

HUMAN AND SOCIAL NEEDS
DALLAS CITY COUNCIL COMMITTEE AGENDA

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CITY SECRETARY
DALLAS, TEXAS

MONDAY, NOVEMBER 6, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA STREET
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

Chair, Council Member Casey Thomas, II
Vice Chair, LGBT Task Force Chair, Deputy Mayor Pro Tem Adam Medrano
Youth Commission Chair, Mayor Pro Tem Dwaine R. Caraway
Senior Citizen Task Force Chair, Council Member Omar Narvaez
Education Task Force, Poverty Task Force, Homeless LGC Co Chair, Council Member Mark Clayton
Council Member B. Adam McGough

Call to Order

1. Approval of October 16, 2017 Minutes

BRIEFINGS

2. Opportunity Dallas Overview
(For Information Only) Mike Koprowski
Opportunity Dallas, Executive Director
3. Proposed Evaluation Criteria for Supportive
Housing Sites Charletra Sharp
(For Information Only) Office of Homeless Solutions, Interim Director

Lori Davidson,
Office of Homeless Solutions, Homeless
Solutions Specialist

BRIEFING MEMORANDUM

4. Resilient Dallas Update
(For Information Only) Theresa O'Donnell
Chief of Resilience
5. Committee Forecast

Adjourn



Casey Thomas, II, Chair
Human and Social Needs Committee

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

HANDGUN PROHIBITION NOTICE FOR MEETING OF GOVERNMENTAL ENTITIES

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Human and Social Needs Committee Meeting Record

Meeting Date: Monday, October 16, 2017

Convened: 11:06 A.M. **Adjourned:** 12:48 P.M.

Committee Members Present:

Council Member Casey Thomas, II, Chair
Deputy Mayor Pro Tem Adam Medrano, Vice Chair
Council Member Omar Narvaez
Council Member Mark Clayton
Council Member B. Adam McGough

Committee Members Absent:

Mayor Pro Tem Dwaine R. Caraway

Other Council Members Present:

Council Member Phillip T. Kingston

Staff Present:

Nadia Chandler Hardy
Cheritta Johnson
Heather Lepeska
Sheila Delgado

Ted Padgett Jr.
Charletra Sharp
Monique Ward
Venus Cobb

AGENDA:

Call to Order

1. Approval of Minutes from the October 2, 2017 Human and Social Needs Committee Meeting

Presenter(s): Council Member Casey Thomas, II, Chair

Information Only:

Action Taken/Committee Recommendation(s):

A motion was made to approve the October 2, 2017 minutes.

Motion made by: CM Mark Clayton

Item passed unanimously:

Item failed unanimously:

Motion Seconded by: CM Omar Narvaez

Item passed on a divided vote:

Item failed on a divided vote:

2. 100 Resilient Cities Update

Presenter(s): Theresa O'Donnell, Chief of Resilience

Information Only:

Action Taken/Committee Recommendation(s):

CM Thomas would like the briefing to be split into the 4 focus areas: inclusive economy, healthy communities, neighborhood infrastructure and transportation.

Inclusive Economy

CM Narvaez recommends working with DART as a real partner to make policy changes towards public safety, collaborating with DISD to educate students on alternative non-college options, strengthening ESL (English as a Second Language) & ELL (English Language Learner) programs, and senior support inclusion. CM McGough would like specifics on when workshops are being done in his district. CM Kingston questions the funding source for Resilience and changing the definition. He would like to see an emergency shock plan for the city. He wants budget items under the right topics and solutions that play to the city's strengths which are public safety services and durable infrastructure. CM Clayton suggests 5 issues that we can accomplish in the next year: more specific data, lower the teen pregnancy rate, ESL enhancement, DISD workforce readiness program and the delay of the consolidated plan for a year.

Healthy Communities

CM Narvaez would like for the city and county to align on healthcare issues by providing a mobile clinic for seniors and those inaccessible to the resources. CM McGough would like to expand the city's wrap services. He also would like a possible ID/drivers license program around youth that has graduated from high school and not ready for college. CM Thomas would like for partnership identification in neighborhoods for resources.

Neighborhood Infrastructure

CM Clayton wants public policy recommendations and a funding source that can fix it. CM Narvaez highlights there is racism when it comes to neighborhood infrastructure and questions the solutions to those problems. CM Thomas would like for the AECOM report be provided to all councilmembers.

Transportation

CM McGough enquires about the confidence in DART to address the issues that council put in over a year ago. He also questions Theresa about the policies she thinks can be passed that are not included in the resolution. CM Narvaez would like DART's public safety, DISD bus transportation and the Bike-Ride Share Program included in the recommendations.

Equity Indicators

CM Thomas states the city needs a Chief Equity Officer. His concerns are focused on fund matching for limited education attainment in the African American community as we did for ESL and identification of specific topics on how to address the disparity to provide equity to infrastructure. CM Narvaez emphasizes focus on ESL enhancement and partnerships, intersectionality when measuring equity indicators and more concentration on seniors.

Motion made by:

Item passed unanimously:

Item failed unanimously:

Motion Seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

3. Vital Statistics Departmental Transfer

Presenter(s): Cheritta Johnson, Interim Director of Office of Community Care

Information Only:

Action Taken/Committee Recommendation(s):

Motion made by:

Item passed unanimously:

Item failed unanimously:

Motion Seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

4. Upcoming City Council Action Items

Presenter(s): Cheritta Johnson, Interim Director of Office of Community Care

Information Only:

Action Taken/Committee Recommendation(s):

5. Attachments:

Presenter(s): Charletra Sharp, Interim Director of Office of Homeless Solutions/Nadia Chandler Hardy, Chief of Community Services

Information Only:

Action Taken/Committee Recommendation(s):

Motion made by:
Item passed unanimously:
Item failed unanimously:

Motion Seconded by:
Item passed on a divided vote:
Item failed on a divided vote:

6. Committee Forecast

Presenter(s):
Information Only:

Action Taken/Committee Recommendation(s):

Motion made by:
Item passed unanimously:
Item failed unanimously:

Motion Seconded by:
Item passed on a divided vote:
Item failed on a divided vote:

APPROVED BY:

ATTEST:

Casey Thomas, II, Chair
Human and Social Needs Committee

Zenae Palmer, Coordinator
Human and Social Needs Committee

Memorandum



CITY OF DALLAS

DATE November 2, 2017

Honorable Members of the Human and Social Needs Committee:
Councilmember Casey Thomas, II (Chair), Deputy Mayor Pro Tem Adam Medrano
TO (Vice Chair), Mayor Pro Tem Dwaine R. Caraway, Councilmember Omar Narvaez,
Councilmember Mark Clayton, Councilmember B. Adam McGough

SUBJECT **Opportunity Dallas Overview**

On Monday, November 6, 2017, the Human and Social Needs Committee will be briefed on the Opportunity Dallas Overview by Mike Kaprowski.

Please contact me if you have any questions or require any additional information.

A handwritten signature in blue ink, appearing to read 'Nadia'.

Nadia Chandler-Hardy
Chief of Community Services

[Attachment]

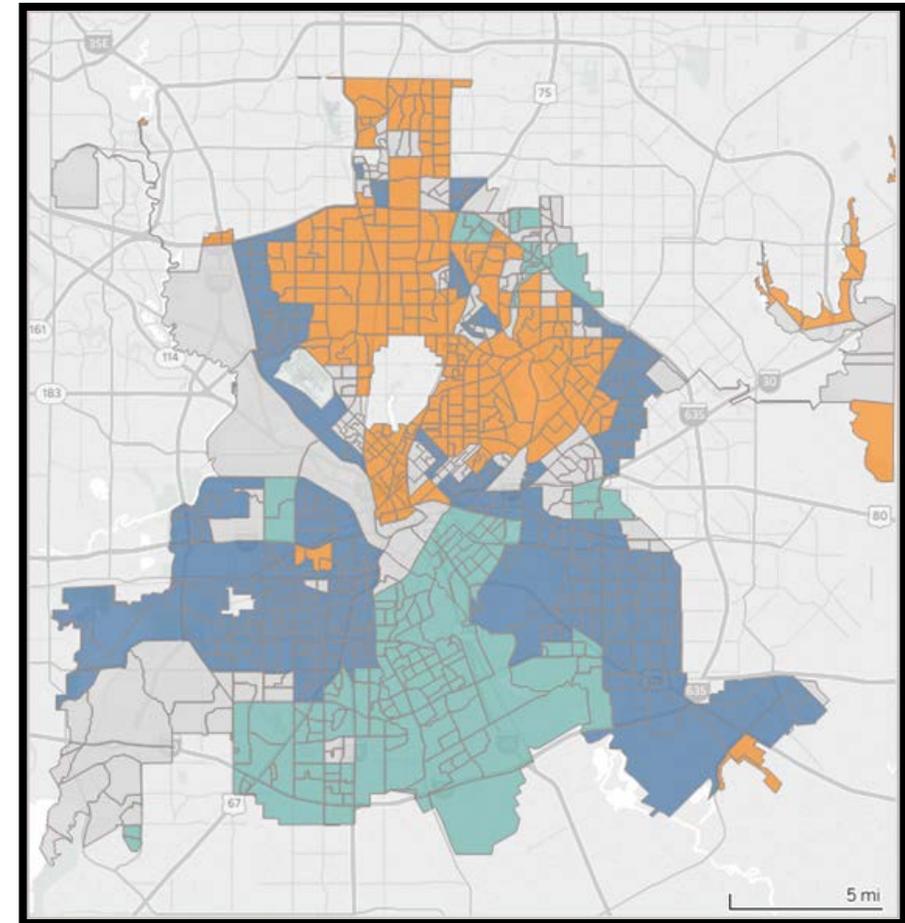
c: Honorable Mayor and Members of City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant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

Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Separate and Unequal: *How Segregation Shapes Poverty in Dallas*

Mike Koprowski
Executive Director, Opportunity Dallas
November 6, 2017

**Presentation to Dallas City Council's
Human and Social Needs Committee**



The Problem is Well-Documented



D EXPLORE DALLAS HALLOWEEN JAPANESE FOOD GUIDE MAGAZINES SUB
NEWS FOOD ENTERTAINMENT HOME HEALTH BUSINESS W
LOCAL GOVERNMENT
When It Comes to Poverty, Dallas Is World Class
There are more people living in poverty in Dallas today than there are people living in Plano.
BY PETER SIMEK | PUBLISHED IN FRONTBURNER | SEPTEMBER 9, 2016 | 11:23 AM



LIVABLE CITIES
How Bad is Poverty in Dallas? Here Are the Numbers.
Two council reports on homelessness and community development reveal just how pressing an issue poverty is in Dallas
BY PETER SIMEK | PUBLISHED IN FRONTBURNER | DECEMBER 5, 2016 | 10:59 AM



Home News Weather Sports Entertainment ...
Local NBC 5 Investigates NBC 5 Responds Health Connection Texas News Video Vault U.S. & World Weird Traffic
83°
EXPAND [+]
Dallas Poverty Gap Leaves City in Crisis: Millionaires Get Richer as the Poverty Rate Soars
By Courtney Gilmore

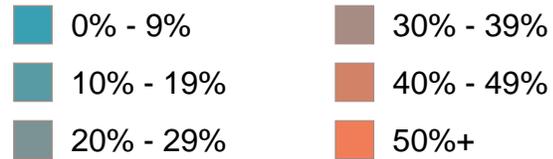


COMMENTARY SEP 2016
f t e p
How can a city as rich as Dallas be so poor?
Robert Wilonsky, City Columnist t e

Dallas Children are Heavily Segregated by Poverty Status

City of Dallas: Child Poverty Rates by Census Tract

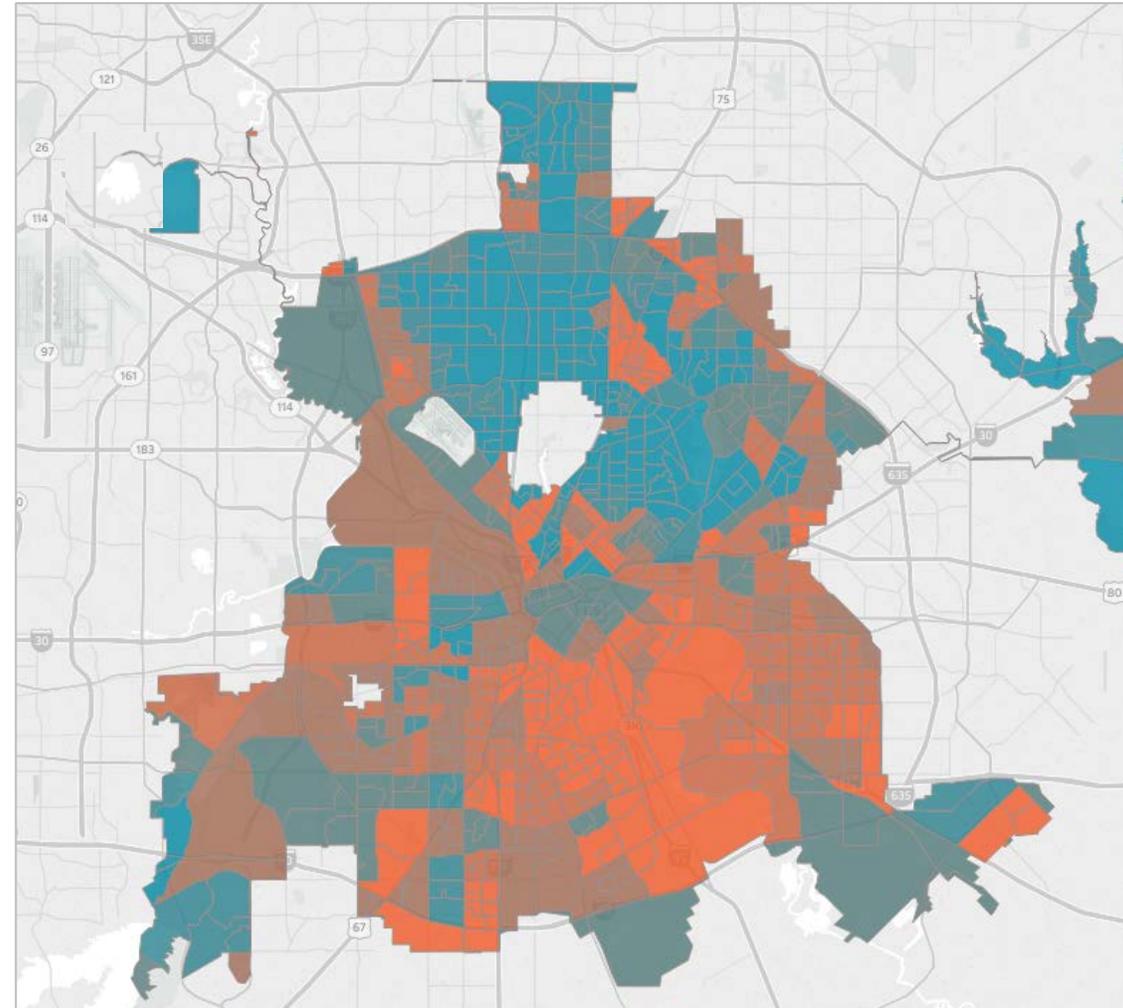
% of Children in Poverty (Ages 0-17)



34% of Dallas children live in poverty (130K out of 380K children).

Half of the City's Census tracts are home to 90% of children in poverty.

33% of all Dallas children live in concentrated poverty neighborhoods (Census tracts with poverty rates 30% or higher).



Housing Shapes Nearly Every Aspect of Life...

- **School quality**
- **Access to...**
 - Amenities
 - Resources
 - Groceries
 - Banks
 - Pharmacies
 - Recreation
 - Health care
- **Your friends and peers**
- **Education, employment, and income levels of your neighbors**
- **Crime**
- **Where you work, play, and worship**
- **Social and professional networks**



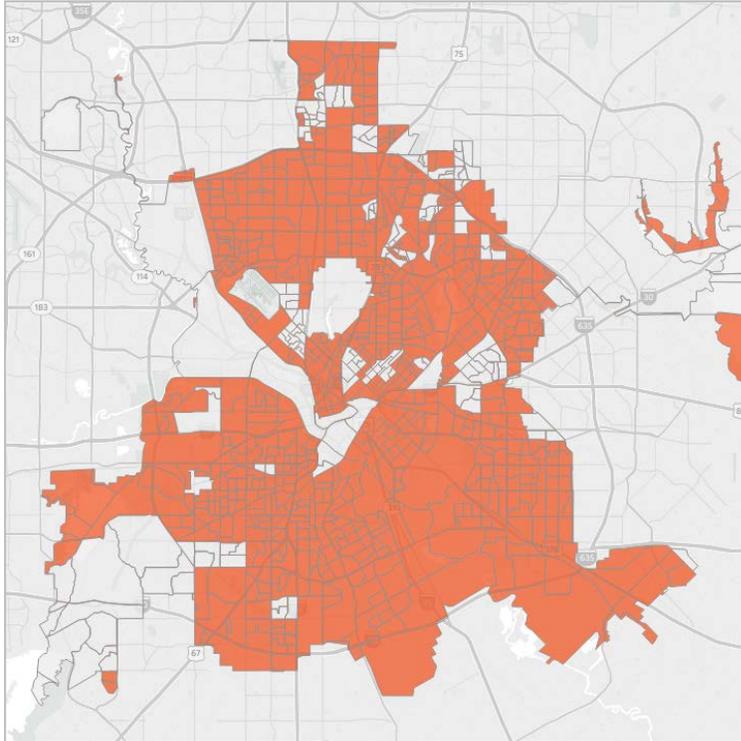
Dallas is Magnetically Segregated by Race

City of Dallas: Census Tracts Greater than 50% One Race

Areas with a Majority Race

Majority Race

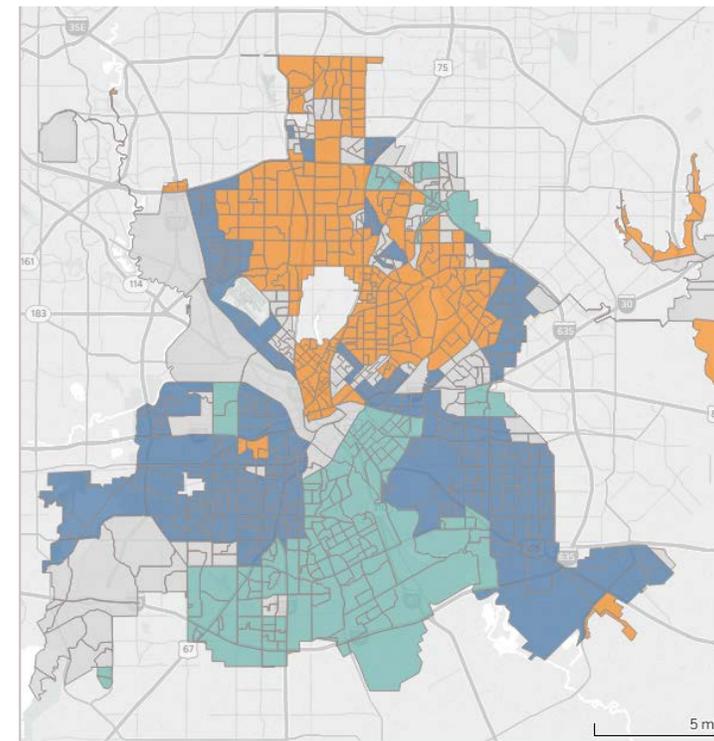
- No majority race (73 Census tracts, 22%)
- Majority 1 race (255 Census tracts, 78%)



Areas by Majority Race

Majority Race

- No majority race
- Hispanic (41% of all residents)
- Black (23% of all residents)
- White (32% of all residents)



Only 15 out of 351 (4%) Schools in 3 Public Districts Are Racially and Socioeconomically Diverse

City of Dallas: Schools by Location and Diversity

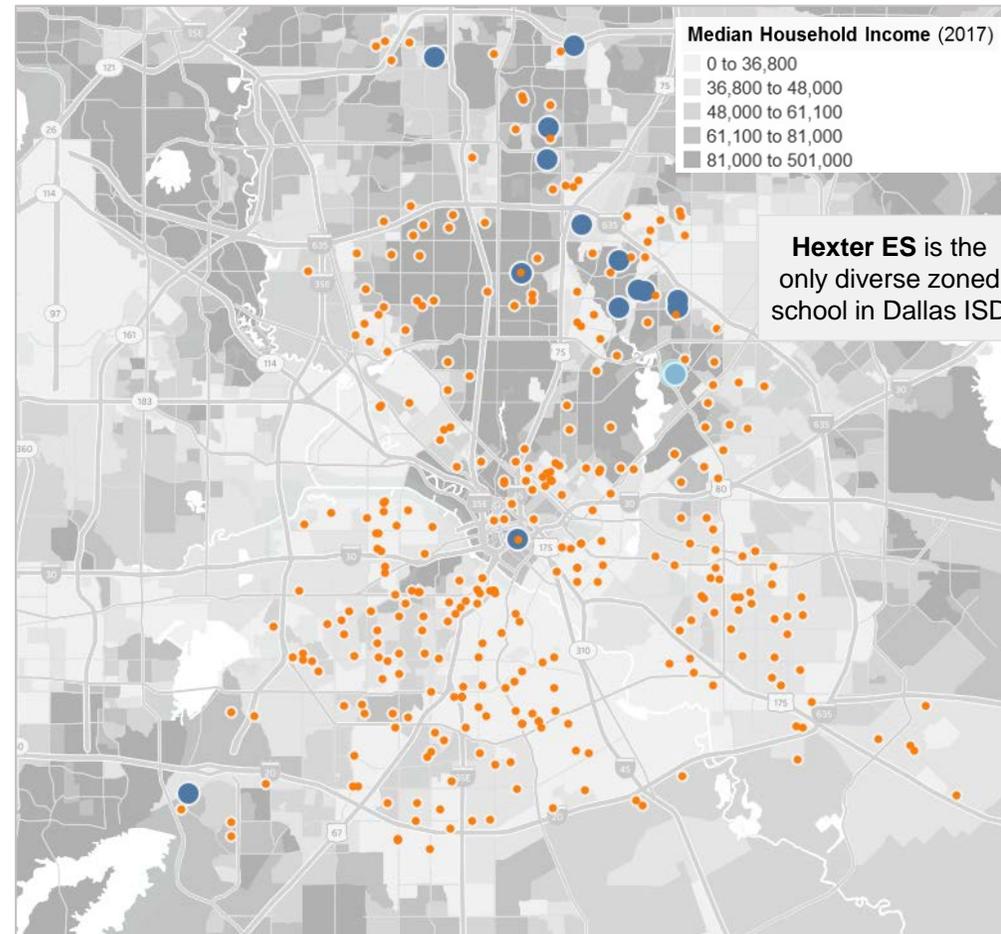
- Non-Diverse Schools*
- Diverse Schools*

School systems with diverse schools:

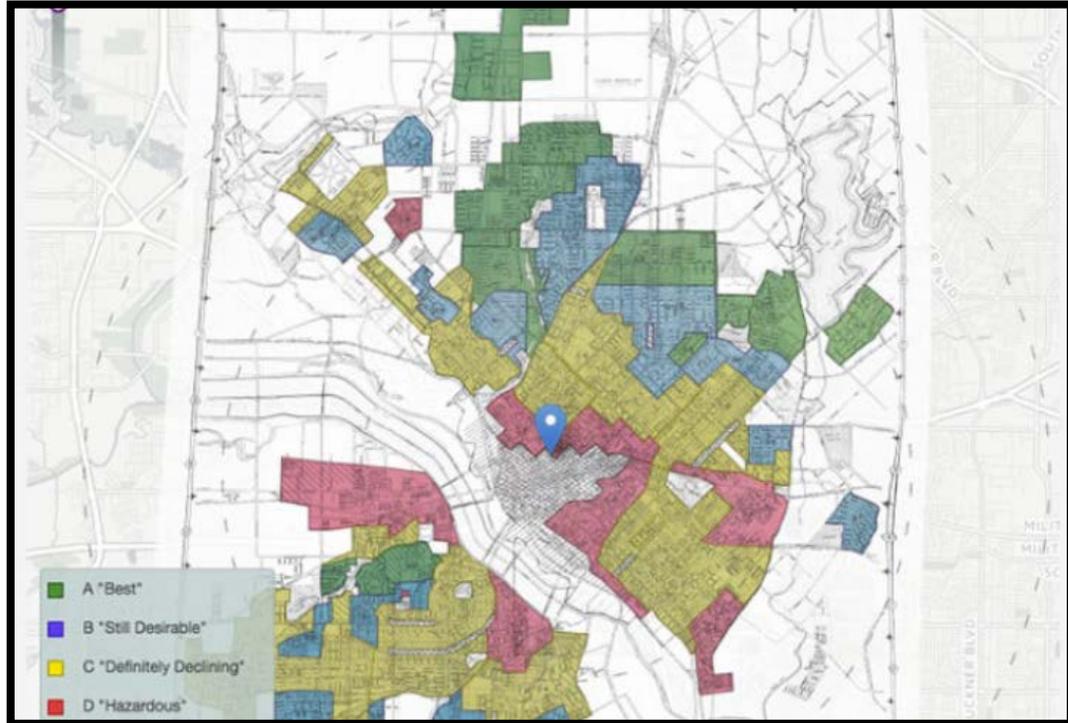
- **Dallas ISD** (3 schools)
- **Richardson ISD** (9 schools)
- **Plano ISD** (1 School)
- **Harmony Academies** (2 schools)

The 15 diverse schools are defined as having student bodies that are:

- 40-70% economically disadvantaged
- No more than 50% of 1 race
- No more than 80% from any 2 races



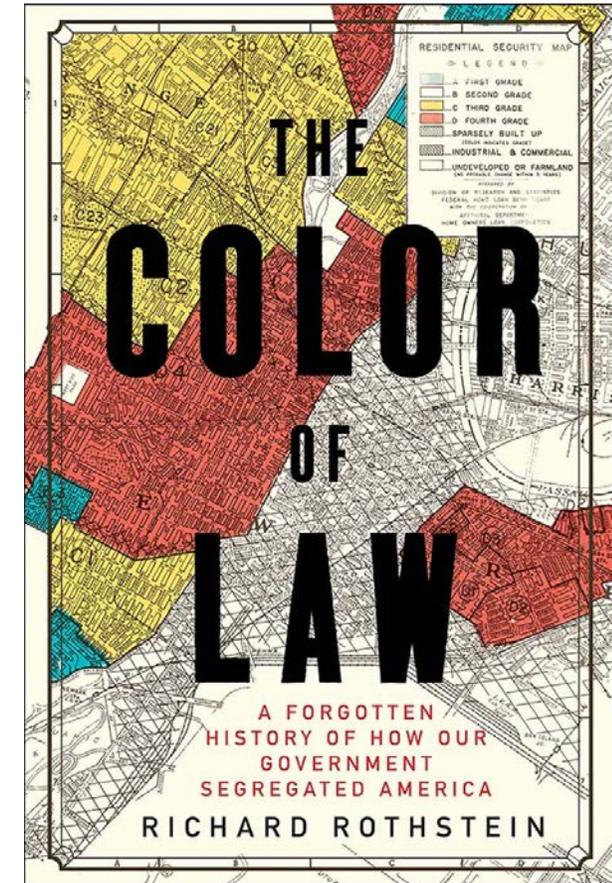
Housing Segregation Did Not Happen by Accident



Source: www.dmagazine.com/frontburner/2017/08/redlining-dallas-maps/



Source: ushistoryscene.com



Chicago Case Study: The Costs of Segregation

- If more people knew how they were harmed by concentrated poverty and segregation, would they be more compelled to do something about it?
- *“Segregation is not only an issue in low-income communities or communities of color. It's costing all of US.”* Urban Institute & Metro Planning Council, *“The Cost of Segregation”*

Residential Income Segregation Index (RISI) in the 10 Largest Metros, 1980 and 2010

	1980	2010	Change 1980 to 2010
Houston	32	61	29
Dallas	39	60	21
New York	49	57	9
Los Angeles	47	51	4
Philadelphia	39	51	11
Miami	30	49	20
Washington	43	47	4
Atlanta	42	41	0
Chicago	35	41	6
Boston	31	36	5

Notes: The RISI score for a metro area is derived by adding the share of its lower-income households located in majority lower-income census tracts to the share of its upper-income households located in majority upper-income census tracts. "Change 1980 to 2010" calculated prior to rounding.

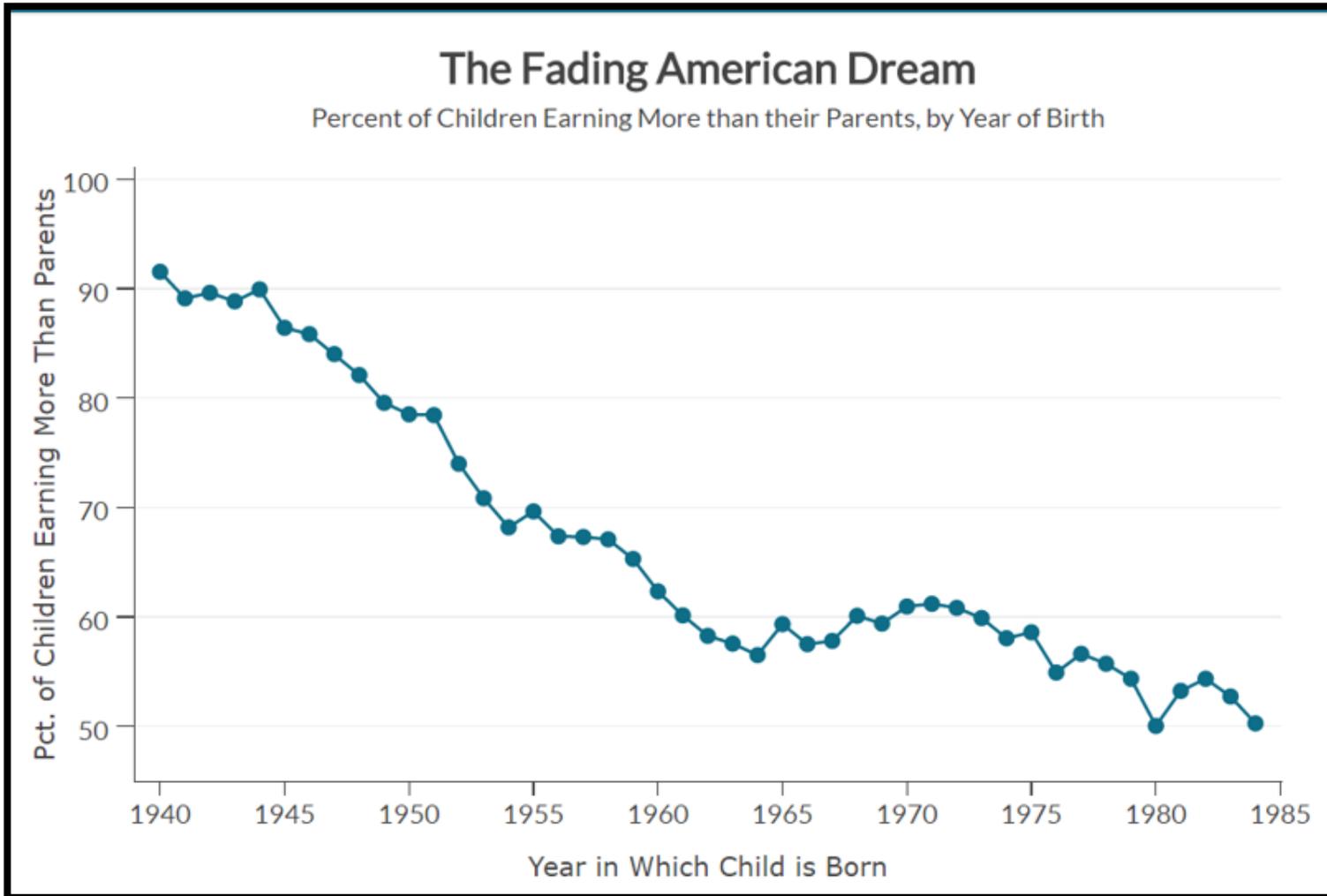
Source: Pew Research Center tabulations of 2006-2010 American Community Survey (ACS) 5-year file and Geolytics 1980 Census data in 2000 boundaries.

PEW RESEARCH CENTER

If Chicago could reduce its segregation just to the US median...

- Incomes for African-Americans would rise an average of **\$2,982 per person** per year, which would increase the earnings of the region by **\$4.4 billion**
- Chicago region's gross domestic product (GDP) would increase by approximately **\$8 billion**.
- **30% drop** in the homicide rate, saving **\$65 million** in policing and **\$218 million** in corrections costs.
- Residential real estate values would increase by **\$6 billion**, which means more revenue for local government.
- **83,000** more adults would complete a bachelor's degree

Reducing Segregation is About Economic Mobility



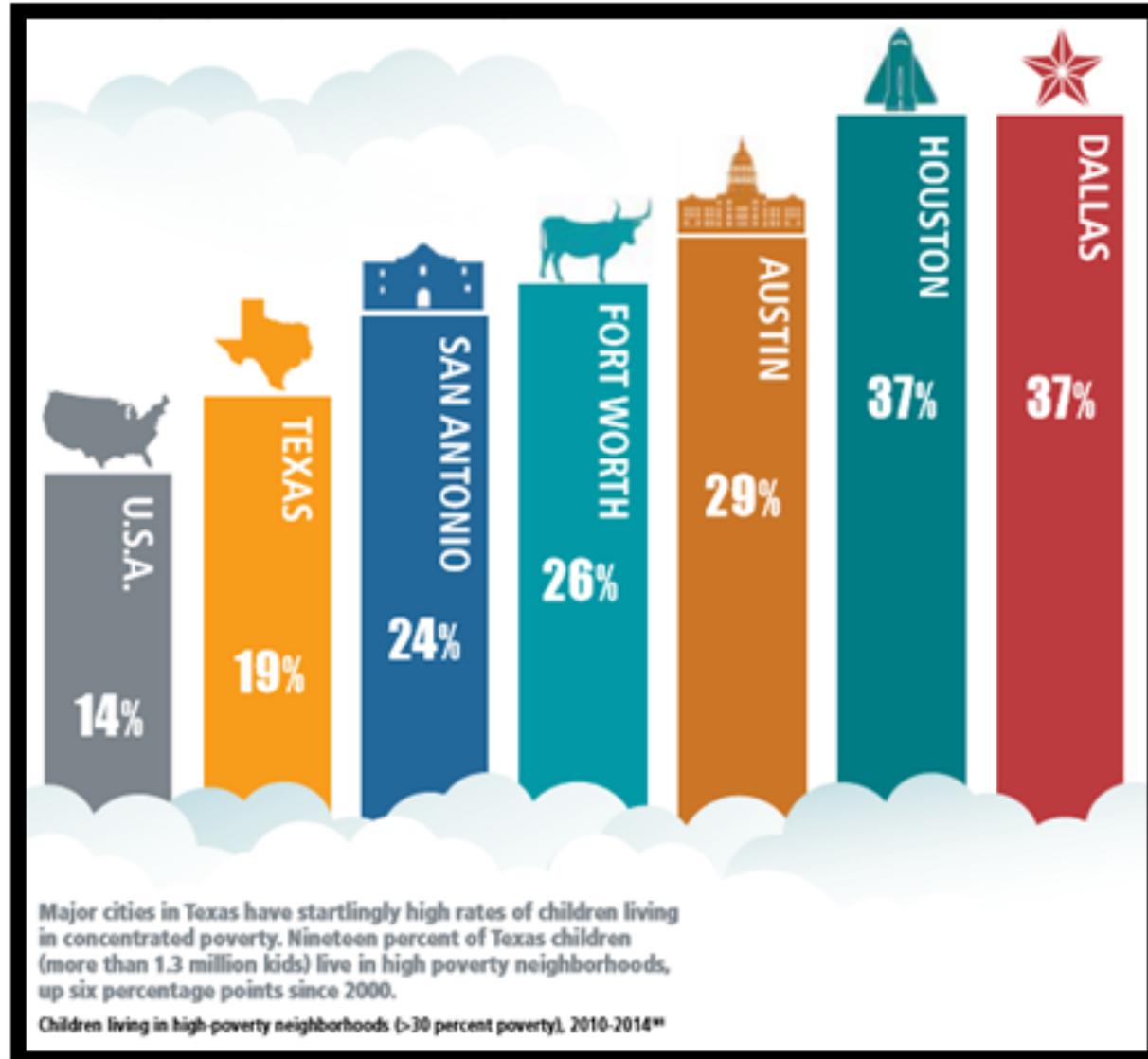
“We see that in places where kids of different economic backgrounds are mixing in the same environment, those tend to be places where kids from low-income backgrounds rise up further in the income distribution.”

– Nathaniel Hendren

“Places that are more segregated by race or income tend to have lower levels of upward mobility.”

– Raj Chetty

Concentrated Poverty in Dallas

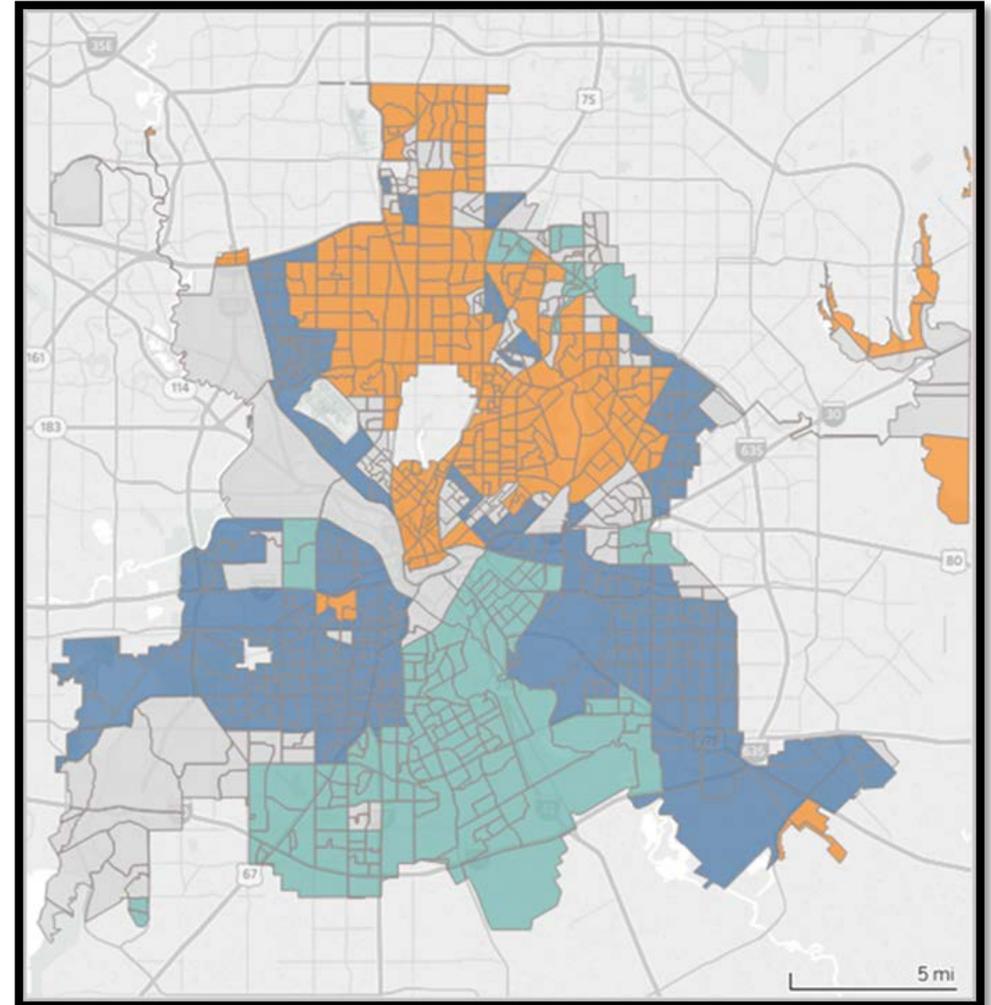


Source: State of TX Children, 2016, Center for Public Policy Priorities

Is Separate-But-Equal Possible?

Three Strategies Going Forward:

1. Comprehensive Housing Policy
2. Creative School Enrollment Policies
3. Raising Public Awareness



Strategy 1: Comprehensive Housing Policy

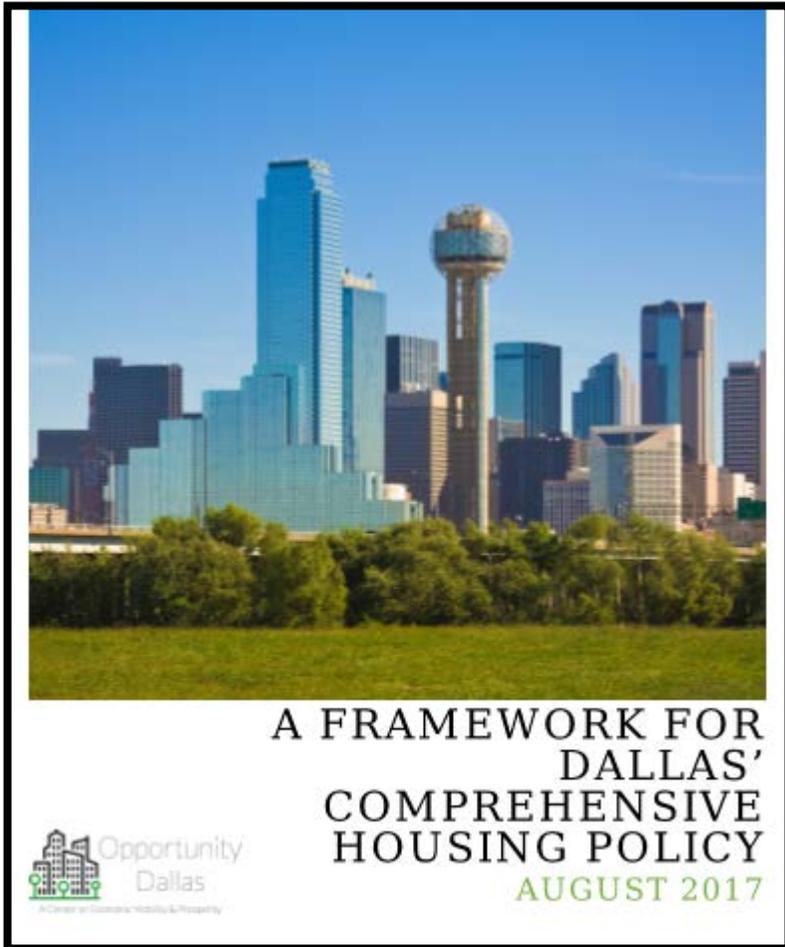


TABLE OF CONTENTS

Leadership Message	4
Executive Summary	5
Four Policy Domains	7
Current Housing Tools	9
Domain 1: Access to High-Opportunity Areas	11
1.1 Source of Income Non-Discrimination Ordinance	12
1.2 Regional Housing Voucher Mobility Assistance Program	15
1.3 Sublease/Guarantor Programs	16
1.4 Creatively Market Available Units	17
1.5 Ramp Up Counseling Services Across City	18
1.6 More Deeply Incorporate the Office of Fair Housing	19
1.7 Placement Policy on Low-Income Housing Tax Credits	20
Domain 2: Inclusive Development in Transitional Areas	24
2.1 Gentrification Early Warning Indicator System	26
2.2 Home Improvement/Repair Program	28
2.3 Homestead Preservation Districts	29
2.4 The HB 2480 Model	30
2.5 Target the City's Homebuyer Assistance Program	32
2.6 Collective Land Ownership/Community Land Trusts	34
Domain 3: Increasing the Supply & Availability of Mixed-Income Housing	36
3.1 Voluntary Inclusionary Zoning	39
3.2 Permanent Dedicated Revenue: Dallas Housing Fund	44
3.3 Accessory Dwelling Units	47
3.4 Creative Use of Publicly Owned Assets	51
3.5 The Design of Mixed-Income Housing	53
Domain 4: Revitalizing High-Poverty Areas	55
4.1 Go Deep with a Few "Holistic" Revitalization Plans	57
4.2 The Purpose Built Community Model	58
4.3 Address "Problem Properties": Land Banking and Infill Development	64
4.4 The Role (and Limitations) of Housing Policy in Revitalization	68
4.5 Catalyze Private Investment	69
Racial Equity Assessment	70

2.1 Gentrification Early Warning Indicator System

Problem

Due to the confusion that the term elicits, a city must first clearly articulate what "gentrification" looks like (which is easier said than done). Then, a city must figure out how to proactively identify gentrification when it is happening in its initial stages. The harsh reality is that, by the time many people realize gentrification is underway in a community, it is usually too late for policies to reverse the market inertia. That is why an early warning system is an indispensable tool.

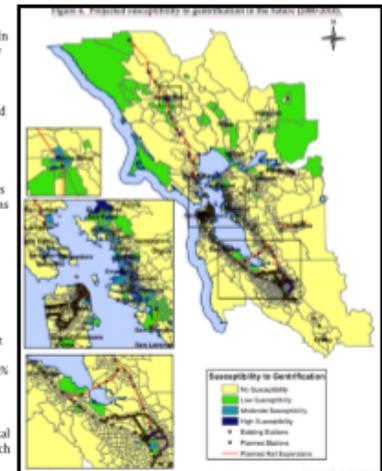
Rationale

A Gentrification Early Warning Indicator System (G-EWIS) can both articulate what gentrification looks like and identify when it is happening early. A G-EWIS is a necessary pre-requisite for policy solutions. As Pettit and Greene [ask](#): "What if city leaders and community groups could get ahead of these changes and act early to direct neighborhood changes towards more inclusive outcomes? Using big data and predictive analytics, they could develop early warning systems that track key indicators of neighborhood change and predict future trajectories."²⁹

Early warning systems exist across the nation, and the City of Dallas must invest in such a [system](#), which can be developed internally or by an independent research institution, university, or think-tank.³⁰ In developing key indicators for an G-EWIS, you must first analyze where gentrification has already happened to predict which neighborhoods are susceptible to it currently and in the future. Possible indicators might [include](#) but are not limited to:³¹

- Increases in property values and rents
- Changes in sales (volume and price)
- Increases in building permits or renovation permits
- Changes in the number of community organizations
- Increases in amenities (i.e., grocery stores, banks, theaters, recreational centers)
- Increases in public investments such as streets, transit, and parks
- Levels of income diversity
- Changes in tenancy, foreclosures, evictions, etc.
- Incoming demographics (i.e., % of non-Hispanic white residents moving in; % with college degree)
- Changes in neighborhood perceptions (via resident surveys)
- Changes in the % of residents paying more than 30% of family income towards housing costs

Together, these indicators are placed into a formula where values are assigned. Each Census tract would be given a total value based on all the indicators totaled together. Then, each tract would be designated as either "no susceptibility," "low susceptibility," "moderate susceptibility," or "high susceptibility." Take, for example, the Bay Area map of gentrification susceptibility, produced by [Karen Chappik](#), at



San Francisco's Susceptibility to Gentrification Map
Source: Karen Chappik, Center for Community Innovation, Berkeley, "Mapping Susceptibility to Gentrification," August 2009

DRAFT Dallas Housing Framework | 26

Dallas Housing Policy Resolution



Preface to the Dallas Housing Policy Resolution

We are members of the Opportunity Dallas Policy Task Force – a group of real estate developers, fair housing advocates, university experts, education advocates, nonprofit leaders, community stakeholders, association representatives, urban planners, and more. We’ve come together in common purpose to collectively develop comprehensive housing policy recommendations for the City of Dallas, which we believe is of vital importance. Progress on this front has been elusive, but we are confident that this group can help build momentum and support. A comprehensive housing policy should be jointly developed by a broad range of actors with varying perspectives, which increases “buy-in,” the diligence, and the overall thoughtfulness of the recommendations.

We began our work in September 2017. Our first step was to see if we could articulate a common set of values and guiding principles to shape the effort. If we couldn’t agree to common values and principles at the start, then there would be little hope for us in crafting specific policy recommendations. Given our diverse ideologies, backgrounds, and perspectives, we set out to collectively answer the following questions, many of which have long been avoided. Do we believe that...

- Housing is a cornerstone for a variety of desirable economic, educational, financial, and social outcomes?
- Dallas’ high levels of concentrated poverty and segregation are problematic?
- More mixed-income communities are a worthy and worthwhile goal for Dallas?
- Economically and racially/ethnically diverse neighborhoods are more promising for our future than economically and racially/ethnically isolated communities?
- Housing affordability (or lack thereof) is a pressing problem that must be dealt with?
- Mixed-income communities should be accessible and available to all households at all income ranges?
- A more holistic, equitable approach to revitalization is needed to transform distressed neighborhoods into areas of opportunity?
- We should enhance choice and reduce barriers for moderate/low-income families so they can access high-opportunity areas, if they so choose?
- We must increase the overall supply and accessibility of mixed-income and affordable housing throughout all parts of the city?
- Long-time residents in gentrifying neighborhoods should be able to stay in their neighborhoods if they choose?
- These problems and issues demand urgency and require a large-scale policy response?

After many crucial conversations, we’ve crafted answers to these very fundamental questions. We’ve spelled them out in what we are calling the “Dallas Housing Policy Resolution.” And we believe that this is a unique effort in the Dallas housing space – a broad, diverse community response which articulates a stronger, more prosperous, more inclusive, more equitable vision for Dallas.

Miguel Solis
Chair, Policy Task Force

Mike Koprowski
Executive Director, Opportunity Dallas

Terril Anderson
James Armstrong III
Kelsey Beachner
Paula Blackmon
Patrick Blaydes
Troy Broussard
Brent Brown
Kathy Carlson
Joe Carreon
Peer Chadko
John Clarkson

Clarice Criss
Gloria Dixon
Matt Eroder
Hillary Evans
Melanie Ferguson
Gray Garmon
Curtis Holerman
Larry James
Betsy Julian
Amanda Krowk
Roy Lopez

Annie Lord
Parker Larkins
Diane Rapchale
Raul Reyes
Joli Robinson
Byron Sanders
Thomas Simpson
Beeth Shrophane
Elizabeth Sobel Blam
Taylor Toyne
Michael Walker

Dallas Housing Policy Resolution

WHEREAS, Mixed-income, racially diverse communities hold greater promise for the future of Dallas than economically and racially isolated communities. Despite our overall diversity throughout the City of Dallas, we have few economically and racially mixed neighborhoods where people from all backgrounds jointly live, learn, and play.

WHEREAS, One in three Dallas children live in concentrated poverty neighborhoods (where 30% or more of residents are below the poverty line), which greatly exceeds the state and national average. Dallas also experiences very high levels of residential and school segregation (living and learning separately by both race and income). Households of color are far more likely to live in concentrated poverty than white households, which is the result of a history of deliberate exclusionary and discriminatory policies and practices.

WHEREAS, Concentrated poverty and segregation not only harm those living in it, but also the entire city – it weakens the overall tax base which limits city revenue; harms school outcomes which weakens the workforce; drives away businesses, jobs, infrastructure development, and economic growth; increases crime which heightens policing costs; and hampers the consumer base which leads to food, transit, and amenity deserts.

WHEREAS, Neighborhood quality is a critical determinant of life outcomes. Mixed-income, racially diverse communities include houses and apartments which are accessible and affordable to households across the full income spectrum. This can reduce concentrated poverty and segregation; widen opportunity, access, and networks for low-income people; and improve the city’s economic well-being, educational attainment, safety, health and wellness, and social unity and cohesion. Also, mixed-income neighborhoods can lead to mixed-income public schools, which consistently produce strong achievement. Children who grow up in diverse neighborhoods and schools will be better prepared to thrive in our increasingly diverse economy and society.

WHEREAS, Housing costs are rising rapidly in many parts of the city, and median income has not kept pace. Today, half of Dallas renters and a third of homeowners are living in housing they struggle to afford, which pushes hard-working families beyond their financial limits and leaves them less income for other necessities like health care, child care, transportation, and nutritious food. The growing housing affordability problem also hinders the formation of diverse neighborhoods: only wealthier families can afford to live in high-opportunity areas which are increasingly expensive; affordable options for low-income families are overwhelmingly located in areas of concentrated poverty; and middle-income households flow into the suburbs because there is little desirable housing within the city that they can afford.

NOW THEREFORE BE IT RESOLVED that the signatories of this resolution support a large-scale response from the public and private sectors to support the existence and acceleration of mixed-income, racially diverse, inclusive communities. This will require many future conversations amongst private entities, nonprofits, philanthropy, and public agencies such as the City of Dallas, Dallas County, Dallas Area Rapid Transit, Dallas Housing Authority, and Dallas ISD.

The situation is urgent. One of the earliest and most necessary steps is to finally adopt a comprehensive housing policy in the City of Dallas, rooted in best practices and in place no later than mid-2019. To encourage the process and provide stakeholder input, we pledge to issue an initial set of recommendations in early 2018. A comprehensive policy would increase quality mixed-income housing options throughout the city for residents from all income and racial/ethnic backgrounds by:

- **Reinvigorating existing high-poverty communities through a holistic approach.** Fixing only one or two pieces of an under-resourced neighborhood is not sufficient. A holistic approach prioritizes quality mixed-income housing while also investing in necessary infrastructure, promoting high-quality education opportunities, and providing enriching amenities and health programs. And when it comes to the distribution of public resources, equity does not mean dividing equally – historically under-resourced areas demand more significant, targeted, and sustained investment. To avoid spreading limited resources too thinly across many areas, holistic revitalization must proceed in a phased approach where a few neighborhoods are prioritized at a given time. This will take years to scale, but the City of Dallas should, at a minimum, articulate a basic set of services, investments, and environmental qualities that all neighborhoods can and should expect in the near term – everyone deserves a decent standard of living with dignity, regardless of location.
- **Enhancing housing choice and reducing systemic barriers so that middle, moderate, and low-income households can access quality housing options in high-opportunity areas.** Research shows that when low-income children access high-opportunity neighborhoods with lower poverty rates and strong schools, life outcomes can improve dramatically, which, in turn, helps break cycles of generational poverty.
- **Growing the overall supply of high-quality, well-designed, desirable mixed-income housing throughout the entire city.** This will require a larger commitment of public and private resources and thoughtful policy incentives to developers to meet community needs. Housing production is largely a private sector action; however, public policies and resources can help shape private sector behavior to both enable market returns and promote desirable places to live for all people in Dallas.
- **Fostering inclusive development.** Development can bring an influx of new residents and additional job opportunities, resources, and services to high-poverty areas, but it can also lead to skyrocketing property taxes and rents which displace long-time residents. Public policies must place guardrails on gentrification to protect against involuntary displacement of existing residents so that they too can experience the fruits of progress and fully participate in the financial gains. A proactive policy approach can enable natural market forces to prosper while simultaneously promote a mixed-income balance which benefits everyone.

Low-income children who moved to lower-poverty neighborhoods before age 13...



More likely to attend **college** (and better colleges)



Live in better, lower-poverty neighborhoods as adults



More likely to get **married** and have children with a **father** present



Pay **\$22,000** more in federal income tax and requires less government expenditure



31% more annual income

Expected lifetime earnings increased by approximately **\$302,000**

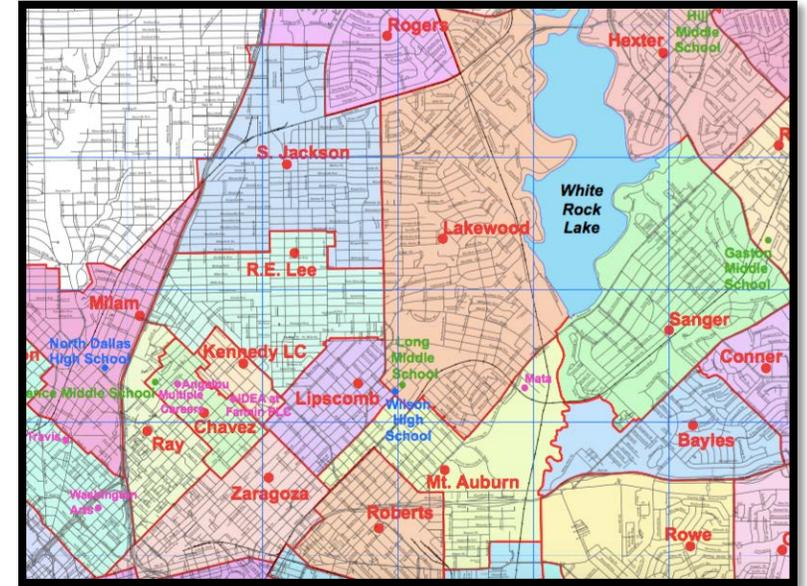


Generational Impact! Kids and grandkids more likely to be raised in better neighborhoods by two parents who are more likely to be educated and have higher incomes.

Dispersing Poverty through **Housing Policy** REDUCES **Long-Term Poverty**

Strategy 2: Creative School Enrollment Policies

- Attendance boundaries are gerrymandered along neighborhood lines, thereby cementing segregation. **It doesn't have to be that way.**
- Creative enrollment approaches that increase parental choice, promote greater diversity, and improve achievement
 - Re-thinking attendance boundaries
 - Open enrollment
 - Diversity-by-design magnet/choice/specialized model admissions

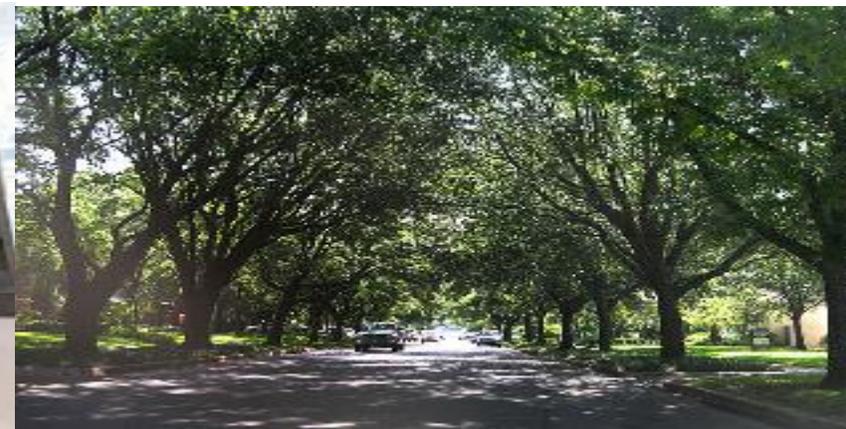


Source: Dallas ISD

Strategy 3: Raise Public Awareness

The Opportunity Index

Measuring Opportunity Across Neighborhoods in Dallas



Source: *The Dallas Morning News*

The Opportunity Index: 4 Buckets, 14 Indicators

Specific Data Indicators

Economics

- Median household income
- Poverty rate
- Unemployment rate

Education

- Percent with a bachelor's degree or higher
- 2016-17 STAAR score growth for the neighborhood's public elementary schools for all students in all subjects
- Under-/over-performance of the neighborhood's public elementary schools for low income students on STAAR for all grades in all subjects, averaged 2013-2016

Environment

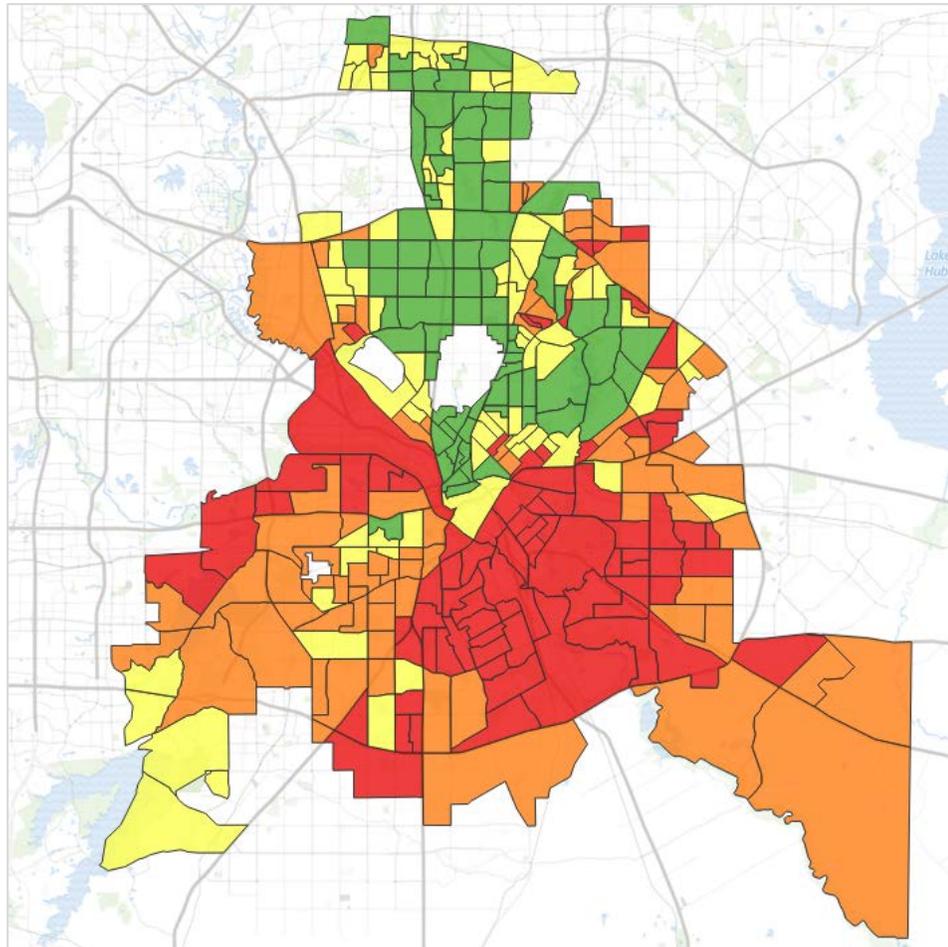
- Violent crime incidents in 2016 (Homicide and aggravated assault)
- Average DCAD property condition desirability rating

Access

- Average commute time
- Number of jobs in neighborhood
- Number of doctors offices in neighborhood
- Average monthly spending on fresh vegetables
- Total number of restaurants in neighborhood and quality rating by the city
- Percent of households with WiFi internet access

The City of Dallas Has Distinct “Opportunity Zones”

“Opportunity Zones” in the City of Dallas

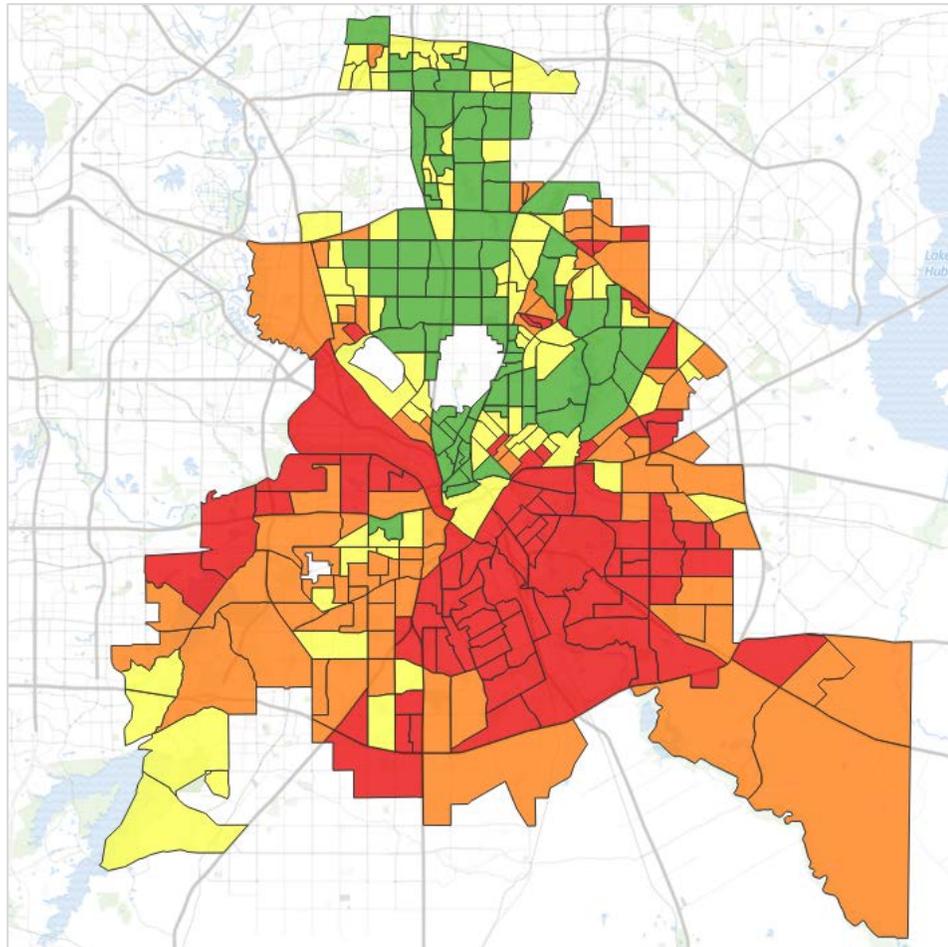


- **“High Opportunity” (Top 25%)**
79 neighborhoods
- **“Moderate Opportunity” (Next 25%)**
78 neighborhoods
- **“Limited Opportunity” (Next 25%)**
79 neighborhoods
- **“Focus Areas” (Bottom 25%)**
79 neighborhoods

“Opportunity Zones” are determined by the Opportunity Index. The Census tracts in the top quartile for Opportunity Score are labeled as “High Opportunity” while the tracts in the bottom quartile are labeled “Focus Areas.”

The City of Dallas Has Distinct “Opportunity Zones”

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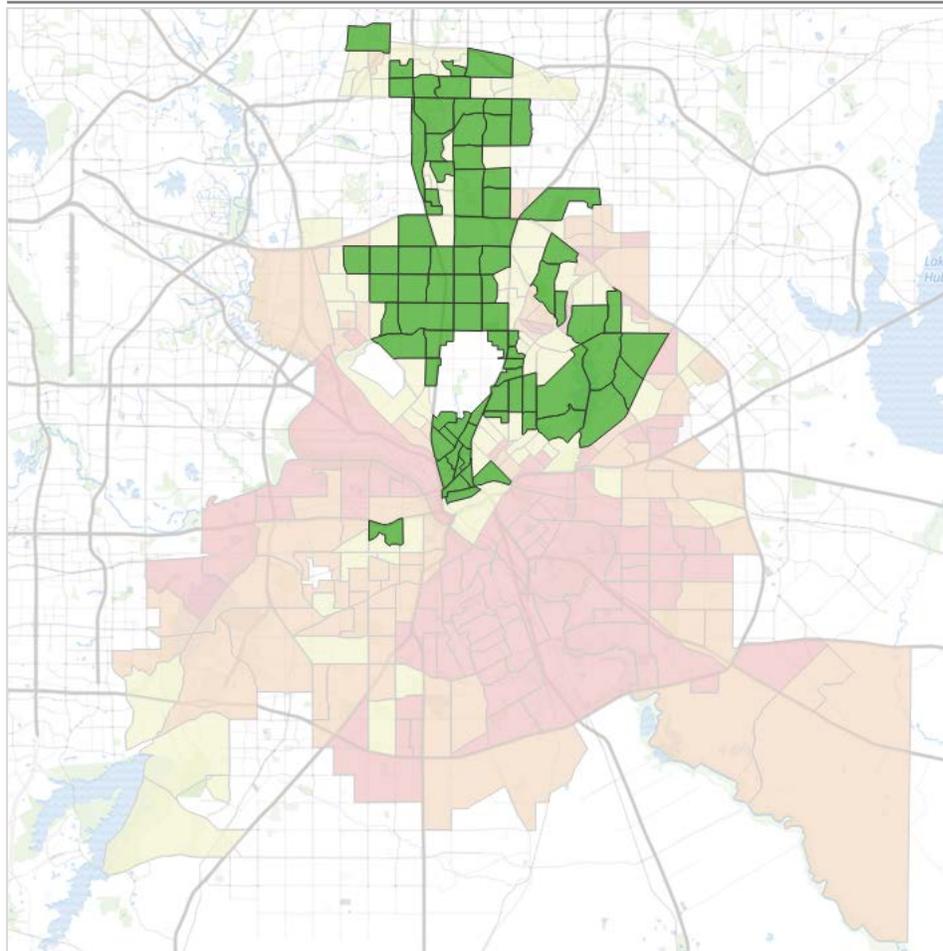
Massive Racial Inequities

- 73 out of the 79 “High Opportunity Areas” are majority white (the remaining 6 have no majority race)
- There is not a single “High Opportunity Area” which is majority black
- There is not a single “High Opportunity Area” which is majority Hispanic
- 7 out of 10 majority Black tracts are “Focus Areas”
- Almost 1 out of 2 majority Hispanic tracts are “Limited Opportunity Areas”

“Opportunity Zones” are determined by the Opportunity Index. The Census tracts in the top quartile for Opportunity Score are labeled as “High Opportunity” while the tracts in the bottom quartile are labeled “Focus Areas.”

Characteristics of “High Opportunity” Neighborhoods

“High Opportunity” Neighborhoods in the City of Dallas

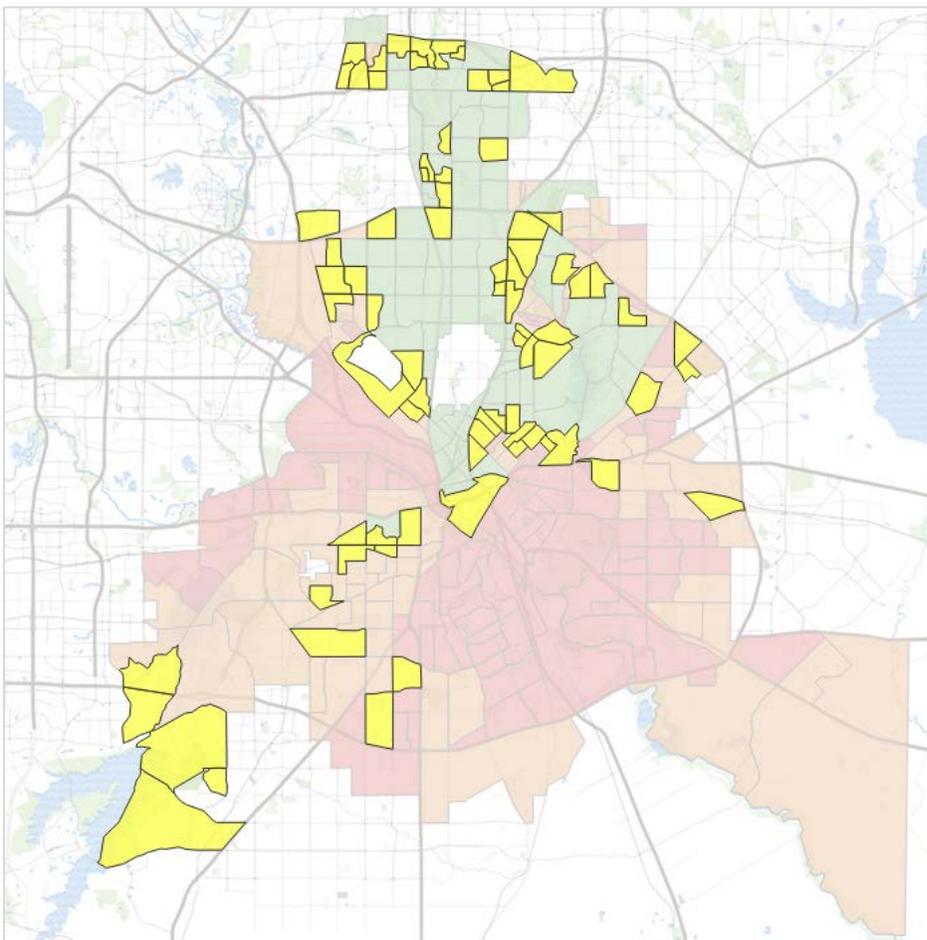


Economics	\$75,000+	median household income
	0% - 10%	poverty rate
	0% - 5%	unemployment rate
Education	50%+	with a bachelor's degree
	+1% - +3%	annual growth in student achievement at local schools
	+2% - +4%	avg. performance of local schools vs. schools with similar demographics
Environment	0 - 3	violent crimes in 2016
	Good	avg. DCAD housing desirability rating
Access	20-25 mins	avg. commute time
	4,000-6,000	jobs in neighborhood
	1,000-2,000	total restaurant quality points
	80% - 90%	with wifi access
	10 - 20	doctors offices
	\$210 - \$240	avg. monthly spending on fresh vegetables

“Opportunity Zones” are determined by the Opportunity Index. The Census tracts in the top quartile for Opportunity Score are labeled as “High Opportunity” while the tracts in the bottom quartile are labeled “Focus Areas.” Source: U.S. Census; City of Dallas Crime and Restaurant Inspection Data; Dallas Central Appraisal District; Texas Education Agency STAAR and TAPR files; Experian Dun & Bradstreet and NAICS databases

Characteristics of “Moderate Opportunity” Neighborhoods

“Moderate Opportunity” Neighborhoods in the City of Dallas

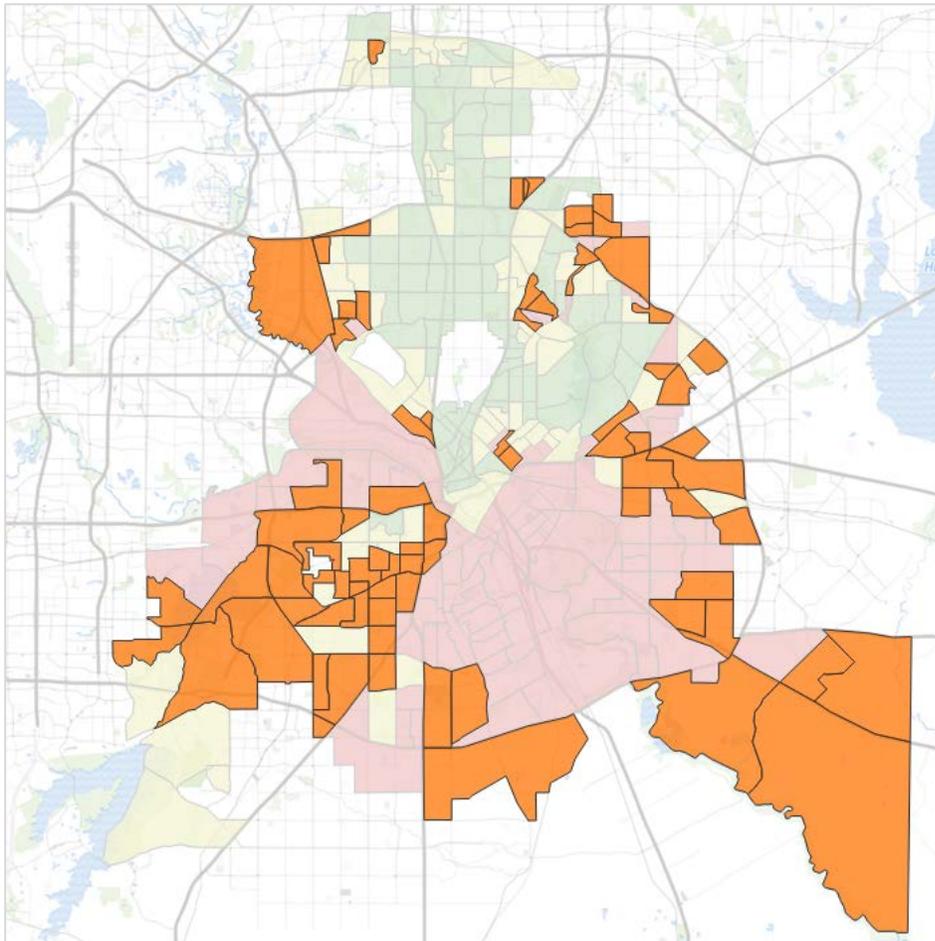


Economics	\$40,000- \$70,000	median household income
	8% - 25%	poverty rate
	3% - 6%	unemployment rate
Education	25% - 50%	with a bachelor's degree
	0% - +3%	annual growth in student achievement at local schools
	-5% - +1%	avg. performance of local schools vs. schools with similar demographics
Environ- -ment	1 - 6	violent crimes in 2016
	Fair	avg. DCAD housing desirability rating
Access	22-30 mins	avg. commute time
	1,000-3,000	jobs in neighborhood
	500-1,500	total restaurant quality points
	75% - 85%	with wifi access
	5 - 10	doctors offices
	\$200 - \$230	avg. monthly spending on fresh vegetables

“Opportunity Zones” are determined by the Opportunity Index. The Census tracts in the top quartile for Opportunity Score are labeled as “High Opportunity” while the tracts in the bottom quartile are labeled “Focus Areas.” Source: U.S. Census; City of Dallas Crime and Restaurant Inspection Data; Dallas Central Appraisal District; Texas Education Agency STAAR and TAPR files; Experian Dun & Bradstreet and NAICS databases

Characteristics of “Limited Opportunity” Neighborhoods

“Limited Opportunity” Neighborhoods in the City of Dallas

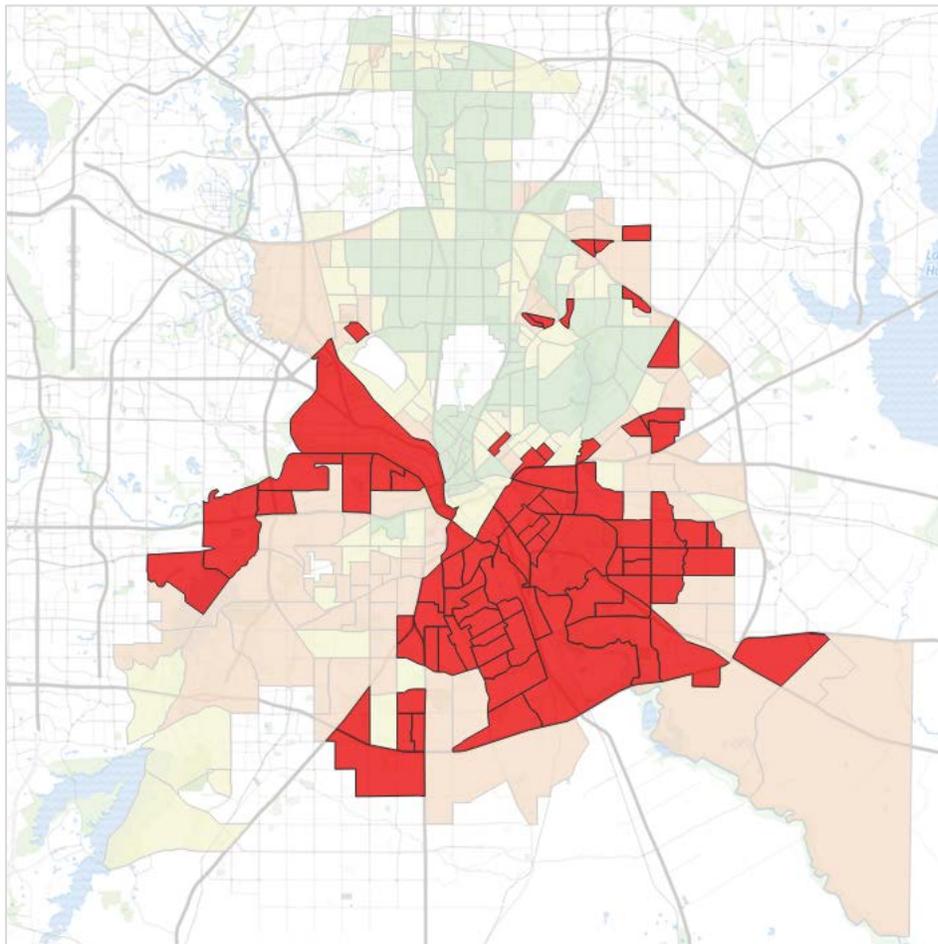


Economics	\$30,000 - \$40,000	median household income
	20% - 40%	poverty rate
	5% - 8%	unemployment rate
Education	5% - 20%	with a bachelor's degree
	0% - +7%	annual growth in student achievement at local schools
	-4% - +4%	avg. performance of local schools vs. schools with similar demographics
Environ-ment	1 - 10	violent crimes in 2016
	Fair	avg. DCAD housing desirability rating
Access	25-35 mins	avg. commute time
	1,000-3,000	jobs in neighborhood
	500-1,500	total restaurant quality points
	65% - 75%	with wifi access
	0 - 10	doctors offices
	\$195 - \$215	avg. monthly spending on fresh vegetables

“Opportunity Zones” are determined by the Opportunity Index. The Census tracts in the top quartile for Opportunity Score are labeled as “High Opportunity” while the tracts in the bottom quartile are labeled “Focus Areas.” Source: U.S. Census; City of Dallas Crime and Restaurant Inspection Data; Dallas Central Appraisal District; Texas Education Agency STAAR and TAPR files; Experian Dun & Bradstreet and NAICS databases

Characteristics of “Focus Area” Neighborhoods

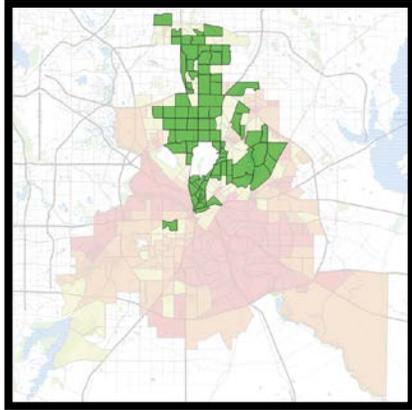
“Focus Area” Neighborhoods in the City of Dallas



Economics	<\$35,000	median household income
	30%+	poverty rate
	8%+	unemployment rate
Education	<10%	with a bachelor's degree
	-1% - +4%	annual growth in student achievement at local schools
	-7% - +2%	avg. performance of local schools vs. schools with similar demographics
Environ- ment	3 - 15	violent crimes in 2016
	Average	avg. DCAD housing desirability rating
Access	35+ min.	avg. commute time
	<1,000	jobs in neighborhood
	<1,000	total restaurant quality points
	<65%	with wifi access
	<5	doctors offices
	<\$195	avg. monthly spending on fresh vegetables

“Opportunity Zones” are determined by the Opportunity Index. The Census tracts in the top quartile for Opportunity Score are labeled as “High Opportunity” while the tracts in the bottom quartile are labeled “Focus Areas.” Source: U.S. Census; City of Dallas Crime and Restaurant Inspection Data; Dallas Central Appraisal District; Texas Education Agency STAAR and TAPR files; Experian Dun & Bradstreet and NAICS databases

Compare/Contrast

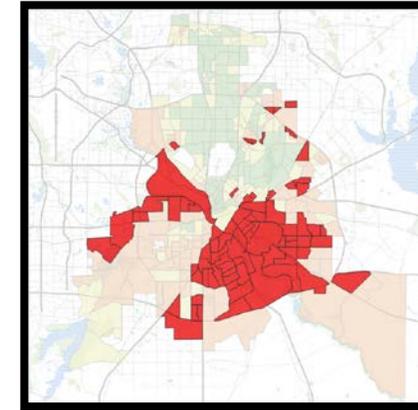


High Opportunity Areas

Economics	\$75,000+	median household income
	0% - 10%	poverty rate
	0% - 5%	unemployment rate
Education	50%+	with a bachelor's degree
	+1% - +3%	annual growth in student achievement at local schools
	+2% - +4%	avg. performance of local schools vs. schools with similar demographics
Environment	0 - 3	violent crimes in 2016
	Good	avg. DCAD housing desirability rating
Access	20-25 mins	avg. commute time
	4,000-6,000	jobs in neighborhood
	1,000-2,000	total restaurant quality points
	80% - 90%	with wifi access
	10 - 20	doctors offices
	\$210 - \$240	avg. monthly spending on fresh vegetables

Focus Areas

Economics	<\$35,000	median household income
	30%+	poverty rate
	8%+	unemployment rate
Education	<10%	with a bachelor's degree
	-1% - +4%	annual growth in student achievement at local schools
	-7% - +2%	avg. performance of local schools vs. schools with similar demographics
Environment	3 - 15	violent crimes in 2016
	Average	avg. DCAD housing desirability rating
Access	35+ min.	avg. commute time
	<1,000	jobs in neighborhood
	<1,000	total restaurant quality points
	<65%	with wifi access
	<5	doctors offices
	<\$195	avg. monthly spending on fresh vegetables





Opportunity Dallas

A Center on Economic Mobility & Prosperity

 **@OppDallas**

www.opportunitydallas.org

Memorandum



CITY OF DALLAS

DATE November 3, 2017

Honorable Members of the Human and Social Needs Committee:
Councilmember Casey Thomas, II (Chair), Deputy Mayor Pro Tem Adam Medrano
TO (Vice Chair), Mayor Pro Tem Dwaine R. Caraway, Councilmember Omar Narvaez,
Councilmember Mark Clayton, Councilmember B. Adam McGough

SUBJECT **Proposed Evaluation for Supportive Housing Sites**

On Monday, November 6, 2017, the Human and Social Needs Committee will be briefed on the Proposed Evaluation for Supportive Housing Sites by Charletra Sharp, Interim Director Office of Homeless Solutions.

Please contact me if you have any questions or require any additional information.

A handwritten signature in blue ink, appearing to read 'Nadia'.

Nadia Chandler-Hardy
Chief of Community Services

[Attachment]

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

Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Proposed Evaluation Criteria for Supportive Housing Sites

**Human and Social Needs Committee
November 6, 2017**

**Lori Davidson
Homeless Solutions Specialist
Office of Homeless Solutions**

**Charletra Sharp
Interim Managing Director
Office of Homeless Solutions**



Purpose

1. Review current protocol for supportive housing site selection
2. Discuss housing identification and placement challenges for persons experiencing homelessness
3. Recommend new guidelines for selection of supportive housing program sites

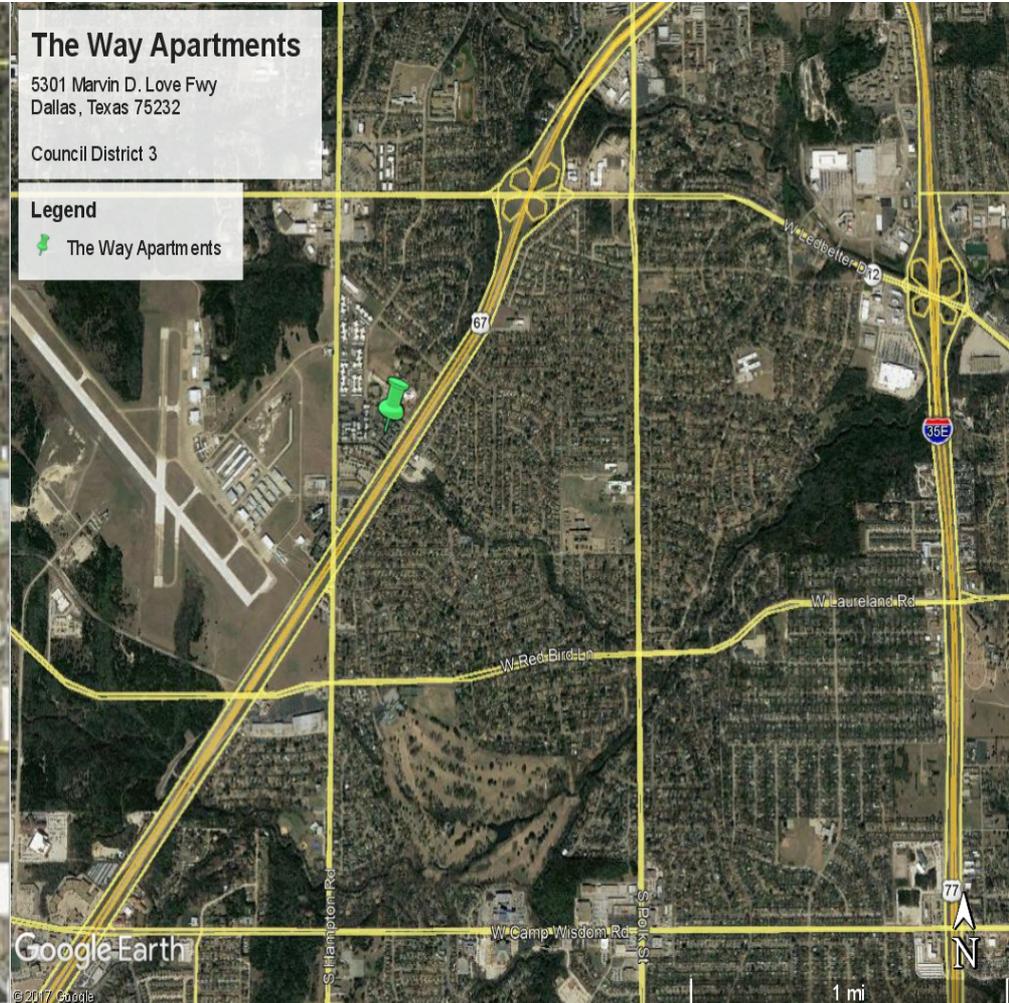
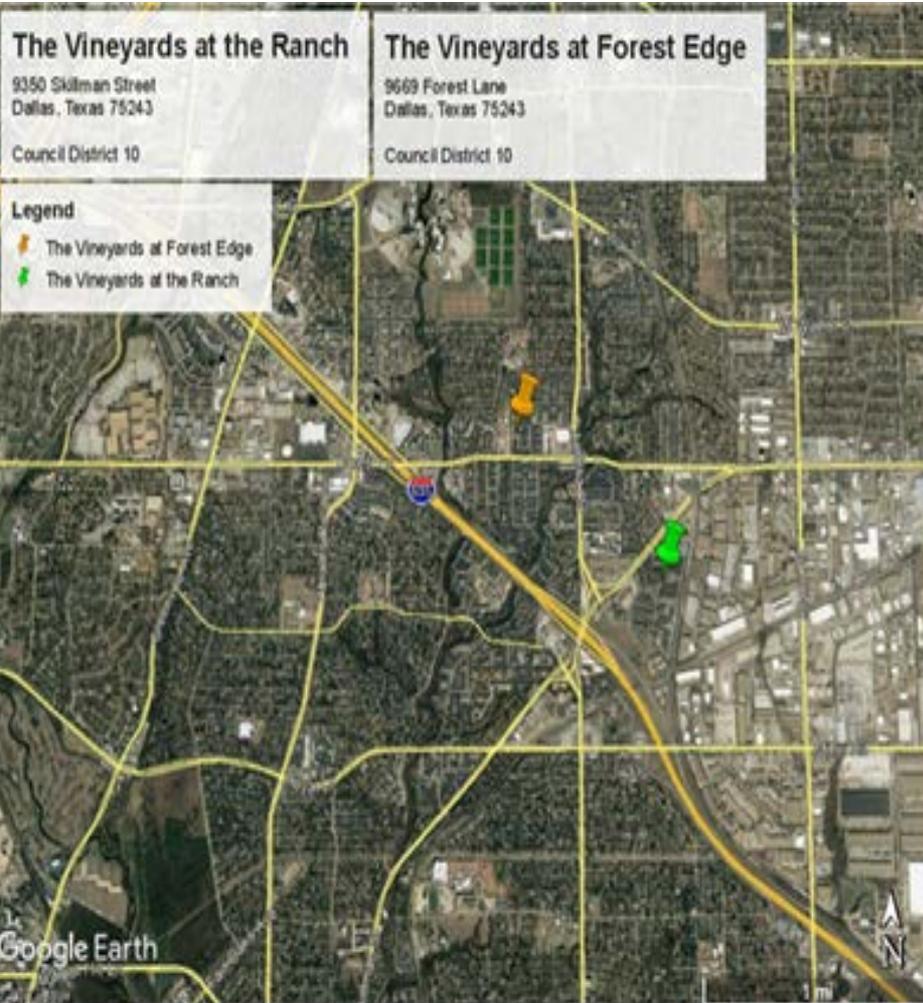
Background

- City Council has requested that staff draft evaluation criteria for the selection and placement of supportive housing programs to ensure that selected areas are equitable, safe, have easy access to transportation and services, and offer an environment where tenants' are able to improve their quality of life
- Housing identification and placement challenges include:
 - Property owner participation
 - Limited availability of quality and affordable housing
 - Tenant selection screening criteria (including source of income discrimination)
 - Community concerns
 - Program subsidy limitations (e.g., fair market rent and rent reasonableness)

Background, Continued

- On October 20th, OHS Staff briefed the Citizen Homeless Commission (CHC) and received feedback requesting:
 - Review of pedestrian paths that are accessible for those with physical and mobility impairments to commute to transit stops, health facilities, grocer, etc.
 - Community engagement during site evaluation process
 - For family programs, confirmation that schools in the area have capacity for new students
- The CHC established a subcommittee to further review

Map of Current Project-Based Sites



Protocol for Selecting Current Sites

- A formal protocol did not exist at the time of selection
- Factors considered included:
 - Property owner participation
 - Flexible tenant selection criteria
 - Proximity to public transit, grocery, and health facilities
 - Onsite security and property management
 - Availability of units and rent reasonableness

Recommended Site Criteria & Evaluation Protocol

- Geographic Area
 - Located in, or adjacent to, a High Opportunity Area (www.opportunitymoves.org)
 - a census tract with less than 20% poverty rate and in attendance zone of elementary school that has a state accountability rating of “met standard” from the Texas Education Agency
 - School’s capacity to accept new students should also be reviewed
 - Has access to opportunity (transit, grocery, parks, library, retail, medical, education, employment, etc.) with accessible pedestrian paths
 - Nearby project-based programs
 - Located in a DPD TAAG area (Targeted Action Area Grid)
 - Located in, or adjacent to, an emerging area (i.e., signs of recent or ongoing or planned development in the area)

7

Recommended Site Criteria & Evaluation Protocol, Continued

- Property Evaluation
 - In compliance with multi-tenant registration & inspection requirements
 - Minimum inspection score of 80
 - Code Compliance enforcement activity and outstanding multi-tenant complaints
 - Will sign a tri-party agreement with City of Dallas/subcontractor and client (lease or supplemental agreement)
 - Consideration of other project-based programs on property
 - Accessible units for physical and mobility impairments
 - Internal Consultation
 - Onsite property management

Action Taken to Address Concerns related to Existing Program Sites

- Caseworkers onsite Monday thru Friday addressing individual client needs, including transportation to appointments, connection to employment opportunities, and assistance with any maintenance issues in their units
- Monthly partnerships meetings with property management to discuss and address any tenant concerns, safety issues, and property conditions
- Coordination with Community Prosecutor's Office and DPD to stay current on the status of addressing any concerns

Going Forward, Additional Staff Recommendations

- Establish a housing policy promoting the development of units affordable to persons with incomes at 0-30% of the area median income
- Develop landlord partnership program which may include grants for property enhancements and fee waivers
- Funding to address gaps between subsidy limits and rent amount or other move-in costs

Staff Recommendation

- Staff recommends approval of the proposed site criteria and evaluation protocol for supportive housing, effective January 1, 2018

Proposed Evaluation Criteria for Supportive Housing Sites

**Human and Social Needs Committee
November 6, 2017**

**Lori Davidson
Homeless Solutions Specialist
Office of Homeless Solutions**

**Charletra Sharp
Interim Managing Director
Office of Homeless Solutions**



Memorandum



CITY OF DALLAS

DATE November 2, 2017

Honorable Members of the Human and Social Needs Committee:
Councilmember Casey Thomas, II (Chair), Deputy Mayor Pro Tem Adam Medrano
TO (Vice Chair), Mayor Pro Tem Dwaine R. Caraway, Councilmember Omar Narvaez,
Councilmember Mark Clayton, Councilmember B. Adam McGough

SUBJECT **Resilient Dallas Update**

We anticipated that Chief Resilience Officer Theresa O'Donnell would be presenting the final recommendations for the Resilient Dallas Strategy at the November 6th Human and Social Needs Committee. However, the Resilient Dallas Community Advisory Committee met earlier this week and requested additional time to finalize their draft recommendations. As a result, we now look forward to bringing the final recommendations to the Human and Social Needs Committee in December.

Please contact me if you have any questions or require any additional information.

A handwritten signature in blue ink, appearing to read 'Nadia'.

Nadia Chandler-Hardy
Chief of Community Services

[Attachment]

c: Honorable Mayor and Members of City Council
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Theresa O'Donnell, Chief of Resilience
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Human & Social Needs Committee - FY2018 Agenda Forecast

Date	Briefing(s)	Presenter
December 4, 2017	Resilience Dallas Update	Theresa O'Donnell, Chief of Resilience
	Workforce Development	Raquel Favela, Chief of Economic Development & Neighborhood Services Laurie Larrea, President Workforce Solutions Greater Dallas
Future Agendas: 2018	Adult Literacy	
	Education Taskforce Briefing	
	Equity in Service Delivery	
	Proposition J: Homeless Assistance Facilities Briefing	