

Memorandum



DATE December 4, 2015

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

SUBJECT Dallas Housing Authority

On Monday, December 7, 2015, you will be briefed on the Dallas Housing Authority. A copy of the briefing is attached.

Please let me know if you have any questions.



Alan E. Sims
Chief of Neighborhood Plus

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

Dallas City Council Housing Committee Briefing

Dallas Housing Authority



December 2015

Enabling Legislation



1937 Housing Act Creates Public Housing Authorities



1965 HUD created as Federal Agency



1974 Housing and Community Development Act



1938 Dallas City Council Est. Dallas Housing Authority



1969 – 71 Brooke Amendments

1998 Quality Housing and Work Responsibility Act



Original Slums replaced by Public Housing



Original Public Housing Design



DHA Overview



Albert C. Black, Jr., Board Chair



MaryAnn Russ, President/CEO

- Five member Board of Commissioners
 - Albert Black, Jr. Board Chair
 - Victor Vital, Vice Chair
 - Teresa Flores, Commissioner
 - Deborah Culberson, Commissioner
 - James Garner, Commissioner
- Largest Public Housing Authority in HUD's Region VI, 5 state region (Oklahoma, Arkansas, Louisiana, Texas, New Mexico)
- Annual Operating Budget
- 260 Employees
- Affordable Housing Solutions
 - Public & Assisted Housing - 4,204 families
 - Housing Choice Voucher Program – 18,400 families
- Achieved High-Performer Status - HUD's Highest Rating of Public Housing Authorities

Public & Assisted Housing



- DHA owns and operates 32 properties throughout the city of Dallas
- 4,204 units
- Site-Base Waiting Lists
- Type of Housing: Elderly/Disabled & Family
- Families pay 30% of their Adjusted Income for rent
- \$25 minimum rent
- 2016 Operating Subsidy projected \$13M (formula based grant) currently funded at 85%
- Buckeye Trail Commons – Newest Property
- Cedar Springs Place – Oldest Property (listed on Nation Historic Society built in 1937 by WPA)

Public & Assisted Housing by Council District

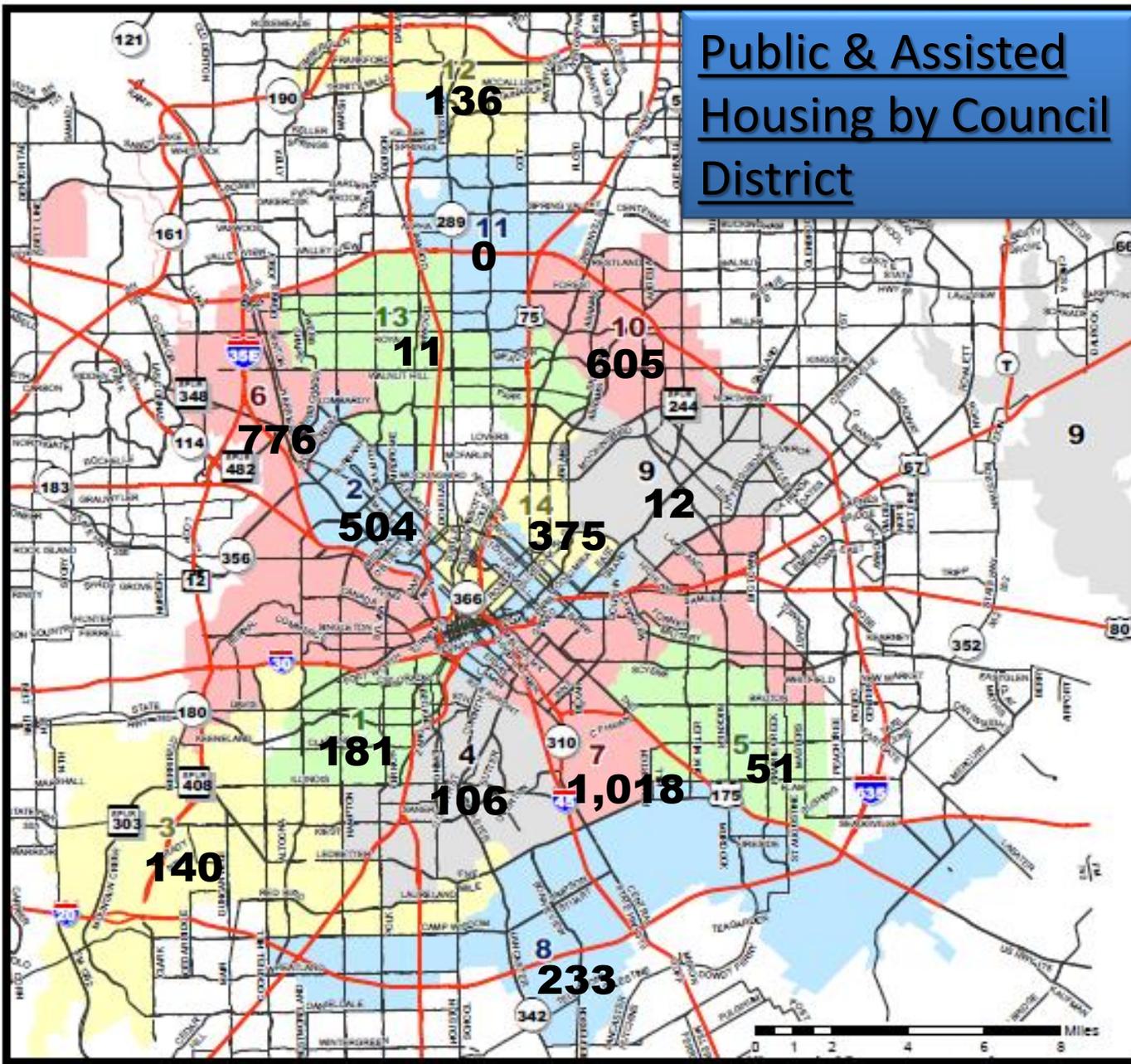
2013 General Election Dallas City Council Districts



Legend

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7
- District 8
- District 9
- District 10
- District 11
- District 12
- District 13
- District 14

- Major Roads
- Freeways



Scale: 0 1 2 4 6 8 Miles

Source: Census, Council Districts, City of Dallas, Enterprise GIS
 Council Districts adopted 2011

City of Dallas GIS Map Disclaimer:
 The accuracy of this data within this map is not to be taken or used as data produced by a Registered Professional Land Surveyor for the State of Texas. This product is for informational purposes and may not have been prepared or be suitable for legal, engineering, or surveying purposes. It does not represent an aerial ground survey and represents only the approximate relative location of property boundaries. The City of Dallas makes no representation of any kind, including, but not limited to, representation of ownership or fitness for a particular purpose or use, nor are any such warranties to be implied with respect to the accuracy of information presented on this map. Thanks, make your own use of information in this map reflect the presentation of this information is controlled. City of Dallas, GIS Map of Texas, P.O. Box 1147 (St. Louis), Missouri 63103-0147

ENTERPRISE GIS City of Dallas

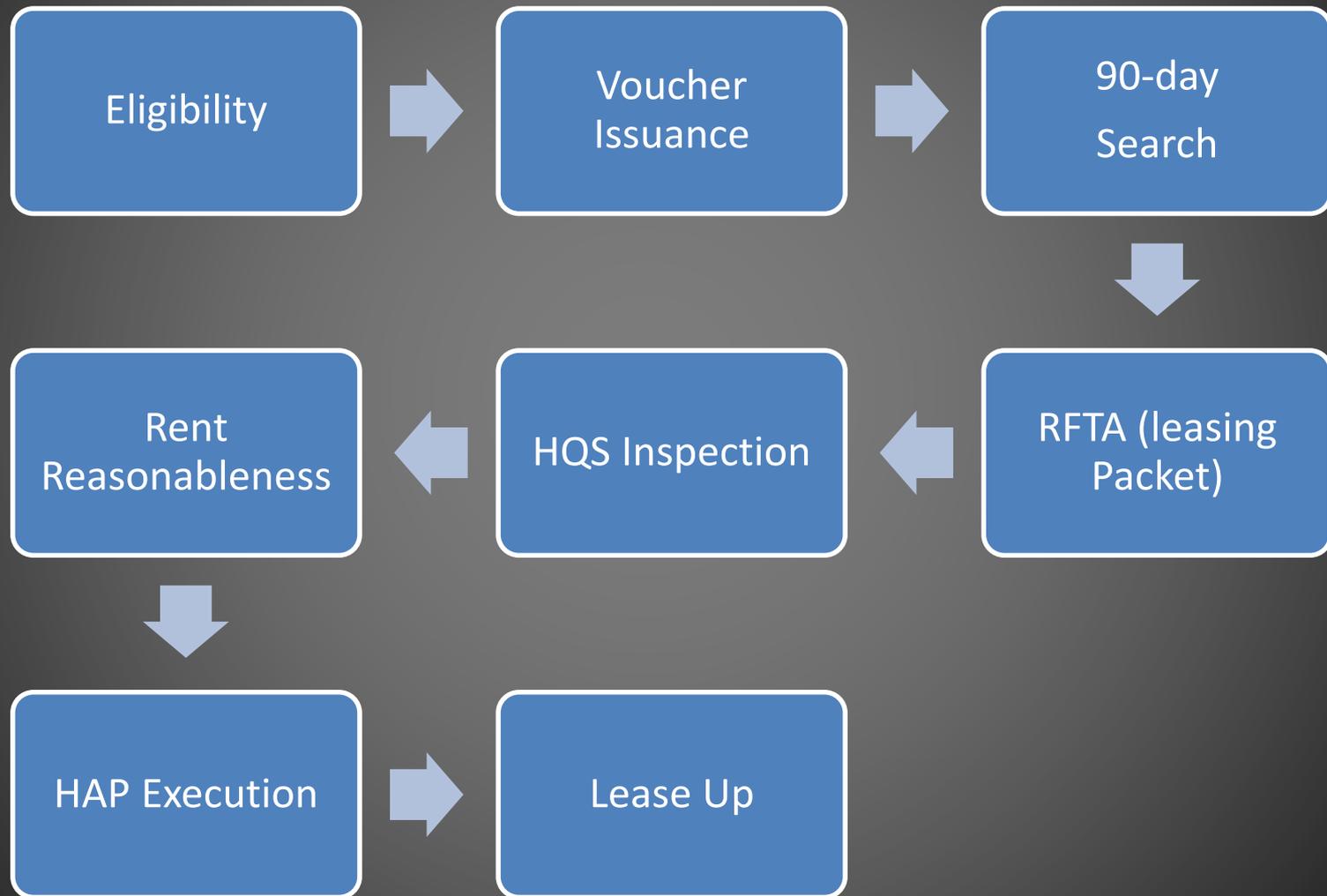
Public & Assisted Housing by Council District

Property	No. Units	Property Type	Year Built	Council District
Cliff Manor	181	Elderly/Disabled	1974	1
Carroll	71	Family	2002	2
Monarch	65	Family	2001	2
Roseland Scattered Site	70	Family	Various	2
Little Mexico	102	Family	1942	2
Cedar Springs	182	Family	1937	2
Barbara Jordan, Larimore & Scattered Sites	140	Family	1989/Various	3
Brackins Village & Scattered Sites	106	Family	1952/Various	4
Conner, Military & Scattered Site	51	Family	1989/Various	5
Hamptons at Lakewest	225	Family	1998	6
Kingbridge Crossing	196	Family	1999	6
Lakeview Townhomes	152	Family	2002	6
Villa Creek	152	Family	2004	6
Lakewest Village	50	Family	2001	6
Frazier Fellowship	76	Family	2006	7
Wahoo Frazier	118	Family	2007	7
Mill City Frazier & Scattered Sites	122	Family	2008	7
Park Manor	196	Elderly/Disabled	1970	7
Buckeye Trail Commons	323	Family; Elderly	2014, '15	7
Lakeland Manor	172	Elderly/Disabled	1980 (acquired)	7
Estell Village	291	Family	1995 (acquired)	8
Scattered Sites	12	Family	Various	9
Audelia Manor	123	Elderly/Disabled	1984	10
Hidden Ridge	228	Family	2002 (acquired)	10
Forest Green Manor	252	Elderly/Disabled	1979	10
Villas at Hillcrest	40	Family	2008	12
Kelly	19	Family	1990	12
Frankford Townhomes	76	Family	1998	12
Scattered Sites	11	Family	Various	13
Roseland Townhomes	152	Family	2001	14
Roseland Estates	138	Family	2002	14
Renaissance Oaks	85	Elderly/Disabled	2013	14

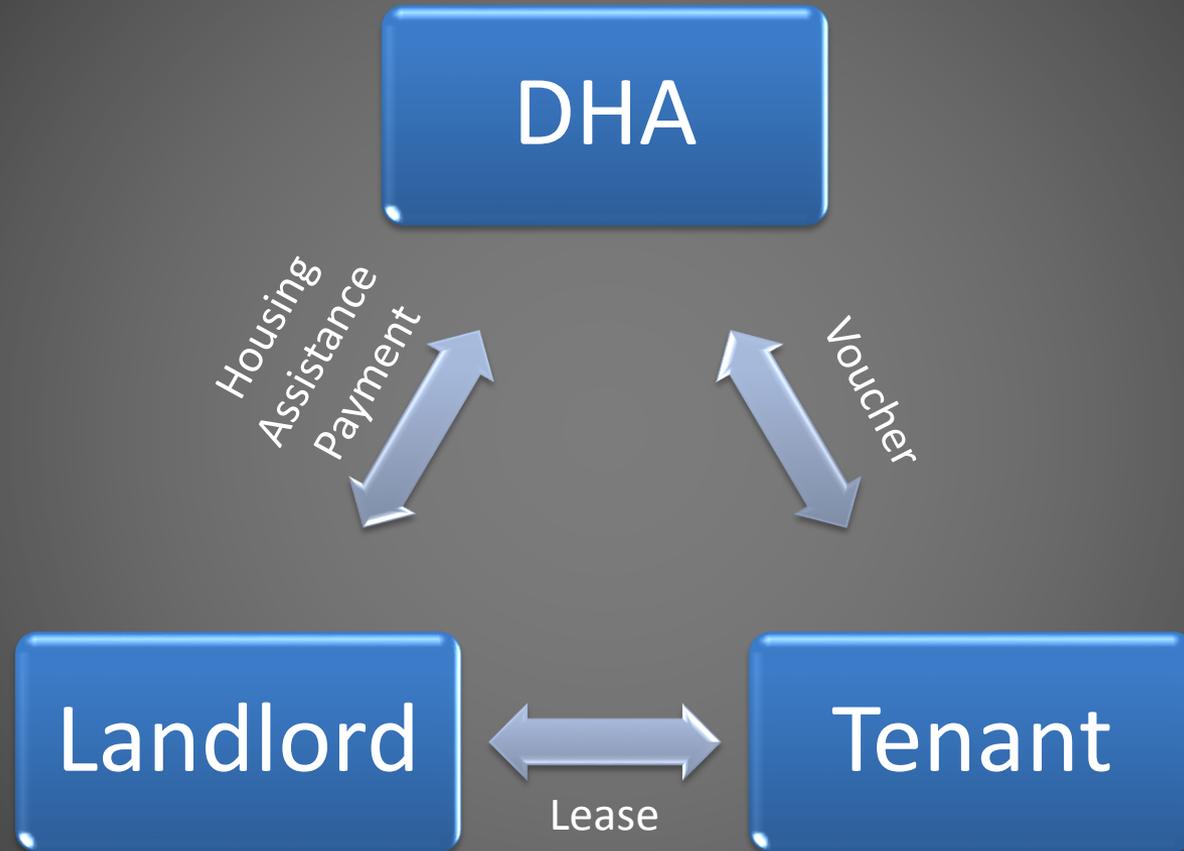
Housing Choice Voucher Programs

- Number of vouchers 18,400
- DHA's Operational Jurisdiction covers seven counties: (Dallas, Denton, Collin, Ellis, Rockwall, Tarrant)
- Avg. Family income \$13,000
- Administrative Fee 79% \$11.4M
- Housing Assistance Payment \$127M
- All Families require Annual Re-examinations for continued eligibility
- Families pay roughly 30% of their adjusted monthly income for rent
- \$50 minimum rent
- DHA contributes approximately \$10.5M per month to local economy in the form of HAP subsidy to business partners
- 6,200 Business Partners/Landlords
- Avg. HAP payment \$655 per family per month
- 5th Largest Housing Choice Voucher program in the country

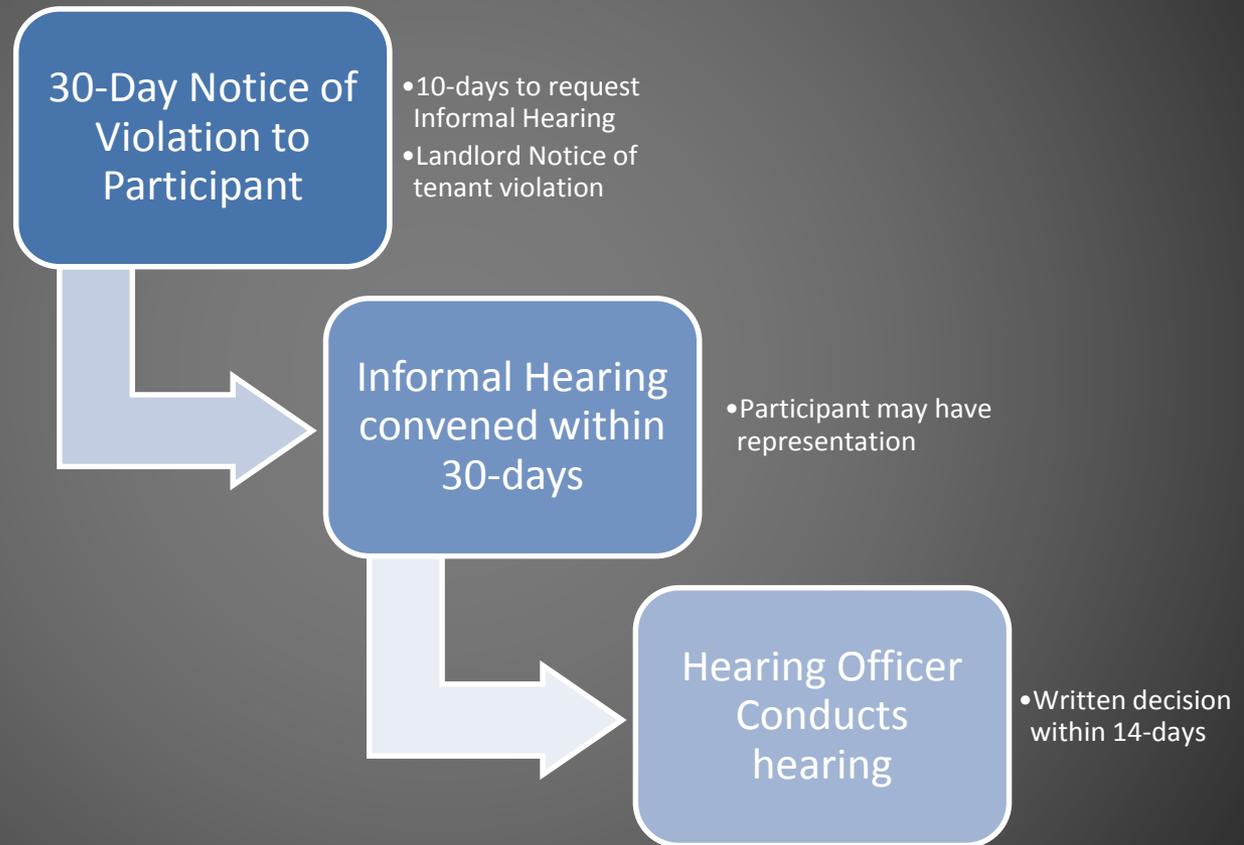
Housing Choice Voucher Program Lease-up Process



Housing Choice Voucher Program Business Relationships



Housing Choice Voucher Program Violations



DHA Assisted
Families by
Council
District

Council District	No. of DHA Owned Housing	No. of DHA Housing Choice Vouchers*	Total
CM Griggs	181	1,170	1,351
CM Medrano	490	1,442	1,932
CM Thomas	140	4,568	4,708
CM King Arnold	106	1,883	1,989
CM Callahan	51	1,371	1,422
Pro Tem Alonzo	776	1,569	2,345
CM Young	1,018	3,990	5,008
Deputy Pro Tem Wilson	303	4,222	4,525
CM Clayton	12	2,085	2,097
CM McGough	605	1,339	1,944
CM Kleinman	0	1,315	1,315
CM Greyson	136	311	447
CM Gates	11	1,162	1,173
CM Kingston	375	1,197	1,572

*Zip codes overlap council districts so figures may be overstated

2008 to 2015 Affordable Housing Production

Council District	Site	Number of Affordable Housing Units Produced	Population Served	Capital Investment
CM Kingston	Renaissance Oaks	85	Senior/Disabled	\$6,491,782
CM Medrano	Roseland Scattered Sites II	20	Family	\$1,700,000
Mayor Protem Alonzo	Lakewest Senior	360	Senior/Disabled	\$21,150,508
Mayor Protem Alonzo	Lakewest Skilled Nursing	130	Senior/Disabled	\$10,000,000
Mayor Protem Alonzo	Lakewest Assisted Living	150	Senior/Disabled	\$12,000,000
CM Young	Buckeye Trail Commons	323	Family/Seniors	\$32,037,130
CM Young	Mill City Frazier	116	Family	\$9,784,442
CM Young	Frazier Scattered Sites	6	Family	\$682,090
CM Young	Buckeye Homeownership	15	Family	\$375,000
	Total	1,205		\$94,220,952

- Produced 1,205 affordable housing units
- Invested over \$94MM in construction
- Commissioned Master Plans for West & South Dallas
- Transforming entire Neighborhoods
- Typical financing model: Low Income Housing Tax Credits, Bonds, HUD funds, conventional loan
- DHA serves as Self-Developer
- \$2.3MM invested in renovation of Lakewest Shopping Center

Affordable Housing Development

Development challenges

- Lack of major redevelopment capital (i.e. HOPE VI, Choice Neighborhood)
- LIHTC 9% QAP limitations

Development Opportunities

- Neighborhood Plus
- Affirmatively Furthering Fair Housing



Immediate City of Dallas Participation Opportunities



Front Elevation Hawthorne Avenue - Building 1



Front Elevation Hawthorne Avenue - Building 6

Dallas Housing Authority, Dallas, Texas

Fairmount Crossing

Fairmount Crossing

- Address: 2741 Hawthorne Ave.
- Planned Construction: 3rd Quarter 2016
- Number of Units: 366 units
- Property Type: Family

Los Encinos

- Address: 630 S. Llewellyn
- Planned Construction: 4th Quarter 2016
- Number of Units: 319 units
- Property Type: Senior/Disabled

