

# Memorandum



CITY OF DALLAS

DATE June 3, 2016

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 Housing Policies Update & Calendar

On Monday, June 6, 2016, you will be briefed on the Housing Policies Update & Calendar. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

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  
Christopher D. Bowers, Interim 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

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# HOUSING POLICIES UPDATE & CALENDAR

A BRIEFING TO THE HOUSING COMMITTEE

JUNE 6, 2016



# PURPOSE

- To Discuss the Statement of Intent
- Approve Certain Housing Policies for future Council consideration

# STATEMENT OF INTENT

- Revised Statement of Intent was issued May 27, 2016
- The Statement of Intent serves as a framework for the creation of the comprehensive policy
  - It includes foundational elements along with a number of additional components
  - Many of the elements have been discussed at the Housing Committee
- After consideration and action on certain policy elements, the comprehensive policy document would incorporate all policies, programs, and processes for implementation
- Comprehensive housing policy document by November/December 2016

## POLICIES TO CONSIDER

- Policy #1: Support all ownership housing opportunities throughout Dallas
  - Briefings November 2015 and December 2015
  - Ownership Housing Program adopted in January 2016
  - Awards for Development in May 2016
- Policy #2: Support the adoption of a Source of Income Ordinance (Chapter 20A)
  - Briefings in January 2016 and May 2016
  - Upcoming Council consideration June 15, 2016

## POLICIES TO CONSIDER (CONTINUED)

- Policy #3: Require all multifamily housing developments requesting zoning changes, subsidy, or other City of Dallas consideration to agree to 10% of the units being offered for households at 0% -50% of the Area Median Family Income (AMFI) and accept Housing Choice Vouchers
  - Briefings on Fair Housing: August 2015 and November 2015
  - Briefing on Inclusionary Zoning May 2016
  - Upcoming Council consideration for source of income on June 15, 2016, includes acceptance of vouchers

## POLICIES TO CONSIDER (CONTINUED)

- Policy #4: Adopt a housing placement policy for multifamily housing developments
  - Projects reserving more than 50% of units for income restricted households shall only be eligible to receive resolutions of City support or subsidy if they are to be constructed or rehabilitated in census tracts meeting all of the criteria for “High Opportunity Areas”
    - “High Opportunity Areas” would be defined as:
      - Census tracts with less than 15% poverty rate; and
      - In the attendance zone of an elementary school that has a state accountability rating of “Met Standard” from the Texas Education Agency
    - The City would not waive any de-concentration standards in the Texas Department of Housing & Community Affairs’ Qualified Allocation Plan, unless a proposed project falls in a “High Opportunity Area”
  - Briefings on Fair Housing: August 2015 and November 2015
  - Briefings from the Real Estate Council February 16, 2016 and ICP on April 4, 2016
  - Briefing on siting options May 16, 2016

## POLICIES TO CONSIDER (CONTINUED)

- **Policy #5: Require Tax Increment Financing (TIF) District housing projects in “High Opportunity Areas” that receive assistance to provide 20% of the units to households at 80% of the Area Median Family Income (AMFI) with a minimum of 10% of the units to households at 50% AMFI and below**
  - Briefings on Fair Housing: August 2015 and November 2015
  - Briefing on TIF February 1, 2016
  - Briefing from ICP on April 4, 2016
- **Policy #6: Support the development of a Housing Mobility Program and Landlord Sublease/Guarantor Program for voucher holders to affirmatively further fair housing choices throughout the Region**
  - Briefing from Dallas Housing Authority on December 7, 2015
  - Briefing from ICP on April 4, 2016

## POLICIES TO CONSIDER (CONTINUED)

- Policy #7: Support the development of a regional affordable housing policy
  - Briefings from the Real Estate Council February 16, 2016, ICP on April 4, 2016, and Urban Land Institute on May 2, 2016
- Policy #8: Create a dedicated revenue source for implementation of comprehensive housing policy
  - Briefings from City of Houston on December 7, 2015 and City of Austin on January 19, 2016
  - Briefings from the Real Estate Council February 16, 2016, ICP on April 4, 2016, and Urban Land Institute on May 2, 2016

## NEXT STEPS

- Housing Committee direction/ approval of policies
- June- October:
  - Additional Housing Committee briefings on policy topics as needed
  - Ongoing modifications to specific programs to match the policies
  - Creation of new programs to match policy intentions
- August 2016 Briefing to full City Council on Housing Committee work
- Comprehensive Housing Policy document by November/December 2016



# APPENDIX A

FY 2016 HUD INCOME LIMITS FOR METRO FMR AREA

# ANNUAL INCOME BY FAMILY SIZE

Family Size	0-30% Income	31% - 50% Income	51%-80% Income	81% -100%	101%-140%
1	\$15,050	\$25,100	\$40,150	\$50,190	\$70,266
2	\$17,200	\$28,700	\$45,900	\$57,360	\$80,304
3	\$19,350	\$32,300	\$51,650	\$64,530	\$90,342
4	\$21,500	\$35,850	\$57,350	\$71,700	\$100,380

Estimated median family income for the Dallas area for four person household is \$71,700



# APPENDIX B

DALLAS MONTHLY AFFORDABILITY AT 30% OF INCOME

# HOUSING AFFORDABILITY PER MONTH BY FAMILY SIZE

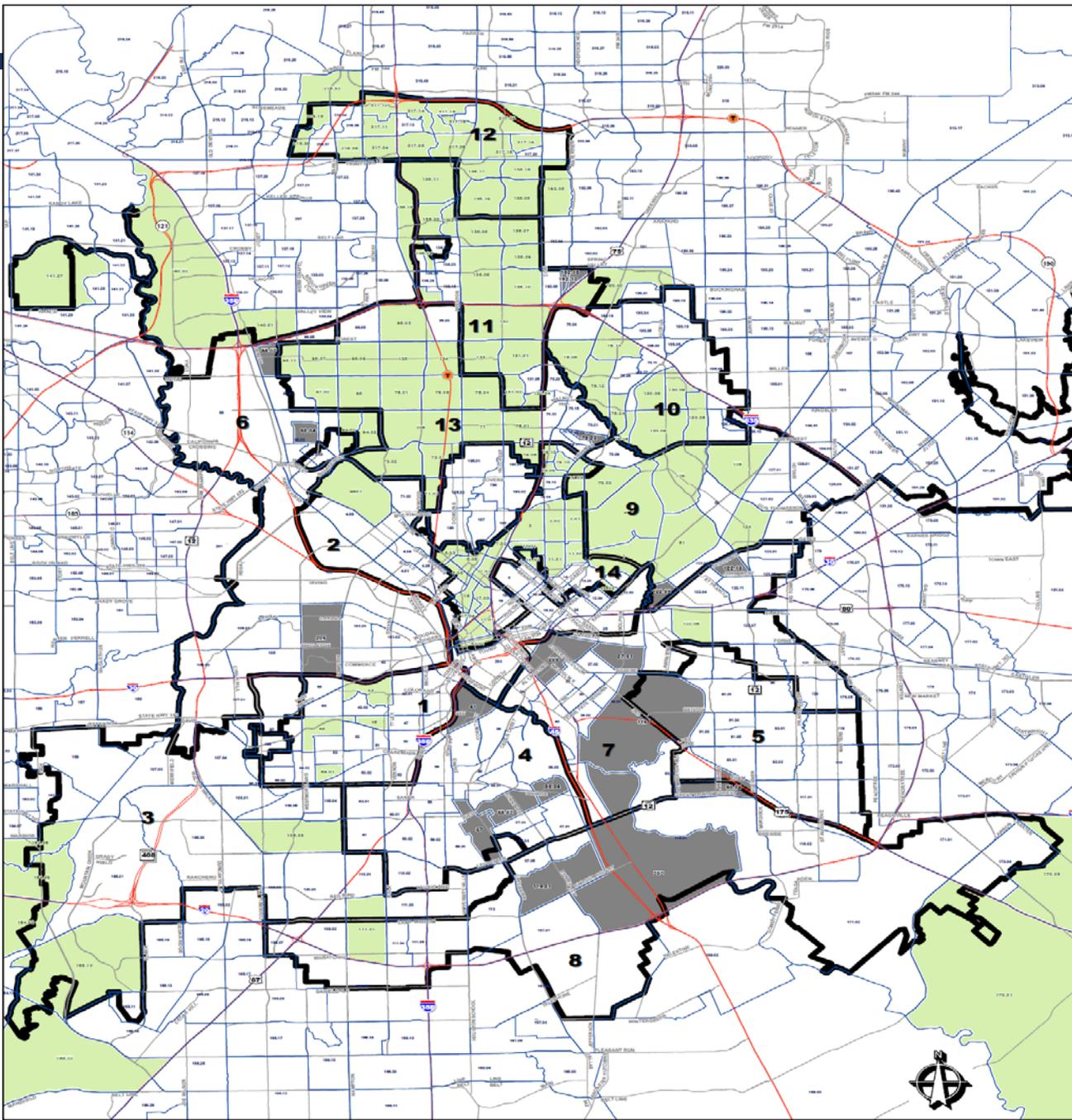
Family Size	0-30% Income	31% - 50% Income	51%-80% Income	81% -100%	101%-140%
1	\$376.25	\$627.50	\$1,003.75	\$1,254.75	\$1,756.65
2	\$430.00	\$717.50	\$1,147.50	\$1,434.00	\$2,007.60
3	\$483.75	\$807.50	\$1,291.25	\$1,613.25	\$2,258.55
4	\$537.50	\$896.25	\$1,433.75	\$1,792.50	\$2,509.50

Note: Housing affordability is the standard that a family should expend no more than 30% of its gross annual income for housing costs, including utilities.



# APPENDIX C

“HIGH OPPORTUNITY AREAS”



- Green shaded census tracts have 15% or less poverty rates
- Gray shaded census tracts have 40% or greater poverty rates