 32.935208 -96.987612  
Order No. 74717  
Aerial Photography, Inc. 954-568-0484



Billingsley

Cypress Waters Public Safety Building and Fire Station No. 58

Print #220928164  
Date: 09/28/22  
Lat/Lon: 32.935208 -96.987612  
Order No. 74717  
Aerial Photography, Inc. 954-568-0484

# Cypress Waters District Master Plan (updated)



### TIF District Projects

Projects Within the Cypress Waters TIF District Utilizing or Supported by TIF District Funding <sup>1</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Cypress Waters Phase 1 <i>Public Infrastructure Improvements &amp; 814 Residential Units (listed below)</i>	Cypress Waters Blvd. & Chapel Oaks Dr., northeast of Belt Line and Hackberry Rd.	2014	Complete	N/A	N/A	\$9,527,524*
<i>Parsons Green I</i>	3325 Scotch Creek Dr. 3330 Scotch Creek Dr.	2014	Complete	65 res. units	\$15,910,800	-
<i>Scotch Creek</i>	3211 Scotch Creek Dr. 3220 Scotch Creek Dr.	2014	Complete	608 res. units	\$75,000,000	-
<i>Sycamore Park</i>	9190 Cypress Waters Blvd.	2014	Complete	Included in Scotch Creek	\$20,000,000	-
<i>Parson's Green II</i>	3451 Chapel Oaks Dr.	2016	Complete	141 res. units	\$34,514,200	-
Cypress Waters Phase 2 <i>Public Infrastructure Improvements</i>	Cypress Waters Blvd. and Saintsbury St.	2015	Complete	N/A	N/A	\$6,522,398*
Cypress Waters Public Safety Building/Fire Station 58	9393 Watermill Rd	2022	Under Design	16,800 sf public bldg	\$12,300,000	\$12,300,000
<b>Subtotal</b>				814 res. units 16,800 sf public bldg	\$157,725,000	\$28,349,922
Projects Within the Cypress Waters TIF District Not Utilizing or Supported by TIF District Funding <sup>1</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Single Tenant Office Bldg	8950 Cypress Waters Blvd.	2015	Complete	175,585 sf office	\$29,700,000	\$0
Multi-Tenant Office Bldg	8951 Cypress Waters Blvd.	2015	Complete	187,710 sf office	\$31,063,820	\$0
Multi-Tenant Office Bldg	8840 Cypress Waters Blvd.	2015	Complete	166,140 sf office	\$26,925,720	\$0
Single Tenant Office Bldg	9001 Cypress Waters Blvd.	2016	Complete	214,520 sf office	\$35,675,000	\$0
Single Tenant Office Bldg	3001 Hackberry Rd	2016	Complete	327,183 sf office	\$52,965,920	\$0
Single Tenant Office Bldg	9111 Cypress Waters Blvd.	2017	Complete	217,000 sf office	\$37,000,000	\$0
Signet Repair Center	9121 Watermill Rd.	2017	Complete	31,000 sf office	\$4,189,000	\$0
Signet Jewelers/Zales Campus	9797 Rombauer Rd	2018	Complete	250,000 sf office	\$42,000,000	\$0

The Sound Retail	3111 Olympus Blvd	2018	Complete	35,000 sf retail	\$5,324,220	\$0
The Wharf at The Sound	9655 Wharf Rd	2018	Complete	296 res. units	\$55,500,000	\$0
Bleecker Street at The Sound	3333 Bleecker St	2018	Complete	243 res. units	\$45,000,000	\$0
Brinker International	3000 Olympus Blvd.	2018	Complete	216,400 sf office	\$36,750,000	\$0
Multi-Tenant Office Building	3100 Olympus Blvd.	2018	Complete	250,000 sf office	\$41,901,000	\$0
Nokia of America Corporation	3201 Olympus Blvd	2018	Complete	250,000 sf office	\$43,700,000	\$0
Multi-Tenant Office Bldg	3200 Olympus Blvd	2020	Complete	250,000 sf office	\$42,000,000	\$0
Harpers Bay at The Sound	3203 Mulberry Rd	2019	Complete	272 res. units	\$49,722,390	\$0
Byron Bay at The Sound	9707 Harpers Rd	2019	Complete	262 res. units	\$44,750,000	\$0
Bleeker Townhomes	3301 Olympus Blvd	2020	Complete	50 res. units	\$6,300,000	\$0
Rombauer Townhomes	9595 Rombauer Rd	2020	Complete	14 res. units	\$13,600,000	\$0
Multi-Tenant Office Bldgs	3401 Olympus Blvd 3501 Olympus Blvd	2020	Complete	420,000 sf office	\$65,027,610	\$0
Sage Hill @ Cypress Waters	8875 Chaparral Waters Way	2022	Complete	385 res units	\$55,595,100	\$0
Multi-Tenant Office Building	2999 Olympus Blvd	2022	Complete	300,000 sf office	\$46,000,000	\$0
Flats on Olympus	2829 Olympus Blvd	2022	Complete	93 res units	\$10,000,000	\$0
Hastings End	9600 Wharf Blvd	2023	Under Construction	499 res units	\$38,000,000	\$0
<b>Subtotal</b>				2,116 res units 3,255,538 sf office 35,000 sf retail	\$858,689,780	\$0
<b>Total</b>				2,930 res units 3,255,538 sf office 35,000 sf retail 16,800 sf public bldg	\$1,016,414,780	\$28,349,922

<sup>1</sup> All information updated as of September 30, 2022.

<sup>2</sup> Based upon either the incentive application, required minimum stated in the development agreement or project information from outside sources. May be updated for completed projects based on actual unit mix and square footage.

<sup>3</sup> Reflects 1) DCAD value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction.

<sup>4</sup> Principal amount not to be exceeded per the development agreement. Asterisk indicates TIF District investment does not include interest.

**Note:**

Dallas Water Utilities has committed over \$2.2 million to water and wastewater infrastructure improvements within the TIF District.

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in residential projects using direct, site-specific funding assistance from the TIF District are subject to the City's and County's established criteria for mixed-income housing. In this TIF District, four residential projects were supported by TIF District funding. Of the 814 residential units constructed with the support of TIF District funding, 163 (20%) have been set-aside as affordable.

## Value and Increment Revenue Summary

The Cypress Waters TIF District's adjusted base tax value for 2010 was \$71,437. This base value reflects final adjusted 2010 values for parcels in the TIF District. The TIF District's certified 2022 assessed tax value, as determined by the Dallas Central Appraisal District, is \$905,385,627. This represents an increase of approximately \$858,674,462 (1,267,290%) over the adjusted base year value.

The District's value increased by \$103,932,390 (7%) from the previous year's final value (\$801,453,237). This increase in TIF District value will result in the collection in 2023 of approximately \$6,824,261 in incremental revenue for the TIF District (City - \$5,739,058; County - \$1,085,203). The final amount of increment collected may increase as roll back taxes for 2022 are paid.

## Objectives, Programs, and Success Indicators

The Cypress Waters Project Plan and Reinvestment Zone Financing Plan was adopted on June 8, 2011. In 2015, the TIF District's Project Plan and Reinvestment Zone Financing Plan was amended, and two of the development goals and objectives were revised to reflect a decrease in the budget for the TIF District. The amended goals are in bold. Specific actions addressing each goal and objective follow in italics.

- Create additional taxable value attributable to new private investment in projects in the Cypress Waters TIF District totaling approximately ~~\$2.2 billion~~ **\$1.5 billion** over the thirty-year life of the TIF district.

*The TIF District has seen an increase in value of approximately \$905 million, (or 60% of amended goal) from a combination of agricultural exemption being removed from some parcels and completed private development within the TIF District.*

- Attract new private development, including approximately 10,000 new residential units, 4,000,000 square feet of commercial space (including approximately 700,000 square feet of data center use and 2,000,000 square feet of light

warehouse/industrial use), and an estimated 150,000 square feet of pedestrian-oriented retail space, all of which are anticipated to create an estimated 9,000 on-site jobs.

*Three residential development projects supported by Phase 1 public infrastructure improvements were completed by December 2014, adding 673 multi-family units to the TIF District (including 135 affordable units). Construction of an additional 141 residential units, as part of Phase II of the Parson's Green development, was completed during the 2016 fiscal year. In total, approximately 814 residential units (inclusive of approximately 163 affordable units) have been supported by TIF District funding. An additional 1,075 residential units were completed in 2019, 64 were completed in 2020, and 385 units in 2021 all without the assistance of TIF District funding. Approximately 2,930 residential units have completed construction or are under construction within the TIF District, representing 29% of the housing goal.*

*In total, approximately 3,255,538 square feet of office space has completed construction or is currently under construction within the TIF District, representing 81% of the commercial space goal.*

*During FY 2018-2019 construction of 35,000 square feet of retail was completed in the TIF District, representing 23% of the pedestrian-oriented retail space goal.*

*To date, an estimated 17,874 on-site jobs have been added to the TIF District, exceeding the on-site jobs goal of 9,000.*

- To improve ridership on Dallas Area Rapid Transit (DART) via the planned expansion along the Silver Line (formerly called the Cotton Belt Line).

*The master plan for the District includes development adjacent to the planned Silver Line Station on the north side of the District. See page 7. Citing delays from COVID-19, agreements on land and rail access, DART announced during the 2020-2021 fiscal year that the opening of the 26-mile east-west Silver Line will be pushed back to 2024.*

- Improve recreational opportunities for the community and the future residents within the TIF District via extensive, publicly accessible green space on the site along the lake edge and along power line easements, in addition to multiple parks, hike and bike trails, and pedestrian connections throughout the District. Additional open space may be available through the utilization of Coppell ISD land and as part of an MMD and/or TIF District-funded public amenity center.

*The Phase 1 development installed wide sidewalks leading to the adjacent power line easement and to a future connection to the lake trail.*

*The Phase 2 development installed a combination cycle track and pedestrian path along Cypress Waters Boulevard and three large green spaces in the TIF District.*

*In 2018, Dallas County provided \$3 million for the construction of a trail that connects the TIF District with Irving's Champion Trail providing a continuous 12-mile trail from Cypress Waters to Irving's Las Colinas Urban Center. It is anticipated that TxDOT will also provide \$3 million for this trail.*

- Create a model for exceptional development standards in terms of its complexity, scope, design, environmental sensitivity, and connectivity.

*The private development and public infrastructure improvements completed with Cypress Waters Phases 1 and 2 projects are a model for dense, pedestrian-oriented development on under-utilized, infill property.*

*On August 13, 2012, the TIF District Board approved the Urban Design Guidelines for Projects Located in City of Dallas Tax Increment Financing Districts.*

*The City Design Studio reviewed design for the Phase 2 public and private development, which provided pedestrian and bicycle connectivity between the housing, commercial, and recreational space.*

*Coppell Independent School District opened Richard J. Lee Elementary School in the fall of 2014. Lee Elementary was the first net-zero elementary school in the state of Texas. The campus includes daylight harvesting, rainwater collection, and geothermal heating and cooling.*

- Generate an NPV of ~~\$65 million~~ **\$26 million** or approximately ~~\$160 million~~ **\$45 million** in total dollars in projected TIF District revenues over the 30-year life of the TIF District.

*City participation in TIF District increment collections began in tax year 2012. As of the end of the 2021-2022 fiscal year, approximately \$25.4 million in TIF District revenue has been generated, representing 56% of the TIF District's amended goal.*

## Year-End Summary of Meetings and City Council Items

The Cypress Waters TIF District Board of Directors met once during the 2021-2022 fiscal year on January 24, 2022.

The Board of Directors consists of seven (7) members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2021-2022, the Cypress Waters TIF Board consisted of the following members:

Marguerite Buccino, City appointee (Attended 1 of 1 meeting)  
Marijke Lantz, City appointee (Attended 1 of 1 meeting)  
Claire Oliver, City appointee (Attended 1 of 1 meeting)  
Staci Reznik, City appointee (Attended 1 of 1 meeting)  
Derek Sandler, City appointee (Attended 1 of 1 meeting)  
Victor Toledo, City appointee (Attended 1 of 1 meeting)  
Luis Tamayo, Dallas County appointee (Attended 1 of 1 meeting)

During fiscal year 2021-2022, the City Council approved two (2) items directly or indirectly associated with the Cypress Waters TIF District. The City Council actions are listed below:

- On February 9, 2022, City Council approved Resolution No. 22-0318 authorizing (1) the acceptance of funds from Dallas Area Rapid Transit (DART) or their contractor Archer Western Herzog 4 JV for mitigation contributions, in line with the final environmental impact statement for the Cotton Belt Project (also known as (aka) Silver Line), in an amount not to exceed \$60,000.00; (2) an increase in appropriations in an amount not to exceed \$60,000.00 in the DART Transportation Projects Fund; (3) the receipt and deposit of funds in an amount not to exceed \$60,000.00 in the DART Transportation Projects Fund; and (4) the disbursement of funds in an amount not to exceed \$60,000.00 from the DART Transportation Projects Fund - Not to exceed \$60,000.00 - Financing: DART Transportation Projects Fund.
- On February 23, 2022, City Council approved Resolution No. 22-0394 accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

## Budget and Spending Status

Each TIF district, in the Project Plan and Reinvestment Zone Financing Plan, establishes a budget for public improvement expenditures necessary to support private investment in the district. The TIF District's budget was reduced in 2015. The amended budget and spending status is shown below.

<b>Cypress Waters TIF District Projected Increment Revenues to Retire TIF Fund Obligations*</b>			
Category	TIF Budget	Allocated	Balance
<b>Public infrastructure improvements</b>	\$30,280,268	\$19,600,000	\$10,680,268
<b>Public safety improvements</b>	\$12,317,088	\$12,300,000	\$17,088
<b>Administration and implementation**</b>	\$2,631,669	\$463,770	\$2,167,899
<b>Total project costs</b>	<b>\$45,229,024</b>	<b>\$32,363,770</b>	<b>\$12,865,254</b>
<i>*Budget shown above in current dollars, updated yearly; TIF District Project Plan shows the budget in net present value. Values above do not include estimated interest on TIF District subsidies.                      **Administration and implementation costs for FY 2021-2022 are included in the above allocation.</i>			

<b>Cypress Waters TIF District Project Plan Budget (NPV, 2010 dollars)</b>	
Category	TIF Budget*
<b>Public infrastructure improvements:</b> paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	\$17,459,665
<b>Public safety</b>	\$6,820,000
<b>Administration and implementation</b>	\$1,500,000
<b>Total project costs</b>	<b>\$25,779,665</b>
<i>* As approved in the Final Project Plan and Reinvestment Zone Financing Plan.</i>	

### M/WBE Participation

Public bidding is not required for TIF District projects. All TIF District-funded projects must follow the City’s adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District-funded projects. The BID Plan goal for TIF District-funded projects listed below was 25 percent (25%) M/WBE participation in construction costs. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to 32 percent (32%).

<b>Cypress Waters TIF Project M/WBE Participation</b> <small>(completed projects only)</small>					
<b>Project</b>	<b>Total Construction Contract Amount</b>	<b>Local M/WBE Amount</b>	<b>Non-Local M/WBE Amount</b>	<b>Total M/WBE Participation</b>	<b>Total M/WBE Participation Percentage</b>
Cypress Waters Phase I	\$9,301,593	\$914,998	\$1,077,591	\$1,992,589	21%
Cypress Waters Phase II	\$6,273,789	\$695,260	\$552,087	\$1,247,346	20%
<b>Totals</b>	<b>\$15,575,382</b>	<b>\$1,610,258</b>	<b>\$1,629,678</b>	<b>\$3,239,936</b>	<b>21%</b>

### FY 2022-2023 Work Program

Items for the Cypress Waters TIF District include:

- Adoption of FY 2021-2022 Annual Report
- Encourage development projects within the TIF District, in accordance with the Project Plan and Reinvestment Zone Financing Plan.
- Complete construction of the Cypress Waters Public Safety Building/Fire Station 58
- Continue annual disbursement of funding to TIF District-funded projects
- Conduct City audit of TIF District projects completed by June 1, 2022 and begin payment process for completed projects.

## Appendix A: TIF District Financials

**City of Dallas, Texas**  
**Cypress Waters Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019 and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$5,713,929	\$232,452	\$179,190	\$403,426	\$883,620
Interest receivable	\$9,403	\$55	\$138	\$435	\$5,938
Total assets	<u>\$5,723,333</u>	<u>\$232,507</u>	<u>\$179,328</u>	<u>\$403,862</u>	<u>\$889,557</u>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$246,708	\$205,698	\$192,052	\$90,514	\$60,000
Total liabilities	<u>\$246,708</u>	<u>\$205,698</u>	<u>\$192,052</u>	<u>\$90,514</u>	<u>\$60,000</u>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$5,476,624	\$26,809	(\$12,724)	\$313,348	\$829,558
Total Liabilities and Fund Equity	<u>\$5,723,333</u>	<u>\$232,507</u>	<u>\$179,328</u>	<u>\$403,862</u>	<u>\$889,558</u>

**Cypress Waters Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the period September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019 and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$21,414,418	\$5,267,523	\$4,940,532	\$3,544,063	\$2,757,927	\$1,974,753
Tax increment-Intergovernmental	\$4,148,498	\$994,010	\$980,648	\$721,490	\$569,205	\$388,864
Interest income	\$90,520	\$25,288	\$7,023	\$11,603	\$7,799	\$19,450
Net increase (decrease) in fair value of investments	(\$112,052)	(\$114,341)	(\$289)	\$1,079	\$11,816	(\$9,879)
Total revenues	<u>\$25,541,383</u>	<u>\$6,172,481</u>	<u>\$5,927,913</u>	<u>\$4,278,235</u>	<u>\$3,346,746</u>	<u>\$2,373,188</u>
<b>Expenditures:</b>						
Administrative expenses	\$463,770	\$41,010	\$44,069	\$101,695	\$30,514	\$0
Non-Capital Outlay	\$3,129,156	\$111,348	\$967,195	\$2,050,613	\$0	\$0
Capital outlay	\$16,471,833	\$570,307	\$4,877,116	\$2,452,000	\$3,832,442	\$1,662,031
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
Total expenditures	<u>\$20,064,759</u>	<u>\$722,665</u>	<u>\$5,888,380</u>	<u>\$4,604,307</u>	<u>\$3,862,956</u>	<u>\$1,662,031</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$5,476,624</u>	<u>\$5,449,816</u>	<u>\$39,533</u>	<u>(\$326,072)</u>	<u>(\$516,209)</u>	<u>\$711,157</u>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$26,809	(\$12,724)	\$313,348	\$829,558	\$118,400
<b>Fund balance (Deficit) at beginning of year, as restated</b>						
	<u>\$0</u>	<u>\$26,809</u>	<u>(\$12,724)</u>	<u>\$313,348</u>	<u>\$829,558</u>	<u>\$118,400</u>
<b>Fund balance (deficit) at end of year</b>						
	<u>\$5,476,624</u>	<u>\$5,476,624</u>	<u>\$26,809</u>	<u>(\$12,724)</u>	<u>\$313,348</u>	<u>\$829,558</u>

**Note: Fiscal year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
 Cypress Waters Tax Increment Financing District Fund  
 Reinvestment Zone Number Nineteen  
 As of September 30, 2022

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**Amount and source of revenue in the tax increment fund established for the zone:**

	(\$89,052) Interest Income
	\$0 Affordable housing payment
	\$6,261,533 Ad Valorem Taxes (Collected in FY*2021-22 based on 2021 Final Tax Roll)
	\$6,172,481 Total Revenue

**2. Amount and purpose of expenditures from the fund:**

	\$41,010 Administrative Expense - TIF admin cost for FY 2021-2022
	\$111,348 Non-Capital Outlay *
	\$570,307 Capital Outlay**
	\$722,665 Total Expenditures

**\*Non-Capital Outlay: Cypress Waters Phase II Project**

	\$0 Signage & Landscaping
	\$111,348 Economic Development Grant
	\$111,348 Total Non-Capital expenditures

**\*\*Capital Outlay: Cypress Waters Phase II Project**

	\$570,307 Temporary Public Safety Building
	\$0 Engineering & Architectural Fees
	\$0 Primary Roadway Improvements
	\$570,307 Total Capital Outlay expenditures

	<b>\$681,655 Total Capital &amp; Non-Capital Outlay - FY 2022</b>
--	---

**3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**  
 Cypress Waters TIF District has incurred no bonded indebtedness as of September 30, 2022.

**b. The TIF District has entered into a development agreement for each of the following projects and their status is as follows as of September 30, 2022:**

Developer	Project	Balance Due (Since Inception)			Payment To Date			Net Balance Due
		Principal	Accrued Add'l Subsidy (1)	Total Due	Principal	Accrued Add'l Subsidy (1)	Total Paid	
Billingsley LD, Ltd.	Cypress Waters Phase I	\$9,527,524	\$1,496,887	\$11,024,410	\$9,527,524	\$1,496,887	\$11,024,410	\$0
Billingsley LD, Ltd.	Cypress Waters Phase II	\$6,522,398	\$1,948,156	\$8,470,554	\$6,522,398	\$1,948,156	\$8,470,554	\$0
Billingsley LD, Ltd.	CW Public Safety Bldg. Proj.*	\$12,300,000	\$0	\$12,300,000	\$0	\$0	\$0	\$12,300,000

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

\*Payments to developer will begin upon the completion of project and upon availability of TIF District funds. Anticipated completion date for construction of the Public Safety Building Project is May 1, 2023.

**4. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2022*	Base Year 2010 Value	Est. Captured Value 2022**
City of Dallas	\$905,385,627	\$71,437	\$905,314,190
Dallas County	\$905,385,627	\$71,340	\$905,314,287

\*Taxable value shown for participating taxing jurisdictions. County began participating in tax year 2014. County values will vary slightly from the City value due to different exemption levels.

\*\*Based on Certified Taxable Value. The final values will be determined on February 1, 2023.

**5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, an any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

**a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:**

Taxing Jurisdiction	Assessment Per \$100*	Amount of Estimated 2022 Increment*
City of Dallas	0.63393	\$5,739,058
City of Dallas-2017 PHI Rollback Taxes	0.00000	\$0
Dallas County	0.11987	\$1,085,203
Dallas County-2017 PHI Rollback Taxes	0.00000	\$0
Total for all Jurisdictions	\$0.75380	\$6,824,261

\*Participation rates for City of Dallas and Dallas County are 85% for tax years 2012 to 2034 and 55% for tax years 2014 to 2033 respectively.

**b. The total amount of estimated tax increment to be billed for the 2022 tax year is \$6,824,261.**

**c. For 2021 tax year, the Zone received increment of \$6,261,533.**

**City of Dallas, Texas**  
**Cypress Waters Tax Increment Financing District**  
**Notes to Financial Statements for the Year Ended September 30, 2022**

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. The Zone fund's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
4. The Zone's Financing Plan permits expenditures not to exceed \$2,065,585 over the life of the Zone to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$246,708 on September 30, 2022 represents the Zone administration costs that have been earned for prior fiscal years, in the amount of (\$60,000) and (\$37,176) for the fiscal year 2018-2019 and (\$64,362) for fiscal year 2019-2020 and (\$44,160) for fiscal year 2020-2021 and (\$41,010) for fiscal year 2021-2022 but will be reimbursed to the General Fund in future years based on the availability of Zone funds. Note that these administrative costs do not include billing to other City departments.
6. All expenditures resulting in capital improvements that are owned by the City are capitalized on the City's books.

## Appendix B: Project Pay-Off Estimates

Developer	Project Name	TIF District Award	Pay-Off Date
Billingsley LD, Ltd.	Cypress Waters Public Safety Bldg	\$12,300,000	2024

Estimated pay-off dates may change and are subject to the following

- (1) Changes in increment collected annually;
- (2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);
- (3) Changes in the participation rate of participating taxing jurisdictions; and/or
- (4) Completion dates of projects listed in the District's reimbursement queue

## Appendix C: TIF District Set-Aside Funds

There are no TIF District set-aside funds.

# MALL AREA REDEVELOPMENT TIF DISTRICT (REINVESTMENT ZONE NUMBER TWENTY)

ANNUAL REPORT  
FY 2021-2022



**RUSSELL GLEN**  
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*Reimagine RedBird*

Print #220801537

Date: 08/01/22

Lat/Lon: 32.658035 -96.877093

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**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1691

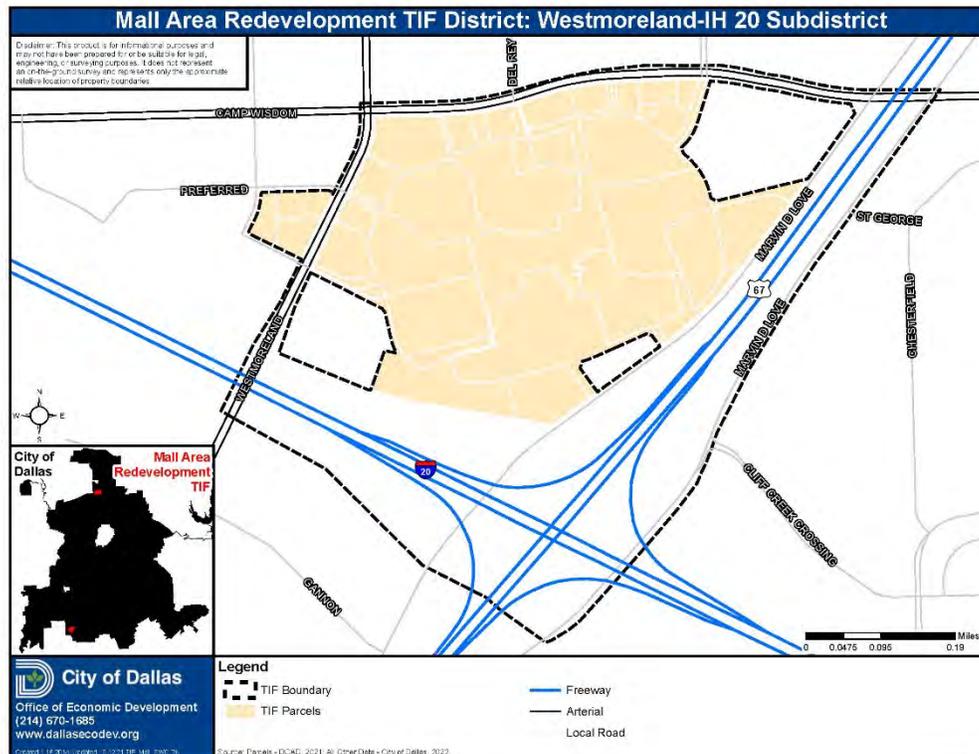
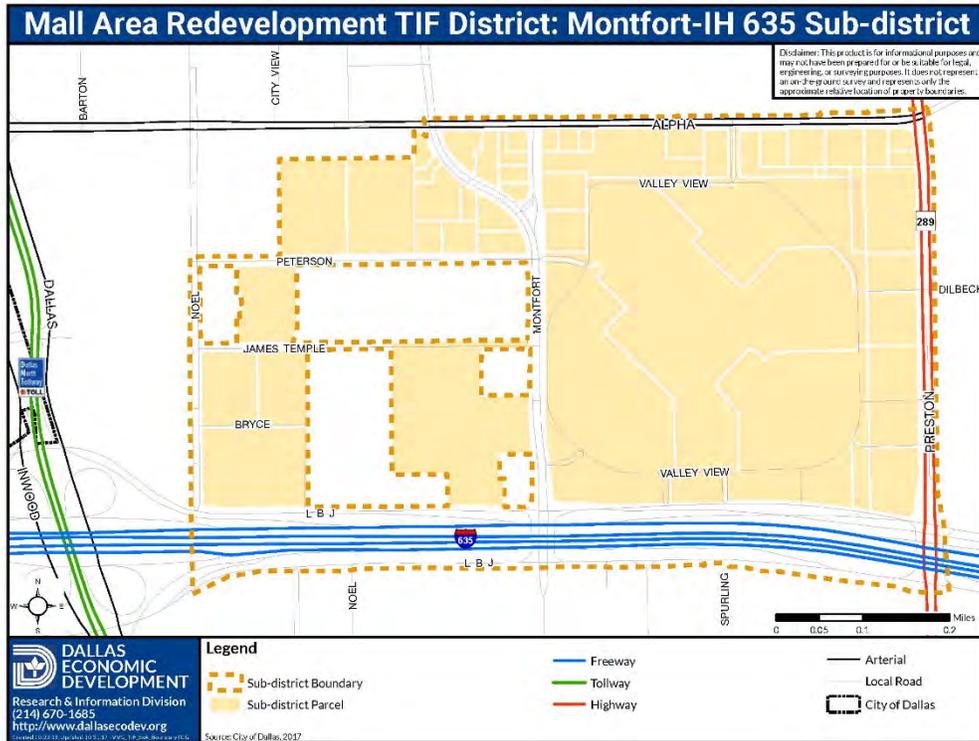
<https://www.dallasecocodev.org/>

October 1, 2021 to September 30, 2022

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# TIF District Map



## Mission Statement

The Mall Area Redevelopment Tax Increment Financing District (TIF District) represents the City of Dallas' effort to encourage the sustainable redevelopment of properties including and around two obsolete shopping malls while taking advantage of each area's strategic regional location at the crossroads of key transportation corridors.

As allowed by Chapter 311 of the Texas Tax Code, the TIF District comprises two non-contiguous sub-districts—the Montfort-IH 635 Sub-District for the Valley View Center Mall area in northern Dallas and the Westmoreland-IH 20 Sub-District for the Redbird Mall (formerly Southwest Center Mall) area in southern Dallas.

The Montfort-IH 635 Sub-District is generally bounded by Alpha Road, Preston Road, Noel Road, and Interstate Highway 635 (LBJ Freeway). The Montfort-IH 635 Sub-District encompasses approximately 173.9 acres, not including rights-of-way. The Montfort-IH 635 Sub-District is recommended by and consistent with the City's adopted Valley View-Galleria Area Plan (2013) and serves as a long-term funding tool to help implement the shared vision for the area by further leveraging other implementation tools (PD 887 form-based zoning and Thoroughfare Plan amendments) enacted by the City Council.

The Westmoreland-IH 20 Sub-District is generally bounded by Westmoreland Road, Camp Wisdom Road, Highway 67 (Marvin D. Love Freeway), and Interstate Highway 20 (LBJ Freeway). The Westmoreland-IH 20 Sub-District encompasses approximately 112.2 acres, not including rights-of-way. The Westmoreland-IH 20 Sub-District is recommended by and consistent with the City-sponsored Advisory Services Panel report entitled "Southwest Center Mall" published by the Urban Land Institute (2009) and serves as a long-term funding tool to help implement many of the report's recommendations over time.

The mission of the TIF District is to provide a source of funding for a program of public infrastructure improvements, economic development grants, and land acquisition/assembly for public open space, which is intended to stimulate private investment in each mall area to occur earlier and to a much greater extent than would occur solely through private investment in the reasonably foreseeable future.

Originally in the 1960s and 1970s, the Valley View Center Mall and the Southwest Center Mall were created by complex configurations of super-blocks, private land ownership, and reciprocal easement agreements that bound multiple owners together. Over the past 15-20 years, as market conditions have shifted significantly, these same configurations have heavily burdened each mall area, making redevelopment and revitalization extremely difficult without public participation and intervention.

With the assistance of this TIF District, each mall area is to be reconfigured into a traditional pattern of public streets, public open space, public infrastructure, and smaller parcels of private land ownership, thereby setting the stage for incremental redevelopment that is flexible to meet market demands and community needs.

## TIF District Accomplishments in FY 2021-2022

- In November 2020, voters approved a Dallas Independent School District (DISD) bond package, including \$75 million to design and build a new preK-12 vertically integrated choice school in North Dallas. During the first half of FY 2021-2022, DISD actively evaluated potential sites in the Valley View-Galleria area. In July 2022, DISD closed on the purchase of the 12-story office building and associated parking garage located on 6.2 acres at 5501 LBJ Freeway within the Montfort-IH 635 Sub-District of the Mall Area Redevelopment TIF District.
- Following the completion of the Dallas Midtown Automated Transportation System and Shared Parking Feasibility Study by the North Central Texas Council of Governments (NCTCOG) in September 2019, the Regional Transportation Council (RTC) authorized \$10 million for implementation of an Automated Transportation System (ATS) pilot project in the Valley View-Galleria area in November 2020. In January 2022, City Council approved Resolution No. 22-0257, adopting the Dallas Midtown Automated Transportation System and Shared Parking Feasibility Study as a reference and guide to benefit the residents of the area and the City of Dallas, directing the City Manager to consider and consult the recommendations of the Dallas Midtown Autonomous Transportation System and Shared Parking Feasibility Study in conjunction with other adopted plans in the context of future actions affecting the area, directing the City Manager to undertake steps to further investigate and facilitate the possible creation of a management entity to oversee development and operation of an automated transportation system and management of shared parking for the area, directing the City Manager to undertake necessary amendments to the Dallas Thoroughfare Plan to accommodate implementation of an automated transportation system within the public right-of-way, and directing the City Manager to ensure that shared parking regulation and management is included in the authorized hearing to consider proper zoning for Planned Development District No. 887 to provide appropriate regulations and incentives to provide shared parking in the area in conjunction with development of an automated transportation system.
- In April 2021, the NCTCOG Executive Board authorized an \$850,000 consultant contract with Lea + Elliott, Inc. to develop technical standards and guidelines for an automated transportation system (ATS Guidelines Study). During FY 2021-2022, City staff participated in the Steering Committee for the ATS Guidelines Study, and a final deliverable is expected in early 2023.
- In January 2021, the City's Office of Economic Development entered into a consultant contract with Social Impact Architects, Inc. to review existing plans, re-engage stakeholders, and develop a unified strategic plan for the Valley View-Galleria area with special focus on improving and coordinating a variety of public sector implementation activities (e.g. park; school; ATS; zoning; marketing; branding). In January 2022, City staff and Social Impact Architects presented to the Economic Development Committee of City Council a summary of the

substantially complete strategic plan, including research, stakeholder engagement, opportunities, recommendations, and next steps. A primary recommendation of the strategic plan was for the City to establish a specific brand and identity for the Valley View-Galleria area as the “Dallas International District.” For the remainder of FY 2021-2022, City staff began pursuing the recommended next steps in order to bring the Dallas International District into reality.

- In December 2021, due to new property acquisitions by entities controlled by Peter Brodsky, the majority owner/developer of the Reimagine RedBird redevelopment project, City Council held a public hearing and approved Ordinance No. 32088; Resolution No. 21-2049, amending the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District to increase the geographic area of the Westmoreland-IH 20 Sub-District by adding approximately 15.6 acres of contiguous property.

- In Spring 2021, Florida-based developer ZOM Living began construction on a new 398-unit apartment project on 3.2 acres located at the northeast corner of Noel Road and LBJ Freeway in the Montfort-IH 635 Sub-District. Known as Hazel by the Galleria, the project is 5 stories wrapping a 7-story structured parking garage and is estimated to cost approximately \$50 million. Construction continued during FY 2021-2022 and is expected to be completed in early 2023.



- In June 2021, City Council approved Resolution No. 21-1095 to authorize a construction services contract (not to exceed \$4,470,719) with Vescorp Construction, LLC dba Chavez Concrete Cutting for the construction of a complete street project on Montfort Drive from Interstate Highway 635 Frontage Road to Alpha Road. The project will include improving the existing street pavement with reinforced concrete pavement, storm drainage, water and wastewater, concrete sidewalk, shared-use concrete path, buffered bike lanes, street and pedestrian lighting, traffic signals, pavement markings, speed control treatments, and pedestrian enhancements. Originally, construction of the project was scheduled to start in early 2022 and be completed by mid-2023. However, during FY 2021-2022, due to delays in utility pole relocation by Oncor as well as contract disputes between the City and Vescorp Construction, construction of the project did not commence.
- In April 2021, City Council approved Resolution No. 21-0721, authorizing the City’s acquisition in an amount not to exceed \$5,677,000 from Peterson Lane Partners LLC of approximately 72,559 square feet of commercially improved land

(approximately 1.66 acres) addressed as 5580 Peterson Lane (commonly known as the Prism Center) located on the south side of Peterson Lane approximately 140 feet west of Montfort Drive for the future central park in the Valley View-Galleria area. The acquisition transaction closed in late May 2021. This property is the first of five parcels needed by the City to fully assemble the future central park as envisioned in the Valley View-Galleria Area Plan. During FY 2021-2022, the City established a City Council District 11 satellite office and community meeting room in the Prism Center and also began marketing the building as an integral part of the City's International District to attract prospective foreign trade offices to improve foreign relations and increase trade, cultural exchanges, and foreign direct investment.

- In mid-2021, Seritage Growth Properties, owner of the former Sears portion (approximately 23 acres) of the Valley View Mall site, began construction on horizontal infrastructure and site work necessary to prepare their site for almost 2 million square feet of future multi-phased vertical development, including offices, apartments, and retail/restaurant space. As a component of this work, a 24" off-site wastewater main was required to be constructed along the LBJ Freeway frontage road between Montfort Drive and Noel Road to provide the necessary wastewater capacity to serve future redevelopment of the former Valley View Mall site. Completion and City acceptance of the 24" off-site wastewater main occurred at the end of FY 2021-2022.
- On February 23, 2022, City Council approved Resolution No. 22-0412, authorizing a tax increment development agreement and all other necessary documents with Redbird Hotel Venture, LLC and/or its affiliates in an amount not to exceed \$1,788,126.00, payable from future Mall Area Redevelopment TIF District funds, and a Chapter 380 grant agreement with Redbird Hotel Venture, LLC and/or its affiliates in an amount not to exceed \$1,500,000, payable from Public/Private Partnership funds, in consideration of the Courtyard and Residence Inn by Marriott hotel development project within the Reimagine Redbird redevelopment project area.



- During FY 2021-2022, significant progress continued to be made on the Reimagine Redbird redevelopment project at Red Bird Mall. Construction of new site infrastructure continued throughout the fiscal year. By July 2022, construction was substantially completed on the 33,831 square feet of expansion office space leased by Chime Solutions, Inc. on the second floor of the main mall. During FY 2021-2022, the retail building at 3704 W. Camp Wisdom Road was fully renovated and occupied by Frost Bank, Wow Dental, Fuzzy's Taco Shop, and The Breakfast Brothers. By October 2021, construction was completed on the 43,000 square foot renovation of the former Dillard's building (south wing) to make way for the opening of a new Parkland Hospital Clinic. By September 2022, construction was completed on the 150,000 square foot renovation of the former Sears building (east wing) to make way for the opening of a new UT Southwestern Regional Medical Center (including a Children's Health Center scheduled to open in late 2023). In April 2021, the City's Office of Economic Development facilitated a Property Assessed Clean Energy (PACE) financing transaction through the City of Dallas PACE Program for the Developer of the Reimagine Redbird redevelopment project to secure a \$3.35 million loan from Twain Community Partners for lighting, plumbing, and HVAC improvements needed to modernize the in-line portion of the mall. The PACE-financed lighting, plumbing, and HVAC improvements were completed by April 2022.



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Projects Within the Mall Area Redevelopment TIF District Utilizing TIF District Funding <sup>1</sup>							
Project	Location	Sub-District	Completion Date (Calendar Year)	Status	Development Amount/Type <sup>2</sup>	Approx Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Reimagine RedBird <sup>6</sup>	3662 W. Camp Wisdom	Westmoreland-IH 20	2025	Under Construction	demolition of 100,000 square feet retail renovation of 600,000 square feet retail new construction of 40,000 square feet retail	\$135,000,000	\$15,600,000
Courtyard and Residence Inn Hotel by Marriott <sup>6</sup>	3662 W. Camp Wisdom	Westmoreland-IH 20	2025	Planned	new construction of hotel (164 rooms)	\$23,000,000	\$1,788,126
<b>TOTAL</b>					demolition of 100,000 square feet retail renovation of 600,000 square feet retail new construction of 40,000 square feet retail new construction of hotel (164 rooms)	\$158,000,000	\$17,388,126
Projects Within the Mall Area Redevelopment TIF District Not Utilizing TIF District Funding <sup>1,5</sup>							
Project	Location	Sub-District	Completion Date (Calendar Year)	Status	Development Amount/Type <sup>2</sup>	Approx Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Windsor by the Galleria	13290 Noel Road	Montfort-IH 635	2017	Complete	new construction of multi-family residential (321 units)	\$60,000,000	\$0
AC Hotel and Residence Inn (by Marriott) by the Galleria	5460 James Temple	Montfort-IH 635	2018	Complete	new construction of hotel (256 rooms)	\$17,850,000	\$0
Cornell Midtown	13001 Cornell	Montfort-IH 635	2020	Complete	new construction of multi-family residential (344 units)	\$61,900,000	\$0
Palladium RedBird <sup>6,7</sup>	7202 S. Westmoreland	Westmoreland-IH 20	2021	Complete	new construction of multi-family residential (300 units)	\$43,529,650	\$0
Hazel by the Galleria	5327 LBJ Freeway	Montfort-IH 635	2023	Under Construction	new construction of multi-family residential (398 units)	\$50,000,000	\$0
<b>TOTAL</b>					new construction of multi-family residential (1,363 units) new construction of hotel (256 rooms)	\$233,279,650	\$0
Grand Total - All Projects Utilizing and Not Utilizing TIF District Funding						Approx Value <sup>3</sup>	TIF District Investment <sup>4</sup>
<b>GRAND TOTAL</b>					new construction of multi-family residential (1,363 units) new construction of hotel (420 rooms) demolition of 100,000 square feet retail renovation of 600,000 square feet retail new construction of 40,000 square feet retail	\$391,279,650	\$17,388,126

<sup>1</sup> All information updated as of September 30, 2022.

<sup>2</sup> Based upon: either the incentive application or the required minimum stated in the Development Agreement. May be updated for completed projects based on actual unit mix and square footage.

<sup>3</sup> Based upon: (1) market value of comparable projects for anticipated projects, (2) required minimum private investment stated in the Development Agreement for projects that have been approved for TIF District funding or are under construction, or (3) DCAD market value for completed projects (unless project has not yet been assessed).

<sup>4</sup> TIF District funding amount not to be exceeded per an approved City Council Resolution.

<sup>5</sup> Selected significant projects included.

<sup>6</sup> Project also includes other City subsidies; contact the Office of Economic Development for more information.

<sup>7</sup> Tax-exempt property.

TIF District Initiatives							
Project	Location	Sub-District	Completion Date (Calendar Year)	Status	Project Description	Investment	Source
Acquisition of real property for future central park	5580 Peterson Lane	Montfort-IH 635	2021	Complete	acquisition from Peterson Lane Partners LLC of approximately 1.66 acres, including a 53,730 square foot two-story multi-tenant office building	\$1,510,785.21	Park and Recreation Facilities Fund (2006 General Obligation Bond Funds)
						\$3,000,000.00	ECO (Proposition I in 2017 General Obligation Bond Funds-District 11 allocation)
						\$213,301.46	Valley View-Galleria Open Space Fund (park fee in lieu fund in PD 887)
						\$652,913.33	Mall Area Redevelopment TIF District
						\$300,000.00	Equity Revitalization Capital Fund (District 11 allocation)
<b>Total</b>						<b>\$5,677,000.00</b>	

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF district funding assistance are subject to the City's and County's established criteria for mixed-income housing.

In the Montfort-IH 635 Sub-District, construction was completed in 2017 on the 321-unit Windsor by the Galleria apartment project located at 13290 Noel Road. The Windsor by the Galleria multi-family project did not utilize direct site-specific TIF District funding and, as such, does not set aside any affordable units. Additionally, in the Montfort-IH 635 Sub-District, construction was completed in 2020 on the 344-unit Cornell Midtown (formerly Modera Dallas Midtown) multi-family project located at 13001 Cornell. The Cornell Midtown multi-family project did not utilize direct site-specific TIF District funding and, as such, does not set aside any affordable units. Additionally, in the Montfort-IH 635 Sub-District, construction continues on the 398-unit Hazel by the Galleria multi-family project located at 5327 LBJ Freeway. The Hazel by the Galleria project did not utilize direct site-specific TIF District funding and, as such, will not set aside any affordable units.

In the Westmoreland-IH 20 Sub-District, construction was completed in 2021 on the 300-unit Palladium Redbird mixed-income apartment project located at 7202 S. Westmoreland Road within the Reimagine Redbird redevelopment. As a requirement of the funding sources (i.e. housing tax credits; tax exempt bonds; CDBG/HOME funds; City general obligation bond funds) utilized to develop the project, 70% of the 300 units (i.e. 210 units) must be reserved and leased solely to households earning at or below 60% of Area Median Family Income as defined by the U.S. Department of Housing and Urban Development. The 210 affordable units are required to remain affordable for a minimum of 20 years. The remaining 30% of the units in the project (i.e. 90 units) can be leased at market rates.

## Value and Increment Revenue Summary

The adjusted base value of the TIF District is \$176,287,080 (\$148,591,740 in the Montfort-IH 635 Sub-District and \$27,695,340 in the Westmoreland-IH 20 Sub-District).

In the 2022 certified tax roll, the total appraised value of all taxable real property in the TIF District as determined by the Dallas Central Appraisal District was \$336,219,640, representing an increase of \$159,932,560 (90.7%) over the adjusted base value.

In the Montfort-IH 635 Sub-District, the certified total appraised value of all taxable real property in tax year 2022 was \$287,522,580, representing an increase of \$138,930,840 (93.5%) over the base value. This 93.5% increase over the base value is primarily attributed to new taxable value created by the Windsor by the Galleria multi-family project, the Marriott hotel project, the Modera Dallas Midtown multi-family project, and the Hazel by the Galleria multi-family project.

In the Westmoreland-IH 20 Sub-District, the certified total appraised value of all taxable real property in tax year 2022 was \$48,697,060, representing an increase of \$21,001,720 (75.8%) over the adjusted base value.

Year over year, the TIF District's 2022 certified total value increased by \$100,000,720 (42.3%) over the TIF District's 2021 final value of \$236,218,920.

With the City's participation in the TIF District for tax year 2022 at 90%, the captured incremental tax revenue anticipated to be collected and deposited into the TIF fund in 2023 for tax year 2022 is approximately \$1,073,499.

Note about Dallas County's participation in the TIF District: In August 2015, the Dallas County Commissioners Court approved Court Order 2015-1122 authorizing the participation of Dallas County in the Mall Area Redevelopment TIF District, beginning on January 1, 2020, subject to Valley View Mall (excluding Sears and the existing theater) being demolished by the same date, by providing 55% of its increment for either twenty years, until the County's total net present value contribution reaches \$21.6 million (using a discount rate of 4%), or the City of Dallas terminates the district, whichever comes first. Between 2015 and 2019, Dallas County staff had decided to delay in executing the

interlocal agreement until seeing evidence that Valley View Mall had been demolished in accordance with the County's qualifying condition of participation. In early 2020, following completion of the demolition work made to the in-line portion of the mall by TX Dallas Midtown, L.P., Dallas County staff concluded that the County's qualifying condition of participation had not been fully satisfied because Dallas Midtown, L.P. had kept a portion of the mall intact in order to specifically keep the movie theater operating. As a result, Dallas County's participation in the TIF District for tax year 2022 is 0%. Dallas County staff has indicated strong support for pursuing a new Court Order in 2023 to authorize the County's participation for the same duration (20 years) and at the same rate (55%) as development activities in the Montfort-IH 635 Sub-District begin to regain momentum again following the COVID-19 pandemic.

## Objectives, Programs, and Success Indicators

The Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District was approved in June 2015. The following goals are included in the Project Plan and Reinvestment Zone Financing Plan:

- Goal 1: To create additional taxable value attributed to new private investment in projects in the Montfort-IH 635 Sub-District totaling approximately \$3.92 billion in total dollars over the 30-year life of the Sub-District.

*Taxable value in the Montfort-IH 635 Sub-District has increased \$138,930,840 over the base value (representing 3.5% of goal).*

- Goal 2: To create additional taxable value attributed to new private investment in projects in the Westmoreland-IH 20 Sub-District totaling approximately \$295.2 million in total dollars over the 30-year life of the Sub-District.

*Taxable value in the Westmoreland-IH 20 Sub-District has increased \$21,001,720 over the base value (representing 7% of goal).*

- Goal 3: To attract new higher density private development in the Montfort-IH 635 Sub-District totaling approximately 707,870 square feet of new retail space; 72,991 square feet of renovated movie theater; 3,987,022 square feet of new office space; 957 new hotel rooms; and 7,674 new residential units (including apartments and condominiums).

*In the Montfort-IH 635 Sub-District, 1,063 multi-family residential units have been completed (14% of goal). Additionally, 256 hotel rooms have been completed (27% of goal).*

- Goal 4: To attract new higher density private development in the Westmoreland-IH 20 Sub-District totaling approximately 140,000 square feet of new retail space; 45,000 square feet of movie theater; 70,000 square feet of new office space; 80

new hotel rooms; and 1,620 new residential units (including apartments and townhomes).

*In the Westmoreland-IH 20 Sub-District, 23,043 square feet of new retail space (Starbucks--2,550 square feet and Foot Locker--20,493 square feet) are complete (17% of goal). Additionally, 300 new multi-family residential units have been completed (19% of goal). Additionally 164 new hotel rooms are planned (205% of goal).*

*Approximately 129,835 square feet of former retail space has been converted for office use (Dallas Entrepreneur Center--7,130 square feet; Jarvis Christian College—6,018 square feet; Workforce Solutions Greater Dallas—30,000 square feet; Chime Solutions, Inc.—86,687 square feet).*

*Additionally, approximately 193,000 square feet of former retail space has been converted for medical office use (Parkland Hospital Clinic—43,000 square feet; UT Southwestern Medical Center—150,000 square feet).*

- Goal 5: To encourage the sustainable redevelopment of properties including and around two severely declining shopping malls in a manner in which negative fiscal impacts for the remainder of the City are limited and a walkable development pattern is achieved that is a net benefit to the City from a fiscal, land use, and quality of life standpoint.
- Goal 6: To increase public open space in the District.

*During FY 2021-2022, staff supported ongoing efforts to acquire/assemble property for the future Dallas Midtown Commons Park.*

- Goal 7: To generate approximately \$431.4 million (net present value of approximately \$182.5 million in 2014 dollars) in TIF fund revenues over the 30-year life of the District.

*Total collection of TIF District fund revenues: \$2,385,810 (0.55% of goal).*

## **Year-End Summary of Meetings and City Council Items**

The Mall Area Redevelopment TIF District Board of Directors had three (3) meetings during FY 2021-2022: November 1, 2021 (special called meeting); January 25, 2022 (special called meeting); and September 15, 2022 (regular meeting).

The Board can consist of up to seven members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2021-2022, the Board members were (FY 2021-2022 Board meetings attended):

- Position 1: Oscar Joyner—City representative (2 of 3 meetings)
- Position 2: Mahesh Gehani—City representative appointed February 23, 2022 (1 of 3 meetings)
- Position 3: Kiyundra Jones—City representative (3 of 3 meetings)
- Position 4: Rick Perdue—City representative appointed February 9, 2022 (1 of 3 meetings)
- Position 5: Mike Sims—City representative (2 of 3 meetings)
- Position 6: Amy Monier—City representative (3 of 3 meetings)
- Position 7: Dallas County’s appointment of a Board member for Position 7 cannot occur until after the County’s approval of a new interlocal agreement with the City to participate in the Mall Area Redevelopment TIF District (see page 10)

During FY 2021-2022, the City Council acted on five (5) items associated with the Mall Area Redevelopment TIF District:

- On November 10, 2021, City Council approved Resolution No. 21-1851, authorizing a public hearing to be held on December 8, 2021 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (the “Plan”) for Tax Increment Reinvestment Zone Number Twenty, the Mall Area Redevelopment Tax Increment Financing TIF District (the “TIF District”) to: (1) increase the geographic area of the Westmoreland-IH 20 Sub-District within the TIF District to add approximately 15.6 acres of contiguous property; and (2) make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District within the TIF District and to the Plan; and, at the close of the public hearing, consideration of an ordinance to amending Ordinance No. 29340, previously approved on May 14, 2014, and Ordinance No. 29771, previously approved on June 17, 2015, to reflect this amendment - Financing: No cost consideration to the City
- On December 8, 2021, City Council approved Ordinance No. 32088; Resolution No. 21-2049, holding a public hearing on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Twenty, the Mall Area Redevelopment Tax Increment Financing (“TIF”) District (“TIF District”) to: (1) increase the geographic area of the Westmoreland-IH 20 Sub-District within the TIF District to add approximately 15.6 acres of contiguous property to promote development or redevelopment of the TIF District; and (2) make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District within the TIF District and to the Plan; and, at the close of the public hearing, authorizing an ordinance amending Ordinance No. 29340, previously approved on May 14, 2014, and Ordinance No. 29771,

previously approved on June 17, 2015, to reflect this amendment - Financing: No cost consideration to the City

- On January 26, 2022, City Council approved Resolution No. 22-0257, (1) adopting the Dallas Midtown Autonomous Transportation System and Shared Parking Feasibility Study; (2) directing the City Manager to consider and consult the recommendations of the Dallas Midtown Autonomous Transportation System and Shared Parking Feasibility Study in conjunction with other adopted plans; (3) directing the City Manager to undertake steps to further investigate and facilitate the possible creation of a management entity to oversee development and operation of an automated transportation system and management of shared parking for the area; (4) directing the City Manager to amend the Thoroughfare Plan as necessary; and (5) directing the City Manager to ensure that discussion of shared parking management is included in the authorized hearing - Financing: No cost consideration to the City
- On February 23, 2022, City Council approved Resolution No. 22-0395, accepting the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- On February 23, 2022, City Council approved Resolution No. 22-0412, authorizing a tax increment development agreement and all other necessary documents with Redbird Hotel Venture, LLC and/or its affiliates in an amount not to exceed \$1,788,126.00, payable from future Mall Area Redevelopment TIF District funds, and a Chapter 380 grant agreement with Redbird Hotel Venture, LLC and/or its affiliates in an amount not to exceed \$1,500,000.00, payable from Public/Private Partnership funds, in consideration of the Courtyard and Residence Inn by Marriott hotel development project on property currently addressed at 3662 W. Camp Wisdom Road in Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District) -Not to exceed \$3,288,126.00 - Financing: Public/Private Partnership Fund (\$1,500,000.00) and Mall Area Redevelopment TIF District Fund (\$1,788,126.00) (subject to annual appropriations from tax increments)

## **Budget and Spending Status**

Each TIF district establishes a budget for the public expenditures necessary to support private investment in the district. As included in the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District, the budget is shown below:

<b>Mall Area Redevelopment TIF District Projected Increment Revenue to Retire TIF Fund Obligations</b>			
	<b>B</b>	<b>C</b>	<b>B - C</b>
<b>Category</b>	<b>TIF Budget**</b>	<b>Allocated</b>	<b>TIF Balance</b>
<b>Montfort-IH 635 Sub-District</b>			
Public Infrastructure Improvements; Environmental Remediation & Demolition; Grants for Economic Development	\$264,229,113	\$0	\$264,229,113
Land Acquisition for Sub-District-Wide Central Open Space***	\$72,659,277	\$652,913	\$72,006,364
Sub-District-Wide Infrastructure Improvements	\$24,219,759	\$0	\$24,219,759
<b>Westmoreland-IH 20 Sub-District</b>			
Public Infrastructure Improvements; Environmental Remediation & Demolition; Parks, Open Space, Trails, Gateways; Grants for Economic Development	\$72,665,022	\$17,388,126	\$55,276,896
Administration and Implementation*	\$7,684,059	\$679,376	\$7,004,683
<b>Total Project Costs</b>	<b>\$441,457,229</b>	<b>\$18,720,415</b>	<b>\$422,736,815</b>
* TIF Administration costs shown are expended through FY 2021-2022			
** TIF District Budget shown above is in current dollars (updated yearly); TIF District Project Plan and Reinvestment Zone Financing Plan shows the budget in net present value.			
*** For land acquisition and associated costs; not for design, construction, maintenance, or operating/programming costs.			

<b>Mall Area Redevelopment TIF District Project Plan Budget (NPV)*</b>	
<b>Category</b>	<b>TIF District NPV Budget (2014 dollars)</b>
<b>Montfort-IH 635 Sub-District</b>	
Public Infrastructure Improvements; Environmental Remediation & Demolition; Grants for Economic Development	\$109,123,655
Set Aside for Land Acquisition for Sub-District-Wide Central Open Space	\$30,000,000
Set Aside for Sub-District-Wide Infrastructure Improvements	\$10,000,000
<b>Westmoreland-IH 20 Sub-District</b>	
Public Infrastructure Improvements; Environmental Remediation & Demolition; Parks, Open Space, Trails, Gateways; Grants for Economic Development	\$30,088,432
Administration and Implementation	\$3,250,000
<b>Total Project Costs</b>	<b>\$182,462,088</b>
* As approved in the Project Plan and Reinvestment Zone Financing Plan.	

### FY 2022-2023 Work Program

The FY 2022-2023 work program for the Mall Area Redevelopment TIF District includes:

- Continued coordination with interested property owners/investors/developers on potential development incentive applications.

- Consideration of any potential TIF District boundary amendments and/or plan amendments that are necessary or convenient to further implement the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District.
- Continued coordination and staff support for City-initiated public infrastructure projects benefitting the TIF District.
- Continued coordination with Dallas County on execution of an interlocal agreement for participation in the TIF District.
- Continued coordination and staff support for the continued implementation of the Valley View-Galleria Area Plan and the ULI vision for Southwest Center Mall (now Red Bird Mall), including funding opportunities from other governmental entities or private philanthropic entities; City bond projects; anticipated 2024 City bond program; park land acquisition; public improvement district.
- Continued coordination and staff support for next steps/implementation of the Dallas Midtown Autonomous Transportation System (ATS) and Shared Parking Feasibility Study completed in 2019 by the North Central Texas Council of Governments (NCTCOG).
- Continued coordination with Dallas Independent School District (DISD) regarding the new preK-12 vertically integrated choice school to be located in the 12-story office building at 5501 LBJ Freeway. DISD is expected to open the school in 2024.
- Continued coordination with Social Impact Architects, Inc. to advance the goals of the Strategic Plan for the International District.

## Appendix A: Financials

<b>City of Dallas, Texas</b>					
<b>Mall Area Redevelopment Tax Increment Financing District Fund</b>					
<b>Reinvestment Zone Number Twenty</b>					
<b>As of September 30, 2022 (Unaudited)</b>					
Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.					
<b>1. Amount and source of revenue in the tax increment fund established for the zone:</b>					
	(\$15,979)	Interest Income			
	\$424,533	Ad Valorem Taxes (Collected in FY 2021-22 based on 2021 Final Tax Roll)			
	\$408,554	Total Revenue			
<b>2. Amount and purpose of expenditures from the fund:</b>					
	\$59,526	Administrative Expense - TIF admin cost for FY 2021-2022			
	\$50,393	Non-Capital Outlay - Interest Payment on RedBird Loan #1 & #2 to WCWRD			
	\$0	Capital outlay			
	\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)			
	\$109,919	Total Expenditures			
<b>3. Amount of Principal and Interest due-on outstanding indebtedness:</b>					
The zone did not have any bonded indebtedness at fiscal year end September 30, 2022.					
<b>4. Tax increment base and current captured appraised value retained by the zone:</b>					
			Taxable	Base	Base Year
			Value 2022*	Year	Value
					Est. Captured
		Taxing Jurisdiction			Value 2022
		City of Dallas - Montfort IH 635 Subdist	\$287,522,580	2014 Value	\$148,591,740
		City of Dallas - Westmoreland IH20 Subdistrict Zone A	\$39,697,200	2014 Value	\$19,765,890
		City of Dallas - Westmoreland IH20 Subdistrict Zone B	\$8,999,860	2021 Value	\$7,929,450
			<b>\$336,219,640</b>		<b>\$176,287,080</b>
					<b>\$159,932,560</b>
*Based on Certified Taxable Value. The final values will be determined on February 01, 2023.					
<b>5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:</b>					
A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:					
				<b>Assessment</b>	<b>Estimated 2022</b>
		<b>Taxing Jurisdiction</b>		<b>Per \$100</b>	<b>Increment**</b>
		City of Dallas		0.67122	\$1,073,499
		Total for all Jurisdictions		\$0.67122	\$1,073,499
**Dallas County does not participate in the zone in 2022. Participation rates for City of Dallas is as follows:					
		City of Dallas		Dallas County	
		90% for tax years 2016-2042		See Note on page 9 of this Annual Report	
		75% for tax year 2043			
		55% for tax year 2044			
B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$1,073,499. For the 2021 tax year, the Zone received increment of \$424,533.					

## Appendix A: Financials

City of Dallas, Texas						
Mall Area Redevelopment Tax Increment Financing District Fund						
Balance Sheet as of September 30, 2022 (Unaudited)						
With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)						
		2022	2021	2020	2019	2018
<b>Assets:</b>						
Pooled cash and cash equivalents		\$1,048,283	\$691,706	\$890,437	\$750,409	\$209,586
Interest receivable		\$1,725	\$142	\$787	\$815	\$817
<b>Total assets</b>		<b>\$1,050,008</b>	<b>\$691,848</b>	<b>\$891,224</b>	<b>\$751,224</b>	<b>\$210,403</b>
<b>Liabilities and Fund Balance (Deficit):</b>						
<b>Liabilities:</b>						
Accounts and contracts payable		\$0.00	\$0.00	\$0.00	\$0	\$0
Due to other funds		\$196,642	\$137,115	\$85,355	\$299,939	\$256,037
<b>Total liabilities</b>		<b>\$196,642</b>	<b>\$137,115</b>	<b>\$85,355</b>	<b>\$299,939</b>	<b>\$256,037</b>
<b>Fund Balance (Deficit):</b>						
Fund Balance (Deficit)		\$853,366	\$554,732	\$805,869	\$451,285	(\$45,634)
<b>Total Liabilities and Fund Equity</b>		<b>\$1,050,008</b>	<b>\$691,848</b>	<b>\$891,224</b>	<b>\$751,224</b>	<b>\$210,403</b>
<b>Mall Area Redevelopment Tax Increment Financing District Fund</b>						
<b>Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)</b>						
<b>For the Period September 30, 2022 (Unaudited)</b>						
<b>With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)</b>						
	ITD	2022	2021	2020	2019	2018
<b>Revenues:</b>						
Tax increment-Governmental	\$2,385,810	\$424,533	\$518,053	\$516,926	\$533,180	\$311,825
Tax increment-Intergovernmental	\$0	\$0	\$0	\$0	\$0	\$0
Interest income	\$24,100	\$4,946	\$2,442	\$6,982	\$6,539	\$2,684
Net increase (decrease) in fair value of investments	(\$19,580)	(\$20,925)	(\$1,585)	\$2,185	\$2,159	(\$1,284)
<b>Total revenues</b>	<b>\$2,390,330</b>	<b>\$408,554</b>	<b>\$518,910</b>	<b>\$526,093</b>	<b>\$541,877</b>	<b>\$313,226</b>
<b>Expenditures:</b>						
Administrative expenses	\$679,376	\$59,526	\$50,977	\$86,649	\$43,902	\$0
Non-Capital Outlay	\$205,336	\$50,393	\$66,817	\$84,860	\$1,057	\$2,209
Capital outlay	\$652,251	\$0	\$652,251	\$0	\$0	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$1,536,963</b>	<b>\$109,919</b>	<b>\$770,045</b>	<b>\$171,509</b>	<b>\$44,958</b>	<b>\$2,209</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$853,367</b>	<b>\$298,635</b>	<b>(\$251,135)</b>	<b>\$354,584</b>	<b>\$496,919</b>	<b>\$311,016</b>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$554,732	\$805,868	\$451,285	(\$45,634)	(\$356,650)
Fund balance (Deficit) at beginning of year, as restated	\$0	\$554,732	\$805,868	\$451,285	(\$45,634)	(\$356,650)
Fund balance (deficit) at end of year	\$853,367	\$853,367	\$554,732	\$805,869	\$451,285	(\$45,634)
<b>Note: Fiscal Year 2021-22 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.</b>						

## **Appendix A: Financials**

**City of Dallas, Texas  
Mall Area Redevelopment Tax Increment Financing District  
(Reinvestment Zone #20)**

**Notes to Financial Statements for the Year Ended September 30, 2022**

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone fund's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. All project costs resulting in capital improvements which are owned by the City are capitalized in the City's fixed assets.
5. The Zone's Financing Plan permits expenditures not to exceed \$7,684,059 over the life of the Zone to reimburse the City for administrative expenses.
6. On the Balance Sheet, the "due to other funds" amount of \$196,642 on September 30, 2022 represents the Zone's administration expenses for FY 2018-2019 (\$24,467), FY 2019-2020 (\$60,889), FY 2020-2021 (\$51,760), and FY 2021-2022 (\$59,526) that have been earned but will be reimbursed to the City's General Fund based on the availability of future Zone funds.

## Appendix B: Financial Obligations

As of the end of FY 2021-2022, there is one TIF District funding obligation:

- Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement (Agreement) with WCWRD Inc (Developer) in an amount not to exceed \$15,600,000 (TIF Subsidy). Note: Per the Agreement, Developer has assigned all rights to receive payment of the TIF Subsidy to the City of Dallas as collateral for and in payment of a loan in an amount not to exceed \$12,000,000 from the City's Public/Private Partnership Fund. The City made the first disbursement of the Loan in an amount of \$6,000,000 to Developer on June 10, 2019, in accordance with the terms and conditions as set forth in the Agreement. As of September 30, 2019, notes receivable in the amount of \$6,000,000 had been set up in the City's Public/Private Partnership Fund, and accrued interest through September 30, 2022 was \$278,553.46 (including additional accrued interest for FY 2021-2022 of \$120,000.00). Of the outstanding accrued interest of \$278,553.46, \$25,197.00 was transferred from the Mall Area Redevelopment TIF District Fund to the Public/Private Partnership Fund to pay down a portion of the outstanding accrued interest in accordance with the terms and conditions of the Agreement. On September 30, 2022, the net accrued remaining interest balance is \$253,357.00.
- The City made the second disbursement of the Loan in an amount of \$6,000,000 to Developer on February 19, 2020, in accordance with the terms and conditions as set forth in the Agreement. As of September 30, 2020, notes receivable in the amount of \$6,000,000 had been set up in the City's Public/Private Partnership Fund, and accrued interest through September 30, 2022 was \$280,235.00 (including additional accrued interest for FY 2021-2022 of \$120,000.00). Of the outstanding accrued interest of \$280,235.00, \$25,197.00 was transferred from the Mall Area Redevelopment TIF District Fund to the Public/Private Partnership Fund to pay down a portion of the outstanding accrued interest in accordance with the terms and conditions of the Agreement. On September 30, 2022, the net accrued remaining interest balance is \$255,038.00.

## Appendix C: Sub-District-Wide Set-Aside Funds

Consistent with the Project Plan and Reinvestment Zone Financing Plan, the Increment Allocation Policy adopted by the TIF Board for the Mall Area Redevelopment TIF District includes two sub-district-wide set asides (in the Montfort-IH 635 Sub-District) and an inter-sub-district transfer (from the Montfort-IH 635 Sub-District to the Westmoreland-IH 20 Sub-District) as described below:

### Annual Process (Montfort-IH 635 Sub-District)

First, the Montfort-IH 635 Sub-District Gross Increment will pay:

- 1) Administrative Expenses: After the Total Gross Increment has been deposited into the District fund, the City's Administrative Expenses for the District will be reimbursed first in each year of the District. The Montfort-IH 635 Sub-District's portion of the District's Administrative Expenses will be paid from the Montfort-IH 635 Sub-District Gross Increment based on the ratio of the Montfort-IH 635 Sub-District Gross Increment to the Total Gross Increment.

Then, the Montfort-IH 635 Sub-District Net Increment will be transferred or set aside as follows:

- 2) Transfer to the Westmoreland-IH 20 Sub-District: Ten percent (10%) of the Montfort-IH 635 Sub-District Net Increment will be annually transferred to the Westmoreland-IH 20 Sub-District to help facilitate the revitalization and redevelopment of the Redbird Mall area.  
**FY 2021-2022 Transfer Amount: \$40,466**
- 3) Set Aside for Sub-District-Wide Public Infrastructure Improvements: Ten percent (10%) of the Montfort-IH 635 Sub-District Net Increment will be set aside annually for Sub-District-Wide Public Infrastructure Improvements (i.e. improvements not specific to a single development site such as gateways, trails, parks/open space, public facilities, or utility/streetscape improvements benefitting multiple parcels or blocks, regardless of ownership).  
**FY 2021-2022 Allocation Amount: \$40,466**
- 4) Set Aside for Land Acquisition for Sub-District-Wide Central Open Space: Since the long-term redevelopment potential of the area will be limited without a large central open space and since TIF funding assistance of land acquisition for the large central open space will be critical to making the Montfort-IH 635 Sub-District a dense, walkable, livable, and sustainable place, thirty percent (30%) of the Montfort-IH 635 Sub-District Net Increment will be set aside annually for Land Acquisition for Sub-District-Wide Central Open Space.  
**FY 2021-2022 Allocation Amount: \$121,397**

# UNIVERSITY TIF DISTRICT FY 2021-2022 Annual Report



**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecodev.org](http://www.dallasecodev.org)

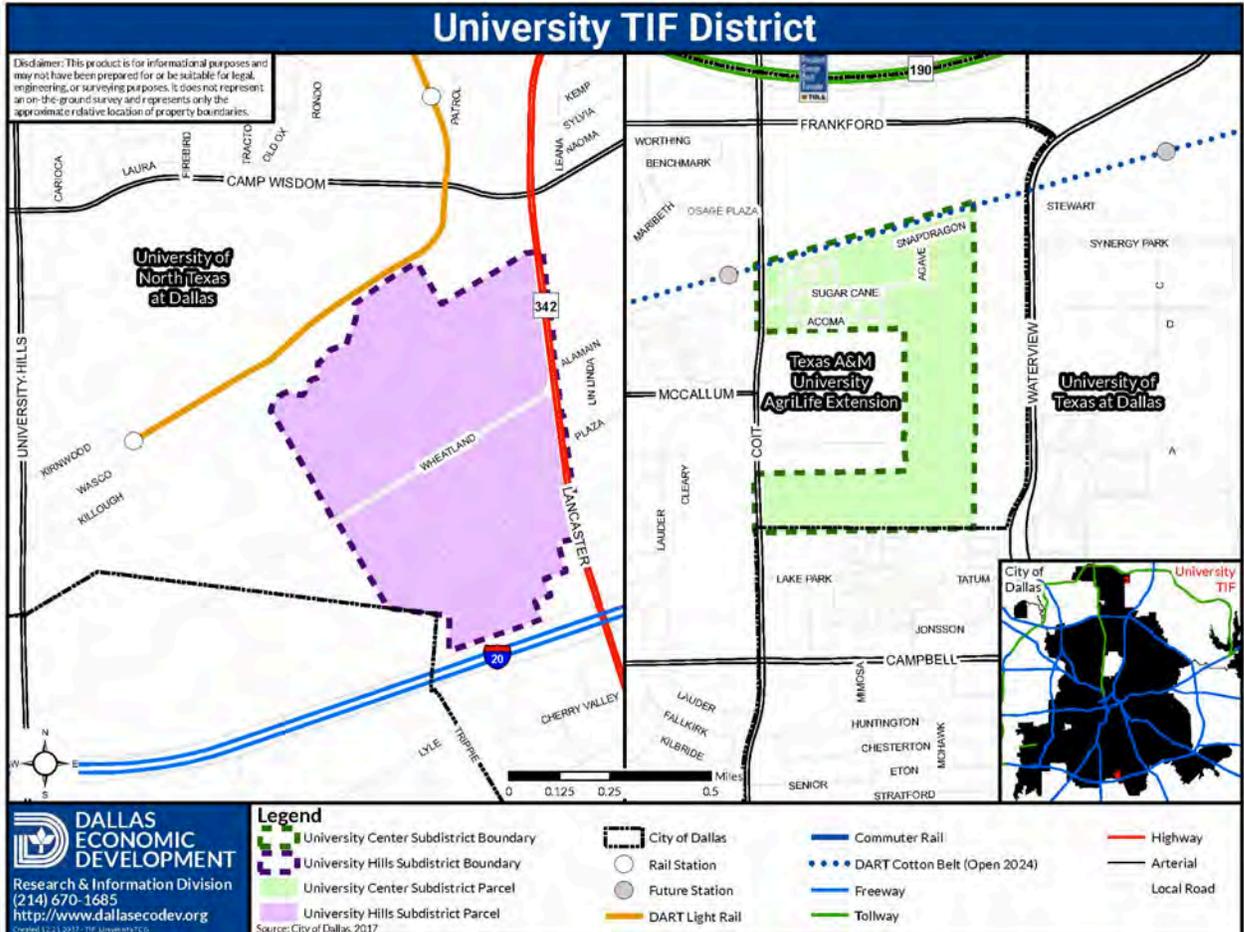
**October 1, 2021 to September 30, 2022**

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*Front cover shows a conceptual rendering of the Phase I University Hills development.*

# University TIF District Map Reinvestment Zone Number Twenty-One



## Mission Statement

The University Tax Increment Financing District (TIF District) represents an effort to establish a funding mechanism to stimulate private investment and development in Dallas' southern sector and provide public amenities including trail connections in northern Dallas while taking advantage of each area's strategic regional location adjacent to major universities and transportation corridors.

As allowed by Chapter 311 of the Texas Tax Code, the TIF District comprises two non-contiguous sub-districts — the University Center Sub-District in northern Dallas adjacent to the University of Texas at Dallas and Texas A&M AgriLife Research and Extension Center and the University Hills Sub-District in southern Dallas adjacent to the University of North Texas at Dallas.

The TIF District will provide for public open space improvements including connections to universities and future rail transit in the northern sub-district while providing for a significant share of its increment to be transferred to the southern sub-district to catalyze new residential and commercial development in an area lacking basic infrastructure and facing an unproven real estate market.

## TIF District Accomplishments

Dallas City Council established the University TIF District by Ordinance Number 30733 on December 13, 2017.

The University TIF District was initiated by petition of property owners in both sub-districts. There was common ownership in both sub-districts.

The University Center Sub-District is generally located east of Coit Road, west of Waterview Parkway, and south of the Dallas Area Rapid Transit (DART) rail line (future Cotton Belt Line of the DART Rail System). The University Hills Sub-District is generally located north of Interstate Highway 20 (Lyndon B. Johnson Freeway), west of Lancaster Road, and south of the DART rail line.

The City's participation is 90% from 2018 through 2047. A potential scenario for Dallas County participation (for the University Hills Sub-District only) has been included in the Project Plan and Reinvestment Zone Financing Plan (the "Plan") that forecasts County participation at sixty-five percent (65%) for twenty (20) years in tax years 2025-2044, pending formal approval by the Dallas County Commissioners Court at a later date.

During FY 2020-2021, the University TIF District Board of Directors ("Board") adopted the Project Plan and Reinvestment Zone Financing Plan and By-Laws. These items were also approved by City Council.

During FY 2021-2022, the TIF District Board approved grant program guidelines and an increment allocation policy for the TIF District. In June 2022, the TIF District Board

recommended and City Council approved a development agreement with I-20 Lancaster Development, LLC (an affiliate of Hoque Global) for a City subsidy not to exceed \$34,210,966 comprised of up to \$2,800,000 in the form of an economic development grant payable from the City’s Public/Private Partnership and up to \$31,410,966 plus an additional grant in lieu of interest payable from future University TIF District funds in consideration of the University Hills Phase I Project on property generally bounded by Interstate Highway 20 (Lyndon B. Johnson Freeway), Lancaster Road, and the DART rail line and within the University Hills Sub-District of the University TIF District.

New development completed, under construction or planned in the TIF District is shown in the following table.

<b>University TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF District Investment<sup>4</sup></b>
University Hills Phase I <sup>5</sup>	Property bounded by Interstate Highway 20, Lancaster Road, and the DART rail line.	Multi-phased development including significant public infrastructure	Planned	240 single-family attached townhomes; 300 single-family detached homes; 250 multi-family residential units; 80,000 square feet of retail/office space.	\$207,000,000	\$31,410,966*
<b>Subtotal</b>				<b>790 resid. units; 80,000 sf retail/office</b>	<b>\$207,000,000</b>	<b>\$31,410,966*</b>
<b>Projects Within TIF District Not Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF</b>	<b>Approx. Value</b>	<b>TIF District Investment</b>
University Place single-family homes	New subdivisions in University Center Sub-District	2018-2022	Phased completion	715 single-family homes complete 37 single-family homes under construction	\$344,669,206	\$0
<b>Subtotal</b>				<b>715 resid. units complete 37 resid. units under construction</b>	<b>\$344,669,206</b>	<b>\$0</b>
<b>Projects Utilizing and Not Utilizing TIF District Funding</b>						
<b>Total</b>				<b>715 resid. units complete 37 resid. units under construction 790 resid. units planned</b>	<b>\$551,919,206</b>	<b>\$31,410,966*</b>

<sup>1</sup> All information updated as of September 30, 2022.

<sup>2</sup> Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.

<sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) Based upon DCAD and CCAD taxable value of completed homes and estimate for those under construction.

<sup>4</sup> Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes a grant in lieu of interest.

<sup>5</sup> Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.

## Value and Increment Revenue Summary

The base value of the TIF District is the total appraised value of all taxable real property in the TIF District as determined by the Dallas Central Appraisal District and the Collin Central Appraisal District in the 2017 certified roll. The TIF District's base value was \$49,774,442 (approximately \$44,523,105 in the University Center Sub-District and approximately \$5,251,337 in the University Hills Sub-District).

The TIF District's assessed 2022 taxable value was \$364,329,036 and varies for other taxing jurisdictions due to exemption levels. This represents an increase of \$314,554,594 or 632% over the base year (2017) value. The TIF District anticipates collecting approximately \$2,111,353 in City incremental tax revenue in 2022 for tax year 2022.

## Objectives, Programs, and Success Indicators

The University TIF District Project Plan and Reinvestment Zone Financing Plan was adopted in December 2020. The following development goals and objectives for the TIF District are included in the Project Plan and Reinvestment Zone Financing Plan:

- Goal 1: To create additional taxable value attributed to new private investment in projects in the University TIF District totaling approximately \$685 million in total dollars over the 30-year life of the TIF District.

*Taxable value in the TIF District has increased \$314,554,594 over the base year (representing 46% of the goal).*

- Goal 2: To attract new private development in the University Center Sub-District totaling approximately 795 new residential units.

*To-date, 715 residential units have been completed and another 37 units are under construction (representing 94% of the goal).*

- Goal 3: To diversify retail, residential, and commercial uses in the TIF District.

*To-date, a mix of traditional single-family and townhome units have been*

*built in the University Center Sub-District. Conceptual plans for development in the University Hills Sub-District include a range of for-sale and rental residential units along with retail and supporting commercial uses.*

- Goal 4: To create an over 250-acre mixed-use development in the University Hills Sub-District.

*Phase I of the University Hills development is planned to include 240 single-family attached townhomes, 300 single-family detached homes, 250 multi-family residential units, and 80,000 square feet of retail/office space.*

*City bond program investments in major public infrastructure in the area are already underway that will provide a foundation for development in the TIF District as well as the greater University Hills area.*



Councilmember Tennell Atkins addressing attendees at the September 1, 2022 groundbreaking for University Hills area water/wastewater improvements.



Groundbreaking attendees included State Senator Royce West and Bob Mong, President of UNT Dallas.

- Goal 5: To encourage the development of properties in close proximity to mass transit and institutes of higher education.

*To-date, residential development has occurred in the University Center Sub-District near the University of Texas at Dallas and Texas A&M AgriLife Research and Extension Center and the future Cotton Belt (Silver Line) of the DART Rail System. There are conceptual plans for development in the University Hills Sub-District in proximity to the University of North Texas (UNT) Dallas campus and the DART Blue Line's UNT Rail Station.*

- Goal 6: To generate approximately \$55.9 million (NPV) (estimated \$133 million in total dollars, to be adjusted annually) in TIF District fund revenues over the 30-year life of the TIF District.

*Total collection of TIF District fund revenues (including estimated collection for this year) = \$5,946,485 (11% of goal).*



*University Center Sub-District development – community amenities*

## Year-End Summary of Meetings and Council Items

The University TIF District Board of Directors had two meetings during FY 2021-2022. The Board can consist of up to nine (9) members, including six (6) City of Dallas appointees, one (1) appointee by the State Senators Office in whose district the University Hills Sub-District is located, one (1) appointee by the State Representatives Office in whose district the University Hills Sub-District is located, and one (1) Dallas County appointee; however, the County's appointment of a Board member cannot occur until after the County's approval of an interlocal agreement with the City to participate in the TIF District. During FY 2021-2022, the Board members were (FY 2021-2022 Board meetings attended):

- Position 1: Ronald Corcoran - City representative (0 of 2 meetings)
- Position 2: Trevor Knollinger - City representative (2 of 2 meetings)
- Position 3: Christopher Zielke - City representative (2 of 2 meetings)
- Position 4: Karla Beth Saucedo, Chair - City representative (2 of 2 meetings)
- Position 5: Adam Brenner, Vice-Chair - City representative (2 of 2 meetings)
- Position 6: Erick Furlan Fanini - City representative (2 of 2 meetings)

During FY 2021-2022, City Council acted on two items associated with the University TIF District:

- On February 23, 2022, Resolution Number 22-0396 accepted the FY 2020-2021 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One, (University TIF District) and authorized the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the TIF District, and to the State Comptroller, as required by state law.
- On June 22, 2022, Resolution Number 22-1008 authorized a development agreement (“Agreement”) and all other necessary documents with I-20 Lancaster Development, LLC and/or its affiliates for a City Subsidy in an amount not to exceed \$34,210,966 comprised of (1) an amount not to exceed \$2,800,000 in the form of an economic development grant payable from the City’s Public/Private Partnership Fund (“PPP Grant”); and (2) an amount not to exceed \$31,410,966 plus an additional grant in lieu of interest payable from future University TIF District funds (“TIF Subsidy”) in consideration of the University Hills Phase I Project on property generally bounded by Interstate Highway 20 (Lyndon B. Johnson Freeway), Lancaster Road, and the DART rail line in Tax Increment Financing Reinvestment Zone Number Twenty One (University TIF District) - Financing: Public/Private Partnership Fund (\$2,800,000) and University TIF District Fund (\$31,410,966) (subject to annual appropriations from tax increments).

## Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

<b>University TIF District</b> <b>Projected Increment Revenues to Retire TIF Fund Obligations</b>			
Category	TIF Budget <sup>1</sup>	Allocated <sup>2</sup>	Balance
<b>University Center Sub-District:</b>			
Landscape, Trails, Open Space	\$4,367,389	\$0	\$4,367,389
<b>University Hills Sub-District:</b>			
Public infrastructure improvements	\$112,764,079	\$31,410,966	\$81,353,113
Public open space/parks			
Economic Development Grants			
Affordable Housing	\$8,275,560	\$0	\$8,275,560
Administration and implementation <sup>2</sup>	\$5,864,352	\$196,416	\$5,667,936
<b>Total Project Costs</b>	<b>\$131,271,379</b>	<b>\$31,607,382</b>	<b>\$99,663,998</b>
<sup>1</sup> Budget shown above in current dollars; TIF Project Plan shows the budget in net present value. <sup>2</sup> TIF administration costs shown are expended through FY 2021-2022.			
<sup>2</sup> Allocated amount provides for a grant in lieu of interest that will begin to accrue once certain agreement milestones are complete.			

<b>University TIF District Project Plan Budget</b>	
<b>Category</b>	<b>TIF NPV Budget*</b>
<b>University Center Sub-District:</b> Landscape, Trails, Open Space	\$1,861,838
<b>University Hills Sub-District:</b>  Public infrastructure improvements Public open space/parks Economic Development Grants	\$48,071,841
Affordable Housing	\$3,527,909
Administration and implementation <sup>2</sup>	\$2,500,000
<b>Total</b>	<b>\$55,961,588</b>
<i>* Based on Final Project Plan and Reinvestment Zone Financing Plan.</i>	

## **FY 2022 - 2023 Work Program**

The FY 2022 - 2023 work program for the University TIF District includes:

- Consideration/adoption of several policies for the TIF District, including Mixed-Income Housing Guidelines and Urban Design Guidelines.
- Coordination and staff support for City-initiated public infrastructure projects in/near the TIF District, including bond-funded street improvements and wastewater improvements.
- Coordination efforts with Hoque Global on the University Hills Phase I development
- Coordination with Dallas County on TIF District participation/interlocal agreement.

## Appendix: Financials

**City of Dallas, Texas**  
**University Tax Increment Financing District Fund**  
**Reinvestment Zone Number Twenty One**  
**As of September 30, 2022 (Unaudited)**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

	(\$57,633) Interest Income	
	\$1,563,180 Ad Valorem Taxes (Collected in FY 2021-2022 based on 2021 Final Tax Roll)	
	\$1,505,547 Total Revenue	

**2. Amount and purpose of expenditures from the fund:**

	\$50,333 Administrative Expense - TIF admin cost for FY 2021-2022	
	\$0 Non-Capital Outlay	
	\$0 Capital outlay	
	\$0 Additional Subsidy in Form of Grant (in lieu of interest expense)	
	\$50,333 Total Expenditures	

**3. Amount of Principal and Interest due-on outstanding indebtedness:**

- a. The zone did not have any bonded indebtedness at fiscal year end.

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2022*	Base Year 2017 Value	Est. Captured Value 2022
City of Dallas - University Center Sub-District	\$358,485,226	\$44,523,105	\$313,962,121
City of Dallas - University Hills Sub-District	\$5,843,810	\$5,251,337	\$592,473

Taxable value shown for participating taxing jurisdictions. *Dallas County is not anticipated to contribute increment in the University Center Sub-District. In addition a portion of the University Center Sub-District is located in Collin County; however, no financial participation is anticipated.*

*Dallas County participation in the University Hills Sub-District is pending adoption of a County Court Order.*

\*Based on Certified Taxable Value. The final values will be determined on February 01, 2023.

a. The Zone authorized a development agreement with I-20 Lancaster Development, LLC for the "University Hills Phase I" project in an amount not to exceed \$31,410,966 plus an additional grant in lieu of interest. Payments will begin upon completion of all obligations and upon availability of TIF funds.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Estimated 2022 Increment**
City of Dallas - University Center Sub District	0.67122	\$2,107,377
City of Dallas - University Hills Sub District	0.67122	\$3,977
Total for all Jurisdictions	\$1.34244	\$2,111,353

Participation rates for City of Dallas is as follows:

City of Dallas  
90% for tax years 2018-2047

B. The total amount of estimated tax increment to be billed for the 2022 tax year is \$2,111,353. For the 2021 tax year, the Zone received \$1,563,180 in tax increment revenues.

**City of Dallas, Texas**  
**University Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$3,756,373	\$2,256,542	\$874,203	\$143,331	\$0
Interest receivable	\$6,182	\$465	\$691	\$155	\$0
<b>Total assets</b>	<b>\$3,762,554</b>	<b>\$2,257,007</b>	<b>\$874,894</b>	<b>\$143,487</b>	<b>\$0</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Due to other funds	\$172,977	\$122,644	\$79,391	\$22,604	\$0
<b>Total liabilities</b>	<b>\$172,977</b>	<b>\$122,644</b>	<b>\$79,391</b>	<b>\$22,604</b>	<b>\$0</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$3,589,577	\$2,134,363	\$795,503	\$120,883	\$0
<b>Total Liabilities and Fund Equity</b>	<b>\$3,762,554</b>	<b>\$2,257,007</b>	<b>\$874,894</b>	<b>\$143,487</b>	<b>\$0</b>

**University Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**As of September 30, 2022 (Unaudited)**  
**With Comparative Totals for September 30, 2021, 2020, 2019, and 2018 (Audited)**

	<u>ITD</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$3,835,132	\$1,563,180	\$1,380,333	\$748,964	\$142,654	\$0
Tax increment-Intergovernmental	\$0	\$0	\$0	\$0	\$0	\$0
Interest income	\$25,730	\$17,366	\$4,421	\$3,226	\$717	\$0
Net increase (decrease) in fair value of investments	(\$74,869)	(\$74,999)	(\$1,531)	\$1,545	\$116	\$0
<b>Total revenues</b>	<b>\$3,785,993</b>	<b>\$1,505,547</b>	<b>\$1,383,224</b>	<b>\$753,735</b>	<b>\$143,487</b>	<b>\$0</b>
<b>Expenditures:</b>						
Administrative expenses	\$196,416	\$50,333	\$44,364	\$79,115	\$22,604	\$0
Non-Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0
Capital outlay	\$0	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$196,416</b>	<b>\$50,333</b>	<b>\$44,364</b>	<b>\$79,115</b>	<b>\$22,604</b>	<b>\$0</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$3,589,577</b>	<b>\$1,455,214</b>	<b>\$1,338,859</b>	<b>\$674,620</b>	<b>\$120,883</b>	<b>\$0</b>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$2,134,363	\$795,503	\$120,883	\$0	\$0
<b>Fund balance (Deficit) at beginning of year,</b>						
as restated	\$0	\$2,134,363	\$795,503	\$120,883	\$0	\$0
<b>Fund balance (deficit) at end of year</b>	<b>\$3,589,577</b>	<b>\$3,589,577</b>	<b>\$2,134,363</b>	<b>\$795,503</b>	<b>\$120,883</b>	<b>\$0</b>

**Note: Fiscal Year 2021-2022 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
University Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2022  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$5,864,352 over the life of the Zone to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$172,977 on September 30, 2022 represents the Zone administration costs for the fiscal year 2018-2019 (\$30,227), 2019-2020 (\$48,053), 2020-2021 (44,364), and 2021-2022 (\$50,333) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.



## Agenda Information Sheet

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File #: 23-458

Item #: 44.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 22, 2023  
**COUNCIL DISTRICT(S):** 9, 10, 13,14  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Majed Al-Ghafry

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### SUBJECT

Authorize a public hearing to be held on March 8, 2023 to receive comments on the proposed amendments to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Fourteen, the Skillman Corridor Tax Increment Financing (“TIF”) District (the “TIF District”) to: (1) increase the geographic area of the TIF District by approximately 34 acres along Audelia Road from Lyndon B. Johnson Freeway (IH-635) to Forest Lane; (2) specify that expenditures within the budget category titled “Other Skillman Corridor Improvement” may include redevelopment of publicly owned facilities; and (3) make corresponding modifications to the TIF District’s boundary and Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 26148, previously approved on October 26, 2005, as amended, and Ordinance No. 26534, previously approved on December 13, 2006, as amended, to reflect these amendments - Financing: No cost consideration to the City

### BACKGROUND

The Skillman Corridor TIF District was established by Ordinance No. 26148 on October 26, 2005 to assist in creating a more sustainable mix of rental and for-sale residential property along the corridor and as an outgrowth of the City of Dallas’ effort to provide a model for redeveloping urban corridors to take full advantage of the expanding Dallas Area Rapid Transit light rail system.

In 2006, the TIF District boundary was expanded to include Richardson Independent School District (RISD) campuses in an effort to mitigate concerns about changing RISD enrollment levels and to support RISD facilities while gaining RISD’s financial participation in the TIF District.

This TIF District Plan amendment is proposed to expand the goals and objectives of the TIF District to encourage development and redevelopment of the property north of LBJ, along Audelia Road, in conjunction with the Lyndon B Johnson (LBJ) East improvements and the enhanced Skillman bridge along the new alignment as well as to support the creation of a public park and public multipurpose facility which may include a cultural center, library, recreation center and/or police sub-station to provide needed amenities in the Forest/Audelia area.

The TIF District Plan amendment also specifies that expenditures within the budget category titled "Other Skillman Corridor Improvement" may include redevelopment of publicly owned facilities, adding a specific allowance for expenditures related to redevelopment of public facilities including, but not limited to, the City of Dallas owned property at the northwest corner of Forest Lane and Audelia Road as an area of public assembly for use as public open space/park, cultural center, library, recreation center and/or police sub-station, all of which benefit the TIF District. No changes to the TIF District budget or term are proposed as part of the Plan amendment.

The 2022 estimated taxable value of the proposed expansion area is \$26,010,610,00.

Pursuant to the Tax Increment Financing Act, as amended, VTCA Texas Tax Code, Chapter 311 (the "Act"), a public hearing is required if an amendment proposes to reduce or increase the geographic area of a TIF district, increase the amount of bonded indebtedness to be incurred, increase or decrease the percentage of a tax increment to be contributed by a taxing unit, increase the total estimated project costs, or designate additional property in the TIF district to be acquired by the municipality.

This action authorizes a public hearing to be held on March 8, 2023 to hear public comments on the proposed amendments to the Plan for the TIF District.

#### PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 26, 2005, City Council established Reinvestment Zone Number Fourteen, the Skillman Corridor TIF District by Ordinance No. 26148.

On December 13, 2006, City Council approved amendments to Ordinance No. 26148, to enlarge the boundaries of the Skillman Corridor TIF District to include certain Richardson Independent School District Campuses by Ordinance No. 26533.

On December 13, 2006, City Council authorized the Final TIF District Plan and participation agreements with Dallas County and the Richardson Independent School District for the TIF District by Ordinance No. 26534.

On March 9, 2011, City Council approved amendments to Ordinance No. 26534, to modify the Skillman Corridor TIF District Plan to reflect economic development grants as an eligible item by Ordinance No. 28149.

On December 2, 2022, the TIF District Board of Directors reviewed and unanimously recommended City Council approval of the proposed amendments to the TIF District Plan.

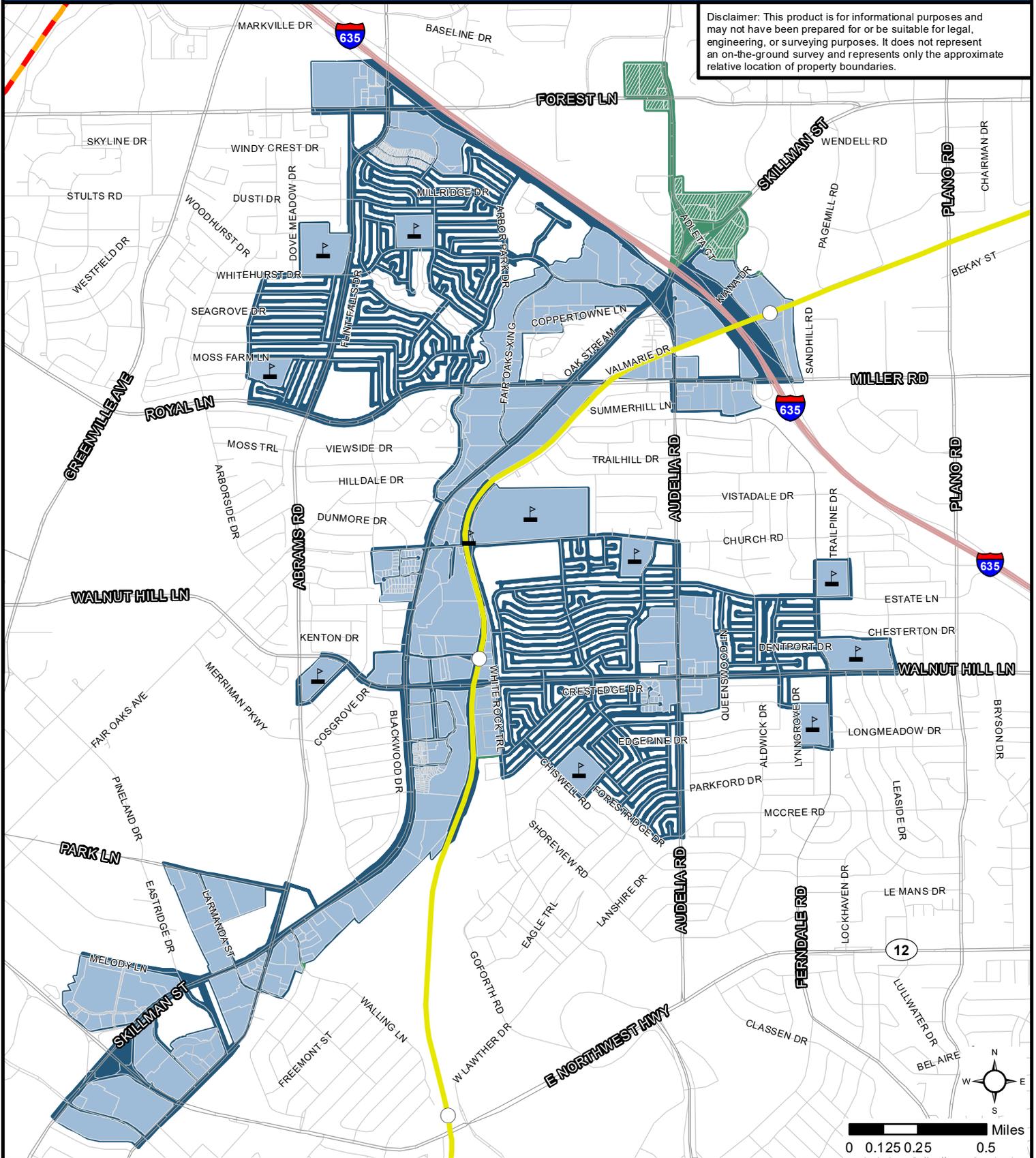
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

FISCAL INFORMATION

No cost consideration to the City.

# Skillman Corridor TIF District 2023 (proposed)

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS ECONOMIC DEVELOPMENT**  
 Area Redevelopment Division  
 (214) 670-1685  
[www.dallasecdev.org](http://www.dallasecdev.org)  
Created 11.21.2022, Updated 12.12.2022.  
 Skillman\_Corridor\_Boundary\_Amendment\_2023.RK

## Legend

- Skillman Corridor TIF Properties (Existing)
- Skillman Corridor TIF District Boundary (Existing)
- Skillman Corridor TIF Additional Properties
- Richardson ISD Schools
- Rail Station
- DART Line
- Highways
- Major Streets
- Streets

Source: City of Dallas, 2022; DCAD, 2022.

February 22, 2023

**WHEREAS**, City of Dallas ("City") recognizes the importance of its role in local economic development; and

**WHEREAS**, the City Council of the City of Dallas, Texas recognizes the importance of its role in local economic development; and

**WHEREAS**, on October 26, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fourteen, City of Dallas, Texas (the "Skillman Corridor TIF District") in accordance with V.T.C.A. Tax Code, Chapter 311 ("Act") by Resolution No. 05-3067; and Ordinance 26148; and

**WHEREAS**, on December 13, 2006, City Council authorized amendments to Ordinance No. 26148 to enlarge the boundaries of the Skillman Corridor TIF District to include certain Richardson Independent School District campuses by Resolution No. 06-3433; and Ordinance 26533; and

**WHEREAS**, on December 13, 2006, City Council authorized the Skillman Corridor TIF District Project Plan and Reinvestment Zone Financing Plan (the "Plan") and participation agreements with Dallas County and the Richardson Independent School District for the Skillman Corridor TIF District by Resolution No. 06-3434; and Ordinance No. 26534; and

**WHEREAS**, on March 9, 2011, City Council authorized amendments to Ordinance No. 26534 to modify the Skillman Corridor TIF District Plan to reflect economic development grants as an eligible item by Resolution No. 11-0694; and Ordinance No. 28149; and

**WHEREAS**, the Act requires that if an amendment reduces or increases the geographic area of the TIF district, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the TIF district to be acquired by the municipality, the approval must be by ordinance after the City holds a public hearing on such amendments and provide interested persons the opportunity to speak and present evidence for or against such amendments; and

**WHEREAS**, the City desires by the calling and holding of such public hearing to provide a reasonable opportunity for any owner of property located within the Skillman Corridor TIF District, any other taxing districts, and any other interested persons to speak for or against the amendment; and

February 22, 2023

**WHEREAS**, on December 2, 2022, the Skillman Corridor TIF District Board of Directors reviewed and unanimously recommended City Council approval of the proposed amendments to the Skillman Corridor TIF District Plan, consistent with the requirements and limitations of the Act, and included findings that (i) the vacant and underutilized property in the proposed expansion area substantially arrests or impairs the sound growth of the City, (ii) development or redevelopment in the proposed expansion area will not occur solely through private investment in the foreseeable future, and (iii) inclusion of the proposed expansion area will have an overall benefit to, and further the purposes of, the Skillman Corridor TIF District.

**Now Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS:**

**SECTION 1.** That a public hearing shall be held at 1:00 p.m. on March 8, 2023, in the City Council Chambers, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the following proposed amendments to the Skillman Corridor TIF District Plan: (1) increase the geographic area of the Skillman Corridor TIF District by adding approximately 34 acres to include certain properties along Audelia Road between Lyndon B Johnson Freeway (Interstate Highway 635) and Forest Lane, (2) specify that expenditures within the budget category titled "Other Skillman Corridor Improvement" may include redevelopment of publicly owned facilities and (3) make corresponding modifications to the Skillman Corridor TIF District's boundary and Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 26148, previously approved October 26, 2005, as amended, and Ordinance No. 26534, previously approved on December 13, 2006, as amended.

**SECTION 2.** That notice of such public hearing shall be published in the official newspaper of the City of Dallas not later than seven (7) days prior to the date of such hearing.

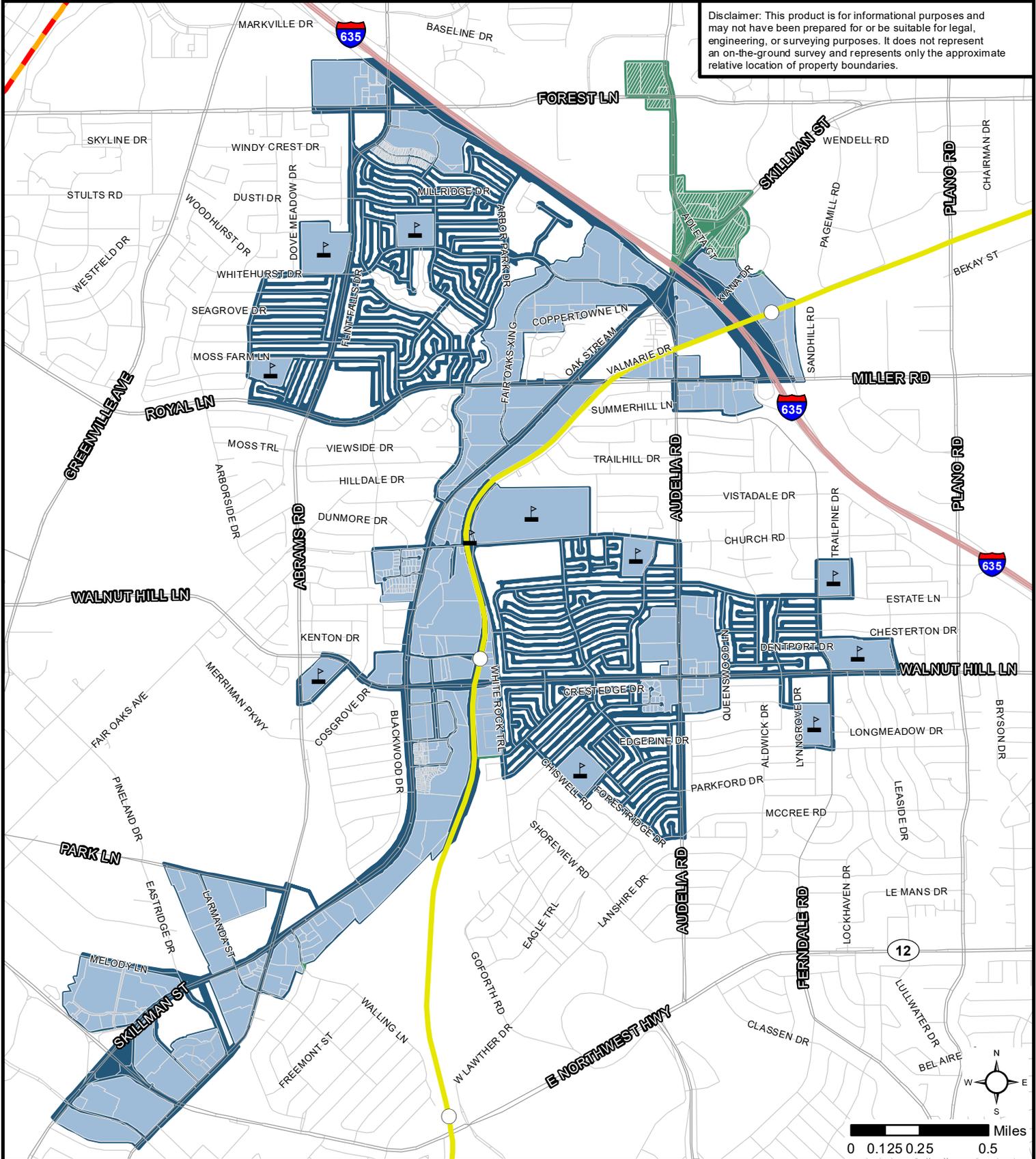
**SECTION 3.** That after the public hearing is closed, City Council shall consider an ordinance amending Ordinance No. 26148, previously approved October 26, 2005, as amended, and Ordinance No. 26534, previously approved on December 13, 2006, as amended, to (1) increase the geographic area of the Skillman Corridor TIF District by adding approximately 34 acres as shown on the proposed boundary map attached hereto as **Exhibit A**, (2) specify that expenditures within the budget category titled "Other Skillman Corridor Improvement" may include redevelopment of publicly owned facilities and (3) make corresponding modifications to the Skillman Corridor TIF District Plan to reflect the proposed Skillman Corridor TIF District Plan amendments reviewed and approved by the Skillman Corridor TIF District Board of Directors on December 2, 2022 attached hereto as **Exhibit B**.

February 22, 2023

**SECTION 4.** 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.

# Skillman Corridor TIF District 2023 (proposed)

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS ECONOMIC DEVELOPMENT**  
 Area Redevelopment Division  
 (214) 670-1685  
[www.dallasecdev.org](http://www.dallasecdev.org)  
Created 11.21.2022, Updated 12.12.2022, Skillman\_Corridor\_Boundary\_Amendment\_2023.RK

**Legend**

Skillman Corridor TIF Properties (Existing)	Richardson ISD Schools	Highways
Skillman Corridor TIF District Boundary (Existing)	Rail Station	Major Streets
Skillman Corridor TIF Additional Properties	DART Line	Streets

Source: City of Dallas, 2022; DCAD, 2022.

**Exhibit B**

**SKILLMAN CORRIDOR  
TAX INCREMENT FINANCING DISTRICT**

**PROPOSED  
PROJECT PLAN  
&  
REINVESTMENT ZONE FINANCING PLAN**

**DECEMBER 13, 2006  
AMENDED MARCH 9, 2011  
AMENDED MARCH 8, 2023**

# Acknowledgements

*The Skillman Corridor TIF District Project Plan and Reinvestment Zone Financing Plan was originally prepared in 2006 (preliminary Plan 2005). This amended and restated plan was prepared by the City of Dallas, Office of Economic Development. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including former and current City management, staff, TIF Board members, Mayor and City Councilmembers.*

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# Section 1: Project Plan

## Background (2006)

The Skillman Corridor Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping urban corridors to take full advantage of the expanding DART light rail system.

The Skillman Corridor TIF District (the "District" or "Zone") was established in October 2005 to assist in creating a more sustainable mix of rental and for-sale residential property in the Skillman Corridor. This shift was anticipated to help encourage the creation of more owner-occupied residential units, the removal and redevelopment of structurally obsolete apartment complexes and retail centers, better trail and recreational connections, development of the Skillman/Walnut Hill DART light rail station, and redevelopment of the property near the Skillman/LBJ DART light rail station.

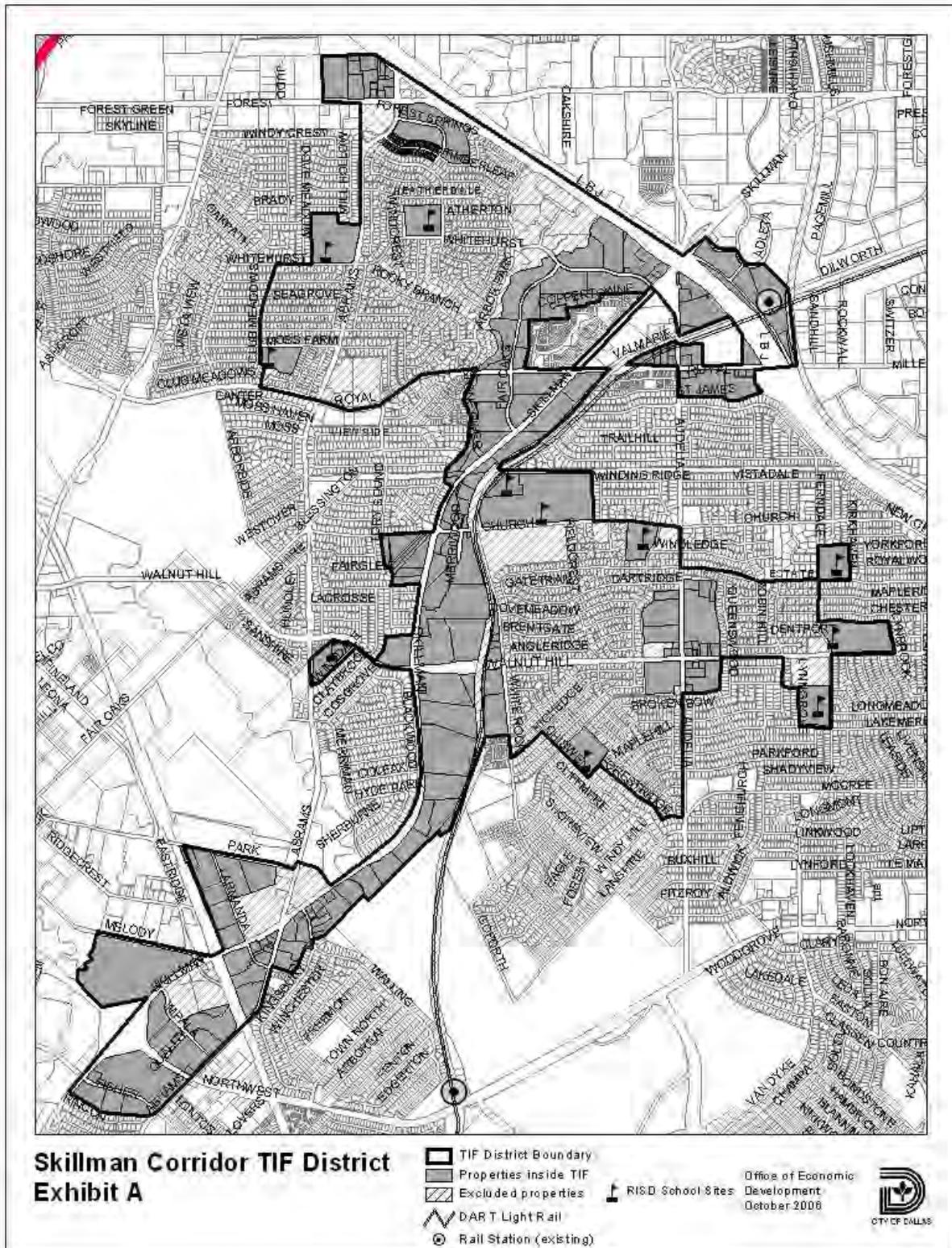
Skillman Street provides direct access between downtown Dallas and residential and commercial areas to the northeast. With some notable exceptions where property has been redeveloped, many of the existing multi-family and commercial buildings in the corridor are reaching structural obsolescence. Multi-family communities are the predominant land use in the corridor, with approximately 70% of the residential units in the area renter-occupied. Older retail centers do not adequately serve the needs of the community due to dated facilities, inadequate signage and parking and difficulties in tenant recruitment. Public infrastructure in the corridor is often lacking and connections to the City's White Rock Trail system are limited despite the proximity to the trail.

## 2006 Project Plan

The Preliminary Project Plan and Reinvestment Zone Financing Plan was approved in 2005 and contained much of the details recited in the 2006 Project Plan and Reinvestment Zone Financing Plan (the "Project Plan" or "Plan"). The summary contained herein references the 2006 Project Plan, being the "non preliminary" Plan.

The District follows Skillman Street from Medallion Center (Skillman and Southwestern Street) to Skillman north of LBJ Freeway. While property in the TIF District primarily fronts Skillman Street, the district includes some nearby commercial districts with similar redevelopment issues and all Richardson Independent School District (RISD) campuses that may be impacted by the development or redevelopment along the corridor. Single-family homes in the surrounding area were excluded since they are not targeted for development or redevelopment. A map of the Skillman Corridor TIF District, as amended to include RISD properties, is included below (see **Exhibit A**). All property in the TIF District is contiguous and consistent with the economic objectives in this Plan. The District contains approximately 882 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. Taxable land in 2005 was approximately 626 acres.

# Exhibit A Skillman Corridor TIF District Map (2006)



A preliminary version of the Skillman Corridor TIF District was initiated by petition, pursuant to Section 311.005 (a)(5), Texas Tax Code through the sponsorship of neighborhood associations and community leaders in the area. This petition was based on a catalyst development project that later was suspended. City staff took the initial TIF District preliminary plan and modified the district boundaries and project plan and financing plan to improve a larger area. In response to these circumstances, the City Council, using the authority of the Tax Increment Financing Act (Chapter 311, Tax Code), approved Ordinance No. 26148 on October 26, 2005:

- Creating Tax Increment Financing Reinvestment Zone Number Fourteen, (the “Skillman Corridor TIF District”);
- Establishing the boundaries for the Skillman Corridor TIF District;
- Adopting a preliminary project and financing plan; and
- Establishing a Board of Directors for the Skillman Corridor TIF District

The Board of Directors included five City Council appointees and five representatives of the other taxing jurisdictions.

Differences between the Preliminary Plan and the 2006 Plan reflect extensive review by City staff, the Richardson Independent School District (RISD), the Skillman Corridor TIF Board of Directors, and other stakeholders on the following points.

A broader area for a Lake Highlands Town Center has been defined in order to provide adequate density to support a project(s) financially and better coordinate related public improvements.

RISD reviewed the Preliminary Plan and expressed concern about the potential redevelopment of over 4,000 apartment units, particularly if this occurred in a short time period, and having a detrimental effect on school enrollment and financing. City staff worked with RISD to find ways to garner RISD participation and mitigate these concerns. Since the actual impacts are unknown at this time, flexibility has been built into the Plan modifications.

Funds have been budgeted for school facility improvements or modifications with \$5 million (in total dollars) determined to be an appropriate level. Pursuant to Section 311.010 (b), Texas Tax Code, tax increment revenue can be dedicated, pledged, or otherwise provided for schools or other educational facilities. In addition, funds can pay for the costs of areas of public assembly, in or out of the District.

The TIF District boundaries have been enlarged to include RISD campuses that may be impacted by changing enrollment levels or patterns. Exhibit A shows the amended boundaries that include the following campuses: White Rock, Skyview, Merriman Park,

Moss Haven, Northlake, T. Marshall, Wallace, Forest Meadow, Lake Highlands Elementary, Lake Highlands Junior High and Lake Highlands High School.

Finally, there were discussions at RISD and City Council about the relocation of apartment residents. RISD requested that measures be taken to aid in the retention of school aged children from families that may be displaced as a result of redevelopment in the Skillman Corridor TIF District. Funds have been budgeted for relocation and student retention assistance in the amount of \$1 million (in total dollars). Pursuant to Section 311.002(F), Texas Tax Code relocation costs are an eligible TIF expenditure. The City and RISD will develop specific programs to assist in the retention of families with school children impacted by TIF-related redevelopment in order to maintain the stability of local schools.

In 2006, less than 10% of property in the District was being used for residential use with fewer than five living units.

The total 2005 taxable appraised value of real property within the Skillman Corridor TIF District differs slightly from the projection used for the preliminary plan based on more recent Dallas Central Appraisal District information. The 2005 taxable base value varies by taxing jurisdiction due to different exemption levels as shown below:

- City - \$335,957,311
- County - \$335,909,087
- ISD Total - \$335,096,707 (including \$235,461,409 for Richardson ISD)

This City base value would be 0.480% of the \$70,006,635,427 of taxable real property in the City of Dallas in 2005. The appraised value of real property in this and all other Dallas TIF reinvestment zones combined will remain significantly below the statutory maximum of 15%. In addition, the appraised value of real property in this and all other Dallas TIF reinvestment zones combined is below the maximum threshold of 5% of the City's tax base as set by the City's Financial Management Performance Criteria (FMPC).

The proposed duration of the Skillman Corridor TIF District is 30 years; it is scheduled to terminate December 31, 2035. The City's participation is 0% in 2006 and 2007 and increases to 85% in 2008 and thereafter. TIF collections will terminate once the TIF budget has been collected or December 31, 2035, whichever occurs first.

## 2023 Project Plan Amendment

This 2023 Amended Project Plan and Reinvestment Zone Financing Plan (“Amended Plan”) expands the boundary of the Zone north, by adding 19 properties along Audelia Road, between LBJ Freeway (IH 635) to Forest Lane (approximately 34 acres). The amended TIF District boundary contains approximately 901 acres in total, not including rights-of-way or DART corridors.

The Skillman Corridor maintains a strong market to the south and a weaker market on its northern edge. The area of the expanded Zone includes conditions that endanger life as it relates to crime and contains a substantial number of obsolete and deteriorating structures.

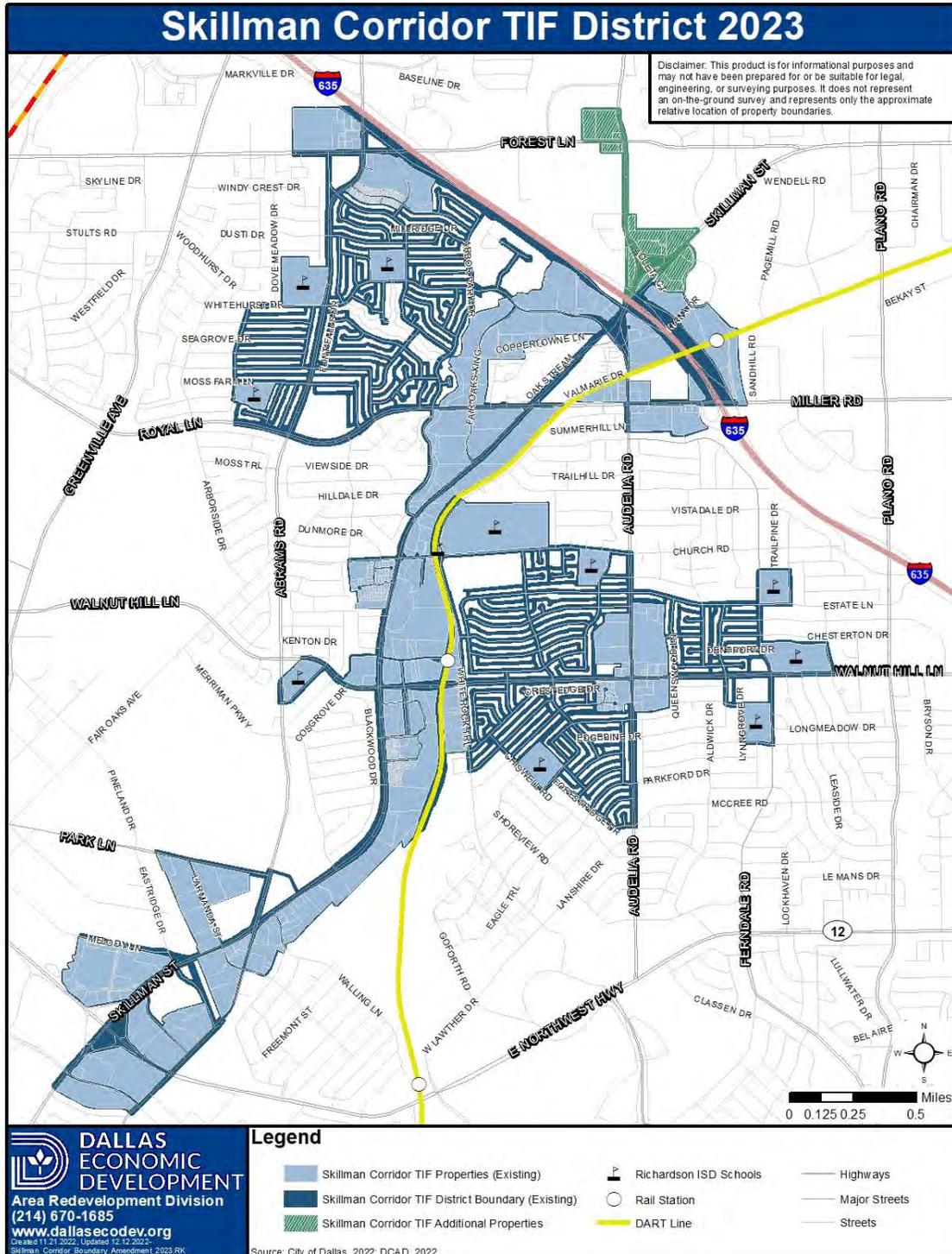
There are three elementary schools within the greater area of the TIF District expansion, each with a percent of economically disadvantage students between 88% and 98%. The four census tracts that converge at Forest-Audelia demonstrate the need to implement economic development tools to improve the area as the poverty rates for the four tracts are 13.1%, 29.4%, 31.8% and 34.2%, all exceeding the U.S. poverty rate of 11.6% and all but one significantly exceeding Texas’ poverty rate of 14.2%.

The properties in the table below are being added to the Skillman Corridor TIF District boundary. The area north of LBJ Freeway, along Audelia, is ripe for development and redevelopment with the reconstruction of LBJ East and the enhanced Skillman bridge along the new alignment. Further, the City of Dallas has purchased property at the northwest quadrant of Forest and Audelia to be developed into public open space, with the closest park being 8.5 miles away, and to provide a much-needed public multipurpose facility for the benefit of the area.

DCAD Account Number (2022 Tax Rolls)	Property Address (2022 Tax Rolls)	Owner Name (2022 Tax Rolls)
00000787078000000	9147 SKILLMAN ST	SKILLMAN 635 LLC
00000787081100000	9131 SKILLMAN ST	TEXAS STATE OF
00000787084000000	9205 SKILLMAN ST	FOUR CORNERS COMMERCIAL
00000787084000100	9203 SKILLMAN ST	SKILLMAN PLAZA LLC
00000787084000200	9319 SKILLMAN ST	FOUR CORNERS COMMERCIAL
00000787084000300	9301 SKILLMAN ST	FOUR CORNERS COMMERCIAL
00000787228000000	11402 AUDELIA RD	HINGORA GROUP LP
00842100060040000	9779 FOREST LN	ALDI TX LLC
00842100060050000	9759 FOREST LN	DALLAS CITY OF
00842100060060100	9791 FOREST LN	ZEROS INVESTMENTS LLC
0080680A000030000	9239 SKILLMAN ST	MAGNUS ENTERPRISES LLC
0080680A000040000	9215 SKILLMAN ST	JOEDE LEASING INC
0080680B000010000	9189 SKILLMAN ST	TEXAS STATE OF
008069000C01C0000	9801 ADLETA BLVD	DHAN LAXMI LLC
008069000C01D0000	9180 SKILLMAN ST	WILLIAM WAUGH HOLDINGS LLC SERIES 010
008069000C01E0000	9220 SKILLMAN ST	CIDER PPTY INC
008069000C01F0000	9230 SKILLMAN ST	9230 SKILLMAN LP
0080940C000010000	9798 FOREST LN	ROOHA REALTY INC
0080940C000020000	9770 FOREST LN	ROOHA REALTY INC

The 2023 amended boundary of the TIF District is included as **Exhibit A-1**. The parcels being added to the Zone are included in **Appendix B**.

# Exhibit A-1 Skillman Corridor TIF District Map (2023 Amended Plan)



## 2006 Development Goals and Objectives

The following development goals will meet the specific needs of the Skillman Corridor TIF District:

- Goal 1 – To create additional taxable value attributed to new private investment in projects in the Skillman Corridor TIF District totaling approximately \$592 million. A map and list of anticipated development projects is attached (see **Exhibits B-1 and B-2**).
- Goal 2 – To attract new private development in the Skillman Corridor TIF District totaling approximately 740,000 square feet of retail space and 6.4 million square feet of residential development including town home, multi-family, and single-family projects.
- Goal 3 - To focus on encouraging the redevelopment of properties on the Skillman Street corridor and the existing DART Light Rail Station at LBJ and Skillman to increase density and provide enhanced urban design for the District.
- Goal 4 – To maintain the stability of local schools as redevelopment occurs in the housing market.
- Goal 5 – To reach ridership at existing and future DART light rail stations in the District averaging over 3,000 riders per weekday by 2015.
- Goal 6 – To improve access and connections to the DART light rail system within the District.
- Goal 7 – To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District.
- Goal 8 – To generate approximately \$49.7 million (net present value) in increment over 20 years of collections.
- Goal 9 – To diversify retail and commercial uses in the District.

The following specific objectives set the framework for the planned public improvements within the Skillman Corridor TIF District:

- Provide funding for environmental remediation and interior/exterior demolition assistance to encourage redevelopment of property within the Skillman Corridor TIF District.
- Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment in the District.

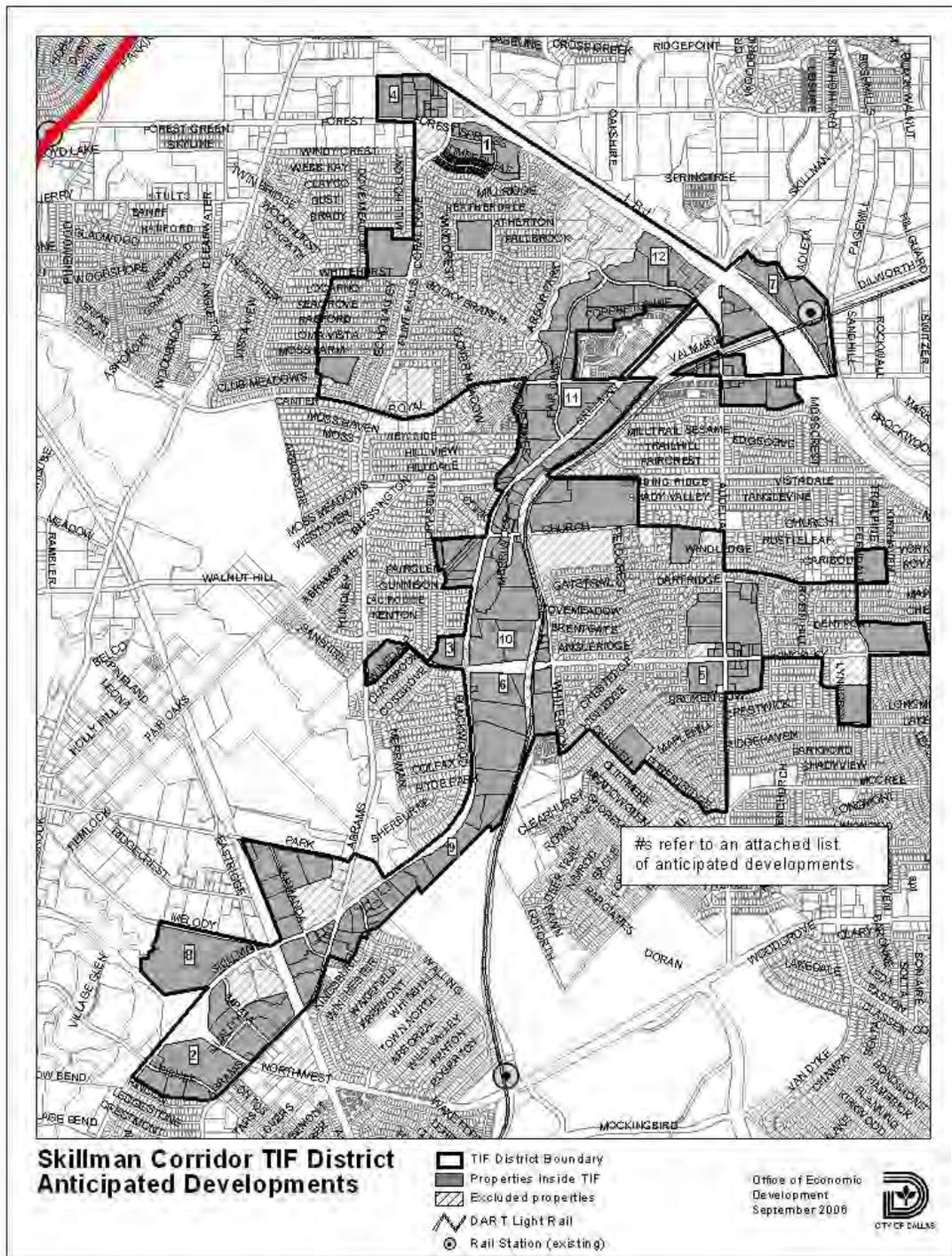
- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.
- Develop programs to assist in the retention of families with school children in the corridor that may be displaced as a result of TIF-related renovations to find housing in the area.
- Provide funding for school facility improvements or modifications in response to changing enrollment patterns resulting from development and redevelopment along the corridor.
- Coordinate linkages with the existing LBJ/Skillman DART light rail station and the planned Skillman/Walnut Hill DART light rail station by extending streetscape improvements to create enhanced pedestrian areas adjacent to the stations.
- Direct overall development of the Skillman Corridor TIF District through the application of design guidelines for public improvements and private development.
- Encourage development of new residential and retail uses to complement the District.

### **2023 Development Goals and Objectives**

In addition to the 2006 development goals and objectives, this Amended Plan adds the following new goals and objectives:

- Create a public park and public multipurpose facility which may include a cultural center, library, recreation center and/or police sub-station to provide needed amenities in the Forest-Audelia area.
- Encourage development and redevelopment of the property north of LBJ Freeway, along Audelia, in conjunction with the LBJ East improvements and the enhanced Skillman bridge along the new alignment.

**Exhibit B-1  
Skillman Corridor TIF District  
Map of 2006 Anticipated Commercial/Mixed Use Development  
Projects. *Note: This map is not in any way exclusive of the developments that  
may occur and market conditions will vary***



**Exhibit B-2**  
**Skillman Corridor TIF District**  
**2006 List of Anticipated Development Projects**

<b>Dev #</b>	<b>Project</b>	<b>Location</b>
1	Trimark residential redevelopment	SE corner Forest @ Abrams
2	Medallion retail center redevelopment	SE corner Northwest Highway @ Skillman
3	Kingsley Square retail redevelopment	NW corner Skillman @ Walnut Hill
4	Wal-Mart retail development	NW corner Forest @ Abrams
5	Lake Highlands Plaza redevelopment	Walnut Hill @ Audelia
6	Lake Highlands Town Center TOD development	SE corner Walnut Hill @ Skillman
7	DART TOD development	LBJ freeway @ Skillman
8	Timbercreek mixed use redevelopment	NW corner NW Highway @ Skillman
9	Skillman residential development 1	Along Skillman south of LH Town Center
10	Skillman residential development 2	NE corner Walnut Hill @ Skillman
11	Mixed use redevelopment	SW corner Skillman @ Royal
12	Residential redevelopment	Skillman/Whitehurst/LBJ freeway

*Note: The anticipated development projects listed above are subject to market conditions and may change over time both in terms of product type and location. The projected value of the above projects and the unspecified infill development is estimated in **Exhibit I**.*

The Project Plan and this Amended Plan provides a long term plan to replace and upgrade the infrastructure and encourage redevelopment of underutilized property in the Skillman Corridor TIF District. The public improvements enumerated in the Project Plan, as amended herein, provide for \$49,684,296 (net present value) worth of land acquisition; demolition and environmental remediation; redevelopment of publicly owned property; utility improvement; paving and streetscape improvements; public open space improvements; economic development grants; and design and engineering. Tax increment financing will be used to pay for these improvements.

Certain costs of improvements, as further discussed herein, are eligible for funding with tax increment revenues under legislative actions taken in 2005. These improvements enumerated in the Project Plan may be implemented in the form of loans or grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment, including but not limited to: environmental remediation and demolition of existing structures and facilities; public infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities; and design and engineering. The City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Skillman Corridor TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

This plan is intended to encourage private development and public infrastructure improvements thereby improving the economics of redeveloping the Skillman Corridor TIF District.

**Appendix A and B** identify all real property accounts within the Skillman Corridor TIF District boundary, according to Dallas Central Appraisal District records. Parcels identified as outparcels in **Exhibit A and Exhibit A-1** are not within the TIF District unless the boundaries are further amended in accordance with the law. The base value of the District is the total appraised value of all taxable real property in the District as determined by the Dallas Central Appraisal District (DCAD) certified tax roll for 2005. Zone B shall be created to add nineteen properties along Audelia Road, between LBJ Freeway (IH 635) and Forest Lane.

The total assessed real property tax value of all taxable real property within the Skillman Corridor TIF District for tax year 2005, based on Dallas Central Appraisal District information, was \$335,957,311 for the City and varies for the other taxing entities based on exemption levels. The 2023 updated base value is anticipated to be approximately \$361,967,921 (includes Zone B 2022 Values; to be adjusted).

## **2006 Description of Skillman Corridor TIF District**

The Skillman Corridor TIF District is generally bounded by commercial and multi-family residential properties along the Skillman Corridor between Northwest Highway and LBJ Freeway and additional areas at the Forest/Abrams and Audelia/Walnut Hill intersections. Boundaries that follow public streets and highways shall be construed to

extend to the far sides of such rights-of-way, measured from the reinvestment zone. Boundaries that approximate property lines shall be construed as following such property lines (see **Exhibit A**).

The District contains approximately 882 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. Taxable land for 2005 is approximately 626 acres.

### **2023 Description of Skillman Corridor TIF District**

This Amended Plan will add parcels north of LBJ Freeway, along Audelia, to Forest Lane as identified in **Exhibit A-1**. The boundary amendment will result in an updated base year value and will create a Zone B to calculate annual increment. The total Amended Plan boundary contains approximately 901 acres in total, not including rights-of-way or DART corridors.

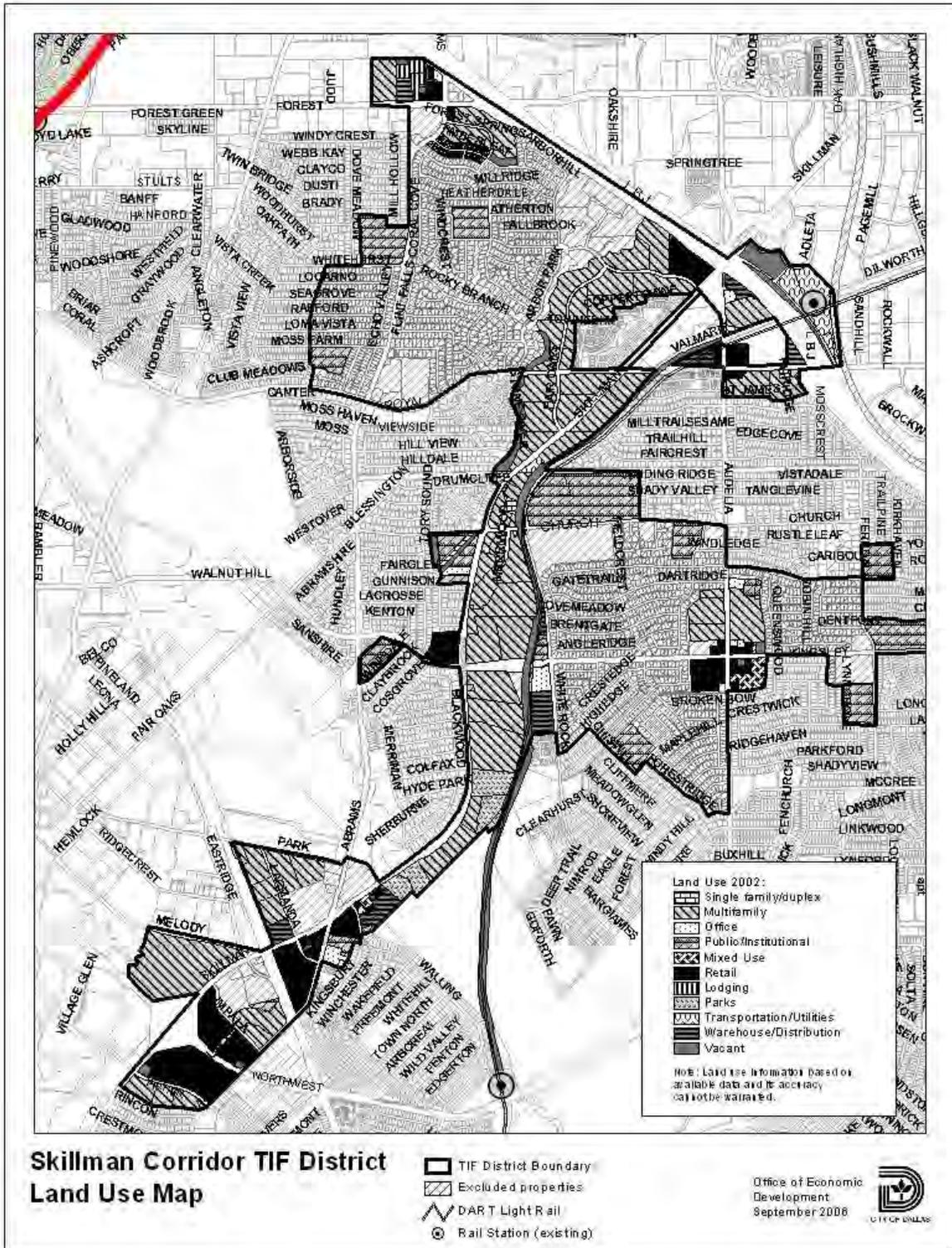
### **Existing Uses**

The Skillman Corridor TIF District is a mixed-use area, primarily composed of commercial and multi-family residential properties along the Skillman Corridor and the Forest/Abrams and Audelia/Walnut Hill intersections. **Exhibit C** shows the 2006 land use for the area within the Skillman Corridor TIF Boundary (for specific parcels included in the TIF District refer to **Exhibit A-1**, the TIF Boundary Map).

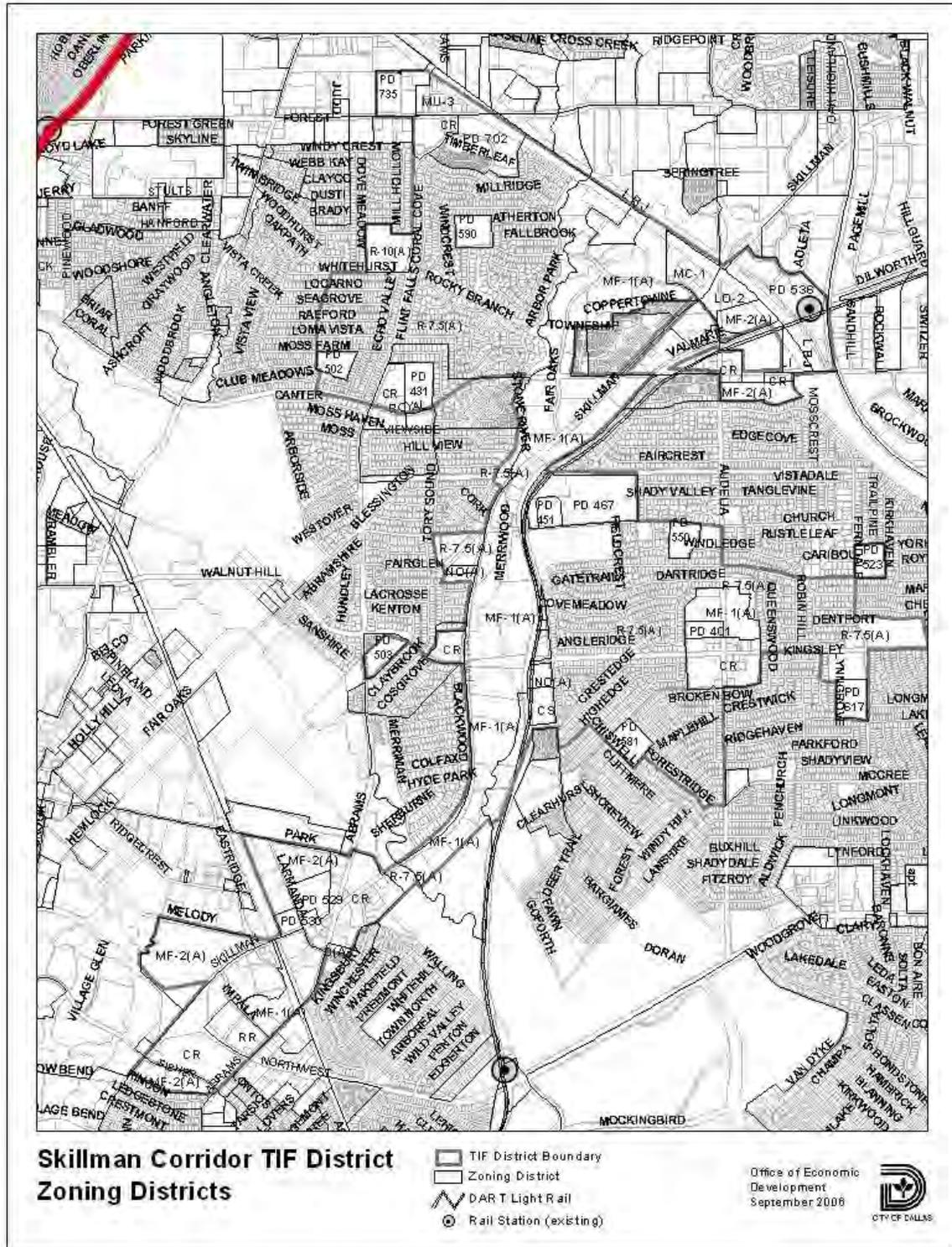
### **Existing Zoning**

**Exhibit D** shows 2006 zoning and the Planned Development Districts in the Skillman Corridor.

## Exhibit C 2006 Skillman Corridor TIF District Land Uses



# Exhibit D 2006 Skillman Corridor TIF District Zoning



## **2006 Market Feasibility**

The predominant land use in the planned Skillman Corridor TIF District development program is for-sale residential units and mixed-use development. This development was anticipated to create a more sustainable balance of owner-occupied and rental units in the district. In addition, the residential development was also anticipated to drive the demand for new retail space in the corridor.

Therefore, the market feasibility evaluation conducted by city staff in September, 2005 is that by creating a more sustainable mix of owner- and renter-occupied housing in the Skillman Corridor, the residential development market would expand and enable property value in the area to increase. This analysis was made in accordance with the provisions of Section 311.011, Texas Tax Code.

Focused discussions with neighborhood leaders indicated that there is a “pent-up” demand for for-sale town homes and condominiums in the area. Despite this perceived demand for alternative housing types, the cost of converting an existing apartment complex to an alternative use is prohibitive without some form of public assistance for infrastructure.

While the appeal of the Skillman Corridor has led to the redevelopment of a few projects, most notably Home Depot, Super Target and the Children's Theater Center, a comprehensive redevelopment effort has not occurred through the market.

In addition, the expansion of the DART light rail system to the area demonstrated the need to provide a multi-faceted and self-sustaining destination neighborhood center where shopping, professional services, recreation, and suitable entertainment are readily available and accessible in the context of a pedestrian environment.

As of 2006, there are 5,400 existing apartments in identified development sites, approximately 21% of which are vacant. By 2030, it is estimated that these apartments will be redeveloped and/or converted into approximately 3,600 apartment units and 1,550 town homes, condominiums and single family homes. This change in housing type will enable the area to attract approximately 740,000 square feet of new retail space. While there may be a short term impact on local schools, particularly RISD, the pace of development will likely be gradual and the long term increase in tax base will benefit the school system.

## **TIF District Policy Considerations**

The Skillman Corridor TIF District’s assessed real property tax value in 2005 was \$335,957,311 for the City and varies for the other taxing entities based on exemption levels. By 2035, the District’s assessed real property tax value is forecasted to increase to approximately \$1.36 billion. Since the TIF receives revenue only from the taxable value which exceeds the base year, “captured” taxable value accruing to the Skillman Corridor TIF District will be approximately \$1.02 billion. Of the \$1.02 billion in captured

taxable value, approximately \$592 million will be attributable to new private investment and \$428 million will be due to property appreciation.

The cumulative incremental property tax revenue potential of the planned development will be approximately \$49.7 million (net present value) for public improvement projects.

Future development projects in the Skillman Corridor TIF District may include demolition or extensive renovation of existing multi-family residential property. In 2006, there was an abundance of available housing in the area and the current vacancy rate of rental property averages 21%. It is understood that some displacement may occur by redevelopment activity within the TIF District and the City will only provide TIF assistance for projects where the incidence and impact of any displacement has been minimized.

The City will work with Richardson and Dallas Independent School Districts to mitigate displacement of families with children to the extent possible. Extensive discussions between the City and RISD have resulted in an agreement to fund up to \$1,000,000 (in total dollars) for relocation assistance for families with children attending RISD schools to relocate within the RISD if these families are displaced as a result of TIF-related redevelopment. Funds for this program would be advanced by developers and repaid as part of TIF financial incentives for a project or paid for directly with tax increment.

To address potential impacts of changing enrollment on school facilities, up to \$5,000,000 (in total dollars) has been budgeted for improvements and modifications to RISD educational and training facilities within the TIF District or school related areas of public assembly in or outside the TIF District.

Twenty percent of all housing units in the Skillman Corridor TIF District using TIF funds must meet the City and County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or below of the median family income for the Dallas metropolitan area. A developer may, subject to City and County approval, propose an alternative means of fulfilling the City's and County's affordable housing requirement.

Other requirements to qualify for TIF funds include compliance with Fair Share Guidelines for private construction and promotion of hiring for neighborhood residents for permanent jobs created. This latter requirement means TIF applicants will agree to sponsor job fairs or other programs to attract residents to jobs. The process for Fair Share Compliance and City oversight will be negotiated by City staff and included in the development agreement for each individual project.

Design guidelines for new development and redevelopment in the Skillman Corridor TIF District have been developed and adopted by the Skillman Corridor TIF Board of Directors. Development projects requesting TIF funds will be required to comply with these design guidelines.

## Section 2

# Project Plan Improvements

The public improvements enumerated in the Project Plan provide for approximately \$49.7 million for the public improvement categories listed below (see **Exhibits E and G** for a map and budget of proposed public improvements):

**I. Lake Highlands Town Center Project** – In order to create a defined neighborhood center, it is anticipated that approximately 40 percent of the Skillman Corridor TIF District budget will be used to fund public improvements related to a proposed neighborhood center located at Skillman and Walnut Hill Streets. This development will be associated with the replacement or redevelopment of some existing apartment complexes, retail centers and small office uses and the construction of a new DART light rail station. A variety of public improvement expenses will be considered as part of this line item: environmental remediation and demolition of existing structures and facilities; park and open space improvements; DART related improvements; public infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities.

**II. Corridor Redevelopment Projects** – In order to create a redefined look and land uses along the Skillman Corridor, it is anticipated that approximately 48 percent of the Skillman Corridor TIF District budget will be used to fund improvements related to other development projects that support the Lake Highlands Town Center project. This development will be associated with the replacement or redevelopment of some existing apartment complexes, retail centers and small office uses in the corridor. Funding from this category may be used to support redevelopment of publicly owned property, including, but not limited to, the City of Dallas owned property at the northwest corner of Forest and Audelia as an area of public assembly to be programmed as open space/park (as detailed in Section IIE below), cultural center, library, recreation center, police sub-station, and/or other public use, all of which benefit the Zone. A variety of public improvement expenses will be considered as part of this line item: environmental remediation and demolition of existing structures and facilities and redevelopment of public facilities; park and open space improvements; DART related improvements; public infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities. Expenditures from the Corridor Redevelopment Project category may be transferred to the Park and Recreation Department to ensure successful project coordination and delivery.

The following describes in greater detail eligible TIF expenditures for both the Lake Highlands Town Center Project and other Corridor Redevelopment Projects:

A. Environmental Remediation, Interior/Exterior Demolition and Redevelopment of Public Facilities. The Skillman Corridor has several buildings that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants and interior and exterior demolition costs. Interior and exterior demolition expenses are tied directly to the remediation expenses. These costs are TIF eligible expenditures. Remediation of

environmentally hazardous materials and associated improvements, using TIF funds, greatly improves the marketability of these buildings or can enable redevelopment of a structurally obsolete building. For public facilities, TIF funding may be used as described above as well as to redevelop (alter, remodel, repair or reconstruct) existing buildings or structures for public use.

B. Street and utility improvements. This category includes TIF eligible expenditures for street paving and related items, infrastructure upgrades/relocation (water, wastewater, storm sewer), and burial of overhead utilities.

C. Streetscape Improvements. The category includes lighting, sidewalk and infrastructure improvements, expanding and enhancing pedestrian and vehicle continuity in the corridor and other streetscape improvements related to specific projects.

D. Land Acquisition. The City may consider acquiring property, using eminent domain as necessary and to the extent permitted by law, to implement the TIF Plan. Potential land acquisitions may include:

- 1) Properties needed for improved trail connections or pedestrian safety and accessibility
- 2) Park or trail development

E. Park and plaza design, improvements and acquisition. Public open space is an important amenity in the Skillman Corridor area. Funding would be provided for design, improvements and land acquisition as necessary for implementation.

F. Non-project Costs. The City may make economic development loans or grants to further implement this Plan. Projects receiving such loans or grants must be consistent with the goals and objectives of the Skillman Corridor TIF District Project Plan and Reinvestment Zone Financing Plan and would be subject to specific project agreements and City Council approval.

**III. Relocation Assistance/Student Retention**. Funding to assist in the relocation of families with children attending schools to relocate within the RISD if these families are displaced as a result of TIF-related redevelopment

**IV. RISD Facility Improvements**. Funding for improvements and modifications to educational and training facilities within the TIF District boundaries including the following:

- (1) to adaptively re-use school facilities if consolidation of schools becomes necessary;
- (2) to construct new school facilities;
- (3) to renovate or construct additions to existing school facilities;
- (4) to make improvements to athletic fields, stadiums, auditoriums and other areas of public assembly on RISD school property, pursuant to 311.010 (b)

Texas Tax Code these areas of public assembly may be located outside the TIF District;

- (5) to make such other improvements to RISD educational and training facilities as are permitted under the Act; and
- (6) to maintain and operate RISD educational facilities funded with TIF funds.

**V. Economic Development Grants.** Legislation allows the City to make economic development loans or grants for the public purposes of developing and diversifying the economy of the District. Projects receiving such loans or grants must (1) demonstrate that the development is not financially feasible but for the grant; (2) must be consistent with the goals and objectives of the Final Plan; and (3) would be subject to specific project agreements and City Council approval.

Projects must be at least one of the following types of development:

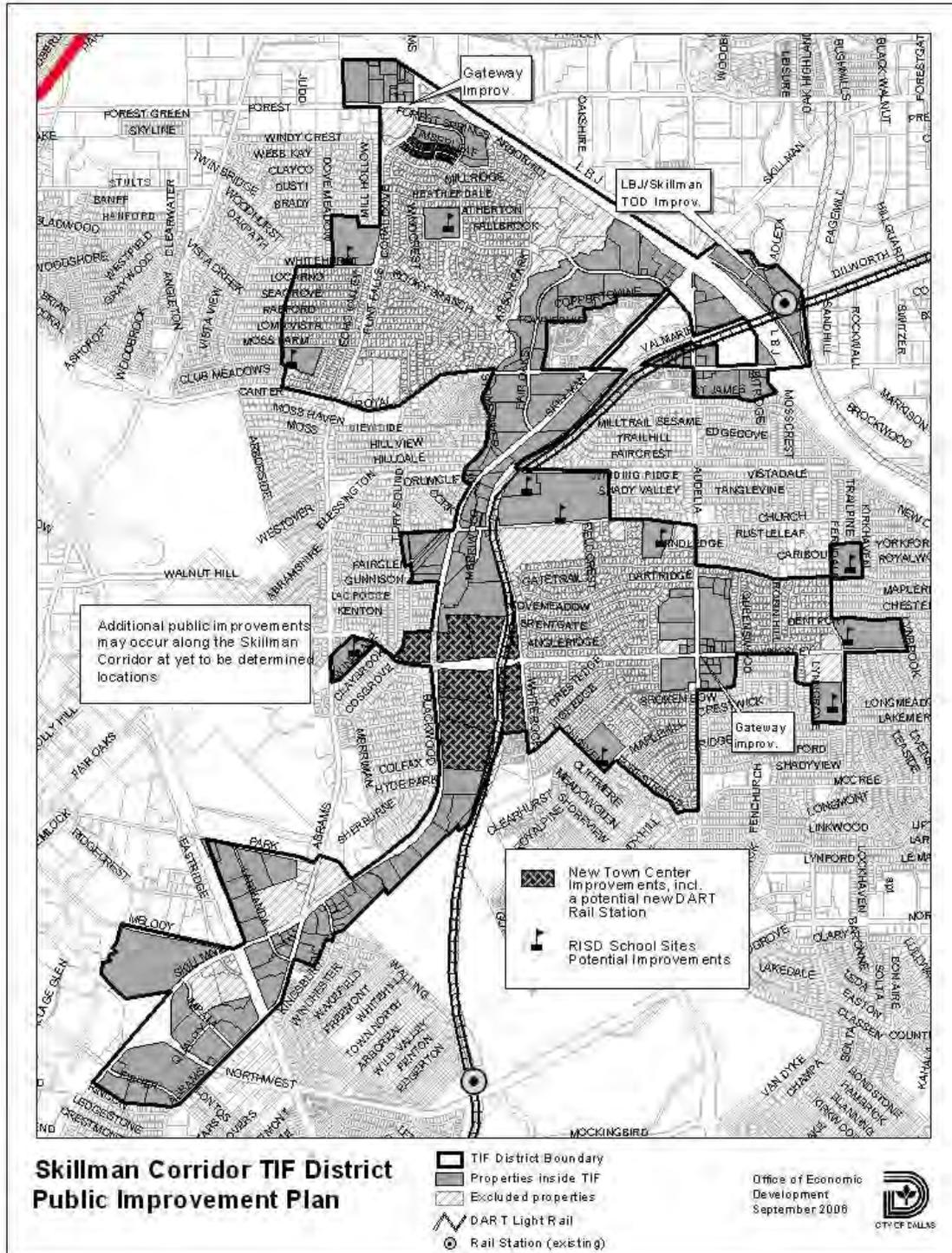
- Catalyst developments of sufficient size to stimulate new retail and commercial activity
- Mixed-use, transit-oriented developments
- Redevelopment of obsolete multi-family properties
- Mixed-income and workforce housing development
- Redevelopment of obsolete retail centers for new residential or other uses benefiting the community

The District's Board of Directors will adopt a grant program. A development project requesting Economic Development Grant funds will be required to comply with the adopted grant program.

**VI. Administration and Implementation.** Administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist with implementation within the TIF District will be eligible for reimbursement as project costs, upon approval by the TIF Board of Directors and in connection with the implementation of the Skillman Corridor TIF Project Plan and Reinvestment Zone Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

State law has been amended to permit the Skillman Corridor TIF District to consider making direct grants to accomplish any of these purposes. The Skillman Corridor TIF District Board of Directors may provide for a program to make economic development Loans or Grants from TIF funds in an aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the District as necessary or convenient to implement this Plan. Projects receiving such Loans or Grants must be consistent with the goals and objectives of the Skillman Corridor TIF District Project Plan and Reinvestment Zone Financing Plan and would be subject to specific project agreements and City Council approval of the Loan or Grant program and the project agreements.

# Exhibit E 2006 Skillman Corridor TIF District Public Improvement Plan



## **Planned Private Development**

- 6.4 million square feet of residential development including town home, multi-family, and single-family projects
- 740,000 square feet of additional retail development
- Development of sites adjacent to two DART light-rail stations

See **Exhibits F-1 and F-2** for concepts of future development, as determined in 2006.

**Exhibit F-1  
2006 Conceptual Renderings of Potential Projects in the  
Skillman Corridor TIF District**



**Potential Town Center location above –  
Skillman & Walnut Hill**

**Development concepts  
Shown to the right**



## Exhibit F-2 2006 Conceptual Renderings of Potential Projects in the Skillman Corridor TIF District



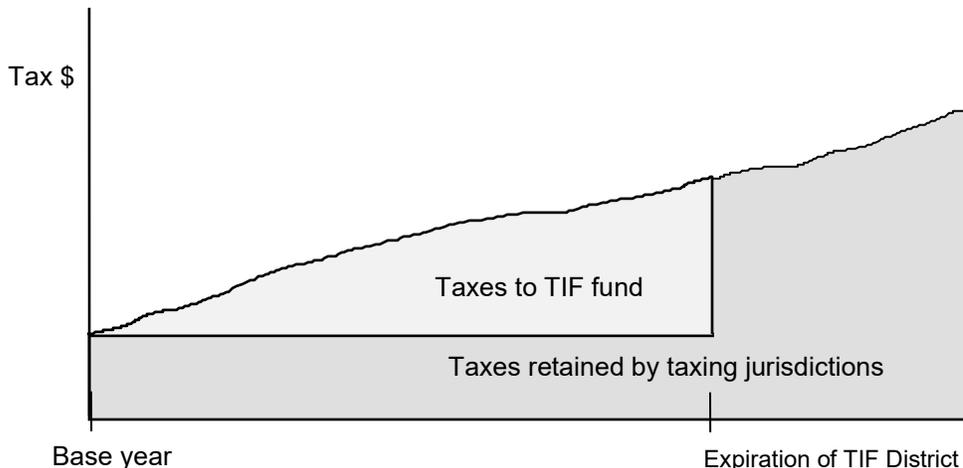
## Section 3: Financing Plan

Tax increment financing (“TIF”) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. Public improvements strengthen existing communities and attract investment. The Tax Increment Financing Act is found in Chapter 311 of the Texas Tax Code (the “Act”).

The governing body of a municipality may designate an area as a reinvestment zone if the City Council finds that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future. The additional tax dollars generated by growth of real property value flow to a “tax increment financing fund” (“TIF fund”) for a specified term of years. Money flowing to the TIF fund each year is then disbursed according to the Project Plan approved by the TIF board and the City Council, as prescribed by the Act and the ordinance designating the reinvestment zone. The TIF fund may be used to make grants in furtherance of the development for the District and for public improvements within the reinvestment zone. TIF funds may also be used for public improvements at places of public assembly, such as a park, or for affordable housing, even though outside the zone.

The illustration below shows how taxes from real properties in a TIF zone flow to a taxing jurisdiction and to a TIF fund. This assumes real property values in the TIF zone rise soon after the zone’s designation.

### Real Property Tax Flow with Tax Increment Financing



Inclusion of property in a TIF district does not change tax rates for the property. Tax rates in a TIF zone are the same as tax rates outside the zone and within the same set of taxing jurisdictions.

Once the public improvements are completed and paid for, the TIF is dissolved and the full amount of the taxes collected in the area are kept by the taxing jurisdictions. In effect, the taxing jurisdictions are “investing” future earnings to receive the benefit of higher tax revenues from new development. Also, taxing jurisdictions are not restricted from raising their tax rates during the life of the zone.

## Financing Plan

The Reinvestment Zone Financing Plan provides for incremental financing, and predicts revenues for the Skillman Corridor TIF District.

### Exhibit G TIF Project Plan Improvements

Project costs are public improvements paid or reimbursed by TIF.  
Project costs may be changed in subsequent project and financing plans.  
This schedule excludes interest, which is also a project cost.

(a) Category	(b) Estimated TIF Expenditure * (in 2006 Dollars)	Estimated TIF Expenditure Total Dollars
<b>Skillman/Walnut Hill TOD Town Center:</b>	\$20,000,000	\$37,605,799
Environmental remediation		
Interior/exterior demolition		
Street & utility improvements		
Streetscape improvements		
Land acquisition		
Park & plaza design & acquisition		
Economic Development Grants		
<b>Other Skillman Corridor Improvements:</b>	\$23,809,003	\$44,767,828
Environmental remediation		
Interior/exterior demolition		
Street & utility improvements		
Streetscape improvements		
Land acquisition		
Park & plaza design, improvements & acquisition		
Economic Development Grants		
Redevelopment of public facilities		
<b>Relocation Assistance/Student Retention</b>	\$531,833	\$1,000,000
<b>RISD Facility Improvements</b>	\$2,659,164	\$5,000,000
Administration and implementation	\$2,684,296	\$5,047,255
<b>Total Project Costs, excluding interest</b>	<u>\$49,684,296</u>	<u>\$93,420,882</u>

\* All values, in column (b) discounted to 2006 dollars at 5% annually.

The project principal costs in **Exhibit G** are expressed as if paid in 2006. Cash for most of these expenditures will not be drawn until subsequent years.

Financing Method. Based on legislative changes in 2005, the City may now allow for private, competitive bidding of TIF public improvements. Under this scenario, a developer will typically fund and build public improvements then request a TIF payment for those costs. TIF payments are made based on available increment and other conditions set forth in project development agreements. Previously, public improvements were publicly bid with private groups advancing funds for these improvements and earning applicable interest until the advance was repaid by the future cash flows to TIF District fund, if and when funds were available. Interest is no longer applicable with private bidding.

The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval of the note or credit line or issue bonds or other obligations for eligible TIF expenditures.

The City may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the District, eliminating unemployment and underemployment in the District, and developing or expanding transportation, business, and commercial activity in the District, including programs to make grants and loans from the tax increment fund of the District in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the District.

Financing Policy and Long Term Financing. The goal of the Skillman Corridor TIF District is to leverage increment accrued to maximize development in the District.

Expected Revenues (2006). **Exhibit H** is a list of developments anticipated in the Skillman Corridor TIF District through 2026, as anticipated in 2006. Some of the identified developments may not occur, while other development projects likely may replace them. This schedule represents the best estimate of anticipated development in the area. Actual timing, floor area, uses and other attributes of the identified developments may differ from the schedule.

Unit values supporting appraisal estimates in **Exhibit H** are based on observations of values assigned to comparable developments by the Dallas Central Appraisal District (DCAD). Actual construction costs or trading prices may differ. Because tax increments are measured by DCAD values, these are the relevant measures of value for a TIF financing plan.

The sites anticipated for redevelopment with the Skillman Corridor TIF District may constitute most of the redevelopment in the District through 2026, although some unnamed sites will inevitably substitute for listed sites. Further redevelopment after 2027 is likely, but is not forecasted in this analysis for two reasons: (1) Tax increments are estimated to flow to the TIF zone for only nineteen years; (2) Forecasts further into the future are only marginally reliable.

Based on the development projects identified in **Exhibit H** and other stated assumptions, **Exhibit I** estimates annual City/County/RISD real property taxes from the TIF District and annual percentages and amounts of the real property tax growth increment reinvested each year in the Skillman Corridor TIF District fund. Cumulative increased property value is expected to reach approximately \$1.36 billion during the 30-year term of the TIF District. Because the TIF fund receives revenue only from the taxable value which exceeds the base year, “captured” taxable value accruing to the Skillman Corridor TIF District is approximately \$1.02 billion. This includes approximately \$592 million in increased taxable value attributable to new private investment and \$428 million in increased taxable value due to property appreciation.

Projections assume an 85% reinvestment rate for the City, 55% for Dallas County and \$10 million in total collections (net present value) from Richardson Independent School District (RISD) with a maximum term of thirty years or until the Project Cost Budget of \$49.7 million is reached. The City, County and RISD are not expected to participate during the first two years of the TIF District term. The final terms of participating taxing jurisdictions’ contributions of tax increment shall be set forth in interlocal participation agreements between the City, County and RISD.

RISD Financial Provisions. Below are conditions for RISD participation with specific terms to be outlined in an interlocal agreement:

- RISD shall pay 100% of the debt service tax portion of its Tax Increment into the Tax Increment Fund until the earlier occurrence of: (1) December 31, 2035; (2) RISD’s total net present value contribution reaches \$10,000,000.00; (3) RISD’s total dollar contribution reaches \$16,577,358; or (3) the City terminates the Skillman Corridor TIF District.
- RISD’s Tax Increment Participation and the tax increment participation of the City and Dallas County will be reduced on a pro rata basis if other taxing entities agree to contribute tax increment to the Skillman Corridor TIF District unless the TIF budget is amended.
- To the extent that Texas Law applicable to RISD or TIF Districts is changed in a manner that results in a decrease in school funding, RISD has the option to reduce or terminate its participation in the TIF District.
- For any RISD fiscal year that RISD intends to decrease its participation in the TIF District, RISD’s calculation of the decrease will be provided to the City no later than 15 months following the end of such fiscal year or six months following any such interpretation, ruling, order, or decree. If RISD submits the calculation after the payment of its tax increment for the applicable year, the deductions will be made from RISD’s future payments of its tax increment.
- No portion of RISD increment will be committed to secure bonds or other obligations, including lines of credit.
- No TIF funds will be used for private or charter schools.
- Thirty (30%) percent of the tax increment contributed by RISD will be reserved for RISD facility improvements in the TIF Budget until \$5 million in total dollars has been allocated; however funding will not exceed the actual RISD contribution to the TIF District.

# Exhibit H

## 2006 Anticipated Redevelopment Projects in Skillman Corridor TIF District

**Assumptions:**

Development plans are subject to change.  
 Estimated appraisals per square foot are by Stein Planning and Management and City of Dallas Office of Economic Development, based on comparable appraisals by the Dallas Central Appraisal District.  
 Development cost, development value and appraisal roll value are not necessarily the same.  
 \* Town Center project is anticipated to be a dense, mixed-use development with common parking for street level retail and residential above. Land area estimates are separated by use for valuation purposes only.  
 \*\* Medallion improvement estimates refer to the addition/redevelopment of 80,000 SF of retail to the existing center.  
 \*\*\* Lake Highlands Plaza improvement estimates refer to the addition/redevelopment of 35,000 SF of retail to the existing center.

(a) #	(b) Parcel and Use	(c) Completed Before January 1,	(d) Land Area		(e) Building SF	(f) Units	(g) Avg. Unit Size	(h) Floor Area Ratio	(i) Estimated DCAD Appraisals in 2006 Dollars			(j) Estimated DCAD Appraisals after Completion, Inflation after 2006 = 3.00%			(k) Net New DCAD Real Property Appraisal After Completion			
			(c) Acres	(d) SF					(i) Land per LSF	(i) Imps. per BSF	(i) Personal Ppty. per BSF	(j) Land	(j) Improvements	(j) Total Real Property	(j) Business Personal Ppty.	(k) Total Property	(k) Subtract Total Real Ppty. (existing)	(k) = Net New Appraisal
Town Center Sites (estimated) *																		
6	Retail	2009	5.6	243,936	200,000		0.82	\$15.00	\$85.00	\$30.00	\$3,998,332	\$18,576,359	\$22,574,691	\$6,556,362	\$29,131,053	\$3,396,190	\$19,178,500	
6	Townhomes, phase 1	2009	7.0	304,920	242,000	110	2,200	0.79	\$10.00	\$115.00	\$0.00	\$3,331,943	\$30,410,592	\$33,742,536	\$0	\$33,742,536	\$4,245,238	\$29,497,297
6	Multi-family residential, phase 1	2009	8.1	352,836	264,600	280	945	0.75	\$12.00	\$80.00	\$0.00	\$4,626,641	\$23,130,845	\$27,757,486	\$0	\$27,757,486	\$4,912,347	\$22,845,139
6	Multi-family residential, phase 2	2010	8.0	348,480	264,600	280	945	0.76	\$12.00	\$80.00	\$0.00	\$4,706,608	\$23,824,770	\$28,531,378	\$0	\$28,531,378	\$4,997,252	\$23,534,126
6	Townhomes, phase 2	2011	7.9	344,124	230,000	110	2,091	0.67	\$12.00	\$115.00	\$0.00	\$4,787,208	\$30,662,799	\$35,450,008	\$0	\$35,450,008	\$1,291,617	\$34,158,391
Total or average			36.6	1,594,296	1,201,200	780	6,181	0.75	\$13.45	\$105.40	\$5.46	\$21,450,732	\$126,605,366	\$148,056,098	\$6,556,362	\$236,665,861	\$18,842,644	\$129,213,454
Kingsley Square site (redevelopment)																		
3	Shopping center	2007	7.25	315,720	78,540		0.25	\$12.00	\$80.00	\$30.00	\$3,902,299	\$6,471,696	\$10,373,995	\$2,426,886	\$12,800,881	\$2,546,160	\$7,827,835	
Trimark																		
1	Townhomes	2006	6.19	269,674	168,000	84	2000	0.62	\$7.00	\$65.00	\$0.00	\$1,887,716	\$10,920,000	\$12,807,716	\$0	\$12,807,716	\$4,008,970	\$7,918,871
1	Multi-family residential	2007	19.32	841,539	450,000	450	1000	0.53	\$7.00	\$35.00	\$0.00	\$6,067,496	\$16,222,500	\$22,289,996	\$0	\$22,289,996	\$10,629,600	\$11,660,396
Medallion **																		
2	Retail Center	2007	N/A	N/A	80,000		N/A	N/A	\$45.00	\$30.00	N/A	\$3,708,000	\$3,708,000	\$2,472,000	\$6,180,000	\$0	\$3,708,000	
Wal Mart																		
4	Forest @ Abrams	2008	17.20	749,232	150,000		0.20	\$7.00	\$50.00	\$20.00	\$5,564,022	\$7,956,750	\$13,520,772	\$3,182,700	\$16,703,472	\$11,631,474	\$1,889,297	
Lake Highlands Plaza retail redevelopment (Audelia @ Walnut Hill) ***																		
5	Retail center redevelopment	2008	N/A	N/A	35,000		N/A	N/A	\$40.00	\$20.00	N/A	\$1,485,260	\$1,485,260	\$742,630	\$2,227,890	\$0	\$1,485,260	
DART LBJ/Skillman																		
7	Retail	2009	4.00	174,240	50,000		0.29	\$10.00	\$50.00	\$20.00	\$1,903,968	\$2,731,818	\$4,635,785	\$1,092,727	\$5,728,512	\$0	\$4,635,785	
7	Townhomes	2009	6.50	283,140	200,000	125	1,600	0.71	\$10.00	\$75.00	\$0.00	\$3,093,947	\$16,390,905	\$19,484,852	\$0	\$19,484,852	\$0	\$17,536,367
7	Multi-family residential	2009	6.50	283,140	200,000	200	1,000	0.71	\$10.00	\$50.00	\$0.00	\$3,093,947	\$10,927,270	\$14,021,217	\$0	\$14,021,217	\$0	\$14,021,217
NW corner of NW Highway @ Skillman																		
8	Mixed use retail/residential	2012	43.92	1,913,029	1,750,000	1500	1100	0.91	\$7.00	\$50.00	\$0.00	\$15,989,797	\$104,479,576	\$120,469,373	\$0	\$120,469,373	\$25,194,503	\$85,747,382
Other Development																		
9	Townhomes	2013	10.00	435,600	300,000	200	1500	0.69	\$8.00	\$115.00	\$0.00	\$4,285,864	\$42,430,648	\$46,716,513	\$0	\$46,716,513	\$4,793,507	\$37,730,705
10	Single family residential	2014	23.00	1,001,880	500,000	250	2000	0.50	\$8.00	\$135.00	\$0.00	\$10,153,213	\$85,506,980	\$95,660,193	\$0	\$95,660,193	\$10,707,121	\$76,457,765
11	Mixed use retail/residential	2015	30.00	1,306,800	850,000	750	1067	0.65	\$8.00	\$80.00	\$0.00	\$13,640,621	\$88,724,577	\$102,365,197	\$0	\$102,365,197	\$25,924,564	\$76,440,633
12	Residential	2016	50.00	2,178,000	1,400,000	1000	1400	0.64	\$8.00	\$80.00	\$0.00	\$23,416,399	\$150,518,634	\$173,935,033	\$0	\$173,935,033	\$44,915,406	\$116,117,665
Total or average			260.47	11,346,290	7,412,740	5339	0.65	\$10.09	\$91.07	\$2.22	\$114,450,020	\$675,079,981	\$789,530,001	\$16,473,305	\$888,056,706	\$159,193,950	\$592,390,634	

# Exhibit I

## 2006 Annual Real Property Appraisals and City/County/RISD Tax to the TIF Fund

**Assumptions:**

City of Dallas is expected to participate in the Skillman Corridor TIF District for a period of 19 years beginning in 2008 at a rate of 85%.  
 Dallas County is expected to participate in the Skillman Corridor TIF District for a period of 19 years beginning in 2008 at a rate of 55%.  
 RISD is expected to contribute the debt service portion of increment up to \$10 million (net present value) to the Skillman Corridor TIF District  
 Tax rate is assumed constant at 2005 rate. Actual rate will vary annually.  
 Tax appraisals are for Jan. 1 of the year. Levies occur by Sept. 30 of the year. Tax receipts generally occur 12-13 months after appraisal.  
 Stream of annual investments in TIF reflects intent to retire TIF obligations after twenty years of collections.  
 RISD tax increment revenue estimates are based solely on the RISD portion of the Skillman Corridor TIF District.

<b>PROJECTED TIF INCREMENT SCHEDULE</b>									
Tax Year	Property Value Estimate	Comp. Value Growth	Anticipated Captured Value	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)	Tax Increment Revenue into TIF CITY @ 85%	Tax Increment Revenue into TIF COUNTY @ 55%	Tax Increment Revenue RISD @ .30/\$100	
Base	2005	\$340,391,612							
1	2006	\$353,416,358	3.83%	\$13,024,746	\$0	\$0	\$0	\$0	\$0
2	2007	\$381,913,834	12.20%	\$41,522,222	\$0	\$0	\$0	\$0	\$0
3	2008	\$391,017,099	14.87%	\$50,625,487	\$527,816	\$455,948	\$319,166	\$56,774	\$151,876
4	2009	\$504,596,662	48.24%	\$164,205,050	\$1,711,985	\$1,864,402	\$1,035,223	\$184,148	\$492,615
5	2010	\$535,699,738	57.38%	\$195,308,126	\$2,036,263	\$3,459,867	\$1,231,310	\$219,028	\$585,924
6	2011	\$577,893,625	69.77%	\$237,502,013	\$2,476,172	\$5,307,625	\$1,497,320	\$266,347	\$712,506
7	2012	\$672,309,412	97.51%	\$331,917,800	\$3,460,542	\$7,766,968	\$2,092,559	\$372,229	\$995,753
8	2013	\$720,124,758	111.56%	\$379,733,146	\$3,959,060	\$10,446,615	\$2,394,009	\$425,852	\$1,139,199
9	2014	\$807,384,394	137.19%	\$466,992,782	\$4,868,820	\$13,585,100	\$2,944,133	\$523,709	\$1,400,978
10	2015	\$895,935,793	163.21%	\$555,544,181	\$5,792,048	\$17,140,915	\$3,502,401	\$623,015	\$1,666,632
11	2016	\$1,025,492,495	201.27%	\$685,100,883	\$7,142,793	\$21,317,158	\$4,319,184	\$768,306	\$2,055,303
12	2017	\$1,040,874,883	205.79%	\$700,483,271	\$7,303,168	\$25,383,836	\$4,416,162	\$785,557	\$2,101,450
13	2018	\$1,056,488,006	210.37%	\$716,096,394	\$7,465,949	\$29,343,188	\$4,514,594	\$803,066	\$2,148,289
14	2019	\$1,072,335,326	215.03%	\$731,943,714	\$7,631,172	\$33,197,449	\$4,614,503	\$820,838	\$2,195,831
15	2020	\$1,088,420,356	219.76%	\$748,028,744	\$6,485,787	\$36,317,223	\$4,715,910	\$838,877	\$931,000
16	2021	\$1,104,746,661	224.55%	\$764,355,049	\$5,676,024	\$38,917,475	\$4,818,838	\$857,186	\$0
17	2022	\$1,121,317,861	229.42%	\$780,926,249	\$5,799,080	\$41,447,594	\$4,923,310	\$875,770	\$0
18	2023	\$1,138,137,629	234.36%	\$797,746,017	\$5,923,982	\$43,909,131	\$5,029,350	\$894,632	\$0
19	2024	\$1,155,209,693	239.38%	\$814,818,081	\$6,050,758	\$46,303,622	\$5,136,980	\$913,778	\$0
20	2025	\$1,172,537,839	244.47%	\$832,146,227	\$6,179,435	\$48,632,585	\$5,246,224	\$933,210	\$0
21	2026	\$1,190,125,906	249.63%	\$849,734,294	\$2,930,027	\$49,684,296	\$2,487,538	\$442,489	\$0
22	2027	\$1,207,977,795	254.88%	\$867,586,183	\$0	\$0	\$0	\$0	\$0
23	2028	\$1,226,097,462	260.20%	\$885,705,850	\$0	\$0	\$0	\$0	\$0
24	2029	\$1,244,488,924	265.61%	\$904,097,312	\$0	\$0	\$0	\$0	\$0
25	2030	\$1,263,156,258	271.09%	\$922,764,646	\$0	\$0	\$0	\$0	\$0
26	2031	\$1,282,103,602	276.66%	\$941,711,990	\$0	\$0	\$0	\$0	\$0
27	2032	\$1,301,335,156	282.31%	\$960,943,544	\$0	\$0	\$0	\$0	\$0
28	2033	\$1,320,855,183	288.04%	\$980,463,571	\$0	\$0	\$0	\$0	\$0
29	2034	\$1,340,668,011	293.86%	\$1,000,276,399	\$0	\$0	\$0	\$0	\$0
30	2035	\$1,360,778,031	299.77%	\$1,020,386,419	\$0	\$0	\$0	\$0	\$0
<b>Total (2006 - 2035)</b>				<b>\$93,420,882</b>	<b>-</b>	<b>\$65,238,712</b>	<b>\$11,604,811</b>	<b>\$16,577,358</b>	
<b>2006 NPV @ 5%</b>				<b>\$49,684,296</b>	<b>\$49,684,296</b>	<b>\$33,691,033</b>	<b>\$5,993,038</b>	<b>\$10,000,225</b>	

Note: The base value shown in the above projections does not reflect variations in taxable value by individual taxing entity. The projections are estimates that will be reviewed annually as new tax roll information becomes available. The budget figures will be indexed to the net present value totals.

## Financial Assumptions

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions that have been adopted.

Inflation. The generally accepted inflation for construction costs and the value of improvements is 3% per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 5% per annum.

Appreciation. Property appreciation is assumed to be 1.5% percent per annum on average.

Tax Rate Changes. Although tax rates will certainly increase during the thirty year development period, the financial plan conservatively assumes that the 2005 tax rate will remain constant for the life of the Skillman Corridor TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The proposed duration of the Skillman Corridor TIF District is 30 years; it is scheduled to terminate December 31, 2035. The City of Dallas will participate at a rate of 0% in 2006 and 2007 and at a rate of 85% in 2008 and thereafter. Dallas County will participate at a rate of 0% in 2006 and 2007 and at a rate of 55% in 2008 and thereafter. Richardson Independent School District (RISD) will participate with \$10 million in total collections (net present value). TIF collections will terminate once the TIF budget of \$49,684,296 (net present value) has been collected or December 31, 2035, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2026, after nineteen years of collections.

## Financial Feasibility

The private development plans, public improvement program, general financing strategy and financial assumptions were all included in a preliminary assessment prepared by Stein Planning and Management and the City of Dallas, Office of Economic Development. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

Cumulative private development is expected to increase property value to \$1.36 billion during the term of the TIF District. Since the TIF receives revenue only from the taxable value which exceeds the base year, "captured" taxable value accruing to the Skillman Corridor TIF District will be approximately \$1.02 billion.

On a strict "pay-as-you-go" basis, the progress of the public improvements portion of the development program is a direct result of the revenues received and matched by the City's contributions. Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet expectations, then the pace of public improvements will be slowed or discontinued

altogether based upon the advice of the Board of Directors and the approval of the City Council.

Based upon a set of TIF District assumptions and analysis, the preliminary project plan and reinvestment zone financing plan is feasible.

## **Financial Policies**

General financial policies are governed by the City of Dallas Public/Private Partnership Program that was first approved by the City Council on March 13, 1996. This program provides a framework for development incentives in a variety of areas. Within this framework the Skillman Corridor Board of Directors has adopted specific policies for the Skillman Corridor TIF District:

- Public improvements will be phased at a pace that coincides with private development.
- Private developers desiring City participation in sharing the costs of infrastructure improvements needed for their projects must sign a Development Agreement with the City.
- Reimbursement priorities and the method of apportioning available increment will be set forth in the Development Agreement.
- Each Development Agreement is mutually exclusive - that is, the nature and extent of support from public funds may change over time as the District becomes more developed.
- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval, or may issue certificates of obligation or TIF bonds for projects as described earlier in the Project Plan.
- If a developer requests funding for infrastructure improvements at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:
  - ~ deferred until funds are available
  - ~ constructed at the sole expense of the developer
  - ~ constructed at developer expense, with the City reimbursing the developer as funds become available
- Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by Chapter 311, Texas Tax Code, the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and

diversifying the economy of the Skillman Corridor TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

The Skillman Corridor TIF Board may from time-to-time recommend amendments to these financial policies which will affect the operations of the TIF District.

The City reserves the right to amend this plan to provide for the establishment of a "sales tax increment" collection process, as permitted by Chapter 311, Texas Tax Code.

### **Other Financial Benefits**

During the thirty year TIF term, more than 740,000 square feet of retail space is expected to be constructed within the boundaries of the Skillman Corridor TIF District. Because the City and DART each have a one-cent sales tax, this generates municipal revenue. **Exhibit J** estimates City and DART sales tax attributed to the additional retail development. By 2035, the City and DART will each receive roughly \$24.6 million (net present value) in incremental sales tax revenue from the Skillman Corridor TIF District.

### **Conclusions**

Based upon a set of assumptions and analysis of the Skillman Corridor TIF District Project Plan and Reinvestment Zone Financing Plan, as amended herein, the plan has been determined to be feasible. The success of the Skillman Corridor TIF District development will allow the City of Dallas to encourage a more sustainable mix of residential housing in the corridor.

# Exhibit J

## 2006 Estimated Annual City/DART Sales Tax from Net New Development in the Zone

**Assumptions:**

Gross floor areas and timing estimates are from a separate schedule.  
 All floor area estimates of existing retail centers represent projected net increase in square footage (net gain)  
 Businesses are assumed operating by July of the previous fiscal year (three months before the indicated fiscal year begins).  
 Estimated sales per square foot are adjusted annually for inflation at: 3.00%  
 Sales tax column approximates tax receipts in the indicated fiscal year.

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
	Lake Highlands Town Center	Kingsley Square	Medallion Center	Forest @ Abrams	Lake Highlands Plaza	DART LBJ/Skillman	Royal/Skillman Mixed Use	NW Hwy/Skillman Mixed Use	Total				2006 NPV of Sales Tax from Net New through This Year @ 5.00%
		(Net Gain)	(Net Gain)	(Net Gain)	(Net Gain)								
	Gross Square Feet of Floor Area =												
	200,000	58,540	80,000	150,000	35,000	50,000	50,000	100,000	723,540		City Sales Tax from Net New Sales @ 1.00%	DART Sales Tax from Net New Sales @ 1.00%	
	Estimated Sales per Gross Square Foot (in 2006 Dollars) =												
	\$225		\$200	\$200	\$200	\$225	\$225	\$200		Total Net New Annual Sales Volume			
	Percent of Gross Sales Subject to Sales Tax =												
Fiscal Year Ended September 30,	80%		80%	80%	80%	80%	80%	80%	80%				Cost of Funds
2005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2006	\$0	\$0	\$12,800,000	\$0	\$0	\$0	\$0	\$0	\$12,800,000	\$128,000	\$128,000	\$128,000	\$369,488
2007	\$0	\$0	\$13,184,000	\$0	\$0	\$0	\$0	\$0	\$13,184,000	\$131,840	\$131,840	\$131,840	\$253,562
2008	\$0	\$12,035,380	\$13,579,520	\$25,461,600	\$5,941,040	\$0	\$0	\$0	\$57,017,540	\$570,175	\$570,175	\$570,175	\$770,728
2009	\$39,338,172	\$12,396,441	\$13,986,906	\$26,225,448	\$6,119,271	\$9,834,543	\$0	\$0	\$107,900,781	\$1,079,008	\$1,079,008	\$1,079,008	\$1,702,815
2010	\$40,518,317	\$12,768,335	\$14,406,513	\$27,012,211	\$6,302,849	\$10,129,579	\$0	\$0	\$111,137,805	\$1,111,378	\$1,111,378	\$1,111,378	\$2,617,149
2011	\$41,733,867	\$13,151,385	\$14,838,708	\$27,822,578	\$6,491,935	\$10,433,467	\$0	\$0	\$114,471,939	\$1,144,719	\$1,144,719	\$1,144,719	\$3,514,066
2012	\$42,985,883	\$13,545,926	\$15,283,869	\$28,657,255	\$6,686,693	\$10,746,471	\$0	\$19,104,837	\$137,010,934	\$1,370,109	\$1,370,109	\$1,370,109	\$4,536,463
2013	\$44,275,459	\$13,952,304	\$15,742,385	\$29,516,973	\$6,887,294	\$11,068,865	\$0	\$19,677,982	\$141,121,262	\$1,411,213	\$1,411,213	\$1,411,213	\$5,539,386
2014	\$45,603,723	\$14,370,873	\$16,214,657	\$30,402,482	\$7,093,912	\$11,400,931	\$0	\$20,268,321	\$145,354,900	\$1,453,549	\$1,453,549	\$1,453,549	\$6,523,205
2015	\$46,971,835	\$14,801,999	\$16,701,097	\$31,314,556	\$7,306,730	\$11,742,959	\$11,742,959	\$20,876,371	\$161,458,505	\$1,614,585	\$1,614,585	\$1,614,585	\$7,563,981
2016	\$48,380,990	\$15,246,059	\$17,202,130	\$32,253,993	\$7,525,932	\$12,095,247	\$12,095,247	\$21,502,662	\$166,302,260	\$1,663,023	\$1,663,023	\$1,663,023	\$8,584,932
2017	\$49,832,419	\$15,703,441	\$17,718,194	\$33,221,613	\$7,751,710	\$12,458,105	\$12,458,105	\$22,147,742	\$171,291,328	\$1,712,913	\$1,712,913	\$1,712,913	\$9,586,437
2018	\$51,327,392	\$16,174,544	\$18,249,739	\$34,218,261	\$7,984,261	\$12,831,848	\$12,831,848	\$22,812,174	\$176,430,068	\$1,764,301	\$1,764,301	\$1,764,301	\$10,568,866
2019	\$52,867,214	\$16,659,781	\$18,797,232	\$35,244,809	\$8,223,789	\$13,216,803	\$13,216,803	\$23,496,539	\$181,722,970	\$1,817,230	\$1,817,230	\$1,817,230	\$11,532,582
2020	\$54,453,230	\$17,159,574	\$19,361,148	\$36,302,153	\$8,470,502	\$13,613,308	\$13,613,308	\$24,201,436	\$187,174,659	\$1,871,747	\$1,871,747	\$1,871,747	\$12,477,941
2021	\$56,086,827	\$17,674,361	\$19,941,983	\$37,391,218	\$8,724,618	\$14,021,707	\$14,021,707	\$24,927,479	\$192,789,899	\$1,927,899	\$1,927,899	\$1,927,899	\$13,405,293
2022	\$57,769,432	\$18,204,592	\$20,540,242	\$38,512,955	\$8,986,356	\$14,442,358	\$14,442,358	\$25,675,303	\$198,573,596	\$1,985,736	\$1,985,736	\$1,985,736	\$14,314,982
2023	\$59,502,515	\$18,750,730	\$21,156,450	\$39,668,343	\$9,255,947	\$14,875,629	\$14,875,629	\$26,445,562	\$204,530,804	\$2,045,308	\$2,045,308	\$2,045,308	\$15,207,343
2024	\$61,287,590	\$19,313,252	\$21,791,143	\$40,858,393	\$9,533,625	\$15,321,898	\$15,321,898	\$27,238,929	\$210,666,728	\$2,106,667	\$2,106,667	\$2,106,667	\$16,082,707
2025	\$63,126,218	\$19,892,649	\$22,444,877	\$42,084,145	\$9,819,634	\$15,781,554	\$15,781,554	\$28,056,097	\$216,986,730	\$2,169,867	\$2,169,867	\$2,169,867	\$16,941,397
2026	\$65,020,004	\$20,489,429	\$23,118,224	\$43,346,670	\$10,114,223	\$16,255,001	\$16,255,001	\$28,897,780	\$223,496,332	\$2,234,963	\$2,234,963	\$2,234,963	\$17,783,731
2027	\$66,970,605	\$21,104,112	\$23,811,771	\$44,647,070	\$10,417,650	\$16,742,651	\$16,742,651	\$29,764,713	\$230,201,222	\$2,302,012	\$2,302,012	\$2,302,012	\$18,610,021
2028	\$68,979,723	\$21,737,235	\$24,526,124	\$45,986,482	\$10,730,179	\$17,244,931	\$17,244,931	\$30,657,655	\$237,107,258	\$2,371,073	\$2,371,073	\$2,371,073	\$19,420,571
2029	\$71,049,114	\$22,389,352	\$25,261,907	\$47,366,076	\$11,052,084	\$17,762,279	\$17,762,279	\$31,577,384	\$244,220,476	\$2,442,205	\$2,442,205	\$2,442,205	\$20,215,683
2030	\$73,180,588	\$23,061,033	\$26,019,765	\$48,787,059	\$11,383,647	\$18,295,147	\$18,295,147	\$32,524,706	\$251,547,090	\$2,515,471	\$2,515,471	\$2,515,471	\$20,995,650
2031	\$75,376,005	\$23,752,864	\$26,800,357	\$50,250,670	\$11,725,156	\$18,844,001	\$18,844,001	\$33,500,447	\$259,093,503	\$2,590,935	\$2,590,935	\$2,590,935	\$21,760,760
2032	\$77,637,286	\$24,465,450	\$27,604,368	\$51,758,190	\$12,076,911	\$19,409,321	\$19,409,321	\$34,505,460	\$266,866,308	\$2,668,663	\$2,668,663	\$2,668,663	\$22,511,297
2033	\$79,966,404	\$25,199,413	\$28,432,499	\$53,310,936	\$12,439,218	\$19,991,601	\$19,991,601	\$35,540,624	\$274,872,297	\$2,748,723	\$2,748,723	\$2,748,723	\$23,247,538
2034	\$82,365,396	\$25,955,396	\$29,285,474	\$54,910,264	\$12,812,395	\$20,591,349	\$20,591,349	\$36,606,843	\$283,118,466	\$2,831,185	\$2,831,185	\$2,831,185	\$23,969,755
2035	\$84,836,358	\$26,734,057	\$30,164,038	\$56,557,572	\$13,196,767	\$21,209,090	\$21,209,090	\$37,705,048	\$291,612,020	\$2,916,120	\$2,916,120	\$2,916,120	\$24,678,216
<b>Total for 30 years (2006-2035):</b>									<b>\$5,470,061,681</b>	<b>\$54,700,617</b>	<b>\$54,700,617</b>	<b>\$54,700,617</b>	

## Appendix A

# 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00000368010500000		6731 LARMANDA	ST	\$2,159,000	\$2,159,000	\$2,159,000	\$2,159,000	Dallas
00000368140000000		8876 PARK	LN	\$3,950,000	\$3,950,000	\$3,950,000	\$3,950,000	Dallas
00000368140500000		6808 LARMANDA	ST	\$3,040,000	\$3,040,000	\$3,040,000	\$3,040,000	Dallas
00000368143000000		6809 LARMANDA	ST	\$1,737,240	\$1,737,240	\$1,737,240	\$1,737,240	Dallas
00000368152000000		8780 PARK	LN	\$2,700,090	\$2,700,090	\$2,700,090	\$2,700,090	Dallas
00000368413000000		6631 LARMANDA	ST	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000	Dallas
00000394885000000	X	6200 SKILLMAN	ST	\$13,780	\$0	\$0	\$0	Dallas
00000394886000000	X	6200 SKILLMAN	ST	\$13,780	\$0	\$0	\$0	Dallas
00000394891000000	X	6200 SKILLMAN	ST	\$27,660	\$0	\$0	\$0	Dallas
00000394919000000		6001 SKILLMAN	ST	\$21,100,000	\$21,100,000	\$21,100,000	\$21,100,000	Dallas
00000394923500000	X	6343 E NORTHWEST	HWY	\$3,150,000	\$0	\$0	\$0	Dallas
00000394927000000		6310 IMPALA	LN	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	Dallas
00000394945000000		6300 E NORTHWEST	HWY	\$12,552,000	\$12,552,000	\$12,552,000	\$12,552,000	Dallas
00000394952000000	X	6015 ABRAMS	RD	\$5,160,000	\$0	\$0	\$0	Dallas
00000394953000000	X	6003 ABRAMS	RD	\$2,600,000	\$0	\$0	\$0	Dallas
00000394960000000		6463 E NORTHWEST	HWY	\$234,550	\$234,550	\$234,550	\$234,550	Dallas
00000394963000000		6411 E NORTHWEST	HWY	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	Dallas
00000394972000000		6411 E NORTHWEST	HWY	\$11,600	\$11,600	\$11,600	\$11,600	Dallas
00000394975000000		6464 E NORTHWEST	HWY	\$98,470	\$98,470	\$98,470	\$98,470	Dallas
00000394980760000		6236 FISHER	RD	\$3,684,230	\$3,684,230	\$3,684,230	\$3,684,230	Dallas
00000394980780000		6220 FISHER	RD	\$2,893,060	\$2,893,060	\$2,893,060	\$2,893,060	Dallas
00000394980800000		6302 FISHER	RD	\$2,983,510	\$2,983,510	\$2,983,510	\$2,983,510	Dallas
00000398497000000		6424 SKILLMAN	ST	\$364,960	\$364,960	\$364,960	\$364,960	Dallas
00000398500020000		6521 ABRAMS	RD	\$502,460	\$502,460	\$502,460	\$502,460	Dallas
00000398500040000		6535 ABRAMS	RD	\$139,490	\$139,490	\$139,490	\$139,490	Dallas
00000398500060000		6412 SKILLMAN	ST	\$425,950	\$425,950	\$425,950	\$425,950	Dallas
00000398500080000		6500 ABRAMS	RD	\$38,990	\$38,990	\$38,990	\$38,990	Dallas
00000398500080100		6500 ABRAMS	RD	\$10,020	\$10,020	\$10,020	\$10,020	Dallas
00000398527000000		6616 SKILLMAN	ST	\$1,095,170	\$1,095,170	\$1,095,170	\$1,095,170	Dallas
00000398530000000	X	6640 SKILLMAN	ST	\$588,060	\$0	\$0	\$0	Dallas
00000398554000000		6520 SKILLMAN	ST	\$2,785,480	\$2,785,480	\$2,785,480	\$2,785,480	Dallas
00000398556000000		6401 LARMANDA	ST	\$198,560	\$198,560	\$198,560	\$198,560	Dallas
00000398557000000		6510 ABRAMS	RD	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	Dallas
00000398560000000	X	6608 ABRAMS	RD	\$1,695,690	\$0	\$0	\$0	Dallas
00000398569000000		6556 SKILLMAN	ST	\$280,950	\$280,950	\$280,950	\$280,950	Dallas
00000398596000000		7055 KINGSBURY	DR	\$76,410	\$76,410	\$76,410	\$76,410	Dallas
00000398596000100		7053 KINGSBURY	DR	\$77,620	\$0	\$0	\$9,858	Dallas
00000398597000000		6500 SKILLMAN	ST	\$1,216,860	\$1,216,860	\$1,216,860	\$1,216,860	Dallas
00000399046000000		6606 SKILLMAN	ST	\$223,460	\$223,460	\$223,460	\$223,460	Dallas
00000399090000000		6824 WALLING	LN	\$145,530	\$145,530	\$145,530	\$145,530	Dallas
00000399090500000		6868 WALLING	LN	\$190,640	\$190,640	\$190,640	\$190,640	Dallas
00000399090570000		6830 WALLING	LN	\$749,630	\$749,630	\$749,630	\$749,630	Dallas
00000399090600000		6820 WALLING	LN	\$151,400	\$151,400	\$151,400	\$151,400	Dallas
00000748078000000		9840 KINGSLEY	RD	\$4,102,170	\$4,102,170	\$4,102,170	\$4,102,170	Richardson
00000748087000000		9660 AUDELIA	RD	\$191,250	\$191,250	\$191,250	\$191,250	Richardson
00000748090000000		9808 KINGSLEY	RD	\$135,000	\$135,000	\$135,000	\$135,000	Richardson
00000748090000000		9820 KINGSLEY	RD	\$213,410	\$213,410	\$213,410	\$213,410	Richardson
00000762970100000	X	6600 SKILLMAN	ST	\$21,570	\$0	\$0	\$0	Richardson
00000762970500000		6802 SKILLMAN	ST	\$2,111,560	\$2,111,560	\$2,111,560	\$2,111,560	Richardson
00000762971000000		6854 SKILLMAN	ST	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	Richardson
00000787062550000		10101 ROYAL	LN	\$989,010	\$989,010	\$989,010	\$989,010	Richardson
00000787063000000		10702 AUDELIA	RD	\$458,370	\$458,370	\$458,370	\$458,370	Richardson
00000787065200000		10025 ROYAL	LN	\$653,040	\$653,040	\$653,040	\$653,040	Richardson
00000787069500000		10956 AUDELIA	RD	\$523,170	\$523,170	\$523,170	\$523,170	Richardson
00000787234000000		10028 ROYAL	LN	\$3,226,040	\$3,226,040	\$3,226,040	\$3,226,040	Richardson
00000787234000100		10016 ROYAL	LN	\$333,080	\$333,080	\$333,080	\$333,080	Richardson
00000787235000000		10650 AUDELIA	RD	\$283,080	\$283,080	\$283,080	\$283,080	Richardson
00000787237100000		10130 ROYAL	LN	\$224,430	\$224,430	\$224,430	\$224,430	Richardson
00000787237200000		10110 ROYAL	LN	\$242,050	\$242,050	\$242,050	\$242,050	Richardson
00000787237300000		10098 ROYAL	LN	\$238,980	\$238,980	\$238,980	\$238,980	Richardson
00000787783500000		10062 ROYAL	LN	\$3,023,530	\$3,023,530	\$3,023,530	\$3,023,530	Richardson
00000788236000000		9920 AUDELIA	RD	\$1,109,660	\$1,109,660	\$1,109,660	\$1,109,660	Richardson
00000788239000000	X	9938 AUDELIA	RD	\$43,560	\$0	\$0	\$0	Richardson
00000788242000000	X	9934 AUDELIA	RD	\$62,290	\$0	\$0	\$0	Richardson
00000788938000000		9817 KINGSLEY	RD	\$200,130	\$200,130	\$200,130	\$200,130	Richardson
00000788938500000		9730 AUDELIA	RD	\$161,650	\$161,650	\$161,650	\$161,650	Richardson
00000788941000000		9807 KINGSLEY	RD	\$278,550	\$278,550	\$278,550	\$278,550	Richardson
00000788944000000		9811 KINGSLEY	RD	\$253,740	\$253,740	\$253,740	\$253,740	Richardson
00000788947000000		9815 KINGSLEY	RD	\$105,870	\$105,870	\$105,870	\$105,870	Richardson
00000788949600000		9835 KINGSLEY	DR	\$247,450	\$247,450	\$247,450	\$247,450	Richardson
00000788949800000		9845 KINGSLEY	RD	\$167,860	\$167,860	\$167,860	\$167,860	Richardson
00000791092000000		9700 LBJ	FWY	\$24,440	\$24,440	\$24,440	\$24,440	Richardson
00000791099100000		8901 SKILLMAN	ST	\$677,430	\$677,430	\$677,430	\$677,430	Richardson
00000791099150000		9009 SKILLMAN	ST	\$793,760	\$793,760	\$793,760	\$793,760	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00000791099220000		10051 WHITEHURST	DR	\$1,950,000	\$1,950,000	\$1,950,000	\$1,950,000	Richardson
00000791099250000		10041 WHITEHURST	DR	\$143,690	\$143,690	\$143,690	\$143,690	Richardson
00000791101250000		10010 WHITEHURST	DR	\$5,250,000	\$5,250,000	\$5,250,000	\$5,250,000	Richardson
00000791101500000		9911 WHITEHURST	DR	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	Richardson
00000791101550000		9850 WHITEHURST	DR	\$3,920,000	\$3,920,000	\$3,920,000	\$3,920,000	Richardson
00000791101600000		9941 WHITEHURST	DR	\$5,450,000	\$5,450,000	\$5,450,000	\$5,450,000	Richardson
00000791106700000		10729 AUDELIA	RD	\$543,860	\$543,860	\$543,860	\$543,860	Richardson
00000791106700100		10725 AUDELIA	RD	\$423,580	\$423,580	\$423,580	\$423,580	Richardson
00000791106800000		10709 AUDELIA	RD	\$540,100	\$540,100	\$540,100	\$540,100	Richardson
00000791107250000		9951 ROYAL	LN	\$1,295,550	\$1,295,550	\$1,295,550	\$1,295,550	Richardson
00000791107300000		9959 ROYAL	LN	\$640,000	\$640,000	\$640,000	\$640,000	Richardson
00000791107350000		9965 ROYAL	LN	\$20,450	\$20,450	\$20,450	\$20,450	Richardson
00000791107350100		9965 ROYAL	LN	\$665,900	\$665,900	\$665,900	\$665,900	Richardson
00000791117500000		8300 SKILLMAN	ST	\$5,060,000	\$5,060,000	\$5,060,000	\$5,060,000	Richardson
00000791118000000		8302 FAIR OAKS CROSSING		\$11,090	\$11,090	\$11,090	\$11,090	Richardson
00000791118050000		9750 ROYAL	LN	\$5,310,000	\$5,310,000	\$5,310,000	\$5,310,000	Richardson
00000791118060000		8201 FAIR OAKS CROSSING		\$3,934,000	\$3,934,000	\$3,934,000	\$3,934,000	Richardson
00000791118080000		8401 SKILLMAN	ST	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000	Richardson
00000791118090000		8303 SKILLMAN	ST	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	Richardson
00000791118150000	X	8101 STONE RIVER	RD	\$7,650	\$0	\$0	\$0	Richardson
00000791153000000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153020000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153040000		8110 SKILLMAN	ST	\$20,000	\$20,000	\$20,000	\$20,000	Richardson
00000791153060000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153080000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153100000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153120000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153140000		8110 SKILLMAN	ST	\$15,810	\$15,810	\$15,810	\$15,810	Richardson
00000791153160000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153180000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153200000		8110 SKILLMAN	ST	\$20,000	\$20,000	\$20,000	\$20,000	Richardson
00000791153220000		8110 SKILLMAN	ST	\$16,500	\$16,500	\$16,500	\$16,500	Richardson
00000791153240000		8110 SKILLMAN	ST	\$18,130	\$18,130	\$18,130	\$18,130	Richardson
00000791153260000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153280000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153300000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153320000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153340000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153360000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153380000		8110 SKILLMAN	ST	\$13,000	\$13,000	\$13,000	\$13,000	Richardson
00000791153400000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153420000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153440000		8110 SKILLMAN	ST	\$15,670	\$15,670	\$15,670	\$15,670	Richardson
00000791153460000		8110 SKILLMAN	ST	\$8,000	\$8,000	\$8,000	\$8,000	Richardson
00000791153480000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153500000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153520000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153540000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153560000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153580000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153600000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153620000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153640000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153660000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153680000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153700000		8110 SKILLMAN	ST	\$16,930	\$16,930	\$16,930	\$16,930	Richardson
00000791153720000		8110 SKILLMAN	ST	\$23,410	\$18,410	\$18,410	\$3,410	Richardson
00000791153740000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153760000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153780000		8110 SKILLMAN	ST	\$23,410	\$18,410	\$18,410	\$3,410	Richardson
00000791153800000		8110 SKILLMAN	ST	\$15,810	\$15,810	\$15,810	\$15,810	Richardson
00000791153820000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153840000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153860000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153880000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153900000		8110 SKILLMAN	ST	\$15,810	\$15,810	\$15,810	\$15,810	Richardson
00000791153920000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153940000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153960000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791153980000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791154000000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791154020000		8110 SKILLMAN	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791154040000		8110 SKILLMAN	ST	\$36,990	\$36,990	\$36,990	\$36,990	Richardson
00000791154060000		8110 SKILLMAN	ST	\$36,990	\$36,990	\$36,990	\$36,990	Richardson
00000791154080000		8110 SKILLMAN	ST	\$36,990	\$36,990	\$36,990	\$36,990	Richardson



## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
0000079115560000		8110 SKILLMAN ST	ST	\$30,630	\$30,630	\$30,630	\$30,630	Richardson
0000079115562000		8110 SKILLMAN ST	ST	\$20,980	\$20,980	\$20,980	\$20,980	Richardson
0000079115564000		8110 SKILLMAN ST	ST	\$30,630	\$30,630	\$30,630	\$30,630	Richardson
0000079115566000		8110 SKILLMAN ST	ST	\$30,630	\$23,798	\$23,798	\$9,747	Richardson
0000079115568000		8110 SKILLMAN ST	ST	\$23,600	\$23,600	\$23,600	\$23,600	Richardson
0000079115570000		8110 SKILLMAN ST	ST	\$15,940	\$15,940	\$15,940	\$15,940	Richardson
0000079115572000		8110 SKILLMAN ST	ST	\$23,600	\$23,600	\$23,600	\$23,600	Richardson
0000079115574000		8110 SKILLMAN ST	ST	\$23,600	\$23,600	\$23,600	\$23,600	Richardson
0000079115576000		8110 SKILLMAN ST	ST	\$20,980	\$20,980	\$20,980	\$20,980	Richardson
0000079115578000		8110 SKILLMAN ST	ST	\$30,630	\$30,630	\$30,630	\$30,630	Richardson
0000079115580000		8110 SKILLMAN ST	ST	\$30,630	\$30,630	\$30,630	\$30,630	Richardson
0000079115582000		8110 SKILLMAN ST	ST	\$30,630	\$30,630	\$30,630	\$30,630	Richardson
0000079115584000		8110 SKILLMAN ST	ST	\$16,600	\$11,600	\$11,600	\$0	Richardson
0000079115586000		8110 SKILLMAN ST	ST	\$23,600	\$18,600	\$18,600	\$3,600	Richardson
0000079115588000		8110 SKILLMAN ST	ST	\$23,600	\$23,600	\$23,600	\$23,600	Richardson
0000079115590000		8110 SKILLMAN ST	ST	\$18,000	\$18,000	\$18,000	\$18,000	Richardson
0000079115592000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115594000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115596000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115598000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115600000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115602000		8110 SKILLMAN ST	ST	\$21,920	\$21,920	\$21,920	\$21,920	Richardson
0000079115604000		8110 SKILLMAN ST	ST	\$21,920	\$21,920	\$21,920	\$21,920	Richardson
0000079115606000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115608000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115610000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115612000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115614000		8110 SKILLMAN ST	ST	\$21,920	\$21,920	\$21,920	\$21,920	Richardson
0000079115616000		8110 SKILLMAN ST	ST	\$31,990	\$0	\$0	\$1,078	Richardson
0000079115618000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115620000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115622000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115624000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115626000		8110 SKILLMAN ST	ST	\$21,920	\$21,920	\$21,920	\$21,920	Richardson
0000079115628000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115630000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$25,592	\$11,990	Richardson
0000079115632000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115634000		8110 SKILLMAN ST	ST	\$28,910	\$28,910	\$28,910	\$28,910	Richardson
0000079115636000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115638000		8110 SKILLMAN ST	ST	\$31,990	\$31,990	\$31,990	\$31,990	Richardson
0000079115640000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115642000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115644000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115646000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115648000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115650000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115652000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115654000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115656000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115658000		8110 SKILLMAN ST	ST	\$33,840	\$25,959	\$25,959	\$12,448	Richardson
0000079115660000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115662000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115664000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115666000		8110 SKILLMAN ST	ST	\$33,840	\$33,840	\$33,840	\$33,840	Richardson
0000079115668000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115670000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115672000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115674000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115676000		8110 SKILLMAN ST	ST	\$23,410	\$18,410	\$18,410	\$3,410	Richardson
0000079115678000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115680000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115682000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115684000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115686000		8110 SKILLMAN ST	ST	\$21,020	\$21,020	\$21,020	\$21,020	Richardson
0000079115688000		8110 SKILLMAN ST	ST	\$23,410	\$18,410	\$18,410	\$3,410	Richardson
0000079115690000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115692000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115694000		8110 SKILLMAN ST	ST	\$15,810	\$15,810	\$15,810	\$15,810	Richardson
0000079115696000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
0000079115698000		8110 SKILLMAN ST	ST	\$23,410	\$23,410	\$23,410	\$23,410	Richardson
00000791578000000		9919 AUDELIA RD	RD	\$600,000	\$600,000	\$600,000	\$600,000	Richardson
00000791869500000		9857 AUDELIA RD	RD	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	Richardson
00000791871000000	X	9763 AUDELIA RD	RD	\$2,350,000	\$0	\$0	\$0	Richardson
00000791872000000		9661 AUDELIA RD	RD	\$4,570,180	\$4,570,180	\$4,570,180	\$4,570,180	Richardson
00000791872009900		9661 AUDELIA RD	RD	\$155,550	\$155,550	\$155,550	\$155,550	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
0000079187600000		9715 KINGSLEY RD	\$309,110	\$309,110	\$309,110	\$309,110	Richardson
0000079187800000		9747 KINGSLEY RD	\$237,700	\$237,700	\$237,700	\$237,700	Richardson
0000079279300000	X	7700 GOFORTH RD	\$30,000	\$0	\$0	\$0	Richardson
0000079281100000		9727 WHITE ROCK TRL	\$476,870	\$476,870	\$476,870	\$476,870	Richardson
0000079281700000		9735 WHITE ROCK TRL	\$6,370	\$6,370	\$6,370	\$6,370	Richardson
0000079284800000		9727 WHITE ROCK TRL	\$415,060	\$415,060	\$415,060	\$415,060	Richardson
00000792848000100		9611 WHITE ROCK TRL	\$5,380	\$5,380	\$5,380	\$5,380	Richardson
0000079285300000		9727 WHITE ROCK TRL	\$357,770	\$357,770	\$357,770	\$357,770	Richardson
0000079285600000		9525 WHITE ROCK TRL	\$1,114,160	\$1,114,160	\$1,114,160	\$1,114,160	Richardson
0000079287100000		7140 SKILLMAN ST	\$112,360	\$112,360	\$112,360	\$112,360	Richardson
0000079288350000		7210 SKILLMAN ST	\$4,590,000	\$4,590,000	\$4,590,000	\$4,590,000	Richardson
0000079288360000		7218 SKILLMAN ST	\$3,720,000	\$3,720,000	\$3,720,000	\$3,720,000	Richardson
0000079288420000		7070 SKILLMAN ST	\$4,446,510	\$4,446,510	\$4,446,510	\$4,446,510	Richardson
00000792884250000		7160 SKILLMAN ST	\$4,568,000	\$4,568,000	\$4,568,000	\$4,568,000	Richardson
00000792884300000		7120 SKILLMAN ST	\$4,060,000	\$4,060,000	\$4,060,000	\$4,060,000	Richardson
00000792884750000	X	6800 SKILLMAN ST	\$114,350	\$0	\$0	\$0	Richardson
00000792886020000		6900 SKILLMAN ST	\$29,500	\$23,600	\$23,600	\$9,500	Richardson
00000792886030000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886040000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886050000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886060000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886070000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886080000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886090000		6900 SKILLMAN ST	\$26,990	\$0	\$0	\$0	Richardson
00000792886100000		6900 SKILLMAN ST	\$60,660	\$24,264	\$24,264	\$34,594	Richardson
00000792886110000		6900 SKILLMAN ST	\$60,660	\$48,528	\$48,528	\$39,594	Richardson
00000792886120000		6900 SKILLMAN ST	\$60,660	\$48,528	\$48,528	\$39,594	Richardson
00000792886130000		6900 SKILLMAN ST	\$60,660	\$48,528	\$48,528	\$39,594	Richardson
00000792886140000		6900 SKILLMAN ST	\$60,660	\$48,528	\$48,528	\$39,594	Richardson
00000792886150000		6900 SKILLMAN ST	\$60,660	\$48,528	\$48,528	\$39,594	Richardson
00000792886160000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886170000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886180000		6900 SKILLMAN ST	\$60,660	\$48,528	\$48,528	\$39,594	Richardson
00000792886190000		6900 SKILLMAN ST	\$60,660	\$0	\$0	\$29,594	Richardson
00000792886200000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886210000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886220000		6900 SKILLMAN ST	\$60,660	\$48,528	\$48,528	\$39,594	Richardson
00000792886230000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886240000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886250000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886260000		6900 SKILLMAN ST	\$58,980	\$0	\$0	\$27,490	Richardson
00000792886270000		6900 SKILLMAN ST	\$58,980	\$58,980	\$58,980	\$58,980	Richardson
00000792886280000		6900 SKILLMAN ST	\$58,980	\$58,980	\$58,980	\$58,980	Richardson
00000792886290000		6900 SKILLMAN ST	\$55,020	\$55,020	\$55,020	\$55,020	Richardson
00000792886300000		6900 SKILLMAN ST	\$58,980	\$47,184	\$47,184	\$38,082	Richardson
00000792886310000		6900 SKILLMAN ST	\$58,980	\$46,658	\$46,658	\$37,490	Richardson
00000792886320000		6900 SKILLMAN ST	\$58,980	\$0	\$0	\$27,490	Richardson
00000792886330000		6900 SKILLMAN ST	\$58,980	\$58,980	\$58,980	\$58,980	Richardson
00000792886340000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886350000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886360000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886370000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886380000		6900 SKILLMAN ST	\$26,990	\$21,592	\$21,592	\$6,990	Richardson
00000792886390000		6900 SKILLMAN ST	\$26,990	\$21,592	\$21,592	\$6,990	Richardson
00000792886400000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886410000		6900 SKILLMAN ST	\$26,990	\$26,990	\$26,990	\$26,990	Richardson
00000792886420000		6900 SKILLMAN ST	\$60,660	\$48,528	\$48,528	\$39,594	Richardson
00000792886430000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886440000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886450000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886460000		6900 SKILLMAN ST	\$60,660	\$43,528	\$43,528	\$34,594	Richardson
00000792886470000		6900 SKILLMAN ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886480000		6900 SKILLMAN ST	\$60,660	\$48,528	\$48,528	\$39,594	Richardson
00000792886490000		6900 SKILLMAN ST	\$58,000	\$46,400	\$46,400	\$37,200	Richardson
00000792886500000		6900 SKILLMAN ST	\$58,980	\$58,980	\$58,980	\$58,980	Richardson
00000792886510000		6900 SKILLMAN ST	\$58,980	\$47,184	\$47,184	\$38,082	Richardson
00000792886520000		6900 SKILLMAN ST	\$55,070	\$55,070	\$55,070	\$55,070	Richardson
00000792886530000		6900 SKILLMAN ST	\$58,980	\$46,658	\$46,658	\$37,490	Richardson
00000792886540000		6900 SKILLMAN ST	\$58,980	\$46,658	\$46,658	\$37,490	Richardson
00000792886550000		6900 SKILLMAN ST	\$58,980	\$58,980	\$58,980	\$58,980	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00000792886560000		6900 SKILLMAN ST	ST	\$58,980	\$47,184	\$47,184	\$38,082	Richardson
00000792886570000		6900 SKILLMAN ST	ST	\$58,980	\$0	\$0	\$27,490	Richardson
00000792886580000		6900 SKILLMAN ST	ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886590000		6900 SKILLMAN ST	ST	\$60,660	\$0	\$0	\$29,594	Richardson
00000792886600000		6900 SKILLMAN ST	ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886610000		6900 SKILLMAN ST	ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886620000		6900 SKILLMAN ST	ST	\$60,660	\$48,528	\$48,528	\$39,594	Richardson
00000792886630000		6900 SKILLMAN ST	ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886640000		6900 SKILLMAN ST	ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886650000		6920 SKILLMAN ST	ST	\$60,660	\$60,660	\$60,660	\$60,660	Richardson
00000792886660000		6900 SKILLMAN ST	ST	\$58,980	\$58,980	\$58,980	\$58,980	Richardson
00000792886670000		6900 SKILLMAN ST	ST	\$58,980	\$47,184	\$47,184	\$38,082	Richardson
00000792886680000		6900 SKILLMAN ST	ST	\$58,980	\$47,184	\$47,184	\$38,082	Richardson
00000792886690000		6900 SKILLMAN ST	ST	\$58,980	\$58,980	\$58,980	\$58,980	Richardson
00000792886700000		6900 SKILLMAN ST	ST	\$58,980	\$0	\$0	\$28,082	Richardson
00000792886710000		6900 SKILLMAN ST	ST	\$55,900	\$55,900	\$55,900	\$55,900	Richardson
00000792886720000		6900 SKILLMAN ST	ST	\$58,980	\$46,658	\$46,658	\$37,490	Richardson
00000792886730000		6900 SKILLMAN ST	ST	\$58,980	\$0	\$0	\$28,082	Richardson
00000792886740000		6900 SKILLMAN ST	ST	\$71,470	\$57,176	\$57,176	\$49,323	Richardson
00000792886750000		6900 SKILLMAN ST	ST	\$71,470	\$57,176	\$57,176	\$49,323	Richardson
00000792886760000		6900 SKILLMAN ST	ST	\$71,470	\$0	\$0	\$39,323	Richardson
00000792886770000		6900 SKILLMAN ST	ST	\$71,470	\$54,578	\$54,578	\$46,400	Richardson
00000792886780000		6900 SKILLMAN ST	ST	\$71,470	\$71,470	\$71,470	\$71,470	Richardson
00000792886790000		6900 SKILLMAN ST	ST	\$71,470	\$57,176	\$57,176	\$49,323	Richardson
00000792886800000		6900 SKILLMAN ST	ST	\$71,470	\$57,176	\$57,176	\$49,323	Richardson
00000792886810000		6900 SKILLMAN ST	ST	\$71,470	\$71,470	\$71,470	\$71,470	Richardson
00000792887000000		9236 CHURCH RD	RD	\$7,203,840	\$7,203,840	\$7,203,840	\$7,203,840	Richardson
00000793911000000		7203 SKILLMAN ST	ST	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	Richardson
00000793981000000	X	7455 SKILLMAN ST	ST	\$188,830	\$0	\$0	\$0	Richardson
00000793983650000	X	7505 SKILLMAN ST	ST	\$400,130	\$0	\$0	\$0	Richardson
00000793993000000		9244 CHURCH RD	RD	\$69,270	\$69,270	\$69,270	\$69,270	Richardson
00000794017000000		7930 SKILLMAN ST	ST	\$26,610	\$26,610	\$26,610	\$26,610	Richardson
00000794038000000		9243 CHURCH RD	RD	\$264,940	\$183,040	\$183,040	\$190,920	Richardson
00000794075000000		9101 CHURCH RD	RD	\$94,530	\$94,530	\$94,530	\$94,530	Richardson
00000794077100000		9178 CHURCH RD	RD	\$110,210	\$110,210	\$110,210	\$110,210	Richardson
00000794077200000		9168 CHURCH RD	RD	\$122,000	\$122,000	\$122,000	\$122,000	Richardson
00000794077300000	X	9150 CHURCH RD	RD	\$369,100	\$0	\$0	\$0	Richardson
00000794094600000	X	7701 SKILLMAN ST	ST	\$58,500	\$0	\$0	\$0	Richardson
00000794113000000		8023 SKILLMAN ST	ST	\$444,630	\$444,630	\$444,630	\$444,630	Richardson
00000794117000000		7801 SKILLMAN ST	ST	\$103,200	\$103,200	\$103,200	\$103,200	Richardson
00000794119150000	X	7801 STONE RIVER RD	RD	\$13,810	\$0	\$0	\$0	Richardson
00000794174490000	X	8600 ARBOR PARK DR	DR	\$520	\$0	\$0	\$0	Richardson
00000794196990000	X	8849 FAIR OAKS CROSSING		\$7,746,280	\$0	\$0	\$0	Richardson
00000794197100000		8850 FAIR OAKS CROSSING		\$2,686,710	\$2,686,710	\$2,686,710	\$2,686,710	Richardson
00000794203000000		9730 ABRAMS RD	RD	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	Richardson
00000794215320000		9420 FOREST LN	LN	\$2,780,000	\$2,780,000	\$2,780,000	\$2,780,000	Richardson
00000794215340000		9450 FOREST SPRINGS DR	DR	\$3,380,000	\$3,380,000	\$3,380,000	\$3,380,000	Richardson
00000794215350000		9497 TIMBERLEAF DR	DR	\$142,230	\$142,230	\$142,230	\$142,230	Richardson
00000794215360000		9495 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215370000		9493 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215380000		9491 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215390000		9489 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215400000		9487 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215410000		9485 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215420000		9483 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215430000		9481 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215440000		9479 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215450000		9477 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215460000		9475 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215470000		9473 TIMBERLEAF DR	DR	\$103,400	\$103,400	\$103,400	\$103,400	Richardson
00000794215480000		9471 TIMBERLEAF DR	DR	\$72,620	\$72,620	\$72,620	\$72,620	Richardson
00000794215490000		9469 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215500000		9467 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215510000		9465 TIMBERLEAF DR	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215520000		9463 TIMBERLEAF DR	DR	\$43,570	\$43,570	\$43,570	\$43,570	Richardson
00000794215530000		9461 TIMBERLEAF DR	DR	\$70,630	\$70,630	\$70,630	\$70,630	Richardson
00000794215540000		9459 TIMBERLEAF DR	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215550000		9457 TIMBERLEAF DR	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215560000		9455 TIMBERLEAF DR	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215570000		9453 TIMBERLEAF DR	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00000794215580000		9451 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215590000		9447 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215600000		9445 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215610000		9441 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215620000		9439 TIMBERLEAF	DR	\$43,570	\$43,570	\$43,570	\$43,570	Richardson
00000794215630000		9437 TIMBERLEAF	DR	\$50,830	\$50,830	\$50,830	\$50,830	Richardson
00000794215640000		9433 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215650000		9431 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215660000		9429 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215670000		9425 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215680000		9423 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215690000		9421 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215700000		9419 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215710000		9417 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215720000		9415 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215730000		9411 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215740000		9409 TIMBERLEAF	DR	\$43,570	\$43,570	\$43,570	\$43,570	Richardson
00000794215750000		9405 TIMBERLEAF	DR	\$61,730	\$61,730	\$61,730	\$61,730	Richardson
00000794215760000		9458 TIMBERLEAF	DR	\$39,830	\$39,830	\$39,830	\$39,830	Richardson
00000794215770000		9456 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215780000		9454 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215790000		9452 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215800000		9450 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215810000		9448 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215820000		9446 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215830000		9444 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215840000		9442 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215850000		9440 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215860000		9438 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215870000		9436 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215880000		9434 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215890000		9432 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215900000		9430 TIMBERLEAF	DR	\$39,830	\$39,830	\$39,830	\$39,830	Richardson
00000794215910000		9428 TIMBERLEAF	DR	\$60,330	\$60,330	\$60,330	\$60,330	Richardson
00000794215920000		9426 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215930000		9424 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215940000		9422 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215950000		9420 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215960000		9418 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215970000		9416 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794215980000		9414 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794215990000		9412 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794216010000		9410 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794216020000		9408 TIMBERLEAF	DR	\$67,390	\$67,390	\$67,390	\$67,390	Richardson
00000794216030000		9406 TIMBERLEAF	DR	\$60,330	\$48,264	\$48,264	\$39,297	Richardson
00000794216040000		9404 TIMBERLEAF	DR	\$171,000	\$171,000	\$171,000	\$171,000	Richardson
00000794216050000		9494 TIMBERLEAF	DR	\$50,830	\$50,830	\$50,830	\$50,830	Richardson
00000794216060000		9490 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794216070000		9488 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794216080000		9486 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794216090000		9484 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794216100000		9482 TIMBERLEAF	DR	\$72,620	\$72,620	\$72,620	\$72,620	Richardson
00000794216110000		9480 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794216120000		9478 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794216130000		9476 TIMBERLEAF	DR	\$103,400	\$60,061	\$60,061	\$52,569	Richardson
00000794216140000		9474 TIMBERLEAF	DR	\$72,620	\$72,620	\$72,620	\$72,620	Richardson
00000794216150000		9472 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794216160000		9470 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794216170000		9468 TIMBERLEAF	DR	\$68,260	\$68,260	\$68,260	\$68,260	Richardson
00000794216180000		9466 TIMBERLEAF	DR	\$72,770	\$72,770	\$72,770	\$72,770	Richardson
00000794216190000		9462 TIMBERLEAF	DR	\$43,790	\$43,790	\$43,790	\$43,790	Richardson
00000794216500000		9475 FOREST SPRINGS	DR	\$4,160,000	\$4,160,000	\$4,160,000	\$4,160,000	Richardson
00000794216500100		9425 FOREST SPRINGS	DR	\$115,610	\$115,610	\$115,610	\$115,610	Richardson
00000810979100000		9333 FOREST	LN	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	Richardson
00000810979500000		9394 LBJ	FWY	\$22,280	\$22,280	\$22,280	\$22,280	Richardson
00000810979800000		9394 LBJ	FWY	\$318,860	\$318,860	\$318,860	\$318,860	Richardson
00000810980000000		11827 ABRAMS	RD	\$13,700	\$13,700	\$13,700	\$13,700	Richardson
00000810982250000		11827 ABRAMS	RD	\$627,260	\$627,260	\$627,260	\$627,260	Richardson
00000810983400000		11827 ABRAMS	RD	\$7,800	\$7,800	\$7,800	\$7,800	Richardson
00000810985000000		9311 FOREST	LN	\$4,209,000	\$4,209,000	\$4,209,000	\$4,209,000	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00806701000020000	11020	AUDELIA	RD	\$2,798,940	\$2,798,940	\$2,798,940	\$2,798,940	Richardson
00806701000020100	11000	AUDELIA	RD	\$73,380	\$73,380	\$73,380	\$73,380	Richardson
00811800020020000	9721	AUDELIA	RD	\$194,080	\$194,080	\$194,080	\$194,080	Richardson
00812400000010000	9757	WHITE ROCK	TRL	\$267,700	\$267,700	\$267,700	\$267,700	Richardson
00812500030020000	6910	SKILLMAN	ST	\$2,227,520	\$2,227,520	\$2,227,520	\$2,227,520	Richardson
00813500090010000	7475	SKILLMAN	ST	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	Richardson
00841200000040000	9355	FOREST	LN	\$1,725,330	\$1,725,330	\$1,725,330	\$1,725,330	Richardson
00841200000050000	9359	FOREST	LN	\$35,990	\$35,990	\$35,990	\$35,990	Richardson
00841200000070000	11919	ABRAMS	RD	\$625,000	\$625,000	\$625,000	\$625,000	Richardson
00841200000080000	9375	FOREST	LN	\$846,200	\$846,200	\$846,200	\$846,200	Richardson
0021M650000A00101	9233	CHURCH	RD	\$92,730	\$74,184	\$74,184	\$68,457	Richardson
0021M650000A00103	9233	CHURCH	RD	\$111,630	\$111,630	\$111,630	\$111,630	Richardson
0021M650000B00105	9233	CHURCH	RD	\$100,920	\$80,736	\$80,736	\$75,828	Richardson
0021M650000B00107	9233	CHURCH	RD	\$100,920	\$80,736	\$80,736	\$75,828	Richardson
0021M650000C00109	9233	CHURCH	RD	\$110,810	\$88,648	\$88,648	\$84,729	Richardson
0021M650000C00111	9233	CHURCH	RD	\$93,310	\$74,648	\$74,648	\$68,979	Richardson
0021M650000D000108	9233	CHURCH	RD	\$92,900	\$10,320	\$5,320	\$58,610	Richardson
0021M650000D00110	9233	CHURCH	RD	\$100,920	\$80,736	\$80,736	\$75,828	Richardson
0021M650000E00102	9233	CHURCH	RD	\$94,030	\$11,224	\$6,224	\$59,627	Richardson
0021M650000E00104	9233	CHURCH	RD	\$92,570	\$74,056	\$74,056	\$68,313	Richardson
0021M650000E00106	9233	CHURCH	RD	\$94,030	\$75,224	\$75,224	\$69,627	Richardson
0021M650000F00201	9233	CHURCH	RD	\$94,510	\$75,608	\$75,608	\$70,059	Richardson
0021M650000G00203	9251	CHURCH	RD	\$94,360	\$75,488	\$75,488	\$69,924	Richardson
0021M650000H00205	9251	CHURCH	RD	\$100,600	\$16,480	\$11,480	\$65,540	Richardson
0021M650000H00207	9251	CHURCH	RD	\$100,440	\$80,352	\$80,352	\$75,396	Richardson
0021M650000I00208	9251	CHURCH	RD	\$100,000	\$80,000	\$80,000	\$75,000	Richardson
0021M650000J00206	9251	CHURCH	RD	\$94,360	\$75,488	\$75,488	\$69,924	Richardson
0021M650000K00204	9251	CHURCH	RD	\$94,360	\$75,488	\$75,488	\$69,924	Richardson
0021M650000L00202	9251	CHURCH	RD	\$93,230	\$74,584	\$74,584	\$68,907	Richardson
0021M690000B00401	9801	ROYAL	LN	\$55,680	\$55,680	\$55,680	\$55,680	Richardson
0021M690000B00402	9801	ROYAL	LN	\$55,680	\$55,680	\$55,680	\$55,680	Richardson
0021M690000B00403	9801	ROYAL	LN	\$56,010	\$56,010	\$56,010	\$56,010	Richardson
0021M690000B00404	9801	ROYAL	LN	\$55,310	\$0	\$0	\$24,779	Richardson
0021M690000B00405	9801	ROYAL	LN	\$54,100	\$54,100	\$54,100	\$54,100	Richardson
0021M690000B00406	9801	ROYAL	LN	\$55,310	\$44,248	\$44,248	\$34,779	Richardson
0021M690000B00407	9801	ROYAL	LN	\$42,500	\$42,500	\$42,500	\$42,500	Richardson
0021M690000B00408	9801	ROYAL	LN	\$55,680	\$55,680	\$55,680	\$55,680	Richardson
0021M690000C00301	9801	ROYAL	LN	\$74,100	\$0	\$0	\$41,690	Richardson
0021M690000C00302	9801	ROYAL	LN	\$83,900	\$67,120	\$67,120	\$60,510	Richardson
0021M690000C00303	9801	ROYAL	LN	\$74,300	\$59,440	\$59,440	\$51,870	Richardson
0021M690000C00304	9801	ROYAL	LN	\$74,100	\$74,100	\$74,100	\$74,100	Richardson
0021M690000C00305	9801	ROYAL	LN	\$74,300	\$59,440	\$59,440	\$51,870	Richardson
0021M690000C00306	9801	ROYAL	LN	\$74,300	\$74,300	\$74,300	\$74,300	Richardson
0021M690000C00307	9801	ROYAL	LN	\$74,100	\$0	\$0	\$41,690	Richardson
0021M690000C00308	9801	ROYAL	LN	\$74,300	\$74,300	\$74,300	\$74,300	Richardson
0021M690000C00309	9801	ROYAL	LN	\$74,300	\$59,440	\$59,440	\$51,870	Richardson
0021M690000C00310	9801	ROYAL	LN	\$74,100	\$59,280	\$59,280	\$51,690	Richardson
0021M690000C00311	9801	ROYAL	LN	\$74,300	\$59,440	\$59,440	\$51,870	Richardson
0021M690000C00312	9801	ROYAL	LN	\$83,900	\$67,120	\$67,120	\$60,510	Richardson
0021M690000D00201	9801	ROYAL	LN	\$54,360	\$43,488	\$43,488	\$33,924	Richardson
0021M690000D00202	9801	ROYAL	LN	\$57,210	\$57,210	\$57,210	\$57,210	Richardson
0021M690000D00203	9801	ROYAL	LN	\$54,360	\$43,488	\$43,488	\$33,924	Richardson
0021M690000D00204	9801	ROYAL	LN	\$54,930	\$43,944	\$43,944	\$34,437	Richardson
0021M690000D00205	9801	ROYAL	LN	\$54,360	\$43,488	\$43,488	\$33,924	Richardson
0021M690000D00206	9801	ROYAL	LN	\$54,930	\$43,944	\$43,944	\$34,437	Richardson
0021M690000D00207	9801	ROYAL	LN	\$54,360	\$43,488	\$43,488	\$33,924	Richardson
0021M690000D00208	9801	ROYAL	LN	\$54,930	\$54,930	\$54,930	\$54,930	Richardson
0021M690000D00209	9801	ROYAL	LN	\$54,360	\$54,360	\$54,360	\$54,360	Richardson
0021M690000D00210	9801	ROYAL	LN	\$54,930	\$43,944	\$43,944	\$34,437	Richardson
0021M690000D00211	9801	ROYAL	LN	\$54,360	\$54,360	\$54,360	\$54,360	Richardson
0021M690000D00212	9801	ROYAL	LN	\$57,210	\$57,210	\$57,210	\$57,210	Richardson
0021M690000E00101	9801	ROYAL	LN	\$39,240	\$31,392	\$31,392	\$19,240	Richardson
0021M690000E00102	9801	ROYAL	LN	\$40,770	\$32,616	\$32,616	\$20,770	Richardson
0021M690000E00103	9801	ROYAL	LN	\$32,750	\$32,750	\$32,750	\$32,750	Richardson
0021M690000E00104	9801	ROYAL	LN	\$39,040	\$31,232	\$31,232	\$19,040	Richardson
0021M690000E00105	9801	ROYAL	LN	\$39,240	\$39,240	\$39,240	\$39,240	Richardson
0021M690000E00106	9801	ROYAL	LN	\$39,040	\$39,040	\$39,040	\$39,040	Richardson
0021M690000E00107	9801	ROYAL	LN	\$39,240	\$31,392	\$31,392	\$19,240	Richardson
0021M690000E00108	9801	ROYAL	LN	\$40,770	\$40,770	\$40,770	\$40,770	Richardson
0021M690000F00801	9801	ROYAL	LN	\$53,780	\$43,024	\$43,024	\$33,402	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
0021M690000F00802	9801	ROYAL LN	\$57,590	\$46,072	\$46,072	\$36,831	Richardson
0021M690000F00803	9801	ROYAL LN	\$54,100	\$54,100	\$54,100	\$54,100	Richardson
0021M690000F00804	9801	ROYAL LN	\$55,310	\$44,248	\$44,248	\$34,779	Richardson
0021M690000F00805	9801	ROYAL LN	\$54,100	\$43,280	\$43,280	\$33,690	Richardson
0021M690000F00806	9801	ROYAL LN	\$55,310	\$0	\$0	\$24,779	Richardson
0021M690000F00807	9801	ROYAL LN	\$53,780	\$43,024	\$43,024	\$33,402	Richardson
0021M690000F00808	9801	FAIR OAKS AVE	\$55,680	\$44,544	\$44,544	\$35,112	Richardson
0021M690000G00701	9801	ROYAL LN	\$67,750	\$54,200	\$54,200	\$45,975	Richardson
0021M690000G00702	9801	ROYAL LN	\$60,000	\$60,000	\$60,000	\$60,000	Richardson
0021M690000G00703	9801	ROYAL LN	\$70,550	\$70,550	\$70,550	\$70,550	Richardson
0021M690000G00704	9801	ROYAL LN	\$67,750	\$54,200	\$54,200	\$45,975	Richardson
0021M690000G00705	9801	ROYAL LN	\$70,550	\$56,440	\$56,440	\$48,496	Richardson
0021M690000G00706	9801	ROYAL LN	\$71,060	\$0	\$0	\$38,954	Richardson
0021M690000G00707	9801	ROYAL LN	\$67,750	\$0	\$0	\$35,975	Richardson
0021M690000G00708	9801	ROYAL LN	\$71,060	\$71,060	\$71,060	\$71,060	Richardson
0021M690000G00709	9801	ROYAL LN	\$70,550	\$70,550	\$70,550	\$70,550	Richardson
0021M690000G00710	9801	ROYAL LN	\$52,120	\$52,120	\$52,120	\$52,120	Richardson
0021M690000G00711	9801	ROYAL LN	\$70,550	\$70,550	\$70,550	\$70,550	Richardson
0021M690000G00712	9801	ROYAL LN	\$72,960	\$72,960	\$72,960	\$72,960	Richardson
0021M690000H00601	9801	ROYAL LN	\$73,280	\$58,624	\$58,624	\$50,952	Richardson
0021M690000H00602	9801	ROYAL LN	\$84,730	\$67,784	\$67,784	\$61,257	Richardson
0021M690000H00603	9801	ROYAL LN	\$81,700	\$65,360	\$65,360	\$58,530	Richardson
0021M690000H00604	9801	ROYAL LN	\$73,280	\$58,624	\$58,624	\$50,952	Richardson
0021M690000H00605	9801	ROYAL LN	\$68,400	\$54,720	\$54,720	\$46,560	Richardson
0021M690000H00606	9801	ROYAL LN	\$84,730	\$67,784	\$67,784	\$61,257	Richardson
0021M690000I00501	9801	ROYAL LN	\$73,280	\$58,624	\$58,624	\$50,952	Richardson
0021M690000I00502	9801	ROYAL LN	\$84,730	\$67,784	\$67,784	\$61,257	Richardson
0021M690000I00503	9801	ROYAL LN	\$81,700	\$81,700	\$81,700	\$81,700	Richardson
0021M690000I00504	9801	ROYAL LN	\$73,280	\$73,280	\$73,280	\$73,280	Richardson
0021M690000I00505	9801	ROYAL LN	\$81,700	\$65,360	\$65,360	\$58,530	Richardson
0021M690000I00506	9801	ROYAL LN	\$84,730	\$84,730	\$84,730	\$84,730	Richardson
0021M700000A01001	8109	SKILLMAN ST	\$25,980	\$20,784	\$20,784	\$5,980	Richardson
0021M700000A01002	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000A01003	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000A01004	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000A01005	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000A01006	8109	SKILLMAN ST	\$41,560	\$33,248	\$33,248	\$21,560	Richardson
0021M700000A01007	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000A01008	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000A01009	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000A01010	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000A01011	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000A01012	8109	SKILLMAN ST	\$21,220	\$21,220	\$21,220	\$21,220	Richardson
0021M700000A02001	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000A02002	8109	SKILLMAN ST	\$34,990	\$27,992	\$27,992	\$14,990	Richardson
0021M700000A02003	8109	SKILLMAN ST	\$27,570	\$27,570	\$27,570	\$27,570	Richardson
0021M700000A02004	8109	SKILLMAN ST	\$25,980	\$20,784	\$20,784	\$5,980	Richardson
0021M700000A02005	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000A02006	8109	SKILLMAN ST	\$41,560	\$33,248	\$33,248	\$21,560	Richardson
0021M700000A02007	8109	SKILLMAN ST	\$33,020	\$33,020	\$33,020	\$33,020	Richardson
0021M700000A02008	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000A02009	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000A02010	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000A02011	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000A02012	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000A03003	8109	SKILLMAN ST	\$30,970	\$30,970	\$30,970	\$30,970	Richardson
0021M700000A03004	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000A03005	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000A03006	8109	SKILLMAN ST	\$41,560	\$33,248	\$33,248	\$21,560	Richardson
0021M700000A03007	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000A03008	8109	SKILLMAN ST	\$32,000	\$32,000	\$32,000	\$32,000	Richardson
0021M700000A03009	8109	SKILLMAN ST	\$22,000	\$22,000	\$22,000	\$22,000	Richardson
0021M700000A03010	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000B01013	8109	SKILLMAN ST	\$39,230	\$39,230	\$39,230	\$39,230	Richardson
0021M700000B01014	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000B01015	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000B01016	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000B02013	8109	SKILLMAN ST	\$29,090	\$29,090	\$29,090	\$29,090	Richardson
0021M700000B02014	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000B02015	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
0021M700000B02016	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000C01017	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000C01018	8109	SKILLMAN ST	\$39,030	\$31,224	\$31,224	\$19,030	Richardson
0021M700000C01019	8109	SKILLMAN ST	\$35,000	\$35,000	\$35,000	\$35,000	Richardson
0021M700000C01020	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000C01021	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000C01022	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000C01023	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000C01024	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000C01025	8109	SKILLMAN ST	\$35,000	\$35,000	\$35,000	\$35,000	Richardson
0021M700000C01026	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000C01027	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000C01028	8109	SKILLMAN ST	\$39,030	\$31,224	\$31,224	\$19,030	Richardson
0021M700000C02017	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000C02018	8109	SKILLMAN ST	\$29,090	\$29,090	\$29,090	\$29,090	Richardson
0021M700000C02019	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000C02020	8109	SKILLMAN ST	\$41,560	\$41,560	\$41,560	\$41,560	Richardson
0021M700000C02021	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000C02022	8109	SKILLMAN ST	\$22,000	\$22,000	\$22,000	\$22,000	Richardson
0021M700000C02023	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000C02024	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000C02025	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000C02026	8109	SKILLMAN ST	\$41,560	\$33,248	\$33,248	\$21,560	Richardson
0021M700000C02027	8109	SKILLMAN ST	\$39,000	\$39,000	\$39,000	\$39,000	Richardson
0021M700000C02028	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000C03019	8109	SKILLMAN ST	\$39,030	\$39,030	\$39,030	\$39,030	Richardson
0021M700000C03020	8109	SKILLMAN ST	\$39,000	\$39,000	\$39,000	\$39,000	Richardson
0021M700000C03021	8109	SKILLMAN ST	\$34,990	\$27,992	\$27,992	\$14,990	Richardson
0021M700000C03022	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000C03023	8109	SKILLMAN ST	\$34,990	\$34,990	\$34,990	\$34,990	Richardson
0021M700000C03024	8109	SKILLMAN ST	\$25,980	\$25,980	\$25,980	\$25,980	Richardson
0021M700000C03025	8109	SKILLMAN ST	\$25,500	\$25,500	\$25,500	\$25,500	Richardson
0021M700000C03026	8109	SKILLMAN ST	\$41,560	\$33,248	\$33,248	\$21,560	Richardson
0021M760000A00101	9910	ROYAL LN	\$85,980	\$85,980	\$85,980	\$85,980	Richardson
0021M760000A00102	9910	ROYAL LN	\$66,000	\$66,000	\$66,000	\$66,000	Richardson
0021M760000A00103	9910	ROYAL LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000A00104	9910	ROYAL LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000A00105	9910	ROYAL LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000A00106	9910	ROYAL LN	\$66,000	\$50,495	\$50,495	\$41,807	Richardson
0021M760000A00107	9910	ROYAL LN	\$85,980	\$85,980	\$85,980	\$85,980	Richardson
0021M760000A00108	9910	ROYAL LN	\$66,000	\$52,800	\$52,800	\$44,400	Richardson
0021M760000B00201	9910	ROYAL LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000B00202	9910	ROYAL LN	\$66,000	\$52,800	\$52,800	\$44,400	Richardson
0021M760000B00203	9910	ROYAL LN	\$81,490	\$81,490	\$81,490	\$81,490	Richardson
0021M760000B00204	9910	ROYAL LN	\$78,000	\$78,000	\$78,000	\$78,000	Richardson
0021M760000B00205	9910	ROYAL LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000B00206	9910	ROYAL LN	\$66,000	\$52,800	\$52,800	\$44,400	Richardson
0021M760000B00207	9910	ROYAL LN	\$85,980	\$85,980	\$85,980	\$85,980	Richardson
0021M760000B00208	9910	ROYAL LN	\$66,000	\$66,000	\$66,000	\$66,000	Richardson
0021M760000C00301	9910	ROYAL LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000C00302	9910	ROYAL LN	\$63,530	\$50,824	\$50,824	\$42,177	Richardson
0021M760000C00303	9910	ROYAL LN	\$73,500	\$73,500	\$73,500	\$73,500	Richardson
0021M760000C00304	9910	ROYAL LN	\$85,980	\$85,980	\$85,980	\$85,980	Richardson
0021M760000C00305	9910	ROYAL LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000C00306	9910	ROYAL LN	\$66,000	\$0	\$0	\$29,600	Richardson
0021M760000C00307	9910	ROYAL LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000C00308	9910	ROYAL LN	\$60,000	\$0	\$0	\$27,380	Richardson
0021M760000D00401	9910	ROYAL LN	\$81,860	\$81,860	\$81,860	\$81,860	Richardson
0021M760000D00402	9910	ROYAL LN	\$66,000	\$66,000	\$66,000	\$66,000	Richardson
0021M760000D00403	9910	ROYAL LN	\$73,300	\$73,300	\$73,300	\$73,300	Richardson
0021M760000D00404	9910	ROYAL LN	\$85,980	\$85,980	\$85,980	\$85,980	Richardson
0021M760000D00405	9910	ROYAL LN	\$81,480	\$81,480	\$81,480	\$81,480	Richardson
0021M760000D00406	9910	ROYAL LN	\$63,530	\$63,530	\$63,530	\$63,530	Richardson
0021M760000D00407	9910	ROYAL LN	\$81,860	\$81,860	\$81,860	\$81,860	Richardson
0021M760000D00408	9910	ROYAL LN	\$66,000	\$66,000	\$66,000	\$66,000	Richardson
0021M760000E00501	9910	ROYAL LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000E00502	9910	ROYAL LN	\$66,000	\$0	\$0	\$34,400	Richardson
0021M760000E00503	9910	ROYAL LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000E00504	9910	ROYAL LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000E00505	9910	ROYAL LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
0021M760000E00506	9910	ROYAL LN	LN	\$66,000	\$52,800	\$52,800	\$44,400	Richardson
0021M760000E00507	9910	ROYAL LN	LN	\$82,610	\$82,610	\$82,610	\$82,610	Richardson
0021M760000E00508	9910	ROYAL LN	LN	\$66,000	\$50,495	\$50,495	\$41,807	Richardson
0021M760000F00601	9910	ROYAL LN	LN	\$85,980	\$4,784	\$0	\$52,382	Richardson
0021M760000F00602	9910	ROYAL LN	LN	\$66,000	\$52,800	\$52,800	\$44,400	Richardson
0021M760000F00603	9910	ROYAL LN	LN	\$81,860	\$81,860	\$81,860	\$81,860	Richardson
0021M760000G00701	9910	ROYAL LN	LN	\$66,000	\$50,495	\$50,495	\$41,807	Richardson
0021M760000G00702	9910	ROYAL LN	LN	\$81,490	\$1,192	\$0	\$48,341	Richardson
0021M760000G00703	9910	ROYAL LN	LN	\$94,300	\$75,440	\$75,440	\$69,870	Richardson
0021M760000G00704	9910	ROYAL LN	LN	\$81,490	\$81,490	\$81,490	\$81,490	Richardson
0021M760000G00705	9910	ROYAL LN	LN	\$66,000	\$66,000	\$66,000	\$66,000	Richardson
0021M760000G00706	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000G00707	9910	ROYAL LN	LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000H00801	9910	ROYAL LN	LN	\$66,000	\$66,000	\$66,000	\$66,000	Richardson
0021M760000H00802	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000H00803	9910	ROYAL LN	LN	\$85,980	\$77,382	\$77,382	\$74,181	Richardson
0021M760000H00804	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000H00805	9910	ROYAL LN	LN	\$66,000	\$66,000	\$66,000	\$66,000	Richardson
0021M760000H00806	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000H00807	9910	ROYAL LN	LN	\$85,980	\$4,784	\$0	\$52,382	Richardson
0021M760000I00901	9910	ROYAL LN	LN	\$70,300	\$56,240	\$56,240	\$48,270	Richardson
0021M760000I00902	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000I00903	9910	ROYAL LN	LN	\$85,980	\$85,980	\$85,980	\$85,980	Richardson
0021M760000I00904	9910	ROYAL LN	LN	\$81,490	\$73,341	\$73,341	\$69,916	Richardson
0021M760000I00905	9910	ROYAL LN	LN	\$60,000	\$60,000	\$60,000	\$60,000	Richardson
0021M760000I00906	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000I00907	9910	ROYAL LN	LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000J01001	9910	ROYAL LN	LN	\$66,000	\$50,495	\$50,495	\$41,807	Richardson
0021M760000J01002	9910	ROYAL LN	LN	\$73,300	\$73,300	\$73,300	\$73,300	Richardson
0021M760000J01003	9910	ROYAL LN	LN	\$81,860	\$81,860	\$81,860	\$81,860	Richardson
0021M760000J01004	9910	ROYAL LN	LN	\$81,490	\$81,490	\$81,490	\$81,490	Richardson
0021M760000J01005	9910	ROYAL LN	LN	\$66,000	\$52,800	\$52,800	\$44,400	Richardson
0021M760000J01006	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000J01007	9910	ROYAL LN	LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000K01101	9910	ROYAL LN	LN	\$66,000	\$52,800	\$52,800	\$44,400	Richardson
0021M760000K01102	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000K01103	9910	ROYAL LN	LN	\$85,980	\$85,980	\$85,980	\$85,980	Richardson
0021M760000K01104	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000K01105	9910	ROYAL LN	LN	\$66,000	\$66,000	\$66,000	\$66,000	Richardson
0021M760000K01106	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000K01107	9910	ROYAL LN	LN	\$94,600	\$75,680	\$75,680	\$70,140	Richardson
0021M760000L01201	9910	ROYAL LN	LN	\$66,000	\$0	\$0	\$34,400	Richardson
0021M760000L01202	9910	ROYAL LN	LN	\$73,300	\$73,300	\$73,300	\$73,300	Richardson
0021M760000L01203	9910	ROYAL LN	LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000L01204	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000L01205	9910	ROYAL LN	LN	\$66,000	\$0	\$0	\$34,400	Richardson
0021M760000L01206	9910	ROYAL LN	LN	\$73,300	\$73,300	\$73,300	\$73,300	Richardson
0021M760000L01207	9910	ROYAL LN	LN	\$81,860	\$81,860	\$81,860	\$81,860	Richardson
0021M760000M01301	9910	ROYAL LN	LN	\$66,000	\$0	\$0	\$31,807	Richardson
0021M760000M01302	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000M01303	9910	ROYAL LN	LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000M01304	9910	ROYAL LN	LN	\$81,490	\$81,490	\$81,490	\$81,490	Richardson
0021M760000M01305	9910	ROYAL LN	LN	\$66,000	\$0	\$0	\$34,400	Richardson
0021M760000M01306	9910	ROYAL LN	LN	\$81,490	\$65,192	\$65,192	\$58,341	Richardson
0021M760000M01307	9910	ROYAL LN	LN	\$85,980	\$68,784	\$68,784	\$62,382	Richardson
0021M760000N01401	9910	ROYAL LN	LN	\$66,000	\$66,000	\$66,000	\$66,000	Richardson
0021M760000N01402	9910	ROYAL LN	LN	\$85,980	\$85,980	\$85,980	\$85,980	Richardson
005414000B02A0000	5702	SKILLMAN ST	ST	\$1,642,420	\$1,642,420	\$1,642,420	\$1,642,420	Dallas
005414000C01D0000	6310	EASTRIDGE DR	DR	\$1,077,450	\$1,077,450	\$1,077,450	\$1,077,450	Dallas
005434000101A0000	6400	SKILLMAN ST	ST	\$1,279,840	\$1,279,840	\$1,279,840	\$1,279,840	Dallas
005434000101A0100	6400	SKILLMAN ST	ST	\$95,090	\$95,090	\$95,090	\$95,090	Dallas
005434000101A0200	6400	SKILLMAN ST	ST	\$18,950	\$18,950	\$18,950	\$18,950	Dallas
005434000A0020000	6505	ABRAMS RD	RD	\$2,238,370	\$2,238,370	\$2,238,370	\$2,238,370	Dallas
0054340A000010000	6434	SKILLMAN ST	ST	\$407,320	\$407,320	\$407,320	\$407,320	Dallas
0054340B0001A0000	6301	ABRAMS RD	RD	\$3,630,900	\$3,630,900	\$3,630,900	\$3,630,900	Dallas
0054340B0002A0000	6401	ABRAMS RD	RD	\$3,555,810	\$3,555,810	\$3,555,810	\$3,555,810	Dallas
0054340B0003A0000	6301	ABRAMS RD	RD	\$4,015,090	\$4,015,090	\$4,015,090	\$4,015,090	Dallas
005436000V0170000	6640	SKILLMAN ST	ST	\$2,409,170	\$2,409,170	\$2,409,170	\$2,409,170	Dallas
0054360V000160000	6666	SKILLMAN ST	ST	\$600,000	\$600,000	\$600,000	\$600,000	Dallas
0075270T000210000	9660	AUDELIA RD	RD	\$1,061,250	\$1,061,250	\$1,061,250	\$1,061,250	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
0075270T000220000		9616 AUDELIA RD	\$389,890	\$389,890	\$389,890	\$389,890	Richardson
008065000C01A0000	X	10111 MILLER RD	\$2,530,190	\$0	\$0	\$0	Richardson
008065000C01B0000	X	10111 MILLER RD	\$553,690	\$0	\$0	\$0	Richardson
0080670A0003B0000		10864 AUDELIA RD	\$1,010,490	\$1,010,490	\$1,010,490	\$1,010,490	Richardson
0080670A0003C0000	X	10928 AUDELIA RD	\$9,050,000	\$0	\$0	\$0	Richardson
0080670A0003C0100		10924 AUDELIA RD	\$150	\$150	\$150	\$150	Richardson
008070000A0000A00	X	9800 ADLETA BLVD	\$1,225,180	\$0	\$0	\$0	Richardson
008070000A03A0000	X	9800 ADLETA BLVD	\$2,524,320	\$0	\$0	\$0	Richardson
008070000A04A0000	X	9804 ADLETA BLVD	\$1,714,600	\$0	\$0	\$0	Richardson
008070000A05A0000	X	9810 ADLETA BLVD	\$2,531,820	\$0	\$0	\$0	Richardson
008081000A0040000		9842 AUDELIA RD	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	Richardson
008081000A0050000		9855 KINGSLEY DR	\$332,330	\$332,330	\$332,330	\$332,330	Richardson
0081000A000010100		8989 SKILLMAN ST	\$295,440	\$295,440	\$295,440	\$295,440	Richardson
0081000A000050000		10061 WHITEHURST DR	\$4,300,000	\$4,300,000	\$4,300,000	\$4,300,000	Richardson
008102000H0240000		8787 HALSTEAD CT	\$156,710	\$125,368	\$125,368	\$126,039	Richardson
0081240000001HS00		9757 WHITE ROCK TRL	\$150,200	\$79,693	\$79,693	\$74,655	Richardson
0081240A000010000		9601 WHITE ROCK TRL	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	Richardson
008125000501A0600		7320 SKILLMAN ST	\$1,740	\$1,740	\$1,740	\$1,740	Richardson
008125000501D0000		7324 SKILLMAN ST	\$17,537,280	\$17,537,280	\$17,537,280	\$17,537,280	Richardson
0081360A000020000		7570 SKILLMAN ST	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	Richardson
008139000A0010000		7920 SKILLMAN ST	\$1,162,800	\$1,162,800	\$1,162,800	\$1,162,800	Richardson
008139000A0010100		7920 SKILLMAN ST	\$1,337,220	\$1,337,220	\$1,337,220	\$1,337,220	Richardson
0081390A000040000		7610 SKILLMAN ST	\$500,000	\$500,000	\$500,000	\$500,000	Richardson
008412000001A0000		9382 LBJ FWY	\$63,180	\$63,180	\$63,180	\$63,180	Richardson
008412000001B0000		9382 LBJ FWY	\$1,034,500	\$1,034,500	\$1,034,500	\$1,034,500	Richardson
008412000001C0000		9386 LBJ FWY	\$993,000	\$993,000	\$993,000	\$993,000	Richardson
008412000005B0000		9359 FOREST LN	\$537,640	\$537,640	\$537,640	\$537,640	Richardson
008412000005C0000		9359 FOREST LN	\$913,310	\$913,310	\$913,310	\$913,310	Richardson
008412000A0010000		9363 FOREST LN	\$416,610	\$416,610	\$416,610	\$416,610	Richardson
00C11620000100100		8600 COPPERTOWNE LN	\$54,700	\$54,700	\$54,700	\$54,700	Richardson
00C11620000100101		8600 COPPERTOWNE LN	\$68,660	\$68,660	\$68,660	\$68,660	Richardson
00C11620000100102		8600 COPPERTOWNE LN	\$89,880	\$7,904	\$2,904	\$55,892	Richardson
00C11620000100103		8600 COPPERTOWNE LN	\$68,510	\$68,510	\$68,510	\$68,510	Richardson
00C11620000100104		8600 COPPERTOWNE LN	\$89,580	\$89,580	\$89,580	\$89,580	Richardson
00C11620000100106		8600 COPPERTOWNE LN	\$68,510	\$54,808	\$54,808	\$46,659	Richardson
00C11620000100200		8600 COPPERTOWNE LN	\$68,660	\$68,660	\$68,660	\$68,660	Richardson
00C11620000100201		8600 COPPERTOWNE LN	\$68,660	\$68,660	\$68,660	\$68,660	Richardson
00C11620000100202		8600 COPPERTOWNE LN	\$89,880	\$71,904	\$71,904	\$65,892	Richardson
00C11620000100203		8600 COPPERTOWNE LN	\$68,510	\$54,808	\$54,808	\$46,659	Richardson
00C11620000100204		8600 COPPERTOWNE LN	\$89,580	\$7,664	\$2,664	\$55,622	Richardson
00C11620000100206		8600 COPPERTOWNE LN	\$68,510	\$54,808	\$54,808	\$46,659	Richardson
00C11620000100300		8600 COPPERTOWNE LN	\$57,170	\$57,170	\$57,170	\$57,170	Richardson
00C11620000100301		8600 COPPERTOWNE LN	\$57,170	\$57,170	\$57,170	\$57,170	Richardson
00C11620000100302		8600 COPPERTOWNE LN	\$80,430	\$344	\$0	\$47,387	Richardson
00C11620000100303		8600 COPPERTOWNE LN	\$80,430	\$344	\$0	\$47,387	Richardson
00C11620000100304		8600 COPPERTOWNE LN	\$80,430	\$64,344	\$64,344	\$57,387	Richardson
00C11620000100305		8600 COPPERTOWNE LN	\$80,430	\$64,344	\$64,344	\$57,387	Richardson
00C11620000100306		8600 COPPERTOWNE LN	\$57,170	\$57,170	\$57,170	\$57,170	Richardson
00C11620000100307		8600 COPPERTOWNE LN	\$57,170	\$57,170	\$57,170	\$57,170	Richardson
00C11620000100400		8600 COPPERTOWNE LN	\$72,100	\$57,680	\$57,680	\$49,890	Richardson
00C11620000100401		8600 COPPERTOWNE LN	\$71,740	\$57,392	\$57,392	\$49,566	Richardson
00C11620000100402		8600 COPPERTOWNE LN	\$68,660	\$0	\$0	\$36,794	Richardson
00C11620000100403		8600 COPPERTOWNE LN	\$61,380	\$49,104	\$49,104	\$40,242	Richardson
00C11620000100404		8600 COPPERTOWNE LN	\$54,000	\$54,000	\$54,000	\$54,000	Richardson
00C11620000100405		8600 COPPERTOWNE LN	\$59,900	\$59,900	\$59,900	\$59,900	Richardson
00C11620000100406		8600 COPPERTOWNE LN	\$71,940	\$71,940	\$71,940	\$71,940	Richardson
00C11620000100407		8600 COPPERTOWNE LN	\$71,940	\$71,940	\$71,940	\$71,940	Richardson
00C11620000100500		8600 COPPERTOWNE LN	\$57,170	\$57,170	\$57,170	\$57,170	Richardson
00C11620000100501		8600 COPPERTOWNE LN	\$57,170	\$57,170	\$57,170	\$57,170	Richardson
00C11620000100502		8600 COPPERTOWNE LN	\$57,090	\$0	\$0	\$26,381	Richardson
00C11620000100503		8600 COPPERTOWNE LN	\$57,090	\$57,090	\$57,090	\$57,090	Richardson
00C11620000100504		8600 COPPERTOWNE LN	\$57,090	\$45,672	\$45,672	\$36,381	Richardson
00C11620000100505		8600 COPPERTOWNE LN	\$57,090	\$45,672	\$45,672	\$36,381	Richardson
00C11620000100506		8600 COPPERTOWNE LN	\$57,170	\$45,736	\$45,736	\$36,453	Richardson
00C11620000100507		8600 COPPERTOWNE LN	\$53,490	\$53,490	\$53,490	\$53,490	Richardson
00C11620000100600		8600 COPPERTOWNE LN	\$72,100	\$72,100	\$72,100	\$72,100	Richardson
00C11620000100601		8600 COPPERTOWNE LN	\$72,100	\$72,100	\$72,100	\$72,100	Richardson
00C11620000100602		8600 COPPERTOWNE LN	\$68,660	\$54,928	\$54,928	\$46,794	Richardson
00C11620000100603		8600 COPPERTOWNE LN	\$68,660	\$63,991	\$63,991	\$61,226	Richardson
00C11620000100604		8600 COPPERTOWNE LN	\$68,510	\$54,808	\$54,808	\$46,659	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00C11620000100605	8600	COPPERTOWNE LN	\$68,510	\$68,510	\$68,510	\$68,510	Richardson
00C11620000100606	8600	COPPERTOWNE LN	\$71,940	\$71,940	\$71,940	\$71,940	Richardson
00C11620000100607	8600	COPPERTOWNE LN	\$70,770	\$0	\$0	\$38,693	Richardson
00C11620000100700	8600	COPPERTOWNE LN	\$57,170	\$57,170	\$57,170	\$57,170	Richardson
00C11620000100701	8600	COPPERTOWNE LN	\$57,170	\$57,170	\$57,170	\$57,170	Richardson
00C11620000100702	8600	COPPERTOWNE LN	\$80,430	\$64,344	\$64,344	\$57,387	Richardson
00C11620000100703	8600	COPPERTOWNE LN	\$80,430	\$64,344	\$64,344	\$57,387	Richardson
00C11620000100704	8600	COPPERTOWNE LN	\$72,100	\$72,100	\$72,100	\$72,100	Richardson
00C11620000100705	8600	COPPERTOWNE LN	\$72,100	\$72,100	\$72,100	\$72,100	Richardson
00C11620000100706	8600	COPPERTOWNE LN	\$69,140	\$69,140	\$69,140	\$69,140	Richardson
00C11620000100707	8600	COPPERTOWNE LN	\$69,140	\$69,140	\$69,140	\$69,140	Richardson
00C11620000100800	8600	COPPERTOWNE LN	\$68,660	\$68,660	\$68,660	\$68,660	Richardson
00C11620000100801	8600	COPPERTOWNE LN	\$68,660	\$68,660	\$68,660	\$68,660	Richardson
00C11620000100802	8600	COPPERTOWNE LN	\$89,930	\$89,930	\$89,930	\$89,930	Richardson
00C11620000100803	8600	COPPERTOWNE LN	\$68,510	\$54,808	\$54,808	\$46,659	Richardson
00C11620000100804	8600	COPPERTOWNE LN	\$89,580	\$89,580	\$89,580	\$89,580	Richardson
00C11620000100806	8600	COPPERTOWNE LN	\$68,510	\$0	\$0	\$36,659	Richardson
00C11620000100900	8600	COPPERTOWNE LN	\$72,100	\$0	\$0	\$39,890	Richardson
00C11620000100901	8600	COPPERTOWNE LN	\$72,100	\$0	\$0	\$39,890	Richardson
00C11620000100902	8600	COPPERTOWNE LN	\$68,660	\$54,928	\$54,928	\$46,794	Richardson
00C11620000100903	8600	COPPERTOWNE LN	\$68,660	\$54,928	\$54,928	\$46,794	Richardson
00C11620000100904	8600	COPPERTOWNE LN	\$68,510	\$68,510	\$68,510	\$68,510	Richardson
00C11620000100905	8600	COPPERTOWNE LN	\$68,510	\$68,510	\$68,510	\$68,510	Richardson
00C11620000100906	8600	COPPERTOWNE LN	\$71,940	\$57,552	\$57,552	\$49,746	Richardson
00C11620000100907	8600	COPPERTOWNE LN	\$71,940	\$57,552	\$57,552	\$49,746	Richardson
00C11620000101000	8600	COPPERTOWNE LN	\$90,540	\$62,920	\$62,920	\$55,785	Richardson
00C11620000101001	8600	COPPERTOWNE LN	\$90,540	\$72,432	\$72,432	\$66,486	Richardson
00C11620000101002	8600	COPPERTOWNE LN	\$72,100	\$72,100	\$72,100	\$72,100	Richardson
00C11620000101003	8600	COPPERTOWNE LN	\$72,100	\$57,680	\$57,680	\$49,890	Richardson
00C11620000101004	8600	COPPERTOWNE LN	\$72,100	\$72,100	\$72,100	\$72,100	Richardson
00C11620000101005	8600	COPPERTOWNE LN	\$72,100	\$57,680	\$57,680	\$49,890	Richardson
00C11620000101006	8600	COPPERTOWNE LN	\$90,540	\$8,432	\$3,432	\$56,486	Richardson
00C11620000101007	8600	COPPERTOWNE LN	\$90,540	\$72,432	\$72,432	\$66,486	Richardson
00C11620000101200	8600	COPPERTOWNE LN	\$56,000	\$56,000	\$56,000	\$56,000	Richardson
00C11620000101201	8600	COPPERTOWNE LN	\$71,420	\$57,136	\$57,136	\$49,278	Richardson
00C11620000101202	8600	COPPERTOWNE LN	\$69,470	\$0	\$0	\$37,523	Richardson
00C11620000101203	8600	COPPERTOWNE LN	\$69,470	\$69,470	\$69,470	\$69,470	Richardson
00C11620000101204	8600	COPPERTOWNE LN	\$69,470	\$0	\$0	\$37,523	Richardson
00C11620000101205	8600	COPPERTOWNE LN	\$68,520	\$54,816	\$54,816	\$46,668	Richardson
00C11620000101206	8600	COPPERTOWNE LN	\$71,420	\$71,420	\$71,420	\$71,420	Richardson
00C11620000101207	8600	COPPERTOWNE LN	\$71,420	\$71,420	\$71,420	\$71,420	Richardson
00C11620000101300	8600	COPPERTOWNE LN	\$71,420	\$0	\$0	\$39,278	Richardson
00C11620000101301	8600	COPPERTOWNE LN	\$71,420	\$71,420	\$71,420	\$71,420	Richardson
00C11620000101302	8600	COPPERTOWNE LN	\$69,470	\$55,576	\$55,576	\$47,523	Richardson
00C11620000101303	8600	COPPERTOWNE LN	\$69,470	\$69,470	\$69,470	\$69,470	Richardson
00C11620000101304	8600	COPPERTOWNE LN	\$69,470	\$69,470	\$69,470	\$69,470	Richardson
00C11620000101305	8600	COPPERTOWNE LN	\$69,470	\$55,576	\$55,576	\$47,523	Richardson
00C11620000101306	8600	COPPERTOWNE LN	\$71,420	\$0	\$0	\$39,278	Richardson
00C11620000101307	8600	COPPERTOWNE LN	\$71,420	\$71,420	\$71,420	\$71,420	Richardson
00C11620000101400	8600	COPPERTOWNE LN	\$56,530	\$45,224	\$45,224	\$35,877	Richardson
00C11620000101401	8600	COPPERTOWNE LN	\$56,530	\$56,530	\$56,530	\$56,530	Richardson
00C11620000101402	8600	COPPERTOWNE LN	\$56,530	\$56,530	\$56,530	\$56,530	Richardson
00C11620000101403	8600	COPPERTOWNE LN	\$56,530	\$42,240	\$42,240	\$32,520	Richardson
00C11620000101404	8600	COPPERTOWNE LN	\$56,530	\$56,530	\$56,530	\$56,530	Richardson
00C11620000101405	8600	COPPERTOWNE LN	\$56,530	\$56,530	\$56,530	\$56,530	Richardson
00C11620000101406	8600	COPPERTOWNE LN	\$56,530	\$45,224	\$45,224	\$35,877	Richardson
00C11620000101407	8600	COPPERTOWNE LN	\$56,530	\$56,530	\$56,530	\$56,530	Richardson
00C11620000101500	8600	COPPERTOWNE LN	\$71,420	\$0	\$0	\$39,278	Richardson
00C11620000101501	8600	COPPERTOWNE LN	\$71,420	\$57,136	\$57,136	\$49,278	Richardson
00C11620000101502	8600	COPPERTOWNE LN	\$69,470	\$69,470	\$69,470	\$69,470	Richardson
00C11620000101503	8600	COPPERTOWNE LN	\$69,470	\$55,576	\$55,576	\$47,523	Richardson
00C11620000101504	8600	COPPERTOWNE LN	\$69,470	\$69,470	\$69,470	\$69,470	Richardson
00C11620000101505	8600	COPPERTOWNE LN	\$69,470	\$69,470	\$69,470	\$69,470	Richardson
00C11620000101506	8600	COPPERTOWNE LN	\$71,420	\$71,420	\$71,420	\$71,420	Richardson
00C11620000101507	8600	COPPERTOWNE LN	\$71,420	\$57,136	\$57,136	\$49,278	Richardson
00C11620000101600	8600	COPPERTOWNE LN	\$79,700	\$0	\$0	\$46,730	Richardson
00C11620000101601	8600	COPPERTOWNE LN	\$80,730	\$64,584	\$64,584	\$57,657	Richardson
00C11620000101602	8600	COPPERTOWNE LN	\$80,730	\$584	\$0	\$47,657	Richardson
00C11620000101603	8600	COPPERTOWNE LN	\$80,730	\$64,584	\$64,584	\$57,657	Richardson
00C11620000101604	8600	COPPERTOWNE LN	\$80,730	\$64,584	\$64,584	\$57,657	Richardson

## Appendix A

# 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00C11620000101605	8600	COPPERTOWNE LN	LN	\$80,000	\$64,000	\$64,000	\$57,000	Richardson
00C11620000101606	8600	COPPERTOWNE LN	LN	\$79,700	\$79,700	\$79,700	\$79,700	Richardson
00C11620000101607	8600	COPPERTOWNE LN	LN	\$80,730	\$584	\$0	\$47,657	Richardson
00C11620000101700	8600	COPPERTOWNE LN	LN	\$67,950	\$54,360	\$54,360	\$46,155	Richardson
00C11620000101701	8600	COPPERTOWNE LN	LN	\$67,950	\$67,950	\$67,950	\$67,950	Richardson
00C11620000101702	8600	COPPERTOWNE LN	LN	\$68,830	\$0	\$0	\$36,947	Richardson
00C11620000101703	8600	COPPERTOWNE LN	LN	\$68,830	\$68,830	\$68,830	\$68,830	Richardson
00C11620000101704	8600	COPPERTOWNE LN	LN	\$68,830	\$55,064	\$55,064	\$46,947	Richardson
00C11620000101705	8600	COPPERTOWNE LN	LN	\$68,830	\$55,064	\$55,064	\$46,947	Richardson
00C11620000101706	8600	COPPERTOWNE LN	LN	\$67,950	\$0	\$0	\$36,155	Richardson
00C11620000101707	8600	COPPERTOWNE LN	LN	\$67,950	\$67,950	\$67,950	\$67,950	Richardson
00C11620000101800	8600	COPPERTOWNE LN	LN	\$89,880	\$71,904	\$71,904	\$65,892	Richardson
00C11620000101801	8600	COPPERTOWNE LN	LN	\$89,880	\$4,584	\$0	\$52,157	Richardson
00C11620000101802	8600	COPPERTOWNE LN	LN	\$71,280	\$71,280	\$71,280	\$71,280	Richardson
00C11620000101803	8600	COPPERTOWNE LN	LN	\$71,280	\$57,024	\$57,024	\$49,152	Richardson
00C11620000101804	8600	COPPERTOWNE LN	LN	\$71,280	\$0	\$0	\$39,152	Richardson
00C11620000101805	8600	COPPERTOWNE LN	LN	\$71,280	\$57,024	\$57,024	\$49,152	Richardson
00C11620000101806	8600	COPPERTOWNE LN	LN	\$89,880	\$89,880	\$89,880	\$89,880	Richardson
00C11620000101807	8600	COPPERTOWNE LN	LN	\$89,880	\$71,904	\$71,904	\$65,892	Richardson
00C11620000101900	8600	COPPERTOWNE LN	LN	\$71,420	\$57,136	\$57,136	\$49,278	Richardson
00C11620000101901	8600	COPPERTOWNE LN	LN	\$71,420	\$57,136	\$57,136	\$49,278	Richardson
00C11620000101902	8600	COPPERTOWNE LN	LN	\$80,730	\$80,730	\$80,730	\$80,730	Richardson
00C11620000101903	8600	COPPERTOWNE LN	LN	\$80,730	\$80,730	\$80,730	\$80,730	Richardson
00C11620000102000	8600	COPPERTOWNE LN	LN	\$56,530	\$56,530	\$56,530	\$56,530	Richardson
00C11620000102001	8600	COPPERTOWNE LN	LN	\$56,530	\$56,530	\$56,530	\$56,530	Richardson
00C11620000102002	8600	COPPERTOWNE LN	LN	\$56,530	\$45,224	\$45,224	\$35,877	Richardson
00C11620000102003	8600	COPPERTOWNE LN	LN	\$56,530	\$45,224	\$45,224	\$35,877	Richardson
00C11620000102004	8600	COPPERTOWNE LN	LN	\$56,530	\$45,224	\$45,224	\$35,877	Richardson
00C11620000102005	8600	COPPERTOWNE LN	LN	\$56,530	\$50,877	\$50,877	\$46,204	Richardson
00C11620000102006	8600	COPPERTOWNE LN	LN	\$56,530	\$56,530	\$56,530	\$56,530	Richardson
00C11620000102007	8600	COPPERTOWNE LN	LN	\$56,530	\$56,530	\$56,530	\$56,530	Richardson
00C11620000102100	8600	COPPERTOWNE LN	LN	\$67,950	\$67,950	\$67,950	\$67,950	Richardson
00C11620000102101	8600	COPPERTOWNE LN	LN	\$67,950	\$54,360	\$54,360	\$46,155	Richardson
00C11620000102102	8600	COPPERTOWNE LN	LN	\$68,830	\$55,064	\$55,064	\$46,947	Richardson
00C11620000102103	8600	COPPERTOWNE LN	LN	\$68,830	\$55,064	\$55,064	\$46,947	Richardson
00C11620000102104	8600	COPPERTOWNE LN	LN	\$68,830	\$68,830	\$68,830	\$68,830	Richardson
00C11620000102105	8600	COPPERTOWNE LN	LN	\$68,830	\$68,830	\$68,830	\$68,830	Richardson
00C11620000102106	8600	COPPERTOWNE LN	LN	\$67,950	\$67,950	\$67,950	\$67,950	Richardson
00C11620000102107	8600	COPPERTOWNE LN	LN	\$67,950	\$67,950	\$67,950	\$67,950	Richardson
00C15500000A000101	7660	SKILLMAN	ST	\$41,770	\$32,186	\$32,186	\$20,232	Richardson
00C15500000B00201	7660	SKILLMAN	ST	\$35,020	\$35,020	\$35,020	\$35,020	Richardson
00C15500000B00202	7660	SKILLMAN	ST	\$35,440	\$35,440	\$35,440	\$35,440	Richardson
00C15500000B00203	7660	SKILLMAN	ST	\$40,130	\$40,130	\$40,130	\$40,130	Richardson
00C15500000B00204	7660	SKILLMAN	ST	\$40,130	\$40,130	\$40,130	\$40,130	Richardson
00C15500000C00301	7660	SKILLMAN	ST	\$37,450	\$37,450	\$37,450	\$37,450	Richardson
00C15500000C00302	7660	SKILLMAN	ST	\$45,780	\$41,202	\$41,202	\$35,780	Richardson
00C15500000C00303	7660	SKILLMAN	ST	\$37,450	\$37,450	\$37,450	\$37,450	Richardson
00C15500000C00304	7660	SKILLMAN	ST	\$52,590	\$52,590	\$52,590	\$52,590	Richardson
00C15500000D00401	7660	SKILLMAN	ST	\$37,450	\$37,450	\$37,450	\$37,450	Richardson
00C15500000D00402	7660	SKILLMAN	ST	\$52,320	\$52,320	\$52,320	\$52,320	Richardson
00C15500000D00403	7660	SKILLMAN	ST	\$25,310	\$25,310	\$25,310	\$25,310	Richardson
00C15500000D00404	7660	SKILLMAN	ST	\$46,470	\$46,470	\$46,470	\$46,470	Richardson
00C15500000E00501	7660	SKILLMAN	ST	\$37,450	\$37,450	\$37,450	\$37,450	Richardson
00C15500000E00502	7660	SKILLMAN	ST	\$52,320	\$52,320	\$52,320	\$52,320	Richardson
00C15500000E00503	7660	SKILLMAN	ST	\$25,310	\$25,310	\$25,310	\$25,310	Richardson
00C15500000E00504	7660	SKILLMAN	ST	\$52,320	\$41,856	\$41,856	\$32,088	Richardson
00C15500000F00601	7660	SKILLMAN	ST	\$37,450	\$0	\$0	\$6,074	Richardson
00C15500000F00602	7660	SKILLMAN	ST	\$52,320	\$52,320	\$52,320	\$52,320	Richardson
00C15500000F00603	7660	SKILLMAN	ST	\$37,450	\$37,450	\$37,450	\$37,450	Richardson
00C15500000F00604	7660	SKILLMAN	ST	\$52,320	\$41,856	\$41,856	\$32,088	Richardson
00C15500000G00701	7660	SKILLMAN	ST	\$37,450	\$37,450	\$37,450	\$37,450	Richardson
00C15500000G00702	7660	SKILLMAN	ST	\$52,320	\$41,856	\$41,856	\$32,088	Richardson
00C15500000G00703	7660	SKILLMAN	ST	\$31,020	\$31,020	\$31,020	\$31,020	Richardson
00C15500000G00704	7660	SKILLMAN	ST	\$52,320	\$52,320	\$52,320	\$52,320	Richardson
00C15500000H00801	7660	SKILLMAN	ST	\$25,310	\$25,310	\$25,310	\$25,310	Richardson
00C15500000H00802	7660	SKILLMAN	ST	\$52,320	\$52,320	\$52,320	\$52,320	Richardson
00C29100000A00001	8750	PARK	LN	\$67,610	\$67,610	\$67,610	\$67,610	Dallas
00C29100000A00002	8750	PARK	LN	\$65,390	\$65,390	\$65,390	\$65,390	Dallas
00C29100000A00003	8750	PARK	LN	\$67,880	\$54,304	\$54,304	\$46,092	Dallas
00C29100000A00004	8750	PARK	LN	\$67,880	\$54,304	\$54,304	\$46,092	Dallas

## Appendix A

# 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00C2910000A00005	8750	PARK LN	\$65,390	\$52,312	\$52,312	\$43,851	Dallas
00C2910000A00006	8750	PARK LN	\$67,610	\$67,610	\$67,610	\$67,610	Dallas
00C2910000B00007	8750	PARK LN	\$67,610	\$67,610	\$67,610	\$67,610	Dallas
00C2910000B00008	8750	PARK LN	\$67,880	\$67,880	\$67,880	\$67,880	Dallas
00C2910000B00009	8750	PARK LN	\$67,880	\$67,880	\$67,880	\$67,880	Dallas
00C2910000B00010	8750	PARK LN	\$65,390	\$52,312	\$52,312	\$43,851	Dallas
00C2910000B00011	8750	PARK LN	\$65,390	\$65,390	\$65,390	\$65,390	Dallas
00C2910000B00012	8750	PARK LN	\$65,390	\$65,390	\$65,390	\$65,390	Dallas
00C2910000B00013	8750	PARK LN	\$67,610	\$67,610	\$67,610	\$67,610	Dallas
00C2910000C00014	8750	PARK LN	\$43,960	\$43,960	\$43,960	\$34,455	Dallas
00C2910000C00015	8750	PARK LN	\$35,050	\$35,050	\$35,050	\$35,050	Dallas
00C2910000C00016	8750	PARK LN	\$35,050	\$28,040	\$28,040	\$15,050	Dallas
00C2910000C00017	8750	PARK LN	\$48,000	\$48,000	\$48,000	\$48,000	Dallas
00C2910000C00018	8750	PARK LN	\$48,000	\$48,000	\$48,000	\$48,000	Dallas
00C2910000C00019	8750	PARK LN	\$48,000	\$38,400	\$38,400	\$28,000	Dallas
00C2910000C00020	8750	PARK LN	\$35,050	\$35,050	\$35,050	\$35,050	Dallas
00C2910000C00021	8750	PARK LN	\$35,050	\$35,050	\$35,050	\$35,050	Dallas
00C2910000C00022	8750	PARK LN	\$32,250	\$32,250	\$32,250	\$32,250	Dallas
00C2910000C00023	8750	PARK LN	\$32,250	\$32,250	\$32,250	\$32,250	Dallas
00C2910000C00024	8750	PARK LN	\$35,050	\$35,050	\$35,050	\$35,050	Dallas
00C2910000C00025	8750	PARK LN	\$35,050	\$35,050	\$35,050	\$35,050	Dallas
00C2910000C00026	8750	PARK LN	\$40,330	\$40,330	\$40,330	\$40,330	Dallas
00C2910000C00027	8750	PARK LN	\$48,000	\$48,000	\$48,000	\$48,000	Dallas
00C2910000C00028	8750	PARK LN	\$35,500	\$35,500	\$35,500	\$35,500	Dallas
00C2910000C00029	8750	PARK LN	\$48,000	\$48,000	\$48,000	\$48,000	Dallas
00C2910000C00030	8750	PARK LN	\$35,050	\$35,050	\$35,050	\$35,050	Dallas
00C2910000C00031	8750	PARK LN	\$35,050	\$35,050	\$35,050	\$35,050	Dallas
00C2910000C00032	8750	PARK LN	\$17,000	\$17,000	\$17,000	\$17,000	Dallas
00C2910000C00033	8750	PARK LN	\$35,050	\$35,050	\$35,050	\$35,050	Dallas
00C2910000C00034	8750	PARK LN	\$35,050	\$28,040	\$28,040	\$15,050	Dallas
00C2910000C00035	8750	PARK LN	\$35,050	\$35,050	\$35,050	\$35,050	Dallas
00C2910000C00036	8750	PARK LN	\$48,000	\$38,400	\$38,400	\$28,000	Dallas
00C2910000C00037	8750	PARK LN	\$48,000	\$48,000	\$48,000	\$48,000	Dallas
00C2910000D00038	8750	PARK LN	\$65,720	\$52,576	\$52,576	\$44,148	Dallas
00C2910000D00039	8750	PARK LN	\$65,390	\$52,312	\$52,312	\$43,851	Dallas
00C2910000D00040	8750	PARK LN	\$67,880	\$67,880	\$67,880	\$67,880	Dallas
00C2910000D00041	8750	PARK LN	\$58,000	\$46,400	\$46,400	\$37,200	Dallas
00C2910000D00042	8750	PARK LN	\$65,390	\$52,312	\$52,312	\$43,851	Dallas
00C2910000D00043	8750	PARK LN	\$65,390	\$52,312	\$52,312	\$43,851	Dallas
00C2910000D00044	8750	PARK LN	\$49,600	\$39,680	\$39,680	\$29,600	Dallas
00C2910000D00045	8750	PARK LN	\$49,100	\$49,100	\$49,100	\$49,100	Dallas
00C2910000D00046	8750	PARK LN	\$49,100	\$49,100	\$49,100	\$49,100	Dallas
00C2910000D00047	8750	PARK LN	\$49,600	\$49,600	\$49,600	\$49,600	Dallas
00C2910000D00048	8750	PARK LN	\$65,390	\$52,312	\$52,312	\$43,851	Dallas
00C2910000D00049	8750	PARK LN	\$65,390	\$50,212	\$50,212	\$41,488	Dallas
00C2910000D00050	8750	PARK LN	\$67,880	\$67,880	\$67,880	\$67,880	Dallas
00C2910000D00051	8750	PARK LN	\$67,880	\$54,304	\$54,304	\$46,092	Dallas
00C2910000D00052	8750	PARK LN	\$65,390	\$50,212	\$50,212	\$41,488	Dallas
00C2910000D00053	8750	PARK LN	\$49,600	\$49,600	\$49,600	\$49,600	Dallas
00C2910000D00054	8750	PARK LN	\$49,600	\$49,600	\$49,600	\$49,600	Dallas
00C2910000E00055	8750	PARK LN	\$67,610	\$67,610	\$67,610	\$67,610	Dallas
00C2910000E00056	8750	PARK LN	\$65,390	\$0	\$0	\$0	Dallas
00C2910000E00057	8750	PARK LN	\$65,390	\$65,390	\$65,390	\$65,390	Dallas
00C2910000E00058	8750	PARK LN	\$67,610	\$67,610	\$67,610	\$67,610	Dallas
00C2910000F00059	8750	PARK LN	\$67,610	\$54,088	\$54,088	\$45,849	Dallas
00C2910000F00060	8750	PARK LN	\$65,390	\$65,390	\$65,390	\$65,390	Dallas
00C2910000F00061	8750	PARK LN	\$65,390	\$52,312	\$52,312	\$43,851	Dallas
00C2910000F00062	8750	PARK LN	\$67,610	\$54,088	\$54,088	\$45,849	Dallas
00C32500000000101	7979	SKILLMAN ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C32500000000102	7979	SKILLMAN ST	\$21,420	\$21,420	\$21,420	\$21,420	Richardson
00C32500000000103	7979	SKILLMAN ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C32500000000104	7979	SKILLMAN ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C32500000000105	7979	SKILLMAN ST	\$19,880	\$19,880	\$19,880	\$19,880	Richardson
00C32500000000106	7979	SKILLMAN ST	\$23,710	\$23,710	\$23,710	\$23,710	Richardson
00C32500000000107	7979	SKILLMAN ST	\$21,420	\$21,420	\$21,420	\$21,420	Richardson
00C32500000000108	7979	SKILLMAN ST	\$21,420	\$21,420	\$21,420	\$21,420	Richardson
00C32500000000109	7979	SKILLMAN ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C32500000000201	7979	SKILLMAN ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C32500000000202	7979	SKILLMAN ST	\$21,420	\$21,420	\$21,420	\$21,420	Richardson
00C32500000000203	7979	SKILLMAN ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00C32500000000204	7979	SKILLMAN	ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C32500000000205	7979	SKILLMAN	ST	\$19,880	\$19,880	\$19,880	\$19,880	Richardson
00C32500000000206	7979	SKILLMAN	ST	\$23,710	\$23,710	\$23,710	\$23,710	Richardson
00C32500000000207	7979	SKILLMAN	ST	\$21,420	\$21,420	\$21,420	\$21,420	Richardson
00C32500000000208	7979	SKILLMAN	ST	\$21,420	\$21,420	\$21,420	\$21,420	Richardson
00C32500000000209	7979	SKILLMAN	ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C32500000000301	7979	SKILLMAN	ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C32500000000302	7979	SKILLMAN	ST	\$21,420	\$21,420	\$21,420	\$21,420	Richardson
00C32500000000303	7979	SKILLMAN	ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C32500000000304	7979	SKILLMAN	ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C32500000000305	7979	SKILLMAN	ST	\$19,880	\$19,880	\$19,880	\$19,880	Richardson
00C32500000000306	7979	SKILLMAN	ST	\$23,710	\$23,710	\$23,710	\$23,710	Richardson
00C32500000000307	7979	SKILLMAN	ST	\$21,420	\$21,420	\$21,420	\$21,420	Richardson
00C32500000000308	7979	SKILLMAN	ST	\$21,420	\$21,420	\$21,420	\$21,420	Richardson
00C32500000000309	7979	SKILLMAN	ST	\$23,280	\$23,280	\$23,280	\$23,280	Richardson
00C52050000A00101	7340	SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000A00102	7340	SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000A00103	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000A00104	7340	SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000A00105	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000A00106	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000A00107	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000A00108	7340	SKILLMAN	ST	\$53,960	\$0	\$0	\$23,564	Richardson
00C52050000B00201	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000B00202	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000B00203	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000B00204	7340	SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000B00205	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000B00206	7340	SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000B00207	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000B00208	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000C00301	7340	SKILLMAN	ST	\$46,000	\$26,800	\$26,800	\$16,000	Richardson
00C52050000C00302	7340	SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000C00303	7340	SKILLMAN	ST	\$46,000	\$0	\$0	\$16,000	Richardson
00C52050000C00304	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000C00305	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000C00306	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000C00307	7340	SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000C00308	7340	SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000D00401	7340	SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000D00402	7340	SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000D00403	7340	SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000D00404	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000D00405	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000D00406	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000D00407	7340	SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000D00408	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000D00409	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000D00410	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000E00501	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000E00502	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000E00503	7340	SKILLMAN	ST	\$41,040	\$41,040	\$41,040	\$41,040	Richardson
00C52050000E00504	7340	SKILLMAN	ST	\$67,500	\$67,500	\$67,500	\$67,500	Richardson
00C52050000E00505	7340	SKILLMAN	ST	\$41,040	\$41,040	\$41,040	\$41,040	Richardson
00C52050000E00506	7340	SKILLMAN	ST	\$71,810	\$57,448	\$57,448	\$49,629	Richardson
00C52050000E00507	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000E00508	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000E00509	7340	SKILLMAN	ST	\$46,000	\$0	\$0	\$16,000	Richardson
00C52050000E00510	7340	SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000E00511	7340	SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000E00512	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000E00513	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000E00514	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000F00601	7340	SKILLMAN	ST	\$46,000	\$0	\$0	\$16,000	Richardson
00C52050000F00602	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000F00603	7340	SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000F00604	7340	SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000F00605	7340	SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000F00606	7340	SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000F00607	7340	SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00C52050000F00608		7340 SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000G00701		7340 SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000G00702		7340 SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000G00703		7340 SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000G00704		7340 SKILLMAN	ST	\$48,540	\$38,832	\$38,832	\$28,540	Richardson
00C52050000G00705		7340 SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000G00706		7340 SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000G00707		7340 SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000G00708		7340 SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000G00709		7340 SKILLMAN	ST	\$41,040	\$41,040	\$41,040	\$41,040	Richardson
00C52050000G00710		7340 SKILLMAN	ST	\$71,810	\$71,810	\$71,810	\$71,810	Richardson
00C52050000H00800		7340 SKILLMAN	ST	\$39,680	\$39,680	\$39,680	\$39,680	Richardson
00C52050000H00801		7340 SKILLMAN	ST	\$35,420	\$35,420	\$35,420	\$35,420	Richardson
00C52050000H00802		7340 SKILLMAN	ST	\$53,520	\$53,520	\$53,520	\$53,520	Richardson
00C52050000H00803		7340 SKILLMAN	ST	\$41,290	\$33,032	\$33,032	\$21,290	Richardson
00C52050000H00804		7340 SKILLMAN	ST	\$53,520	\$53,520	\$53,520	\$53,520	Richardson
00C52050000H00805		7340 SKILLMAN	ST	\$41,290	\$41,290	\$41,290	\$41,290	Richardson
00C52050000H00806		7340 SKILLMAN	ST	\$77,890	\$62,312	\$62,312	\$55,101	Richardson
00C52050000H00807		7340 SKILLMAN	ST	\$41,290	\$41,290	\$41,290	\$41,290	Richardson
00C52050000H00808		7340 SKILLMAN	ST	\$71,810	\$71,810	\$71,810	\$71,810	Richardson
00C52050000J00901		7340 SKILLMAN	ST	\$31,680	\$31,680	\$31,680	\$31,680	Richardson
00C52050000J00902		7340 SKILLMAN	ST	\$71,810	\$0	\$0	\$39,629	Richardson
00C52050000J00903		7340 SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000J00904		7340 SKILLMAN	ST	\$53,960	\$53,960	\$53,960	\$53,960	Richardson
00C52050000J00905		7340 SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000J00906		7340 SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000J00907		7340 SKILLMAN	ST	\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C52050000J00908		7340 SKILLMAN	ST	\$47,000	\$37,600	\$37,600	\$27,000	Richardson
00C52050000J00909		7340 SKILLMAN	ST	\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C52050000J00910		7340 SKILLMAN	ST	\$53,960	\$43,168	\$43,168	\$33,564	Richardson
00C52050000J00911		7340 SKILLMAN	ST	\$41,040	\$41,040	\$41,040	\$41,040	Richardson
00C52050000J00912		7340 SKILLMAN	ST	\$77,890	\$62,312	\$62,312	\$55,101	Richardson
00C52050000K01001		7340 SKILLMAN	ST	\$43,420	\$43,420	\$43,420	\$43,420	Richardson
00C52050000K01002		7340 SKILLMAN	ST	\$43,420	\$43,420	\$43,420	\$43,420	Richardson
00C52050000K01003		7340 SKILLMAN	ST	\$38,390	\$38,390	\$38,390	\$38,390	Richardson
00C52050000K01004		7340 SKILLMAN	ST	\$43,420	\$43,420	\$43,420	\$43,420	Richardson
00C52050000K01005		7340 SKILLMAN	ST	\$55,670	\$50,103	\$50,103	\$45,387	Richardson
00C52050000K01006		7340 SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000K01007		7340 SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000K01008		7340 SKILLMAN	ST	\$27,000	\$27,000	\$27,000	\$27,000	Richardson
00C52050000K01009		7340 SKILLMAN	ST	\$42,780	\$34,224	\$34,224	\$22,780	Richardson
00C52050000K01010		7340 SKILLMAN	ST	\$42,780	\$42,780	\$42,780	\$42,780	Richardson
00C52050000K01011		7340 SKILLMAN	ST	\$43,420	\$34,736	\$34,736	\$23,420	Richardson
00C52050000K01012		7340 SKILLMAN	ST	\$43,420	\$34,736	\$34,736	\$23,420	Richardson
00C52050000K01013		7340 SKILLMAN	ST	\$33,000	\$33,000	\$33,000	\$33,000	Richardson
00C52050000K01014		7340 SKILLMAN	ST	\$43,420	\$43,420	\$43,420	\$43,420	Richardson
00C52050000L01101		7340 SKILLMAN	ST	\$43,420	\$43,420	\$43,420	\$43,420	Richardson
00C52050000L01102		7340 SKILLMAN	ST	\$43,420	\$43,420	\$43,420	\$43,420	Richardson
00C52050000L01103		7340 SKILLMAN	ST	\$38,390	\$38,390	\$38,390	\$38,390	Richardson
00C52050000L01104		7340 SKILLMAN	ST	\$43,420	\$43,420	\$43,420	\$43,420	Richardson
00C52050000L01105		7340 SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000L01106		7340 SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson
00C52050000L01107		7340 SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson
00C52050000L01108		7340 SKILLMAN	ST	\$42,780	\$34,224	\$34,224	\$22,780	Richardson
00C52050000L01109		7340 SKILLMAN	ST	\$42,780	\$42,780	\$42,780	\$42,780	Richardson
00C52050000L01110		7340 SKILLMAN	ST	\$38,390	\$38,390	\$38,390	\$38,390	Richardson
00C52050000L01111		7340 SKILLMAN	ST	\$42,780	\$34,224	\$34,224	\$22,780	Richardson
00C52050000L01112		7340 SKILLMAN	ST	\$42,780	\$34,224	\$34,224	\$22,780	Richardson
00C52050000L01113		7340 SKILLMAN	ST	\$42,780	\$34,224	\$34,224	\$22,780	Richardson
00C52050000L01114		7340 SKILLMAN	ST	\$42,780	\$42,780	\$42,780	\$42,780	Richardson
00C52050000L01115		7340 SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson
00C52050000L01116		7340 SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson
00C52050000L01117		7340 SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000L01118		7340 SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000L01119		7340 SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000L01120		7340 SKILLMAN	ST	\$38,390	\$38,390	\$38,390	\$38,390	Richardson
00C52050000L01121		7340 SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson
00C52050000M01201		7340 SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson
00C52050000M01202		7340 SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson
00C52050000M01203		7340 SKILLMAN	ST	\$38,390	\$38,390	\$38,390	\$38,390	Richardson
00C52050000M01204		7340 SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000M01205		7340 SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000M01206		7340 SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000M01207		7340 SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00C52050000M01208	7340	SKILLMAN	ST	\$42,780	\$34,224	\$34,224	\$22,780	Richardson
00C52050000M01209	7340	SKILLMAN	ST	\$42,780	\$42,780	\$42,780	\$42,780	Richardson
00C52050000M01210	7340	SKILLMAN	ST	\$38,390	\$38,390	\$38,390	\$38,390	Richardson
00C52050000M01211	7340	SKILLMAN	ST	\$42,780	\$42,780	\$42,780	\$42,780	Richardson
00C52050000M01212	7340	SKILLMAN	ST	\$55,670	\$0	\$0	\$25,103	Richardson
00C52050000M01213	7340	SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson
00C52050000M01214	7340	SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000M01215	7340	SKILLMAN	ST	\$42,780	\$42,780	\$42,780	\$42,780	Richardson
00C52050000M01216	7340	SKILLMAN	ST	\$42,780	\$42,780	\$42,780	\$42,780	Richardson
00C52050000M01217	7340	SKILLMAN	ST	\$42,780	\$42,780	\$42,780	\$42,780	Richardson
00C52050000M01218	7340	SKILLMAN	ST	\$42,780	\$34,224	\$34,224	\$22,780	Richardson
00C52050000M01219	7340	SKILLMAN	ST	\$42,780	\$0	\$0	\$12,780	Richardson
00C52050000M01220	7340	SKILLMAN	ST	\$38,390	\$38,390	\$38,390	\$38,390	Richardson
00C52050000M01221	7340	SKILLMAN	ST	\$42,780	\$42,780	\$42,780	\$42,780	Richardson
00C52050000M01222	7340	SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson
00C52050000M01223	7340	SKILLMAN	ST	\$55,670	\$44,536	\$44,536	\$35,103	Richardson
00C52050000M01224	7340	SKILLMAN	ST	\$55,670	\$55,670	\$55,670	\$55,670	Richardson
00C52050000M01225	7340	SKILLMAN	ST	\$43,420	\$34,736	\$34,736	\$23,420	Richardson
00C52050000M01226	7340	SKILLMAN	ST	\$43,420	\$34,736	\$34,736	\$23,420	Richardson
00C52050000M01227	7340	SKILLMAN	ST	\$38,390	\$30,712	\$30,712	\$18,390	Richardson
00C52050000M01228	7340	SKILLMAN	ST	\$43,420	\$43,420	\$43,420	\$43,420	Richardson
00C61250000A00101	7474	SKILLMAN	ST	\$22,050	\$22,050	\$22,050	\$22,050	Richardson
00C61250000A00102	7474	SKILLMAN	ST	\$33,030	\$33,030	\$33,030	\$33,030	Richardson
00C61250000A00103	7474	SKILLMAN	ST	\$36,660	\$36,660	\$36,660	\$36,660	Richardson
00C61250000A00104	7474	SKILLMAN	ST	\$36,660	\$36,660	\$36,660	\$36,660	Richardson
00C61250000A00105	7474	SKILLMAN	ST	\$22,050	\$22,050	\$22,050	\$22,050	Richardson
00C61250000A00106	7474	SKILLMAN	ST	\$33,030	\$33,030	\$33,030	\$33,030	Richardson
00C61250000B00201	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000B00202	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000B00203	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000B00204	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000B00205	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000B00206	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000B00207	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000B00208	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000B00209	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000B00210	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000B00211	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000B00212	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000C00301	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000C00302	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000C00303	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000C00304	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000C00305	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000C00306	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000C00307	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000C00308	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000C00309	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000C00310	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000C00311	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000C00312	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000D00401	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000D00402	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000D00403	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000D00404	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000D00405	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000D00406	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000D00407	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000D00408	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000D00409	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000D00410	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000D00411	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000D00412	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000E00501	7474	SKILLMAN	ST	\$22,050	\$22,050	\$22,050	\$22,050	Richardson
00C61250000E00502	7474	SKILLMAN	ST	\$33,030	\$33,030	\$33,030	\$33,030	Richardson
00C61250000E00503	7474	SKILLMAN	ST	\$36,660	\$36,660	\$36,660	\$36,660	Richardson
00C61250000E00504	7474	SKILLMAN	ST	\$36,660	\$36,660	\$36,660	\$36,660	Richardson
00C61250000E00505	7474	SKILLMAN	ST	\$22,050	\$22,050	\$22,050	\$22,050	Richardson
00C61250000E00506	7474	SKILLMAN	ST	\$33,030	\$33,030	\$33,030	\$33,030	Richardson
00C61250000F00601	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000F00602	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00C61250000F00603	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000F00604	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000F00605	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000F00606	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000F00607	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000F00608	7340	SKILLMAN	ST	\$31,190	\$31,190	\$31,190	\$31,190	Richardson
00C61250000F00609	7340	SKILLMAN	ST	\$31,700	\$31,700	\$31,700	\$31,700	Richardson
00C61250000F00610	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000F00611	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000F00612	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000G00701	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000G00702	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000G00703	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000G00704	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000G00705	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000G00706	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000G00707	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000G00708	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000G00709	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C61250000G00710	7474	SKILLMAN	ST	\$17,460	\$17,460	\$17,460	\$17,460	Richardson
00C61250000G00711	7474	SKILLMAN	ST	\$29,520	\$29,520	\$29,520	\$29,520	Richardson
00C61250000G00712	7474	SKILLMAN	ST	\$30,000	\$30,000	\$30,000	\$30,000	Richardson
00C73650000100200	9222	CHURCH	RD	\$97,990	\$78,392	\$78,392	\$73,191	Richardson
00C73650000100201	9222	CHURCH	RD	\$97,990	\$97,990	\$97,990	\$97,990	Richardson
00C73650000200202	9222	CHURCH	RD	\$78,410	\$62,728	\$62,728	\$55,569	Richardson
00C73650000200203	9222	CHURCH	RD	\$78,410	\$62,728	\$62,728	\$55,569	Richardson
00C73650000300204	9222	CHURCH	RD	\$98,680	\$78,944	\$78,944	\$73,812	Richardson
00C73650000300205	9222	CHURCH	RD	\$78,410	\$78,410	\$78,410	\$78,410	Richardson
00C73650000400206	9222	CHURCH	RD	\$98,400	\$78,720	\$78,720	\$73,560	Richardson
00C73650000400207	9222	CHURCH	RD	\$98,400	\$78,720	\$78,720	\$73,560	Richardson
00C73650000500208	9222	CHURCH	RD	\$103,000	\$82,400	\$82,400	\$77,700	Richardson
00C73650000500209	9222	CHURCH	RD	\$83,430	\$83,430	\$83,430	\$83,430	Richardson
00C73650000600210	9222	CHURCH	RD	\$98,680	\$98,680	\$98,680	\$98,680	Richardson
00C73650000600211	9222	CHURCH	RD	\$78,410	\$62,728	\$62,728	\$55,569	Richardson
00C73650000700212	9222	CHURCH	RD	\$97,990	\$78,392	\$78,392	\$73,191	Richardson
00C73650000700213	9222	CHURCH	RD	\$97,990	\$78,392	\$78,392	\$73,191	Richardson
00C73650000800120	9222	CHURCH	RD	\$97,990	\$97,990	\$97,990	\$97,990	Richardson
00C73650000800121	9222	CHURCH	RD	\$97,990	\$97,990	\$97,990	\$97,990	Richardson
00C73650000900118	9222	CHURCH	RD	\$97,990	\$78,392	\$78,392	\$73,191	Richardson
00C73650000900119	9222	CHURCH	RD	\$97,990	\$78,392	\$78,392	\$73,191	Richardson
00C73650001000116	9222	CHURCH	RD	\$98,400	\$78,720	\$78,720	\$73,560	Richardson
00C73650001000117	9222	CHURCH	RD	\$98,400	\$98,400	\$98,400	\$98,400	Richardson
00C73650001100113	9222	CHURCH	RD	\$78,410	\$62,728	\$62,728	\$55,569	Richardson
00C73650001100114	9222	CHURCH	RD	\$78,410	\$62,728	\$62,728	\$55,569	Richardson
00C73650001100115	9222	CHURCH	RD	\$78,410	\$55,228	\$55,228	\$48,069	Richardson
00C73650001200111	9222	CHURCH	RD	\$98,400	\$98,400	\$98,400	\$98,400	Richardson
00C73650001200112	9222	CHURCH	RD	\$101,970	\$81,576	\$81,576	\$76,773	Richardson
00C73650001300109	9222	CHURCH	RD	\$78,410	\$62,536	\$62,536	\$55,353	Richardson
00C73650001300110	9222	CHURCH	RD	\$98,680	\$78,944	\$78,944	\$73,812	Richardson
00C73650001400107	9222	CHURCH	RD	\$98,400	\$78,720	\$78,720	\$73,560	Richardson
00C73650001400108	9222	CHURCH	RD	\$98,400	\$78,720	\$78,720	\$73,560	Richardson
00C73650001500105	9222	CHURCH	RD	\$78,410	\$62,728	\$62,728	\$55,569	Richardson
00C73650001500106	9222	CHURCH	RD	\$98,680	\$78,944	\$78,944	\$73,812	Richardson
00C73650001600103	9222	CHURCH	RD	\$78,410	\$78,410	\$78,410	\$78,410	Richardson
00C73650001600104	9222	CHURCH	RD	\$78,410	\$78,410	\$78,410	\$78,410	Richardson
00C73650001700100	9222	CHURCH	RD	\$78,410	\$62,728	\$62,728	\$55,569	Richardson
00C73650001700101	9222	CHURCH	RD	\$78,410	\$78,410	\$78,410	\$78,410	Richardson
00C73650001700102	9222	CHURCH	RD	\$78,410	\$78,410	\$78,410	\$78,410	Richardson
00C82510000100101	8550	FAIR OAKS CROSSING	DR	\$67,370	\$67,370	\$67,370	\$67,370	Richardson
00C82510000100102	8550	FAIR OAKS CROSSING	DR	\$73,530	\$73,530	\$73,530	\$73,530	Richardson
00C82510000100103	8550	FAIR OAKS CROSSING	DR	\$67,250	\$53,800	\$53,800	\$45,525	Richardson
00C82510000100104	8550	FAIR OAKS CROSSING	DR	\$67,310	\$67,310	\$67,310	\$67,310	Richardson
00C82510000100105	8550	FAIR OAKS CROSSING	DR	\$71,060	\$71,060	\$71,060	\$71,060	Richardson
00C82510000100106	8550	FAIR OAKS CROSSING	DR	\$64,610	\$64,610	\$64,610	\$64,610	Richardson
00C82510000100107	8550	FAIR OAKS CROSSING	DR	\$67,180	\$53,744	\$53,744	\$45,462	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00C82510000100108	8550	FAIR OAKS CROSSING DR		\$71,820	\$71,820	\$71,820	\$71,820	Richardson
00C82510000100109	8550	FAIR OAKS CROSSING DR		\$71,120	\$56,896	\$56,896	\$49,008	Richardson
00C82510000100110	8550	FAIR OAKS CROSSING DR		\$67,950	\$54,360	\$54,360	\$46,155	Richardson
00C82510000100111	8550	FAIR OAKS CROSSING DR		\$70,870	\$70,870	\$70,870	\$70,870	Richardson
00C82510000100112	8550	FAIR OAKS CROSSING DR		\$71,950	\$57,560	\$57,560	\$49,755	Richardson
00C82510000100113	8550	FAIR OAKS CROSSING DR		\$67,310	\$53,848	\$53,848	\$45,579	Richardson
00C82510000100114	8550	FAIR OAKS CROSSING DR		\$71,630	\$71,630	\$71,630	\$71,630	Richardson
00C82510000100115	8550	FAIR OAKS CROSSING DR		\$71,180	\$71,180	\$71,180	\$71,180	Richardson
00C82510000100116	8550	FAIR OAKS CROSSING DR		\$67,950	\$0	\$0	\$36,155	Richardson
00C82510000100117	8550	FAIR OAKS CROSSING DR		\$53,000	\$53,000	\$53,000	\$53,000	Richardson
00C82510000100118	8550	FAIR OAKS CROSSING DR		\$73,150	\$73,150	\$73,150	\$73,150	Richardson
00C82510000100201	8550	FAIR OAKS CROSSING DR		\$53,850	\$53,850	\$53,850	\$53,850	Richardson
00C82510000100202	8550	FAIR OAKS CROSSING DR		\$56,900	\$56,900	\$56,900	\$56,900	Richardson
00C82510000100203	8550	FAIR OAKS CROSSING DR		\$49,610	\$39,688	\$39,688	\$29,610	Richardson
00C82510000100204	8550	FAIR OAKS CROSSING DR		\$48,980	\$39,184	\$39,184	\$28,980	Richardson
00C82510000100205	8550	FAIR OAKS CROSSING DR		\$53,850	\$53,850	\$53,850	\$53,850	Richardson
00C82510000100206	8550	FAIR OAKS CROSSING DR		\$54,480	\$0	\$0	\$24,032	Richardson
00C82510000100207	8550	FAIR OAKS CROSSING DR		\$53,850	\$53,850	\$53,850	\$53,850	Richardson
00C82510000100208	8550	FAIR OAKS CROSSING DR		\$46,000	\$46,000	\$46,000	\$46,000	Richardson
00C82510000100209	8550	FAIR OAKS CROSSING DR		\$53,850	\$43,080	\$43,080	\$33,465	Richardson
00C82510000100210	8550	FAIR OAKS CROSSING DR		\$54,670	\$43,736	\$43,736	\$34,203	Richardson
00C82510000100211	8550	FAIR OAKS CROSSING DR		\$53,910	\$53,910	\$53,910	\$53,910	Richardson
00C82510000100212	8550	FAIR OAKS CROSSING DR		\$54,420	\$54,420	\$54,420	\$54,420	Richardson
00C82510000100213	8550	FAIR OAKS CROSSING DR		\$58,370	\$46,696	\$46,696	\$37,534	Richardson
00C82510000100214	8550	FAIR OAKS CROSSING DR		\$54,550	\$43,640	\$43,640	\$34,095	Richardson
00C82510000100215	8550	FAIR OAKS CROSSING DR		\$53,980	\$53,980	\$53,980	\$53,980	Richardson
00C82510000100216	8550	FAIR OAKS CROSSING DR		\$57,090	\$45,672	\$45,672	\$36,381	Richardson
00C82510000100301	8550	FAIR OAKS CROSSING DR		\$54,100	\$43,280	\$43,280	\$33,690	Richardson
00C82510000100302	8550	FAIR OAKS CROSSING DR		\$56,900	\$56,900	\$56,900	\$56,900	Richardson
00C82510000100303	8550	FAIR OAKS CROSSING DR		\$58,370	\$58,370	\$58,370	\$58,370	Richardson
00C82510000100304	8550	FAIR OAKS CROSSING DR		\$45,370	\$45,370	\$45,370	\$45,370	Richardson
00C82510000100305	8550	FAIR OAKS CROSSING DR		\$53,780	\$53,780	\$53,780	\$53,780	Richardson
00C82510000100306	8550	FAIR OAKS CROSSING DR		\$54,420	\$54,420	\$54,420	\$54,420	Richardson
00C82510000100307	8550	FAIR OAKS CROSSING DR		\$53,910	\$0	\$0	\$23,519	Richardson
00C82510000100308	8550	FAIR OAKS CROSSING DR		\$48,390	\$48,390	\$48,390	\$48,390	Richardson
00C82510000100401	8555	FAIR OAKS CROSSING DR		\$53,850	\$43,080	\$43,080	\$33,465	Richardson
00C82510000100402	8555	FAIR OAKS CROSSING DR		\$56,710	\$56,710	\$56,710	\$56,710	Richardson
00C82510000100403	8555	FAIR OAKS CROSSING DR		\$53,780	\$53,780	\$53,780	\$53,780	Richardson
00C82510000100404	8555	FAIR OAKS CROSSING DR		\$54,360	\$54,360	\$54,360	\$54,360	Richardson
00C82510000100405	8555	FAIR OAKS CROSSING DR		\$54,000	\$43,200	\$43,200	\$33,600	Richardson
00C82510000100406	8555	FAIR OAKS CROSSING DR		\$54,420	\$43,536	\$43,536	\$33,978	Richardson
00C82510000100407	8555	FAIR OAKS CROSSING DR		\$58,370	\$58,370	\$58,370	\$58,370	Richardson
00C82510000100408	8555	FAIR OAKS CROSSING DR		\$54,420	\$0	\$0	\$23,978	Richardson
00C82510000100409	8555	FAIR OAKS CROSSING DR		\$58,310	\$46,648	\$46,648	\$37,479	Richardson
00C82510000100410	8555	FAIR OAKS CROSSING DR		\$54,230	\$54,230	\$54,230	\$54,230	Richardson
00C82510000100411	8555	FAIR OAKS CROSSING DR		\$54,170	\$54,170	\$54,170	\$54,170	Richardson
00C82510000100412	8555	FAIR OAKS CROSSING DR		\$54,360	\$43,488	\$43,488	\$33,924	Richardson
00C82510000100413	8555	FAIR OAKS CROSSING DR		\$58,370	\$46,696	\$46,696	\$37,533	Richardson
00C82510000100414	8555	FAIR OAKS CROSSING DR		\$54,550	\$43,640	\$43,640	\$34,095	Richardson
00C82510000100415	8555	FAIR OAKS CROSSING DR		\$53,910	\$43,128	\$43,128	\$33,519	Richardson
00C82510000100416	8555	FAIR OAKS CROSSING DR		\$56,830	\$45,464	\$45,464	\$36,147	Richardson
00C82510000100501	8555	FAIR OAKS CROSSING DR		\$73,910	\$59,128	\$59,128	\$51,519	Richardson
00C82510000100502	8555	FAIR OAKS CROSSING DR		\$77,000	\$61,600	\$61,600	\$54,300	Richardson
00C82510000100503	8555	FAIR OAKS CROSSING DR		\$81,420	\$65,136	\$65,136	\$58,278	Richardson
00C82510000100504	8555	FAIR OAKS CROSSING DR		\$73,910	\$73,910	\$73,910	\$73,910	Richardson
00C82510000100505	8555	FAIR OAKS CROSSING DR		\$81,280	\$1,024	\$0	\$48,152	Richardson
00C82510000100506	8555	FAIR OAKS CROSSING DR		\$62,000	\$49,600	\$49,600	\$40,800	Richardson
00C82510000100507	8555	FAIR OAKS CROSSING DR		\$73,910	\$73,910	\$73,910	\$73,910	Richardson
00C82510000100508	8555	FAIR OAKS CROSSING DR		\$81,420	\$81,420	\$81,420	\$81,420	Richardson
00C82510000100509	8555	FAIR OAKS CROSSING DR		\$81,350	\$65,080	\$65,080	\$58,215	Richardson
00C82510000100510	8555	FAIR OAKS CROSSING DR		\$73,980	\$59,184	\$59,184	\$51,582	Richardson
00C82510000100511	8555	FAIR OAKS CROSSING DR		\$81,210	\$81,210	\$81,210	\$81,210	Richardson
00C82510000100512	8555	FAIR OAKS CROSSING DR		\$74,190	\$59,352	\$59,352	\$51,771	Richardson
00C82510000100601	8555	FAIR OAKS CROSSING DR		\$53,980	\$53,980	\$53,980	\$53,980	Richardson
00C82510000100602	8555	FAIR OAKS CROSSING DR		\$56,390	\$56,390	\$56,390	\$56,390	Richardson
00C82510000100603	8555	FAIR OAKS CROSSING DR		\$54,000	\$0	\$0	\$23,600	Richardson
00C82510000100604	8555	FAIR OAKS CROSSING DR		\$42,560	\$42,560	\$42,560	\$42,560	Richardson
00C82510000100605	8555	FAIR OAKS CROSSING DR		\$58,370	\$46,696	\$46,696	\$37,533	Richardson
00C82510000100606	8555	FAIR OAKS CROSSING DR		\$54,290	\$54,290	\$54,290	\$54,290	Richardson
00C82510000100607	8555	FAIR OAKS CROSSING DR		\$53,910	\$43,128	\$43,128	\$33,519	Richardson

## Appendix A 2005 DCAD Real Property Accounts in the Skillman Corridor TIF District (continued)

DCAD Account #	Exempt	Property Address		Mkt Value	City Taxable	County Taxable	ISD Taxable	School Dist
00C82510000100608	8555	FAIR OAKS CROSSING DR		\$56,830	\$45,464	\$45,464	\$36,147	Richardson
00C82510000100701	8555	FAIR OAKS CROSSING DR		\$67,630	\$54,104	\$54,104	\$45,867	Richardson
00C82510000100702	8555	FAIR OAKS CROSSING DR		\$74,170	\$59,336	\$59,336	\$51,753	Richardson
00C82510000100703	8555	FAIR OAKS CROSSING DR		\$71,760	\$57,408	\$57,408	\$49,584	Richardson
00C82510000100704	8555	FAIR OAKS CROSSING DR		\$67,630	\$67,630	\$67,630	\$67,630	Richardson
00C82510000100705	8555	FAIR OAKS CROSSING DR		\$71,630	\$57,304	\$57,304	\$49,467	Richardson
00C82510000100706	8555	FAIR OAKS CROSSING DR		\$80,870	\$80,870	\$80,870	\$80,870	Richardson
00C82510000100801	8555	FAIR OAKS CROSSING DR		\$68,000	\$54,400	\$54,400	\$46,200	Richardson
00C82510000100802	8555	FAIR OAKS CROSSING DR		\$70,000	\$56,000	\$56,000	\$48,000	Richardson
00C82510000100803	8555	FAIR OAKS CROSSING DR		\$81,490	\$81,490	\$81,490	\$81,490	Richardson
00C82510000100804	8555	FAIR OAKS CROSSING DR		\$73,910	\$59,128	\$59,128	\$51,519	Richardson
00C82510000100805	8555	FAIR OAKS CROSSING DR		\$81,350	\$65,080	\$65,080	\$58,215	Richardson
00C82510000100806	8555	FAIR OAKS CROSSING DR		\$76,000	\$60,800	\$60,800	\$53,400	Richardson
00C82510000100807	8555	FAIR OAKS CROSSING DR		\$73,980	\$73,980	\$73,980	\$73,980	Richardson
00C82510000100808	8555	FAIR OAKS CROSSING DR		\$81,350	\$65,080	\$65,080	\$58,215	Richardson
00C82510000100809	8555	FAIR OAKS CROSSING DR		\$81,350	\$81,350	\$81,350	\$81,350	Richardson
00C82510000100810	8555	FAIR OAKS CROSSING DR		\$73,850	\$59,080	\$59,080	\$51,465	Richardson
00C82510000100811	8555	FAIR OAKS CROSSING DR		\$77,220	\$61,776	\$61,776	\$54,498	Richardson
00C82510000100812	8555	FAIR OAKS CROSSING DR		\$69,000	\$69,000	\$69,000	\$69,000	Richardson
00C82510000100901	8555	FAIR OAKS CROSSING DR		\$46,000	\$36,800	\$36,800	\$26,000	Richardson
00C82510000100902	8555	FAIR OAKS CROSSING DR		\$43,770	\$35,016	\$35,016	\$23,770	Richardson
00C82510000100903	8555	FAIR OAKS CROSSING DR		\$40,000	\$40,000	\$40,000	\$40,000	Richardson
00C82510000100904	8555	FAIR OAKS CROSSING DR		\$39,240	\$31,392	\$31,392	\$19,240	Richardson
00C82510000100905	8555	FAIR OAKS CROSSING DR		\$54,550	\$0	\$0	\$12,095	Richardson
00C82510000100906	8555	FAIR OAKS CROSSING DR		\$39,190	\$39,190	\$39,190	\$39,190	Richardson
00C82510000100907	8555	FAIR OAKS CROSSING DR		\$52,440	\$52,440	\$52,440	\$52,440	Richardson
00C82510000100908	8555	FAIR OAKS CROSSING DR		\$40,970	\$32,776	\$32,776	\$20,970	Richardson
<b>Total</b>				<b>\$390,427,130</b>	<b>\$335,957,311</b>	<b>\$335,909,087</b>	<b>\$335,096,707</b>	

### Richardson ISD Accounts Added with Boundary Amendment

DCAD ACCOUNT#	EXEMPT	PROPERTY ADDRESS		LAND	IMPROVEMENTS	TOTAL VALUE	TAXABLE VALUE
00000790561000000	X	10201 KINGSLEY	DR	\$926,580	\$5,290	\$931,870	\$0
00000791209800000	X	10059 RAVENSWAY	DR	\$464,510	\$55,000	\$519,510	\$0
00000793982050000	X	7101 WINEDALE	DR	\$412,510	\$3,850	\$416,360	\$0
00000794130500000	X	9202 MOSS FARM	LN	\$468,710	\$6,400	\$475,110	\$0
00000794176600000	X	9229 MEADOWKNOLL	DR	\$708,940	\$4,206,910	\$4,915,850	\$0
00000794272000000	X	9373 WHITEHURST	DR	\$1,155,990	\$3,080	\$1,159,070	\$0
007527000P0090000	X	9501 FERNDAL	RD	\$545,810	\$75,000	\$620,810	\$0
00809200000010A00	X	9925 KIRKHAVEN	DR	\$463,420	\$5,490	\$468,910	\$0
008120000A0010000	X	9229 CHISWELL	RD	\$547,930	\$55,000	\$602,930	\$0
008138000A0010000	X	10200 WHITE ROCK	TRL	\$334,070	\$10,560	\$344,630	\$0
008138000A0020000	X	9449 CHURCH	RD	\$2,223,090	\$70,000	\$2,293,090	\$0
<b>Total</b>							<b>\$0</b>

## APPENDIX B

### 2023 DCAD Real Property Accounts to be added to the Skillman Corridor TIF District

Properties to be added to the TIF District, as Zone B, from 2023 through termination:

DCAD Account Number (2022 Tax Rolls)	Property Address (2022 Tax Rolls)	Owner Name (2022 Tax Rolls)
00000787078000000	9147 SKILLMAN ST	SKILLMAN 635 LLC
00000787081100000	9131 SKILLMAN ST	TEXAS STATE OF
00000787084000000	9205 SKILLMAN ST	FOUR CORNERS COMMERCIAL
00000787084000100	9203 SKILLMAN ST	SKILLMAN PLAZA LLC
00000787084000200	9319 SKILLMAN ST	FOUR CORNERS COMMERCIAL
00000787084000300	9301 SKILLMAN ST	FOUR CORNERS COMMERCIAL
00000787228000000	11402 AUDELIA RD	HINGORA GROUP LP
00842100060040000	9779 FOREST LN	ALDI TX LLC
00842100060050000	9759 FOREST LN	DALLAS CITY OF
00842100060060100	9791 FOREST LN	ZEROS INVESTMENTS LLC
0080680A000030000	9239 SKILLMAN ST	MAGNUS ENTERPRISES LLC
0080680A000040000	9215 SKILLMAN ST	JOEDE LEASING INC
0080680B000010000	9189 SKILLMAN ST	TEXAS STATE OF
008069000C01C0000	9801 ADLETA BLVD	DHAN LAXMI LLC
008069000C01D0000	9180 SKILLMAN ST	WILLIAM WAUGH HOLDINGS LLC SERIES 010
008069000C01E0000	9220 SKILLMAN ST	CIDER PPTY INC
008069000C01F0000	9230 SKILLMAN ST	9230 SKILLMAN LP
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0080940C000020000	9770 FOREST LN	ROOHA REALTY INC

# **Veteran Affairs Commission**

**RECEIVED**

**2023 FEB -10 AM 11: 36**

**CITY SECRETARY  
DALLAS, TEXAS**



**City of Dallas**

*Approved by Veteran Affairs Commission February 2023*

# Chair's Memo

## Memorandum



CITY OF DALLAS

DATE Wednesday, February 8, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Veteran Affairs Commission FY 2022 Annual Report**

Dear Mayor and Members of the City Council,

In accordance with City Code, Chapter 8 Boards and Commissions, SEC 8-11., please find attached a report of the Veteran Affairs Commission activities for the October 1, 2021 through September 30, 2022 fiscal year.

This report details the Commission's endeavors, recommendations and goals for the upcoming year. The Veteran Affairs Commission voted to approve their FY 2022 Annual Report February 9<sup>th</sup> 2023.

Sincerely,

A handwritten signature in black ink that reads "Ronnie Mestas".

Ronnie Mestas

Vice Chair of the Veteran Affairs Commission

c: Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager  
Majed A. Al-Ghafry, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors  
Shanee Weston, Senior Coordinator of Boards and Commissions



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# **Veteran Affairs Commission Members**

## **City Council-Appointed Voting Members**

District 1: Vacant

District 2: Juan Preciado, Commissioner, Served in U.S. Military

District 3: Dr. Katina Robertson, Commissioner, Served in U.S. Military

District 4: Fred Walker, Commissioner, Served in U.S. Military

District 5: Gaylord Sherman, Commissioner, Served in U.S. Military

District 6: Ronnie Lee Mestas, Vice-Chair, Served in U.S. Military

District 7: Diane Birdwell, Commissioner, Served in U.S. Military

District 8: Kevin Henton, Commissioner, Served in U.S. Military

District 9: Steven Ramos, Commissioner, Served in U.S. Military

District 10: Vacant

District 11: Scott Chase, Commissioner, Served in U.S. Military

District 12: Fred Wells, Commissioner, Served in U.S. Military

District 13: Vacant

District 14: Peter Gray Smith, Commissioner, Served in U.S. Military

District 15: Vacant

## History and Mission

The Veteran Affairs Commission was established in 2021 to represent Dallas' military veteran community. The Veteran Affairs Commission must have a balanced membership reflecting an outstanding interest in or knowledge of the veterans' affairs, including having knowledge about veterans' concerns, or being affiliated with a service provider to veterans and at least four members must be currently serving or have previously served in the United States military (including the Reserves or National Guard). (City Code 2-17 (c))

### **Duties and Functions of the Dallas Veteran Affairs Commission**

Pursuant to Section 2-171 of the Dallas City Code, the Dallas Veteran Affairs Commission shall act as an advisory body to the City Manager and the City Council and shall:

1. Evaluate and recommend programs, policies, and practices designed to alleviate veterans' difficulties in meeting basic needs, obtaining housing, employment, and comprehensive mental health assistance;
2. Act as a clearinghouse for information relating to the status of veterans in the Dallas community
3. Accumulate information about the needs of veterans in the Dallas community, including available services, and make recommendations to the city council regarding these needs;
4. Recommend ways to:
  - A) Educate the community on:  
the status of veterans' rights and needs; and  
veteran contributions to our community; and
  - B) Promote awareness among the public and private sector of veterans' full potential and of the importance of veteran contributions to the development of the community; and
5. Identify and review the entire range of services available to veterans, and recommend ways to
  - A) Strengthen existing services and pursue new services for veterans;
  - B) Promote collaboration between service providers; and
  - C) Expand resources available to veterans

## Local Data on Veterans in Dallas

Approximately **39,806** veterans live in the City of Dallas ([American Community Survey 2017-2021](#)).

According 2022 Housing Forward's State of Homelessness Report, approximately **314** veterans are homeless in Dallas and Colin Counties. This is a 26% decrease from 2019 ([Housing Forward State of Homeless Report](#)).

The City of Dallas currently employs **952** number of veterans that work throughout City departments ([City of Dallas Human Resources Employee Diversity Dashboard](#)).

From March 2021- June 2022, the R.I.G.H.T Care Unit transported **58** patients to VA Medical Center. That makes an average of **3.6** transports a month. Most common mental health issues found among veterans are anxiety, depression, PTSD, and mood disorders.

## FY 2022 Activities

The Veteran Affairs Commission decided to make its initial focus on veterans' needs, available resources and identifying gaps related to:

- Housing, including homelessness
- Health care, to include mental health
- Jobs

### Briefings

At its hybrid meetings held virtually and in-person, the Commission received briefings from the following representatives and organizations. The meeting agenda also included public comments at each meeting:

- Christine Crossley, Director of City of Dallas Office of Homeless Solutions presented on the way that care is coordinated among private and public agencies to support efforts to rapidly re-house homeless veterans
- Don Parrott, Marketing Specialist from the Texas Veterans Land Board (VLB) explained the services VLB provides to veterans.
- Judge Dominique Collins of the Dallas County Veterans Division and Dianne Gibson, Chief of Community Prosecution for the Dallas Municipal Courts described the diversion court programs for veterans with mental health needs

- Ken Waterson, President, Veterans Resource Center (VRC) discussed VRC services, gaps in service delivery and possible synergies for better coordination of services with the assistance of the City of Dallas
- James Henderson, Interim Director and Lead Case Manager, Dallas County Veteran Services discussed the limitations his organization has in assisting with Veteran benefit claims and coordination with other Veterans Service Organizations.
- Senior Director of Veteran Initiatives, Sean M. Hanna talked to the Commissioners on health care for Veterans. He discussed about Veteran Affairs programs, services, healthcare, and advocacy help to the Veteran Affairs.
- Tabitha Castillo, program manager of the R.I.G.H.T. Care team, with Kristen Peterson Social Work Manager from Parkland Health and Ashley Radar Clinical Manager of Care Coordination from the North Texas Behavioral Health Authority presented on the City of Dallas' 911 behavioral health crisis call response to divert individuals from jail or hospitalizations and to refer veterans to proper care and connectivity to treatment and services
- Linda Saucedo represented as a program manager for the VA North Texas Health Care System's Homeless Veterans and Community Outreach and Referrals Center. Saucedo explained that their team of licensed social workers work closely with partner organizations to address the needs of homeless veterans. Saucedo shared information about the walk-in clinic at the Veteran Administration Building as well as a homeless mobile medical vehicle that can travel to different sites.
- Percy Jenkins, Outreach Specialist, from the Dallas Vet Center, offered service referral, such as counseling for needs such as depression, post-traumatic stress disorder and case management for veterans and their family members.
- Sara Craig from Housing Forward shared an update on the Dallas R.E.A.L Time Rapid Rehousing and how they collaborate regularly with veteran groups to address needs.
- Chris Montoya, founder and executive director, provided an overview of the Daniel Montoya and Salvador Montoya Heroes Foundation. The Heroes Foundation aims to work with companies to build out diversity and inclusion programs to support veterans.

### **Tours and Site Visits**

In addition to hosting public presentations, Commissioners also conducted tours and site visits with local organizations addressing housing and homelessness.

- **Bridge Homeless Recovery Center:** Chief Executive Officer Dr. David Woody III explained how his organization works in conjunction with other services providers to connect homeless veterans with housing and other services

- **Operation Tiny House:** Executive Director Valerie Ballard explained the organizations efforts to house veterans in small housing units

### **Supplementary Report and Website**

The Commission decided to release a supplemental report for the period from January 2022 to July 2022 to record the discussions and share recommendations that have been identified.

The 2022 Supplemental Report was approved by the Veteran Affairs Commission and filed with the City Secretary's Office on September 14<sup>th</sup> 2022.

Additionally, the Veteran Affairs Commission has also worked with staff to develop a website that shares information about their mission, lists members, and can also serve as a platform for public communication on resources for veterans.

---

### **Events**

In 2022 many veteran-serving organizations began hosting in-person events for the first time since the start of the pandemic. Commissioners supported events by making announcements at public meetings, hosting or participating at the following events:

#### **Veterans Administration Stand Down**

The VA Community Outreach and Referrals Center hosted the Veterans Stand Down on October 29<sup>th</sup> 2022 at 4900 South Lancaster. The goal of the Veteran Stand Down is to connect homeless veterans with resources and services will support their needs and transition into stable housing.

#### **Dallas Veterans Day Parade**

The Greater Dallas Veterans Foundation worked with the City of Dallas to host the Dallas Veterans Day Parade on November 11<sup>th</sup> 2022. Due to inclement weather, the outdoors portion of the parade was cancelled, however, an indoor ceremony was held to recognize Dallas veterans in the Dallas City Hall lobby.

#### **Dallas Veterans Appreciation Day**

The Dallas Veterans Appreciation Day was held on November 12<sup>th</sup> 2022 at 2720 Bataan Street, Dallas Texas 75212. In addition to free food and entertainment, resources and information were provided by the VA and Dallas Vet Center.

# Identified Needs

## **Increased Awareness and Referral Support to Veteran Resources**

Veterans and active-duty personnel deserve only the finest treatment, but unfortunately, they may be hesitant to ask for it. Several social service organizations shared the need for increased public awareness of services and embedding referrals support that are tailored for veterans.

## **Increased Community Action Points**

Many local veteran-serving organizations have capacity to staff satellite offices or mobile service units however, there was a need for identifying sites or community events where veterans might frequent and where a service representative could provide services on a regular basis.

## **Transportation**

Veterans need access to affordable and reliable transportation services to work at jobs, receive medical care and access social services. There is a need for increasing the accessibility of public transportation including transit passes for veterans living on a fixed income.

## **Employment**

Veterans face numerous challenges when looking for employment as they separate or retire from military service. Some of the most difficult hurdles are the misconceptions held by potential employers. There is vital need for increased understanding among Dallas employers on how companies can attract and retain veterans.

## Recommendations for the City of Dallas

Based on these areas of need the Veteran Affairs Commission recommends that the City of Dallas:

- Identify opportunities to embed information and referral support for veteran residents within municipal services. This could include training and providing tools for City staff that are out in the community such as code enforcement staff, police, and fire department on how to connect veterans with local social services.
- Continue to support Housing Forward's community priority goal to end veteran homelessness
- Ensure that building inspection and code compliance establish standards for tiny houses so that they can be rapidly deployed to house veterans
- Enhance connection and coordination among veteran-serving organizations to increase local capacity and referral

## FY 2023 Proposed Objectives

**The Veteran Affairs Commission has planned the following activities for FY 2023:**

- Developing a Dallas Veteran Resource Card that provides information on local resources for health, housing, and employment. This card could be printed and disseminated by the public and city staff to connect veterans with services
- Establishing the Veteran Homeless Subcommittee to host convene stakeholders and expand community capacity to support veterans who are homeless or those who are at risk of losing permanent housing
- Continue to advocate for increased supports that address the health, housing, transportation, and employment needs of veterans in Dallas

# APPENDIX

**City of Dallas Ordinance Establishing the Veterans Affairs Commission:**

<https://cityofdallas.legistar.com/LegislationDetail.aspx?ID=4755071&GUID=C0274714-62C1-4B0A-99DA-931172D8B3C9&Options=&Search=&FullText=1>

**Veteran Affairs Commission Website:**

<https://dallascityhall.com/government/Boards-and-Commissions/Veteran-Affairs-Commission/Pages/Members.aspx>

**American Community Survey 2017-2021**

<https://www.census.gov/quickfacts/fact/table/dallascitytexas/VET605221#VET605221>

**Housing Forward 2022 State of Homeless Report**

<https://housingforwardntx.org/wp-content/uploads/2022/05/2022-SOHA-at-a-glance-18.pdf>

**City of Dallas Human Resources Employee Diversity Dashboard**

<https://dallascitydata.dallascityhall.com/views/HRDiversityDashboard/HRDiversityDashboard?iid=1&isGuestRedirectFromVizportal=y&embed=y>

# Dallas Youth Commission

**RECEIVED**

**2023 MAR -6 AM 8:15**

**CITY SECRETARY  
DALLAS, TEXAS**

*Approved by Dallas Youth Commission on  
02/21/2023*

# Memorandum



CITY OF DALLAS

DATE February 1, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **YOUTH COMMISSION 2022 ANNUAL REPORT**

In accordance with Dallas City Code Chapter 8, Section 8-1.1, the members of the Youth Commission are pleased to submit the 2016 Annual Report for your review.

*Ricardo Corpus*

Ricardo Corpus, Chair  
Youth Commission

Cc: T.C. Broadnax, City Manager  
Biliera Johnson, City Secretary

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# Mission Statement

The Dallas Youth Commission aims to inspire Dallas youth to become lifelong leaders actively engaged in civic affairs, public policy, and advocacy and are comprised of a group of 15 civically engaged and diverse youth located in the City of Dallas. Originally founded in 1994, the Youth Commission provides a much-needed voice for students here in Dallas with the purpose to address and advocate for issues and bring impactful change to the community.

We work hand in hand with city officials, departments, and organizations to create and promote our initiatives - whether it be environmentally or civically.

Additional information about the Youth Commission can be found [here](#)

# Dallas Youth Commission Members

## DISTRICT REPRESENTATIVES

- D1 - Ricardo Corpus
- D2 - Keira Rubial
- D3 - Myles Sturns-Thomas
- D4 - Reginald Compton
- D5 - Melanie Rojas
- D6 - Margarita Hernandez
- D7- Alexi Felton
- D8 - Malajah Hawthorne
- D9 - Arran Davis
- D10 - Vacant
- D11- Simon Cohen
- D12 - Rachel Jennings
- D13 - Chloe Hawkins
- D14 - Andrea Mercado-Cruz
- D15 - Hilton Sampson

## EXECUTIVE TEAM

- Ricardo Corpus - Chair
- Andrea Mercado-Cruz - Vice Chair
- Arran Davis - 2nd Vice Chair
- Alexi Felton - Secretary

## STAFF SUPPORT

Taylor Moody, Youth Commission Director  
214-671-9450 [taylor.moody@dallas.gov](mailto:taylor.moody@dallas.gov)

# Committees/Subcommittees/Task Forces

## COMMITTEE NAME

Arts & Culture Advocacy  
 Branding Committee  
 Dallas Youth Magazine  
 Dallas Youth Scholarship  
 Young Entrepreneurship Academy

## CHAIR

Reginald Compton  
 Andrea Mercado  
 Arran Davis  
 Ricardo Corpus  
 Malajah Hawthorne

Committee Name	Committee Members
Arts & Culture Advocacy	Reginald Compton (Chair); Margarita Hernandez; Hilton Sampson; Alexi Felton; Malajah Hawthorne; Myles Sturns-Thomas
Branding Committee	Andrea Mercado (Chair); Simon Cohen; Chloe Hawkins; Margarita Hernandez; Rachel Jennings; Myles Sturns-Thomas
Dallas Youth Magazine	Arran Davis (Chair); Lucas Helms* (Vice Chair); Ricardo Corpus; Rachel Jennings; Andrea Mercado; Melanie Rojas
Dallas Youth Scholarship	Ricardo Corpus (Chair); Simon Cohen; Chloe Hawkins; Andrea Mercado; Melanie Rojas; Hilton Sampson
Young Entrepreneurship Academy	Malajah Hawthorne (Chair); Alexi Felton (Vice Chair); Arran Davis; Andrea Mercado; Reginald Compton

# FY 2022 Objectives and Accomplishments

This year, the Commission has increased the amount of work that directly benefits the youth in our communities.

- In August 2022, the Dallas Youth Magazine Committee produced its very first edition! With work from talented, local youth, the committee created a 12-article magazine with the help of the City of Dallas COMs department! Over 50,000 copies were printed, and approximately 40,000 were distributed directly to DISD high schools.
- Dallas Youth Commission has allocated thousands of dollars to hard-working youth via the Teens for Dallas Grant Initiative, students served the community at multiple service projects throughout the year.
- Commissioner Hernandez opened the first Community Closet at Pinkston High School in District 6 and has since provided over 200 students with necessary hygiene items.
- Dallas Youth Commission and Commissioner Davis worked alongside District 9 students to complete the Girl Scout Gold Award Project which aimed to aid in-need youths unsheltered and in foster care.
- In 2022, the DYS Committee successfully crafted a scholarship application form, and a decision-making process, and compiled a list of over 500 interested students in Dallas to apply. (Application comes out officially in 2023)
- Dallas Youth Commission was proud to collaborate with NTARUPT to host a Town Hall for Teens in October – an event that educated youth about the importance of inclusive sex education, safety, and more via one-on-one discussions and a Q&A panel.
- Dallas Youth Commission supported the Period Access Dallas throughout the year and the City's new anti-fentanyl campaign.
- Among other events, the Dallas Youth Commission attended the Mayor's State of the City Address, volunteered at the Girls in Aviation Day in collaboration with Dallas Love Field, participated in a variety of back-to-school fairs (including the Mayor's Back to School Fair), and supplied students with school supplies at the Mayor's Summer of Safety event in August.
- In both February and November, the Youth Commission was ecstatic to be included in the National League of Cities retreats in Washington D.C. and Kansas City where they collaborate with cities across the country on best practices.

# FY 2023 Proposed Objectives and Accomplishments

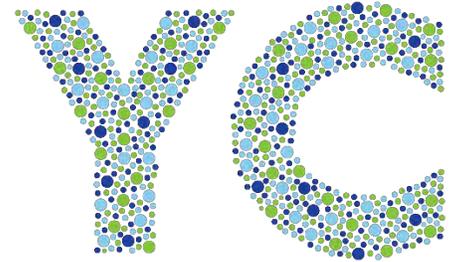
Across the board, the Youth Commission aims to achieve better communication between the Commission and City Council, as well as between the Commission and the youth that reside within our respective districts. We are hopeful that as we begin to establish ourselves further through social media, our committees, and other initiatives, we will be able to create more creative and impactful events with heightened attendance. As we expand, we are excited to potentially host individual-district town halls with themes like environmental justice, higher education, and arts and culture. See the next page for a more detailed FY23 strategic plan.

# YOUTH COMMISSION STRATEGIC PLAN

Below are some of the Youth Commission's goals for the upcoming year.

## CITY-WIDE PUBLICATION

The Youth Commission will continue to curate a monthly publication that will be provided to students around Dallas online and on social media channels. The Youth Commission will also leverage their relationships with other regional Youth Commissions and Teen boards for outreach to engage and raise awareness about events and issues of concern to the City of Dallas, its Mayor and City Council Members.



THE YOUTH COMMISSION  
City of Dallas

The publication:

- Features interviews with Distinguished Youth in Dallas.
- Inform students and their parents about issues affecting their districts.
- A look-ahead: highlighting events in each district and opportunities for youth leadership and development.
- A look-back: offering a recap of events that have happened in each district.
- Serves as a catalyst for students to become more involved with Youth Commission initiatives and provide input.

## DISTRICT SPECIFIC EVENTS WITH CITY COUNCIL

In an effort to foster greater relationship building and engagement in each district represented, the Youth Commission:

- Will work with their respective Council Member to identify specific issues as it relates to youth in their respective districts.
- Develop and coordinate targeted events in partnership with their respective Council Member that engages and benefits students and their parents.
- Develop a plan of action for engagement of youth in each district that will culminate in an annual Council meet and greet with the youth of the district.

## TEXAS STATE-WIDE YOUTH CONFERENCE

The Youth Commission will collaborate with state-wide youth innovators, creators, builders and leaders among the major cities in Texas.

- These leaders will come together to address opportunities and best practices for youth to promote economic prosperity and development.
- Today's youth understand and care more about development of their cities than ever before, this virtual conference seeks to drive meaningful change and uniting and amplifying the voices of our students statewide.
- The Texas Student Voices Conference will convene virtually across the state. Hosted annually by the Youth Commission in partnership with Austin Student Council, San Antonio Youth Commission and additional major Texas cities.

## DALLAS YOUTH MAGAZINE

The Youth Commission plans to curate a biannual update to the council on initiatives and projects they are working on, as well as a youth perspective on happenings in Dallas. They will also be curating a larger magazine that will be distributed to constituents throughout Dallas. The 2nd edition of this magazine is scheduled to be released in Spring 2023. The magazine will be:

- An opportunity to meaningfully discuss City programs and policies that affect youth.

- Bring youth concerns, priorities, and goals to the attention of the Council and City.
- Allow students to feel included and empowered to contribute to improving the livability of their communities.
- Collaborate with youth and businesses all across Dallas

---

## PLAN FOR YOUTH FOCUSED INITIATIVES

The Youth Commission hopes to be a vital resource for City of Dallas departments to aid in raising awareness and involvement for department specific initiatives, including:

- **Young Entrepreneurship Academy:** The Young Entrepreneurship Academy aims to help teens across Dallas to build businesses by giving them connections and providing them with the tools and information they need to be successful. We plan to partner with the Small Business Center and Dallas College throughout the year.
- **Teens For Dallas Pilot Program:** a community service grant initiative for youth organizations in the City of Dallas.
- **All Teens Everywhere Podcast:** inform high school students about issues in Dallas, as well as issues that affect teens as a whole. We will also be giving updates on initiatives happening within the Commission & youth events in the city. This podcast will feature students and special guests and utilize the City of Dallas's Fair Park Multimedia Center.

---

## YOUTH COMMUNITY & SKILL DEVELOPMENT WORKSHOPS

The Youth Commission will encourage civic engagement amongst youth, as well as aid in developing their leadership skills:

- Help Council Offices identify youth in their district who may be ideal candidates to participate in young leadership workshops, as well as potential nominees for the Youth Commission.
- Work with respective council members to build citywide community youth affinity groups that specifically work with public safety officers on youth programming and needs.
- work with strategic partners who can provide guidance, training, and resources for students for skill development and potential employment.
- By creating long lasting empowerment and training for working age students through a public safety internship program, the Youth Commission hopes to reduce the racial and economic gaps in the City of Dallas.
- Providing youth in Dallas with employability and job opportunities will repel youth from crime and anti-community activities and boost overall community growth.
- Once developed these skills can be used to earn livelihood, assist others in the community and even invest directly back into Dallas.
- Summer of Safety Involvement

# Highlights of Dallas Youth Commission



The City of Dallas was proud to host the 2023 Texas Youth Advisory Commission Summit! The Youth Commission was responsible for organizing multiple youth workshops and activities throughout the event. Over 200 Youth leaders from over 20 cities across Texas gathered in Dallas to build their skills around advocacy and youth engagement. Featured youth led workshops centered around Branding and Outreach, Professionalism, Civil Discourse, and Initiative Development with speakers and panelists from companies such as Apple, Amazon, PepsiCo, SMU, multiple law firms, Elected Officials and the City of Dallas.



# Memorandum



CITY OF DALLAS

DATE March 13, 2023

TO T.C. Broadnax, City Manager

SUBJECT **Building Inspection Advisory, Examining & Appeals Boards**

The Annual Report has not been submitted due to the lack of retaining a quorum to serve on the Board. Staff is currently working with the Fire Department on amending the Charters for the consideration of merging the Building Inspection Advisory Examining & Appeals Boards and Fire Code Advisory Board.

Development Services requests to have the Building Inspection Advisory Examining & Appeals Boards (BIAEAB) as outlined in the City of Dallas Administrative Procedures for Construction Codes, Chapter 52, Section 204 entitled, "Advisory, Examining, and Appeals Board" combined with the Fire Code Advisory and Appeals Board as outlined in the City of Dallas Fire Code, Chapter 16, Section 108 entitled, "Board of Appeals".

The lack of volunteers and quorum requirements has been on an ongoing challenge for the Department. The Department believes the combination of both Boards will improve efficiencies and alignment between the Departments, while meeting the requirements outlined by the City Charter.

A handwritten signature in blue ink, appearing to read 'Andrew Espinoza'.

Andrew Espinoza, CBO, MCP, CFM, CCEA  
Director/Chief Building Official

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE March 10, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Judicial Nominating Commission (JNC) 2022 Annual Report Status**

The purpose for this memorandum is to provide a status of the Judicial Nominating Commission (JNC) 2022 annual report. The 2022 annual report is currently being reviewed by City Attorney's office and awaiting the Chair's approval for submittal to the JNC to approve. Report will be submitted to City Secretary and B&C Coordinator following approval to the next JNC Meeting.

Should you have any questions or concerns please contact me at (214) 670-5299.

A handwritten signature in blue ink that reads "Jon Fortune".

Jon Fortune  
Deputy City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
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Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE March 14, 2023

TO T.C. Broadnax, City Manager

SUBJECT **Municipal Management Districts (MMDs)**

In Chapter 8 (Boards and Commissions) of the City Code, Section 8-1 (Definitions) defines “Board” as a board or commission of the city that is established by ordinance or the Charter of the City of Dallas.

Municipal Management Districts (MMDs) are self-governed special districts created at the state level. All MMDs in Dallas have been created by one-off legislative bills pursuant to the Texas Special District Local Law Code. As such, the Office of Economic Development does not provide administrative oversight or serve as staff liaison to the boards of MMDs. Since MMDs are not established by City ordinance or the City Charter, we believe that MMD boards are not required to submit annual reports to the City Manager for distribution to the City Council pursuant to Section 8-1.1 (Reports to the City Council).

To provide clarity on this issue, we requested a legal opinion from the City Attorney’s Office on March 13, 2023.

A handwritten signature in blue ink, appearing to read 'K. Spath'.

**Kevin Spath**  
Assistant Director, Office of Economic Development

c: Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Billieae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

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Directors and Assistant Directors