

Memorandum



CITY OF DALLAS

DATE October 20, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **October 25, 2023 Upcoming Agenda Item #34 – 23-2774 Fort Worth Avenue TIF District**

On October 25, 2023, City Council will consider authorizing a public hearing to be held on November 8, 2023 to receive comments on proposed amendments to the Fort Worth Avenue TIF District Plan.

On October 10, 2023, the Fort Worth Avenue TIF District Board of Directors reviewed and unanimously recommended City Council approval of proposed amendments to the TIF District Plan.

The proposed amendments include: **(1)** increasing the geographic area of the TIF District by approximately 372 acres, extending west along West Commerce Street and Singleton Boulevard, to west of North Hampton Road, primarily to Manila Road, and incorporating property north of Fort Worth Avenue and south of Remond Drive, east of North Hampton Road, **(2)** maintaining 70% City participation in the TIF District through the remaining term of the TIF District, **(3)** redefining and reallocating budget categories, and **(4)** making corresponding modifications to the TIF District's boundary and Plan.

The proposed amendments to the Plan would expand the use of the Affordable Housing budget category so that TIF District funds can be used for homeowner stabilization, home repair, and displacement mitigation efforts within and outside the TIF District. The ability to use the Affordable Housing category in the TIF District budget for homeowner stabilization, home repair, and displacement mitigation is important for the TIF District as rapid redevelopment is occurring in and near older established neighborhoods along Singleton Boulevard.

Additionally, obsolete industrial and warehouse sites along West Commerce and throughout the proposed expansion area of the TIF District are becoming increasingly attractive for conversion to residential uses but will require significant infrastructure and site work. With the proposed amendments to the Plan, the TIF District would also be able to assist with redevelopment projects on vacant/underutilized properties, including property currently seeking TIF District funding support as well as several properties along West Commerce where parcels are ripe for conversion from industrial to mixed-income housing and boutique office.

The proposed amendments to the Plan would also provide increased funding capacity to support district-wide initiatives including substantial public infrastructure and public facilities (i.e. fire station) needs.

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On November 6, 2023, staff will provide a detailed briefing to the Economic Development Committee regarding this matter.

Should you have any questions, please contact Kevin Spath, Assistant Director in the Office of Economic Development, at 214-670-1691 or kevin.spath@dallas.gov.



Majed A. Al-Ghafry
Assistant City Manager

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

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