

From: [HousingPolicy](#)
To: [Jess S](#); [HousingPolicy](#)
Subject: RE: please add me to the mailing update list
Date: Wednesday, February 28, 2018 5:29:22 PM
Attachments: [image001.png](#)

Thank you for your interest Jess. We will keep you updated with any additional material. I have attached the link to our Housing Policy information page. You can view all the presentation materials as well as the Market Value Analysis presentation to our City Council.

<http://www.dallascitynews.net/city-invites-public-give-housing-feedback>

Please let us know if you have any questions



HousingPolicy
City of Dallas | DallasCityNews.net
Housing & Neighborhood Revitalization
1500 Marilla St, 6DN
Dallas, TX 75201
HousingPolicy@dallascityhall.com

OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.

From: Jess S [mailto:jess.scruby@gmail.com]
Sent: Wednesday, February 28, 2018 3:53 PM
To: HousingPolicy <housingpolicy@dallascityhall.com>
Subject: please add me to the mailing update list

Hello,

I would greatly appreciate being added to all the housing policy mailing lists for updates.

--

Regards
Jess Scruby

From: Jess S
To: [HousingPolicy](#)
Subject: please add me to the mailing update list
Date: Wednesday, February 28, 2018 3:53:30 PM

Hello,

I would greatly appreciate being added to all the housing policy mailing lists for updates.

--

Regards
Jess Scruby

From: Teann Nash
To: [HousingPolicy](#)
Subject: Re:What happens to the children when low income apartments are torn down
Date: Saturday, February 24, 2018 4:15:46 PM

To Dallas City Housing Policy Committee,

What happens to the children when low-income apartments are torn down? Can someone at the city reply that this letter has been read?

Can we get the law changed that allows developers to give entire apartment complexes only 30 days notice to vacate and no relocation help when they tear apartments down? If so how?

It is essential to have on the record in your housing policy files the quite modest soft landing suggestion that the Buyer and Seller of the apartment complex "Gates of Bluffview" were asked for in May 2017 at the Dallas Board of Adjustment filling. I believe this is an example that common good business practices will **not** be a voluntary part of gentrification and development in Dallas Texas. Please note the very meager suggestions for help for the children in this large apartment complex "Gates of Bluffview" that is being torn down for redevelopment.

The children were on the poverty level for the free lunch program at DISD. The DISD school Sudie Williams lost enough students so it is being repurposed and all the teachers are having to reapply to DISD for reassignment. FYI Sudi Williams Elementary was a very high performing school for its demographics.

Therefore unless a law is changed the city and the charities will be left to pay for the problems such as increased homelessness that releasing large numbers of the residences of low-income apartment dwellers into the community when older apartment complexes are torn down. There is a cost of doing business that developers need to factor into cost and not make taxpayers and human casualties pay for. Even if these people had to move a substantial distance at least a database reviewed daily would have been invaluable when they must move their family in 30 days. This is the cost of doing business when human lives and children are involved. If a company treats people like this people need to know.

Ultimately the buyer developer and seller gave the tenants of approximately 275 apartment units 30 days notice to vacate. I do not know what the cost to the city and charities was to ultimately care for such a large amount of low income people who lost their homes. Can we find out?

Because the Seller of The Gates of Bluffview owner "IRP/Crest Gates Associates, LP" continued to ask tenants to renew leases and were actively accepting new tenants until a few weeks before the sale closed many of the tenants were caught off guard when they received 30 days to vacate.

This is the only article I am aware of the DMN gave about the Gates Of Bluffview issue.
<http://www.dallasnews.com/business/real-estate/2017/03/23/new-love-field-area-project-replace-60s-apartments-copied-old-england>

From: Teann Nash Date: Wed, May 17, 2017 at 3:26 PM Subject: Can you share my concerns about the development plan (Case D167-018) with Commistioner & Developers To:

Yolanda.hernandez@dallascityhall.com Cc: "Gates, Jennifer" <jennifer.gates@dallascityhall.com>, Dustin Marshall <dustinmarshall@dallasisd.org>, Warren Ellis

<warren.ellis@dallascityhall.com>, To:City Plan Commission Coordinator Yolanda Hernandez

Hello Yolanda, Would you share my concerns about the redevelopment of Gates of Bluffview that touches on the lives of the young poverty level children who live there? Please cc the commissioners and developers about development plan (Case D167-018) that will be heard tomorrow May 18th. I hope that the seller, the developers, the city, and volunteers may come together to help provide a soft landing for the children living in this complex when it is redeveloped. We will need their guidance and a plan to try to influence a soft landing for these children. My concern can be stated in two sentences, as follows: 1. I hope the relocation of the 65 children, approximately 1/4 of Sudie Williams Elementary, who live in the Gates of Bluffview Apartments will not adversely affect their trajectory in later life. 2. I hope that a solution is found that helps these families have a soft landing because a little help when needed can be quite important. Information that I have been given about the demolition and redevelopment of the Gates of Bluffview Apartments include the following: • Trinsic hopes to close on this sale in July or August and will give the residents 30 days notice. • The DISD school year ends June 1st. • The DISD will not get involved in private land transactions since their job is to teach. • The low-income children at this school are thriving at the very top tier of their comparable DISD performance group. • DISD will probably grandfather these children back into the school even if they move out of the feeder pattern. It is not clear how the children would get to the school without bus service, and they could be scattered quite remotely away because affordable housing is quite scarce in Dallas. Possible solutions to help these families include: 1. Ask Catholic Charities for assistance with these children's relocation; 2. Have Trinsic (if they are willing) meet at the school to outline procedures to help with relocation and with suggestions of affordable apartments that are available elsewhere; and *A meeting was held at the school but it was later revealed the relocation agent Trinsic purported to be able to help these families was not paid by Trinsic to help the folks only to come in and get paid a commision from other apartment complexes to relocate to more expensive complexes. In an email to Teann Nash, Trinsic had stated that they had arranged a relocation specialist to assist these families, which in fact was not the case.* 3. Set up a bilingual representative during relocation at the Bachman Library which is within walking distance of the Gates of Bluffview. There are free computers at the library, and during the relocation period, affordable housing options could be updated daily. Possibly a few of the numerous volunteers at the school might give their time to assist during this relocation period. Warmly, Teann Nash A volunteer at Sudie Williams Elementary. Teann Nash 4801 Alan Dale Lane

Teann Nash
4801 Alan Dale Lane
214 534-1019
teann.nash@gmail.com

On Fri, Feb 23, 2018 at 5:19 PM, Teann Nash <teann.nash@gmail.com> wrote:
Questions about affordable housing for Dallas.

Can we get the Texas real estate law that allows an apartment owners to give 30 days notice to all the tenants without penalty changed? As I understand it even if the tenant has a long-term lease in place they may be given a notice to vacate within 30 days.

This law I believe causes the city to have large amount of people that are currently renting apartments that would be considered having low income families in them to be forced out so quickly that they become homeless. I believe this forced move cause the city quite a bit of money by distabilizing large groups of people. It may cause these tenants to lose jobs so they may move and do research about where there are other apartments.

If Dallas could modify this destabilization so those tenants are helped it might help to not release large amounts people to become homeless:

- tenants are given more time, say 45 days,
- a database of lower income apartments that is updated daily
-

I believe that changing this law so that a landlord who is giving notice to the entire apartment complex understand that there is a cost of doing business and this need to help is incorporated in the cost of a sale and a cost of redevelopment.

Teann Nash
4801 Alan Dale Lane
[214 534-1019](tel:2145341019)
teann.nash@gmail.com

From: Steve McCluer
To: [HousingPolicy](#)
Subject: Landlord Incentives
Date: Friday, February 23, 2018 5:34:54 PM

Subject: Landlord incentives

Is there is a program such as "insurance" for landlords concerned about renters who damage the property or who only stay for a short time, thereby leaving a vacancy (i.e., no income).

This might sound like prejudice or stereotyping, but it has been my experience that people who can afford higher rents are less likely to damage the property. If there was some sort of assurance that a landlord could be compensated for damage, he/she might be more motivated to accept vouchers or to ask for lower rents.

Steve McCluer
steve.mccluer@ieee.org
[\(972\) 306 3154](tel:(972)3063154)

From: Teann Nash
To: [HousingPolicy](#)
Subject: questions about affordable housing for Dallas
Date: Friday, February 23, 2018 5:20:00 PM

Questions about affordable housing for Dallas.

Can we get the Texas real estate law that allows an apartment owners to give 30 days notice to all the tenants without penalty changed? As I understand it even if the tenant has a long-term lease in place they may be given a notice to vacate within 30 days.

This law I believe causes the city to have large amount of people that are currently renting apartments that would be considered having low income families in them to be forced out so quickly that they become homeless. I believe this forced move cause the city quite a bit of money by destabilizing large groups of people. It may cause these tenants to lose jobs so they may move and do research about where there are other apartments.

If Dallas could modify this destabilization so those tenants are helped it might help to not release large amounts people to become homeless:

- tenants are given more time, say 45 days,
- a database of lower income apartments that is updated daily
-

I believe that changing this law so that a landlord who is giving notice to the entire apartment complex understand that there is a cost of doing business and this need to help is incorporated in the cost of a sale and a cost of redevelopment.

Teann Nash
4801 Alan Dale Lane
214 534-1019
teann.nash@gmail.com

From: Darryl Baker
To: [Darryl Baker](#)
Cc: [Favela, Raquel](#); [HousingPolicy](#)
Subject: Accessory Dwelling Units
Date: Friday, February 23, 2018 4:52:38 PM

Hello, Ms. Favela.

I am listening online to the Town Hall.

I think that accessory dwelling units should be allowed only in the neighborhoods that want them. Also, there should be a very high bar of Performance Standards to ensure that these uses are built and maintained in a high quality, non disruptive, and sustainable way.

Darryl Baker
214-333-0645

From: Darryl Baker
To: [Darryl Baker](#)
Cc: [Favela, Raquel](#); [HousingPolicy](#)
Subject: Affordable Housing Fund for Corporations
Date: Friday, February 23, 2018 4:49:06 PM

Hello, Ms. Favela.

I am listening online to the Town Hall.

I think that Incentives for companies to pay into a fund that would help fund affordable rental units for their employees who earn on the lower of the AMI would be a "good thing".

Darryl Baker
214-333-0645

From: Darryl Baker
To: [Darryl Baker](#)
Cc: [Favela, Raquel](#); [HousingPolicy](#)
Subject: Incentive Zones
Date: Friday, February 23, 2018 4:46:17 PM

On Feb 23, 2018, at 4:39 PM, Darryl Baker wrote:

Hello, Ms. Favela.

I am listening online to the Town Hall.

I think that Incentive Zones for accessory uses offered Citywide with the ability to Opt Out is an Excellent idea! Overall, only those neighborhoods that are well organized would be able to opt out and / or amend to what extent they should participate.

Darryl Baker
214-333-0645

From: Darryl Baker
To: [Favela, Raquel](#)
Cc: [HousingPolicy](#)
Subject: Owner / Rental split
Date: Friday, February 23, 2018 4:39:43 PM

Hello, Ms. Favela.

I am listening online to the Town Hall.

I strongly feel that the MAJORITY of housing in Dallas should be owner occupied. A 60% owner / 40% rental split would be ideal and economically viable for a city this size.

Also, the City should NOT try to address more than 20% of the market need for new housing. We should look to assist at ALL housing market levels -- INCLUDING the upper end to ensure that Dallas is competitive with our adjacent city peers.

Darryl Baker
214-333-0645

From: Sandy Rollins
To: [Favela, Raquel](#); [Noguera, David](#); [HousingPolicy](#)
Subject: Affordable Housing Recommendations
Date: Friday, February 23, 2018 4:35:08 PM
Attachments: [Policy Recommendations for Affordable Hsg.docx](#)
[Affordable hsg tax break memo 2018.docx](#)
[Affordable hsg tax break spreadsheet - 2018.xlsx](#)
[Dallas AMI 30%, 50% 80% rents 2018.xlsx](#)

Please see attached. Thanks.

--

Sandy Rollins
Texas Tenants' Union
8035 East RL Thornton Fwy, Suite 535
Dallas, TX 75228
www.txtenants.org
www.facebook.com/texastenantsunion
214-823-2999

Texas Tenants' Union
8035 East RL Thornton, #535, Dallas, TX 75228
Tenants' Rights Line: 214-823-2733
Administrative Phone: 214-823-2999 (unlisted)
www.txtenants.org

Affordable Housing Recommendations

- 1) Expand the Fair Housing ordinance to prohibit discrimination based on source of income, including Section 8 "Housing Choice" voucher holders.
- 2) Put money into affordable housing for those with the greatest need (30% or below of the area median income) – bond program, general revenue, housing trust fund, Tax Increment Financing Districts – 25% set-aside (inclusionary zoning). 30% of 80% of the Area Median Income is a "pretend" affordable housing set-aside because the rents are at or above market rent in virtually every neighborhood.
- 3) Create a tax credit to landlords who agree to provide units at rates affordable to extremely low income people. See attached.
- 4) Use zoning to preserve existing housing, obtain new affordable units and protect any tenants who will be displaced --in a binding manner
- 5) Include tenants in notification of zoning hearings when their rental housing is affected.
- 6) Require affordability for the life of the buildings (at least 50 years) when public money is used for development, acquisition or rehab.
- 7) Require landlords who rehab units with city assistance to offer long-term leases at current rent levels to existing tenants.
- 8) Establish a public review and approval process for demolition permits. Require replacement units or payment into a housing fund if affordable housing is demolished.
- 9) Relocation assistance must be provided when properties redevelop -- 6 months' notice, no displacement of school-age children during the school year, and relocation assistance. (See recommendations for city of Austin [https://law.utexas.edu/wp-content/uploads/sites/11/2015/07/2012-08-ECDC-TENANT DISPLACEMENT IN AUSTIN.pdf](https://law.utexas.edu/wp-content/uploads/sites/11/2015/07/2012-08-ECDC-TENANT_DISPLACEMENT_IN_AUSTIN.pdf))
- 10) Establish a "first right of purchase" for tenants when owners want to sell or close a property. See Washington DC's "Tenant Opportunity to Purchase Act." <http://ota.dc.gov/page/tenant-opportunity-purchase-act-topa>
- 11) Provide property tax relief to low income homeowners in gentrifying neighborhoods – Create Homestead Preservation Districts or some other vehicle to stop homeowner displacement.

Contact: Sandy Rollins, Executive Director, sandy@txtenants.org, 214-823-2999

Texas Tenants' Union
8035 East RL Thornton, #535, Dallas, TX 75228
Tenants' Rights Line: 214-823-2733
Administrative Phone: 214-823-2999
www.txtenants.org

As you know, most people in Dallas are tenants, and almost half pay more than 30% of their income for rent. We have lost thousands of affordable housing units in the last 20 years as owners of federally-subsidized properties paid off their low-interest HUD-insured loans, opted out of Section 8 subsidy contracts, or both. Unsubsidized housing has also been lost as neighborhoods have gentrified. There has never been enough affordable housing, but it's only getting worse.

Developers using Tax Increment Financing are required to set-aside 20% of the units for "affordable" housing. Affordable is defined as rents set for people making 80% of the Area Median Income. This is market-rate and above market rate housing in almost every Dallas neighborhood.

What if the City of Dallas forgave the property taxes for landlords who agreed to provide truly affordable housing?

Fourteen properties in various parts of Dallas were chosen. Information on the rents they charge, the taxes they pay to the city, and how many affordable units could be produced with a tax credit if the landlords charged rents at 30% of the area median income for people with extremely low incomes (roughly 30% of AMI) were calculated. The affordable rent was determined by looking at 30% of the income of a two person household for a one bedroom apartment, 30% of the income of a three person household to come up for a two bedroom, and 30% of the income of a five person household for a three bedroom. This comes to \$440 for a one bedroom, \$510 for a two bedroom, and \$720 for a three bedroom.

The 14 properties in the attached sample could produce 260 units of affordable housing at a cost of \$1,912,892. Perhaps a pilot program could be developed with a goal of producing 7,800 units at a cost of \$57,386,760.

While the city would forego property tax revenue, the money that tenants are able to save in rent will be spent in the local economy on other life necessities -- food, clothes, transportation, medicine.

Attached are two spreadsheets. One shows low, very low and extremely low incomes in Dallas by household size, 30% of those incomes divided by 12 (affordable rent), and the range of Fair Market Rents for 0 to 4 bedroom apartments. The other shows 14 apartment complexes in various parts of Dallas, the rents they charge, the taxes they pay to the city, the difference between the current rent and the affordable rent, and how many units could be produced with a tax credit.

Please let me know if you have any questions. I can be reached at [214-823-2999](tel:214-823-2999) or at sandy@txtenants.org.

Thank you for your consideration of this proposal.

The Texas Tenants' Union is a non-profit tenants' rights organization based in Dallas. Since the 1970's, the Texas Tenants' Union has empowered tenants through education and organizing to protect their rights, preserve their homes, improve their living conditions, and enhance the quality of life in their communities.

Our programs include:

- Educating tenants about their rights through free weekly workshops, phone assistance, and written materials;
- Preserving and improving multifamily housing, with active, informed input from the residents of the property, primarily at federally-subsidized housing threatened with market-rate conversion, substandard conditions, unaffordable utilities and/or budget cuts;
- Building the capacity of tenant groups through leadership development;
- and
- Advancing tenants' rights and affordable housing preservation in public policy.

https://www.apartmentfinder.com/Texas/Dallas-Apartments/Lakewood-On-The-Trail-Apartments					
Lakewood on the Trail - 252 units					
101 N Brookside, 75214 - District 14					
1 bedroom rent	\$910				
2 bedroom rent	\$1,634				
http://www.dallascad.org/AcctDetailCom.aspx?ID=0027850C000010000					
Taxes to City of Dallas	\$176,994.72				
\$910 mkt - \$440 affordable =	\$470	x 12 mos=	\$ 5,640.00	x 10 units =	\$ 56,400.00
\$1634 mkt - \$510 affordable =	\$1,124	x 12 mos=	\$ 13,488.00	x 8 units =	\$ 107,904.00
Total city subsidy/tax relief to owner				18 units for	\$ 164,304.00
https://www.apartmentfinder.com/Texas/Dallas-Apartments/Lakeside-At-Northpark-Apartments					
Lakeside at Northpark - 424 units					
9600 Golf Lakes Trl, 75231 - District 13					
1 bedroom rent	\$899				
2 bedroom rent	\$1,249				
http://www.dallascad.org/AcctDetailCom.aspx?ID=00000404886000000					
Taxes to City of Dallas	\$226,316.00				
\$899 mkt - \$440 affordable =	\$459	x 12 mos=	\$ 5,508.00	x 16 units =	\$ 88,128.00
\$1249 mkt - \$510 affordable =	\$739	x 12 mos=	\$ 8,868.00	x 15 units =	\$ 133,020.00
Total city subsidy/tax relief to owner				31 units for	\$ 221,148.00
http://www.apartmentfinder.com/Texas/Dallas-Apartments/Silver-Creek-Apartments					
Nantucket Landing Apartments (formerly Silver Creek)					
18949 Marsh Lane, 75287 - District 12					
1 bedroom rent	\$ 850.00				
2 bedroom rent	\$ 1,125.00				
Taxes to City of Dallas	\$ 146,974.00				
https://www.dentoncad.com/home/details?search=133065&year=2018					
\$850 mkt - \$440 affordable =	\$ 410.00	x 12 mos=	\$ 4,920.00	x 11 units =	\$ 54,120.00
\$1075 mkt. - \$510 affordable =	\$ 565.00	x 12 mos=	\$ 6,780.00	x 13 units =	\$ 88,140.00
Total city subsidy/tax relief to owner				24 units for	\$ 142,260.00
https://www.apartmentfinder.com/Texas/Dallas-Apartments/La-Costa-Villas-Apartments					
La Costa Villas, 260 units					
12500 MERIT DR, 75251 - District 11					
2 bedroom rent	\$ 1,200.00				
3 bedroom rent	\$ 1,563.00				
Taxes to City of Dallas	\$175,590.00				
http://www.dallascad.org/AcctDetailCom.aspx?ID=007731000A0010000					
\$1200 mkt - \$510 affordable =	\$ 690.00	x 12 mos=	\$ 8,280.00	x 9 units =	\$ 74,520.00
\$1563 mkt. - \$720 affordable =	\$ 843.00	x 12 mos=	\$ 10,116.00	x 9 units =	\$ 91,044.00
Total city subsidy/tax relief to owner				18 units for	\$ 165,564.00

https://www.apartmentfinder.com/Texas/Dallas-Apartments/Apex-Apartments-np6dfwm					
Apex Apartments - 244 units					
9911 Whitehurst Dr, 75243 - District 10					
1 bedroom rent	\$ 750.00				
2 bedroom rent	\$ 1,100.00				
Taxes to City of Dallas	\$ 81,746.90				
http://www.dallascad.org/AcctDetailCom.aspx?ID=00000791101500000					
\$750 mkt - \$440 affordable =	\$ 310.00	x 12 mos=	\$ 3,720.00	x 10 units =	\$ 37,200.00
\$1100 mkt - \$510 affordable =	\$ 590.00	x 12 mos=	\$ 7,080.00	x 6 units =	\$ 42,480.00
Total city subsidy/tax relief to owner				16 units for	\$ 79,680.00
https://www.apartmentfinder.com/Texas/Dallas-Apartments/Legends-On-Lake-Highlands-Apartments					
Legends on Lake Highlands 242 units					
11201 E Lake Highlands Dr - District 9					
1 bedroom rent	\$ 685.00				
2 bedroom rent	\$ 860.00				
Taxes to City of Dallas	\$75,042.80				
https://www.apartmentfinder.com/Texas/Dallas-Apartments/Legends-On-Lake-Highlands-Apartments					
\$685 mkt - \$440 affordable =	\$245.00	x 12 mos=	\$ 2,940.00	x 10 units =	\$ 29,400.00
\$860 mkt - \$510 affordable =	\$350.00	x 12 mos=	\$ 4,200.00	x 10 units =	\$ 42,000.00
Total city subsidy/tax relief to owner				20 units for	\$ 71,400.00
https://www.apartmentfinder.com/Texas/Dallas-Apartments/Las-Lomas-Apartments					
Las Lomas - 117 units					
6161 Trail Glen, 75217 - District 8					
1 bedroom rent	\$ 725.00				
2 bedroom rent	\$ 895.00				
Taxes to City of Dallas	\$18,462.78				
http://www.dallascad.org/AcctDetailCom.aspx?ID=006260000D0010000					
\$725 mkt. - \$440 affordable =	\$ 285.00	x 12 mos=	\$ 3,420.00	x 2 units =	\$ 6,840.00
\$895 mkt. - \$510 affordable =	\$ 385.00	x 12 mos=	\$ 4,620.00	x 2 units =	\$ 9,240.00
Total city subsidy/tax relief to owner				4 units for	\$ 16,080.00
https://www.apartmentfinder.com/Texas/Dallas-Apartments/Halston-Apartments-118tlk4					
Halston Apartments - 420 units					
8850 Ferguson Rd., 75228 - District 7					
1 bedroom rent	\$ 940.00				
2 bedroom rent	\$ 1,270.00				
Taxes to City of Dallas	\$210,708.00				
http://www.dallascad.org/AcctDetailCom.aspx?ID=00729500200040000					
\$940 mkt. - \$440 affordable =	\$ 500.00	x 12 mos=	\$ 6,000.00	x 13 units =	\$ 78,000.00
\$1270 mkt. - \$510 affordable =	\$ 760.00	x 12 mos=	\$ 9,120.00	x 14 units =	\$ 127,680.00
Total city subsidy/tax relief to owner				27 units for	\$ 205,680.00

http://www.apartmentfinder.com/Texas/Dallas-Apartments/Sedona-Ranch-Apartments					
Sedona Ranch - 253 units					
2749 NORTHAVEN RD, 75229 - District 6					
2 bedroom rent	\$ 1,090.00				
3 bedroom rent	\$ 1,320.00				
Taxes to City of Dallas	\$ 88,848.54				
http://www.dallascad.org/AcctDetailCom.aspx?ID=00000606840900000					
\$1090 mkt - \$510 affordable =	\$580	x 12 mos=	\$ 6,960.00	x 6 units =	\$ 41,760.00
\$1320 mkt - \$720 affordable =	\$600	x 12 mos=	\$ 7,200.00	x 6 units =	\$ 43,200.00
Total city subsidy/tax relief to owner				12 units for	\$ 84,960.00
https://www.apartmentfinder.com/Texas/Dallas-Apartments/Villas-Del-Rey-Apartments					
Villas del Rey, 141 units					
8117 Barclay, 75227 - District 5					
1 bedroom rent	\$700				
2 bedroom rent	\$800				
Taxes to City of Dallas	\$28,094.40				
http://www.dallascad.org/AcctDetailCom.aspx?ID=00000532577000000					
\$700 mkt - \$440 affordable =	\$260	x 12 mos=	\$ 3,120.00	x 4 units =	\$ 12,480.00
\$800 mkt - \$510 affordable =	\$290	x12 mos=	\$ 3,480.00	x 4 units =	\$ 13,920.00
Total city subsidy/tax relief to owner				8 units for	\$ 26,400.00
https://www.apartmentfinder.com/Texas/Dallas-Apartments/Overton-Park-Apartments					
Overton Park, 200 Units					
220 E. Overton, 75216 - District 4					
1 bedroom rent	\$725				
2 bedroom rent	\$990				
Taxes to City of Dallas	\$45,263.20				
http://www.dallascad.org/AcctDetailCom.aspx?ID=0059980A000010000					
\$725 mkt - \$440 affordable =	\$285	x 12 mos=	\$ 3,420.00	x 4 units =	\$ 13,680.00
\$990 mkt - \$510 affordable =	\$480	x12 mos=	\$ 5,760.00	x 5 units =	\$ 28,800.00
Total city subsidy/tax relief to owner				9 units for	\$ 42,480.00
https://www.apartmentfinder.com/Texas/Dallas-Apartments/Mariposa-Villas-Apartments					
Mariposa Villas, 216 units					
1531 Duncanville Rd, 75211 - District 3					
2 bedroom rent	\$ 1,199.00				
3 bedroom rent	\$ 1,499.00				
Taxes to City of Dallas	\$152,178.00				
http://www.dallascad.org/AcctDetailCom.aspx?ID=00767100130010000					
\$1199 mkt - \$510 affordable =	\$689	x 12 mos=	\$ 8,268.00	x 9 units =	\$ 74,412.00
\$1499 mkt - \$720 affordable =	\$779	x 12 mos=	\$ 9,348.00	x 8 units =	\$ 74,784.00
Total city subsidy/tax relief to owner				17 units for	\$ 149,196.00

https://www.apartmentfinder.com/Texas/Dallas-Apartments/Alta-Farmers-Market-Apartments					
Alta Farmers Market, 313 units					
1110 S Cesar Chavez Bl, 75201 District 2					
1 bedroom rent	\$ 1,300.00				
2 bedroom rent	\$ 1,600.00				
Taxes to the City of Dallas	\$460,436.00				
http://www.dallascad.org/AcctDetailCom.aspx?ID=000156000401A0000					
\$1300 mkt - \$440 affordable =	\$860	x 12 mos=	\$ 10,320.00	x 20 units =	\$ 206,400.00
\$1600 mkt - \$510 affordable =	\$1,090	x 12 mos=	\$ 13,080.00	x 19 units =	\$ 248,520.00
Total city subsidy/tax relief to owner				39 units for	\$ 454,920.00
https://www.apartmentfinder.com/Texas/Dallas-Apartments/Bahama-Glen-Apartments					
Bahama Glen, 287 units					
2540 Bahama, 75211 - District 1					
1 bedroom rent	\$ 875.00				
2 bedroom rent	\$ 1,015.00				
Taxes to the City of Dallas	\$99,295.99				
http://www.dallascad.org/AcctDetailCom.aspx?ID=0061730A000020000					
\$875 mkt - \$440 affordable =	\$435	x 12 mos=	\$ 5,220.00	x 8 units =	\$ 41,760.00
\$1015 mkt - \$510 affordable =	\$505	x 12 mos=	\$ 6,060.00	x 9 units =	\$ 54,540.00
Total city subsidy/tax relief to owner				17 units for	\$ 96,300.00
				260 units	\$ 1,912,892.00
				x30	x30
				7,800 units	\$ 57,386,760.00
			Austin got	3,417 units	\$ 55,000,000.00
					bond program

% of Dallas Area Median Income						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	
30% *	\$ 15,400	\$ 17,600	\$ 20,420	\$ 24,600	\$ 28,780	
50%	\$ 25,700	\$ 29,400	\$ 33,050	\$ 36,700	\$ 39,650	
80%	\$ 41,100	\$ 47,000	\$ 52,850	\$ 58,700	\$ 63,400	
	efficiency	1 bedroom	2 bedroom	2 bedroom	3 bedroom	
rents at 30% AMI*	\$ 385	\$ 440	\$ 510	\$ 615	\$ 720	
rents at 50% AMI	\$ 642	\$ 735	\$ 826	\$ 917	\$ 991	
rents at 80% AMI	\$ 1,028	\$ 1,175	\$ 1,321	\$ 1,468	\$ 1,585	rent levels in TIF set-asides
*formula for "extremely low income"						
Range of FMRs	\$510-\$1100	\$620-\$1320	\$760-\$1400	\$760-\$1400	\$1020 - \$2170	
Income limits:	https://www.huduser.gov/portal/datasets/il/il2017/2017summary.odn					
Fair Market Rents:	https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018_code/2018summary.odn					

From: Marko
To: [HousingPolicy](#)
Subject: Comment Assessment Meetings on Fair Housing
Date: Wednesday, February 21, 2018 3:19:22 PM

Fair Housing/Human Rights Office
Beverly Davis – Director
1500 Marilla St.
Room 1B North
Dallas, Texas 75201

Good afternoon Ms. Davis;

Thank you for inviting me to the recent virtual town hall Assessment Meetings on Fair Housing. What seems lacking are innovative ideas that will attract housing developers and finance to Dallas Texas.

Technology, Globalization and Artificial Technology are changing the way we live in Dallas. This proposal considers the 400 feet directly over our city as the next opportunity for development and financing. UAS (Unmanned Aircraft Systems) advancement are changing the nature of transportation, work and housing.

Housing Policies are designed to promote and preserve housing choice needs for all Dallas citizens. Historically, new housing and development has followed the multiple blessings of Interstate transportation infrastructure projects or new DART commuter rail lines.

Dallas Fair Housing goals should align towards existing major economic goals on its southern border, The International Inland Port of Dallas (IIPOD) and Dallas Intermodal Terminal.

This proposal considers using UAS technology to establish growth corridors to take advantage of City of Dallas goals and programs.

<http://www.dallasecodev.org/414/International-Inland-Port-of-Dallas...>

Airbus Helicopters of Grand Prairie, the system architect / provider, in the advanced stage of the Skyways project at University of Singapore. This is one future housing model built around UAS transportation. A vision for Dallas

could be multi-story mixed use development corridors with housing extending south from Downtown Dallas

<https://t.co/GjFOtjHLJu>

“Safe and reliable urban air delivery is a reality not too distant into the future, and Airbus is certainly excited to be a forerunner in this endeavor,” said Airbus chief technology officer Alain Flourens.

<https://t.co/6dlAa4hk21>

Unmanned Aircraft System Traffic Management, or UTM, is a concept about the airspace over Dallas and not a product. UTM is designed to keep drones and other aircraft from having accidents. The goal is to create a safe urban environment for UAS travel while goods and services flow to your other location.

<https://t.co/4xrgrMZzYr>

Housing around DART stations, and freeway on/off ramps, may have similar advantages for new housing at drone ports to skyways. Soon rental passenger UAS Operators will want flight operations over Dallas and into drone ports for UAS pick-up and delivery.

The view from Plano Mayor Harry LaRosiliere about Uber Elevate. “What’s going to happen in five years, probably, is you’ll get off the plane at DFW airport and you’ll get in what’s essentially a drone and that’ll get you to the Legacy area in ten minutes. And then that last leg of the journey might be an autonomous car taking you to Toyota for a business meeting.”

<http://planoprofile.com/2018/02/16/uber-elevate-flying-cars-collin-county-plano-frisco/>

Consumer delivery companies will create the Air Parcel UTM using the air parcel model and some rules of the existing ground vehicle traffic management systems, <http://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.719.1577&rep=rep1&type=pdf...>

This [31 minutes video] explanation of an UTM model newly proposed over San Francisco Bay area by Claire Tomlin, of UC Berkeley, discusses how UAS will need human interaction for now, Traffic patterns, collision avoidance, and the need for policies. This model could be used over Dallas, NCTCOG.

https://www.youtube.com/watch?v=lkmN_kVZhUg

Dallas City leaders need to create the Sizzle, that promises to become the Steak. This proposal is an image that captures new views of urban low-level skies for housing all over Dallas. UAS skyways will create housing along new UAS corridors to IPOD, the Intermodal, North Dallas, and all the airports.

Thank you in Advance for your consideration,

Marko V Sakal
214-503-1942
10833 Scotspring Lane
Dallas, Texas, 75218-1216

SKYWAYS

Urban last-mile delivery solution

Airbus' Skyways project aims to provide efficient, seamless delivery of small parcels to students and faculties via drones across the National University of Singapore's campus.

Pilot Case A

Delivery of parcels on the National University of Singapore's (NUS) campus through Skyways network.



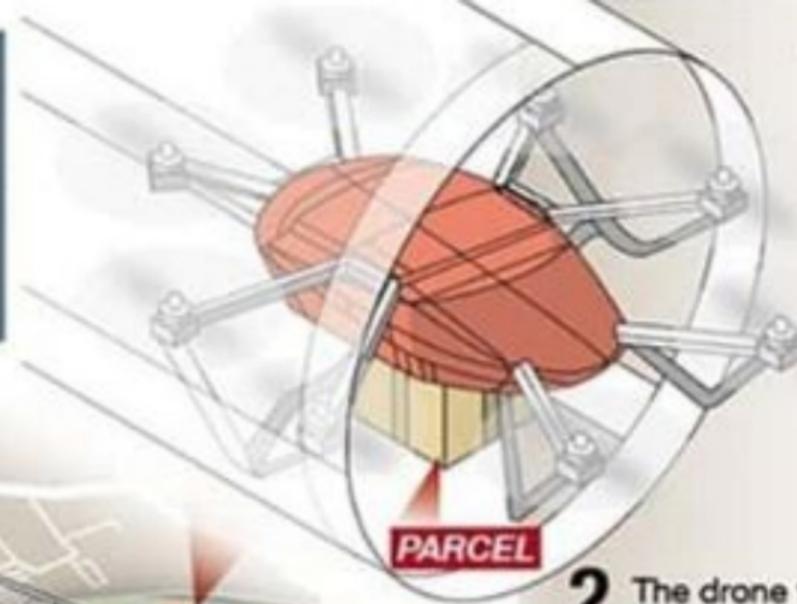
Pilot Case B

Delivery from parcel tower to ships. This use case will be explored upon successful completion of pilot case A.

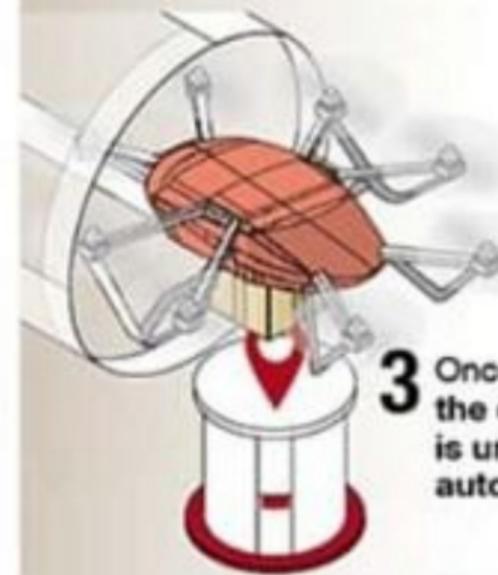
Drones will operate using defined 'aerial corridors'

Drones will operate simultaneously across the campus

1 The Skyways drone is an octocopter that carries air transport containers loaded on its underside.



2 The drone flies a fully automated route, landing on a designated landing pad.



3 Once landed, the drone is unloaded automatically.

4 End customers receive a delivery notification on their mobile phone to come pick up the parcel at the parcel station.



Source : Airbus Group



From: Shalanda Smith
To: [HousingPolicy](#); [Favela, Raquel](#)
Subject: Dallas Housing Policy
Date: Wednesday, February 21, 2018 6:19:04 AM

Hello Ms. Raquel Favela,

My name is Shalanda Smith and I would like to provide some innovative solutions to address the housing shortage in Dallas.

Entrepreneurial, innovative, solutions are necessary to achieve the Department of Housing and Neighborhood Revitalization Departmental goals.

- Re-brand "housing" and market Dallas real estate to non-profit and private developers as you would for economic development objectives.
- Create Social Impact Bond/Pay for Success Bonds. Obtain investment funding from private investors to fund non-profit developer/service provider projects (i.e. Habitat for Humanity) and when the service provider is successful in accomplishing the public goals, pay back the private investors.
- Market development incentives utilizing tech/app and streamline the process in order to access capital.
- Utilize community capital funds such as CDFIs (Community Development Financial Institutions) to access capital.
- Partner with organizations such as LISC (Local Initiatives Support Corporation) to accomplish departmental goals.
- Utilize innovative architectural design of real estate that reduces construction costs and time.

Feel free to contact me If you have questions or would like to discuss these solutions further. My contact number is 816-457-4124 or via email at smith.shalanda@gmail.com.

Thank you,

Shalanda Smith
Attorney
<https://www.linkedin.com/in/shalanda-smith-0b948026/>
816-457-4124

From: Dorothy Hopkins
To: [HousingPolicy](#)
Subject: Opportunity Zones
Date: Tuesday, February 20, 2018 11:55:31 AM
Attachments: [image002.png](#)
[image003.png](#)
[scanner@fridallas.org_20180220_120934.pdf](#)

What is the process for working with the state of Texas on Opportunity Zones? I would like to recommend the census tracts in and around the South Dallas Fair Park area, specifically the following – the Frazier neighborhood adjacent to Fair Park:

27.01
27.02
39.01
25.00

Thank you. - Dorothy



Dorothy Hopkins

President and CEO

o: 469.221.0682 **m:** 214.893.0595

w: FrazierDallas.org **e:** dhopkins@frazierdallas.org

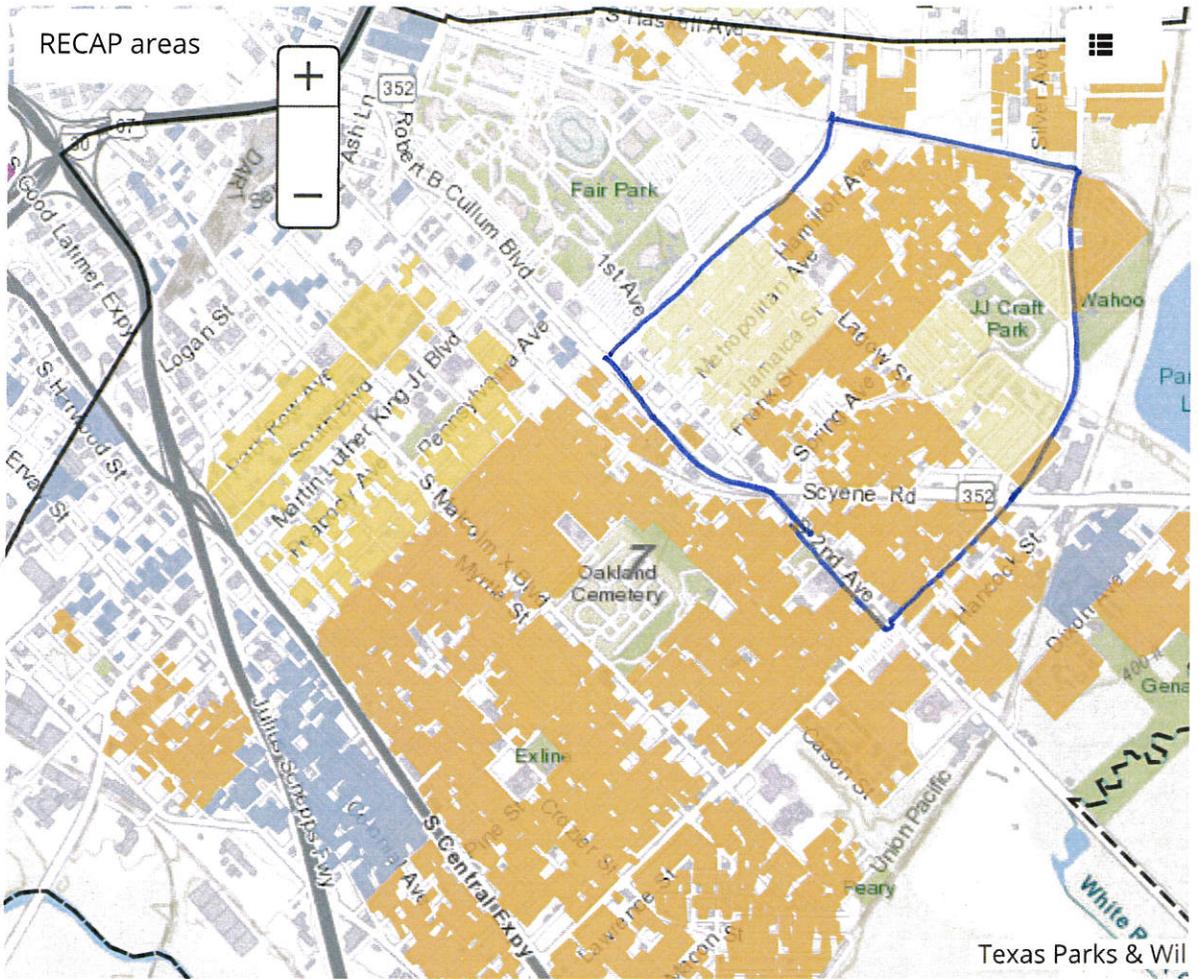
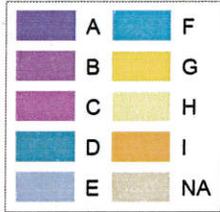


Market Value Analysis Comparisons Dallas Market Value Analysis



Introduction MVA Bond Projects City Land TIFs PIDs New Markets Tax Credits

CDBG Eligible



Dallas MVA

This series of maps overlay the Reinvestment Group's Market Value Analysis clusters for the City of Dallas.

The Market Value Analysis (MVA) is a tool to assist residents

Texas Parks & Wil

From: Mallory Muse
To: [HousingPolicy](#)
Cc: [Whitney Muse](#)
Subject: 2/16 Town Hall (How to Increase Access to Capital for Housing) - Follow-up Questions
Date: Friday, February 16, 2018 11:45:36 AM

Thank you for the wonderful town hall last night on How to Increase Access to Capital for Housing Development in Dallas. I missed the first two presentations, so I apologize if my questions were previously covered...

1. I'd like to better understand the developer and buyer subsidies available to achieve the goal of building to the market (and not to what a family can afford). With respect to the developer subsidies, are these city funded subsidies? Or, what were the proposals here?

With respect to the buyer subsidies, is the soft-second mortgage a subsidy that the city will be providing homebuyers? What is the criteria for qualifying for this type of subsidy? What are the terms of the soft second mortgage (interest rate etc.)? What happens when a buyer can't make payments on the soft-second mortgage and defaults on the loan? Are these the same thing as the DHAP Loans?

2. Has the city considered a community land trust program as a way to keep home prices affordable?

3. Where can I locate the map showing Dallas land bank properties?

Thanks so much!
Mallory

From: Christina D
To: [HousingPolicy](#)
Subject: Two questions
Date: Thursday, February 15, 2018 6:05:57 PM

Hello and thank you for reading my questions/comments:

No. 1 -

I'd like to know what investigation has been undertaken regarding the effect that Airbnb is having on Dallas rental availability and rates? You can find [countless articles online](#) about how cities across the U.S. are "cracking down" on Airbnb rentals and how these private rentals are not only permanently displacing local renters but also causing soaring rental rates due to a shortage of units. If you have not thought of this issue, please do some Google searching!

I spoke with an SMU student recently and learned that she had quit her job because she "wasn't worried about money anymore." When I asked her why that was she said she had moved in with her boyfriend and was actively renting the apartment her parents were paying for out to Airbnb travelers (unbeknownst to her parents, of course), and added that many of her friends were doing the same. So, this alone will seriously impact the availability and cost of housing for permanent residents.

Let me just add that I noticed the biggest rise in rental rates after Airbnb came into existence. I believe if the City of Dallas could find a way to severely limit these private rentals that many of our housing problems would disappear. And it would help the hotel/motel businesses, too!

No. 2 —

Has there ever been any discussion about conducting an education program re teaching tenants how, and why, to care for the properties they are renting so that their landlords are "incentivized," so to speak, to keep them, the lower-income renter? I ask because my brother owns three rental properties in a beautiful part of town (White Rock Lake) and regularly shows me how destructive his "educated" tenants are on his properties — many of his renters have master's degrees! This has forced him to upgrade considerably and up the rent from \$950 to \$1650 to help him pay for the destruction! I recently sold a home and moved into an apartment and take very good care of my apartment because I know how to, but know too that most people don't have the knowledge that I and most homeowners have acquired through blood, sweat, and tears -- and there needs to be a way for them to do that -- become educated!

Thank you.

Christina Duncan
cd0012@gmail.com

From: Chrystin Pleasants
To: [HousingPolicy](#)
Subject: test
Date: Thursday, February 15, 2018 5:44:46 PM

Checking for bounce back, not sure I got the correct email address, Chrystin

Chrystin Pleasants
chrystinp@yahoo.com
(214) 826-5752 office
(214) 532-4195 cell

Dost thou love life? Then do not squander time, for that's the stuff life is made of.
[Benjamin Franklin](#), *'Poor Richard's Almanack,' June 1746*
US author, diplomat, inventor, physicist, politician, & printer (1706 - 1790)

From: detria ballard
To: [HousingPolicy](#)
Subject: Townhall
Date: Thursday, February 15, 2018 5:43:01 PM

Is there a possibility of creating tiny houses or a tiny housing community. If so have stipulations already been implemented?

Sent from my iPhone

From: Michael Gentilini
To: [HousingPolicy](#)
Subject: Shortage of Housing in Dallas?
Date: Thursday, February 15, 2018 5:42:49 PM

In the last housing crisis, instead of foreclosures being released into the market, large corporations were able to purchase homes at discount properties directly from FNMA, other GSE's, banks, etc. Much of the inventory became rentals or was flipped by investors which further exacerbated the lack of supply. Coupled with the incoming growth of the DFW Metroplex the market to skyrocket over the last 5 - 10 years. ... We are likely to see some sort of correction in the near future. Is there a way for the city to purchase homes in a similar manner?

Michael Gentilini

Owner and Certified Residential Appraiser | DFW Quality Appraisal LLC

Phone: 214 477-0960

Email: Michael@dfwqualityappraisal.com



Virus-free. www.avast.com

From: Omar Chaudhry
To: [HousingPolicy](#)
Subject: Suggestions
Date: Thursday, February 15, 2018 5:15:34 PM

Several suggestions

- 1) Inclusionary housing requirements so that every multifamily project being built is required to include some amount of affordable units in return for fee waivers, additional height limits or other incentives
- 2) Time to revamp the Dallas Housing Authority – DHA holds some of the most valuable pieces of land in the city (little Mexico, Maple and others) but, in my 20 years trying to work with it, has never demonstrated the aptitude to develop a long strategy for an inclusionary, visionary development plan. Peer housing authorities (Chicago, Atlanta, Austin, others) have either hired in-house expertise or encouraged for-profit partnerships to develop and execute the city's vision
- 3) Dallas has some of the weakest group of non-profit CHDO's in the State. The City needs to incubate new groups, attract proven leadership from other cities and then identify dedicated funding sources to help these organizations succeed in LMI areas
- 4) Need to promote 4% LIHTC development by providing subsidies for mixed income (80/20) deals to be developed. Part of this effort will require ignoring the vocal NIMBYs in HOA areas.
- 5) There are numerous neighborhoods which have just begun gentrifying (as a resident of Oaklawn, the Mockingbird/Lemmon area comes to mind as does Harry Hines/Wycliff). The city needs to be proactive in land banking in these areas and requiring any multifamily housing (for-sale or rent) to retain local residents (similar to #1)

OMAR CHAUDHRY

Director, Acquisitions | HUNT CAPITAL PARTNERS LLC an affiliate of HUNT COMPANIES, INC.

4023 Rawlins St, Suite 108 | Dallas, TX 75219

O: 972.803.3416 | C: 214.934.2249 | omar.chaudhry@huntcompanies.com |

www.huntcompanies.com

 : Please consider the environment before printing this e-mail

This e-mail, including all information contained therein and any attachments, is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged material. If you are not an intended recipient, or an agent responsible for delivering it to an intended recipient, you have received this email in error. In such event, please immediately (i) notify the sender by reply email, (ii) do not review, copy, save, forward or print this email or any of its attachments, and (iii) delete and/or destroy this email and its attachments and all copies thereof. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, any e-mail sent in error, including all information contained therein and any attachments, by persons or entities other than the intended recipient is prohibited. Please visit our website at www.huntcompanies.com for important information about our privacy policies. For your protection, please do not transmit account information or instructions by e-mail or include account numbers, Social Security numbers, credit card numbers, passwords or other personal information.

From: Marko
To: [HousingPolicy](#)
Subject: Incentive housing
Date: Thursday, February 15, 2018 5:14:17 PM

Developers and Lenders want safe predicable areas to develop. Building up may be safer to the bottom line.

The City needs new ideas to attract financing.

Transportation is going to change around Unmanned Aircraft Systems in the near future.

If we think out of the box, can look ahead large multi-story Housing around future drone ports?

Marko Sakal

From: Cyndy Lutz
To: [HousingPolicy](#)
Subject: virtual townhall
Date: Thursday, February 15, 2018 5:10:41 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

I'm sorry. I'm listening in online but not on voice line. Habitat will build and sell about 150 homes this year. About 50 are the traditional Habitat volunteer build model and sold to very low income families. About 100 are blended into existing subdivisions serving modest income families. Does this answer the question?

Cyndy



Cyndy Lutz
Executive Vice President Neighborhood Investment
Dallas Area Habitat for Humanity
E-mail: cynlutz@dallas-habitat.org
Tel: 214.678.2337
Fax: 214.678.2380
Website: Dallasareahabitat.org



every home is a foundation for life.
every gift helps make a difference.

Give a gift today

From: C M McKamy
To: [HousingPolicy](#)
Cc: NIetta@thehelpshow.org
Subject: Housing - training
Date: Thursday, February 15, 2018 4:37:55 PM

Have you guys considered a city run construction training program?

I know unemployment money is set aside for educational Courses to help with finding jobs. I think more people would work as construction worker if they had any knowledge or skill.

The training could help solve 2 problems in one ..

And yes I know people to teach and interested in developing this if I had buy in from the city. I sit on board of a non-profit that has interest in this as well as building.

Regards,
Michelle Mckamy
Cell: 646-895-1504

TheHelpShow.org

From: Stephanie Champion
To: [HousingPolicy](#); [Noguera, David](#)
Subject: RE: Recordings of Housing Policy public input meetings
Date: Monday, February 5, 2018 2:55:17 PM
Attachments: [image001.png](#)

Thank you very much!

Stephanie Champion

Equal Justice Works Fellow

Sponsored by Texas Access to Justice Foundation

LEGAL AID OF NORTHWEST TEXAS

From: HousingPolicy [mailto:housingpolicy@dallascityhall.com]
Sent: Monday, February 5, 2018 2:53 PM
To: Stephanie Champion <champions@lanwt.org>; Noguera, David <david.noguera@dallascityhall.com>
Cc: HousingPolicy <housingpolicy@dallascityhall.com>
Subject: RE: Recordings of Housing Policy public input meetings

Good afternoon Stephanie,

You can view the actual Power Point presentations and upcoming schedule on the link <http://www.dallascitynews.net/city-invites-public-give-housing-feedback> on each respective topic.

The videos of the virtual meetings can be found on line on <http://dallascityhall.com/Pages/default.aspx> , watch meetings online, under the specialty tab.

Thank you and let me know if you have any additional questions.

-Mari



HousingPolicy
City of Dallas | DallasCityNews.net
Housing & Neighborhood Revitalization
1500 Marilla St, 6DN
Dallas, TX 75201
HousingPolicy@dallascityhall.com

From: Stephanie Champion [mailto:champions@lanwt.org]
Sent: Monday, February 5, 2018 2:04 PM
To: Noguera, David <david.noguera@dallascityhall.com>
Cc: HousingPolicy <housingpolicy@dallascityhall.com>

Subject: RE: Recordings of Housing Policy public input meetings

Hello again,

Just following-up from my previous email. I actually found a recording of the first session on the City of Dallas Facebook page. Do you know if/when the second session will be available?

Thank you,

Stephanie Champion

Equal Justice Works Fellow

Sponsored by Texas Access to Justice Foundation

LEGAL AID OF NORTHWEST TEXAS

From: Stephanie Champion

Sent: Friday, February 2, 2018 10:49 AM

To: 'david.noguera@dallascityhall.com' <david.noguera@dallascityhall.com>

Subject: Recordings of Housing Policy public input meetings

Hello David,

It was nice seeing you at the Ledbetter Community Meeting yesterday evening. Thanks for taking the time to come out to the community!

I am writing to follow-up with you about my inquiry regarding the recorded presentations for the Housing Policy public input meetings.

Can you find out if/when those will be available? Right now, only the PowerPoint presentations are posted online but not the full recordings.

Thanks,

Stephanie Champion

Equal Justice Works Fellow

Sponsored by Texas Access to Justice Foundation

LEGAL AID OF NORTHWEST TEXAS

400 S. Zang Blvd., Suite 1420

Dallas, TX 75208

Tel. (469) 458-9009 ext. 8903

champions@lanwt.org

CONFIDENTIALITY STATEMENT

This message, as well as any attached document, contains information from the law firm of Legal Aid of NorthWest Texas that is confidential and/or privileged, or may contain attorney work product. If you have received this message in error, please delete all electronic copies of this message and its attachments, if any, without disclosing the contents, and notify the sender immediately.

From: [HousingPolicy](#)
To: [Stephanie Champion](#); [Noguera, David](#)
Cc: [HousingPolicy](#)
Subject: RE: Recordings of Housing Policy public input meetings
Date: Monday, February 5, 2018 2:52:45 PM
Attachments: [image001.png](#)

Good afternoon Stephanie,

You can view the actual Power Point presentations and upcoming schedule on the link <http://www.dallascitynews.net/city-invites-public-give-housing-feedback> on each respective topic.

The videos of the virtual meetings can be found on line on <http://dallascityhall.com/Pages/default.aspx> , watch meetings online, under the specialty tab.

Thank you and let me know if you have any additional questions.

-Mari



HousingPolicy
City of Dallas | DallasCityNews.net
Housing & Neighborhood Revitalization
1500 Marilla St, 6DN
Dallas, TX 75201
HousingPolicy@dallascityhall.com

From: Stephanie Champion [mailto:champions@lanwt.org]
Sent: Monday, February 5, 2018 2:04 PM
To: Noguera, David <david.noguera@dallascityhall.com>
Cc: HousingPolicy <housingpolicy@dallascityhall.com>
Subject: RE: Recordings of Housing Policy public input meetings

Hello again,

Just following-up from my previous email. I actually found a recording of the first session on the City of Dallas Facebook page. Do you know if/when the second session will be available?

Thank you,

Stephanie Champion
Equal Justice Works Fellow
Sponsored by Texas Access to Justice Foundation
LEGAL AID OF NORTHWEST TEXAS

From: Stephanie Champion
Sent: Friday, February 2, 2018 10:49 AM
To: 'david.noguera@dallascityhall.com' <david.noguera@dallascityhall.com>
Subject: Recordings of Housing Policy public input meetings

Hello David,

It was nice seeing you at the Ledbetter Community Meeting yesterday evening. Thanks for taking the time to come out to the community!

I am writing to follow-up with you about my inquiry regarding the recorded presentations for the Housing Policy public input meetings.

Can you find out if/when those will be available? Right now, only the PowerPoint presentations are posted online but not the full recordings.

Thanks,

Stephanie Champion

Equal Justice Works Fellow

Sponsored by Texas Access to Justice Foundation

LEGAL AID OF NORTHWEST TEXAS

400 S. Zang Blvd., Suite 1420

Dallas, TX 75208

Tel. (469) 458-9009 ext. 8903

champions@lanwt.org

CONFIDENTIALITY STATEMENT

This message, as well as any attached document, contains information from the law firm of Legal Aid of NorthWest Texas that is confidential and/or privileged, or may contain attorney work product. If you have received this message in error, please delete all electronic copies of this message and its attachments, if any, without disclosing the contents, and notify the sender immediately.

From: Stephanie Champion
To: [Noguera, David](#)
Cc: [HousingPolicy](#)
Subject: RE: Recordings of Housing Policy public input meetings
Date: Monday, February 5, 2018 2:03:53 PM

Hello again,

Just following-up from my previous email. I actually found a recording of the first session on the City of Dallas Facebook page. Do you know if/when the second session will be available?

Thank you,

Stephanie Champion

Equal Justice Works Fellow

Sponsored by Texas Access to Justice Foundation

LEGAL AID OF NORTHWEST TEXAS

From: Stephanie Champion
Sent: Friday, February 2, 2018 10:49 AM
To: 'david.noguera@dallascityhall.com' <david.noguera@dallascityhall.com>
Subject: Recordings of Housing Policy public input meetings

Hello David,

It was nice seeing you at the Ledbetter Community Meeting yesterday evening. Thanks for taking the time to come out to the community!

I am writing to follow-up with you about my inquiry regarding the recorded presentations for the Housing Policy public input meetings.

Can you find out if/when those will be available? Right now, only the PowerPoint presentations are posted online but not the full recordings.

Thanks,

Stephanie Champion

Equal Justice Works Fellow

Sponsored by Texas Access to Justice Foundation

LEGAL AID OF NORTHWEST TEXAS

400 S. Zang Blvd., Suite 1420

Dallas, TX 75208

Tel. (469) 458-9009 ext. 8903

champions@lanwt.org

CONFIDENTIALITY STATEMENT

This message, as well as any attached document, contains information from the law firm of Legal Aid of NorthWest Texas that is confidential and/or privileged, or may contain attorney work product. If you have received this message in error, please delete all electronic copies of this message and its attachments, if any, without disclosing the contents, and notify the sender immediately.

From: Chris Applequist
To: [HousingPolicy](#)
Subject: Email Updates
Date: Friday, February 2, 2018 5:44:27 AM

Hello,

Please add me to your distribution list for information and events related to the city's affordable housing policy.

Thank you,

Chris Applequist
Vice President-Partner
Generation Housing Development, LLC
[8641 5th Street](#), W-5
Frisco, Texas 75034
(817)501-9577
Chris.Applequist@GHDevelopment.com



From: Randy S. Leiser
To: [HousingPolicy](#)
Subject: Raquel Favela - suggestions to expand the opportunities for mixed income/workforce housing
Date: Wednesday, January 31, 2018 9:44:32 PM

Raquel Favela

I've listened in on the 6 PM Monday and Wednesday Planning & Urban Housing public input meetings this week.

You have asked for suggestions to expand the opportunities for mixed income/workforce housing.

Have you ever considered a concept whereby the most risky portion of the capital stack's debt financing is significantly 'credit enhanced' by means of a debt guarantee from an AAA entity that effectively does not incur a cost in providing the guarantee or assesses a charge to the project for such guarantee? An example of this entity could be a non-profit Foundation established for such purpose which could in turn be funded by our city's major Corporate Citizens or through the use of these corporations' own balance sheet to support such guarantees through the foundation (a coalition of Corporate Citizens). Lowering the interest rate on the mezzanine portion of the debt to effectively the bank debt level could significantly lower the cost of the project and make the equity returns sufficiently attractive while simultaneously providing a compelling range of rents for a mixed income property.

The question one may ask is why would our major Corporate Citizens step up to this concept. Two reasons - Firstly, by using their balance sheet to provide the guarantee, it effectively does not cost them any immediate cash and the accounting impact may be a tiny fraction of the guarantee amount. Secondly, corporations are under increasing pressure to acknowledge the housing affordability crisis and to be able to demonstrate publically that they are taking actions to address it. As noted, this approach costs the corporation very little assuming the project is well conceived and it provides the corporation with very inexpensive public recognition from being part of a coalition that is active in addressing the problem using essentially market forces. Great ROI for the corporations!

Corporate America has acknowledged the increasing wealth/income gap that has evolved, and is continuing to evolve, and recognizes that they will need to take a more active role in bridging the gap if they want to maintain our current economic and social structure.

Best,

Randy Leiser

From: David Hairston
To: [HousingPolicy](#)
Subject: Gentrification on my Property
Date: Wednesday, January 31, 2018 7:16:53 PM

Greetings:

I own 1% of the largest [contagious property on the Katy Trail](#). It is a condo and has been my home for over 10 years and it is my certified homestead.

Unfortunately, I am in the minority. Over 90% of the people want to sell and will do so if the City of Dallas Up zones the property.

The HOA Declarations when I bought the property indicate that 100% of the people have to turn in their titles at sale.

The owners, most of them are investors renting units, changed the declarations to the Texas Uniform Condominium Act. By doing this it appears that every protection I have is gone. It was the "nuclear option" where they "kill any opposition". On the far end of the continuum, with closing of the property, the owner can enter my home with a sheriff order and remove [my wife, my daughter and me at gunpoint](#).

I have paid three attorneys over \$ 7,500.00 to look at the original declarations (when I bought the property) , the new declarations (TUCA) and the Texas law Sec. 82.068. TERMINATION OF CONDOMINIUM. I don't have \$ 475.00 per hour to speak with attorneys anymore.

So my question is what is the city doing to advocate for people like me. This is my home and my head is in the preverbal mouth of the lion.

Sincerely,

David
214-476-5496

From: K. P.
To: [HousingPolicy](#)
Subject: Housing
Date: Wednesday, January 31, 2018 6:26:20 PM

Are you saying that taxpayers are going to pay for all this stuff you are talking about? Are you going to tear down others property to do this? We don't need the city to be a tyrant.

You don't give details details details. Don't pull the wool over citizens eyes.

Are you going to give illegals more free housing?

From: marcy@helfandpc.com
To: [HousingPolicy](#)
Subject: Would Like to Be Kept Informed Regarding Housing Policy
Date: Monday, January 29, 2018 7:13:40 PM

I was on the phone call this evening and would like to be kept informed going forward. Thank you.

Marcy C. Helfand
Marcy C. Helfand, P.C.
7191 Kendallwood Dr.
Dallas, Texas 75240
Phone 972-392-9288
marcy@helfandpc.com

From: briana johnson
To: [HousingPolicy](#)
Subject: Add
Date: Monday, January 29, 2018 7:12:05 PM

Please add to emailing list. Thanks. Briana.2011@live.com

Respectfully,
Briana L. Johnson (214-580-6641).