



City of Dallas

Economic Development Overview

**Community Bond Task Force
Economic Development and Housing
Subcommittee
May 11, 2023**

Office of Economic Development

Overview



- Economic Development 101
- Key Services and Programs
- Guiding Policies
- Previous GO Bond Programs
- Bond project evaluation criteria
- Next steps



Economic Development 101



- Goal of economic development is to:
 - Create jobs
 - Increase tax base by stimulating investment in underserved and/or economically distressed areas
- Successful economic development can also:
 - Prove a market
 - Change perceptions
- Economic development professionals bridge financing gaps in private capital markets with a variety of economic development incentive tools



Key Services and Programs



Office of Economic Development

Catalytic Development:

Incentivize catalytic, commercial and mixed-use real estate development projects citywide

Business and Community Development:

Attract new business to Dallas; incentivize creation of jobs

Admin, Finance, Compliance:

Manage financial resources; oversee Public Improvement Districts; monitor compliance

Major project financing tools in OED's toolbox:

- Tax Increment Financing
- As-of-Right Tax Abatements in Target Areas
- Negotiated Tax Abatements
- Chapter 380 Loans and Grants
- Chapter 373 Community Development Program
- New Markets Tax Credit Program
- Property Assessed Clean Energy Program



Guiding Policies



Economic Development Policy

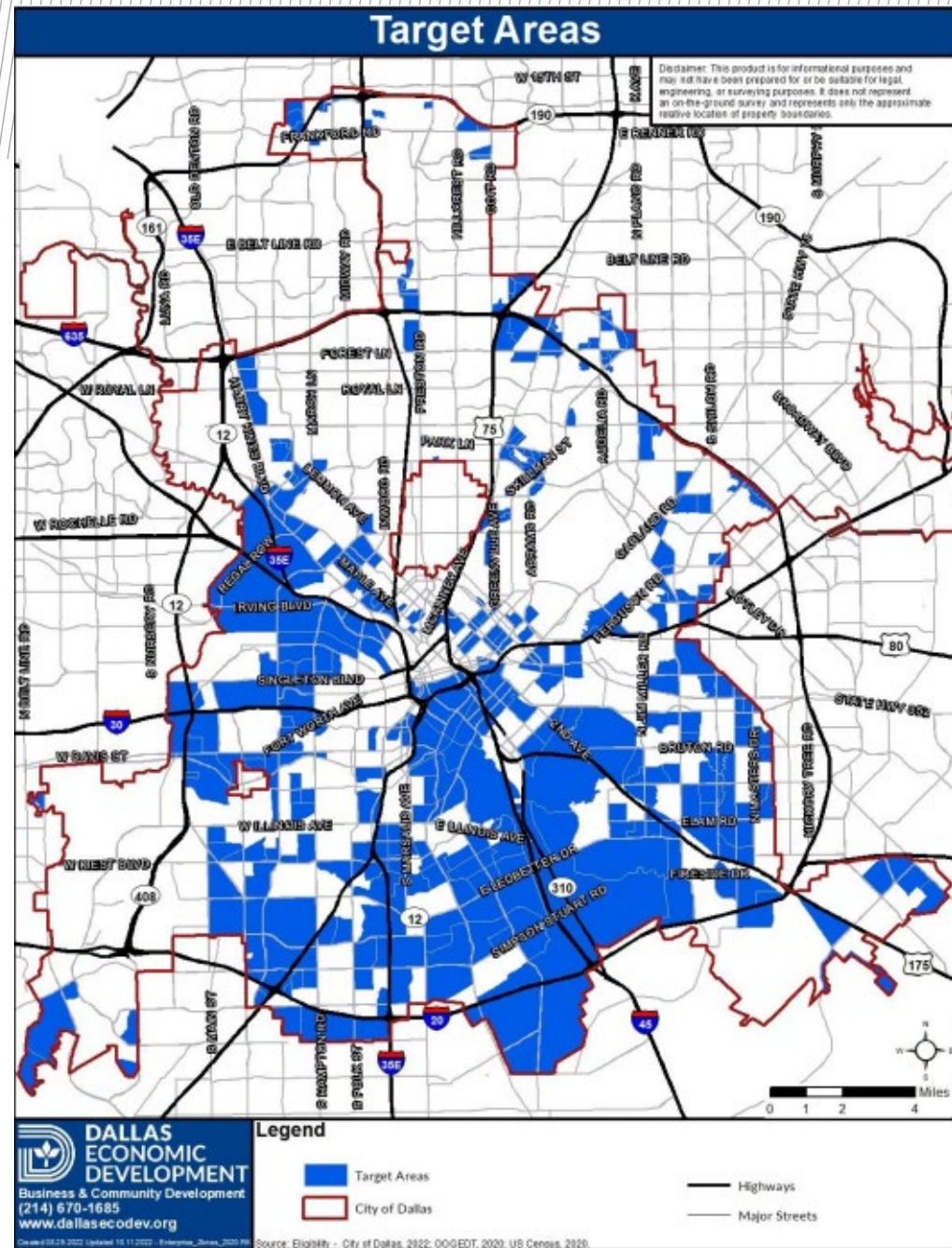
- Sets out clear policy goals as related to supporting job growth, creating new tax revenue, attracting and retaining businesses, and expanding the City's tax base
- Explicitly prioritizes **equitable economic development** focused on fostering economic growth and social progress for all residents:
 - High-quality jobs that provide opportunities for all;
 - Investment in southern Dallas and other distressed or low-and moderate-income area and;
 - Racially equitable participation in Dallas' economy and wealth-building opportunities



Guiding Policies

Economic Development Incentive Policy

- Serves as City of Dallas' Economic Development Program
- Outlines adopted guidelines and criteria governing use of incentive funds
- Directs certain programs and incentives towards designated **Target Areas** that align with state's designated Enterprise Zones, which are census block groups designated as distressed areas.



Previous GO Bond Programs



- Previous propositions approved by voters for economic development (1998, 2003, 2006, 2012, 2017)

Bond Program	Prop #	Purpose	OED Allocation	HOU Allocation	Total
2006	8	southern area; TOD areas	\$21,495,000	\$20,000,000	\$41,495,000
2012	3	southern area; TOD areas.	\$35,000,000 (including \$5M for UNT-Dallas area and \$10M for The Canyon area)	\$20,000,000	\$55,000,000
2017	1	“Discretionary” allocations across 11 City Council Districts and a city-wide allocation for Mayor.	Shared between OED and HOU	Shared between OED and HOU	\$55,400,00



Previous GO Bond Programs



Purpose of **2017 Bond Program Proposition I** is to provide funds for promoting economic development throughout the city:

- Through planning, designing, constructing, improving, extending and expanding public street, utility, and other infrastructure facilities, including the acquisition of land; and
- Through the city's programs for economic development and housing including the acquisition of improved and unimproved properties, the demolition of existing structures, making grants of bond proceeds and otherwise providing assistance for private commercial, industrial, retail, residential and mixed-use development, neighborhood revitalization projects, and mixed-income development

Staff is anticipating a similar proposition for 2024 GO Bond Program



Bond Project Evaluation Criteria



Project evaluation criteria include:

- alignment with Economic Development Policy 2022-2032
- satisfaction of parameters outlined in the voter-approved Proposition
- compliance with Economic Development Incentives Policy
- eligibility under Chapter 380 Economic Development Program or Chapter 373 Community Development Program (baseline criteria for grant negotiation)
- ability to leverage direct and indirect private (and non-City public) investment and public benefits
- fiscal impact analysis (business and community development projects)
- underwriting/gap analysis (real estate development projects)





Next Steps

- No field trip planned for economic development as OED does not maintain “needs inventory” like infrastructure departments
- **May 25:** OED staff will provide a detailed briefing to CBTF Economic Development and Housing Subcommittee covering:
 - Prior projects supported with bond funding
 - Special IRS bond rules
 - Geographies of interest
 - Potential standalone propositions





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Department of Housing & Neighborhood Revitalization Overview

May 11, 2023

Presenters

David Noguera, Director

Cynthia Rogers-Ellickson, Assistant Director

Thor Erickson, Assistant Director

Darwin Wade, Interim Assistant Director

Presentation Overview



- Org Chart
- Definitions
- Division Responsibilities
- Programs
- Budget
- Performance
- Dallas Housing Policy 2033
- Dallas Housing Resource Catalog
- Alignment of DHP33 & DHRC
- Integration
- Pillars



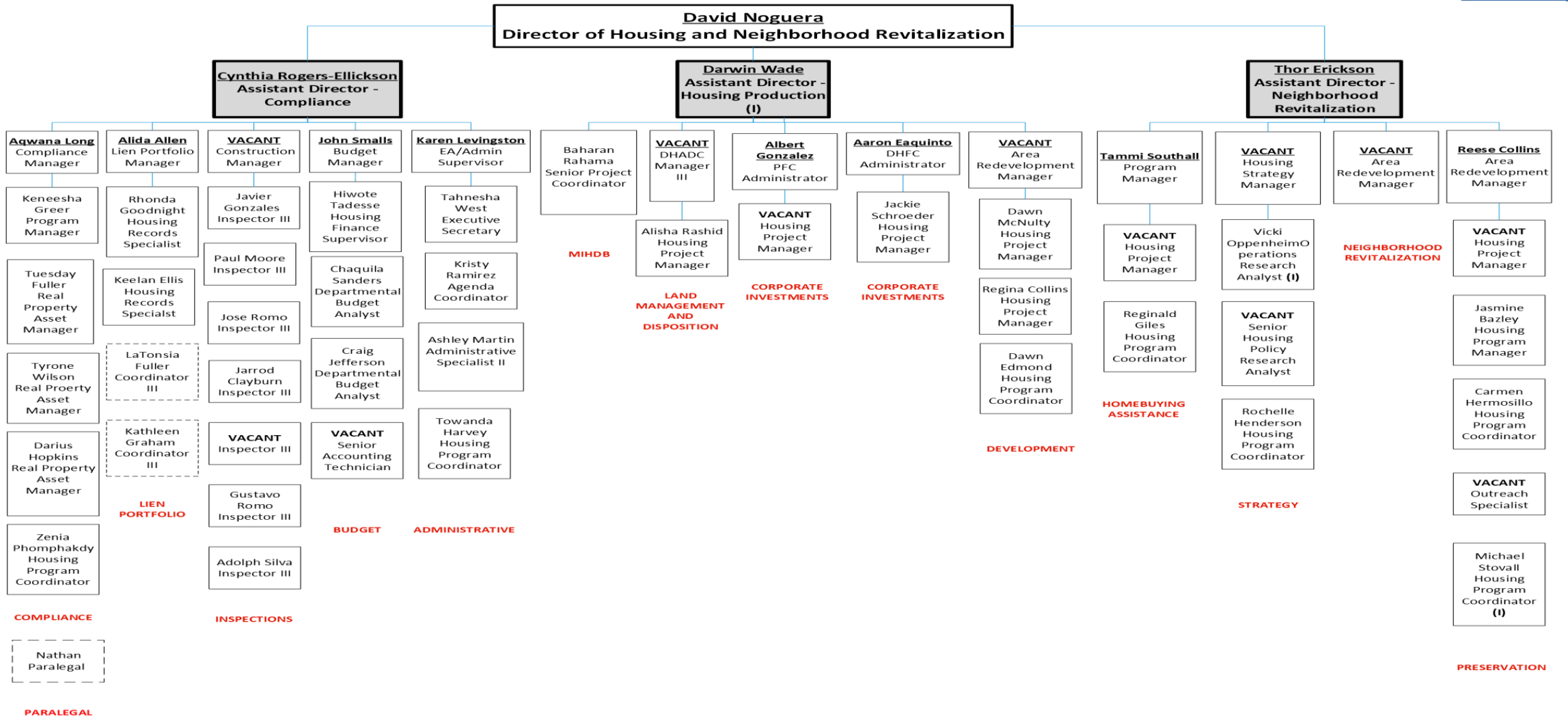
Definitions



- **Affordable Housing**
 - Housing that is affordable to people
- **Housing Cost-Burden**
 - Paying no more than 30% of income on housing
- **Area Median Income**
 - The median household income for a given metropolitan area.
- **Low-to-Moderate Income**
 - 100% AMI in Dallas for a family of 4 is
 - 80% AMI in Dallas for a family of 4 is
 - 30% AMI in Dallas for a family of 4 is
 - An individual/household income that is at least 30 percent and less than 80 percent of the area median income
- **Affordability Period**
 - The length of time the rent or occupancy income restrictions on the units assisted
- **CDBG**
 - Community Development Block Grants
 - A block grant administered through HUD to municipalities or states that can be used for a wide range of purposes that are supposed to further community development in some way.
- **HOME**
 - The HOME Investment Partnerships Program
 - A formula grant program given to states and localities which can be used to fund building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
- **ARPA**
 - The American Rescue Plan Act was signed into law on March 11, 2021 to provide additional financial relief in the wake of the COVID-19 pandemic



Org Chart



Division Responsibilities



- Administration
 - Executive Support
 - City Council / Committee Support
 - Training
 - Fleet
- Compliance
 - Asset Management
 - Audits
 - Monitoring
 - Staff/Developer Training
- Development
 - Ownership Investment
 - Rental Investment
 - DHFC/DPFC
- Finance
 - Budget
 - Payment Processing
- Inspections
 - Housing Inspection
 - Multi-Family Inspections
- Portfolio Management
 - Lien Releases
- Neighborhood Revitalization
 - Equity Strategy Areas
- Strategy
 - Housing Policy Refinement / Creation
 - Performance Reports/Dashboard
 - Data Management
- Housing Preservation
 - Home Repair
 - Down Payment Assistance
 - Title Clearing



Programs: Homeowners



- Home Improvement and Preservation Program (HIPP)
 - Major Rehab up to \$73K, Recon up to \$200k - 80%AMI homeowners
- Targeted Rehab Program – West Dallas
 - Rehab up to \$20K in West Dallas - 80%AMI homeowners
- Dallas Tomorrow Fund
 - Remove exterior code violation - 80%AMI homeowners
- Healthy Homes Lead Reduction Program
 - Lead specific for homes older then 1978 with child under 6 up to \$20k - 80%AMI homeowners
- American Rescue Plan Act Neighborhood Revitalization Program
 - QCT focused home rehab up to \$100k
- Senior Home Rehabilitation Program
 - Rehab up to \$10k for 65+ Seniors - 80%AMI homeowners
- Dallas Homebuyer Assistance Program (DHAP)
 - DHAP - Assist homebuyers at 80% AMI and below to purchase a home in Dallas – uses federal funds – home purchase price must less than \$271K
 - DHAP Targeted Profession - Assist homebuyers from 80%-120% AMI who work in Educational Instruction, Librarians Services, Healthcare and Protective Services to purchase a home in Dallas.
 - DHAP 10 - Assist homebuyers who have lived in Dallas for 10 years who are between 50-120% AMI to purchase a home in Dallas.
- S.A.V.E. Your House Program
 - Addresses heirship and title issues for single family owned properties -120% AMI



Programs: Developers



- Notice of Funding Availability
 - Federal Grants
 - General Funds
 - Bond Funds
 - Other
- Mixed Income Housing Development Bonus (MIHDB)
 - Density Bonus for on-site affordable MF and MU units
 - Fee-In-Lieu
- Community Land Trust Program (CLT)
 - Application for municipal designation to operate a CLT in Dallas
- Land Transfer Program
 - Allows the City to sell qualifying city-owned real property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations in a direct sale at less than fair market value of the land



Programs: Corporations



- Dallas Housing Acquisition and Development Corporation (DHADC)
 - Reclaim vacant real property from tax delinquency to sale and develop housing for low-income households
- Dallas Housing Finance Corporation (DHFC)
 - DHFC owns properties in partnership with developers, issues private activity bonds to fund affordable housing.
 - DHFC governed by separate 15-person Boards with Housing staff managing the day-to-day management of the Corporations.
- Dallas Public Facility Corporation (DPFC)
 - DPFC owns properties, but primarily funds project through property tax exemptions.
 - DPFC governed by separate 15-person Boards with Housing staff managing the day-to-day management of the Corporations.



Budget – 2023-2024 Financial Resources



- Housing receives several funding sources

Current Fiscal Year's Funds
CDBG - \$10,209,095
HOME - \$6,940,498
General Funds - \$4,616,582
MIHDB - \$4,463,614
Land Bank/Land Transfer - \$1,255,299
DPFC - \$1,601,431
DHFC - \$11,393,515
Other - \$35,835,650

- Prior Years Funds Unspent Total \$32,744,625



Performance

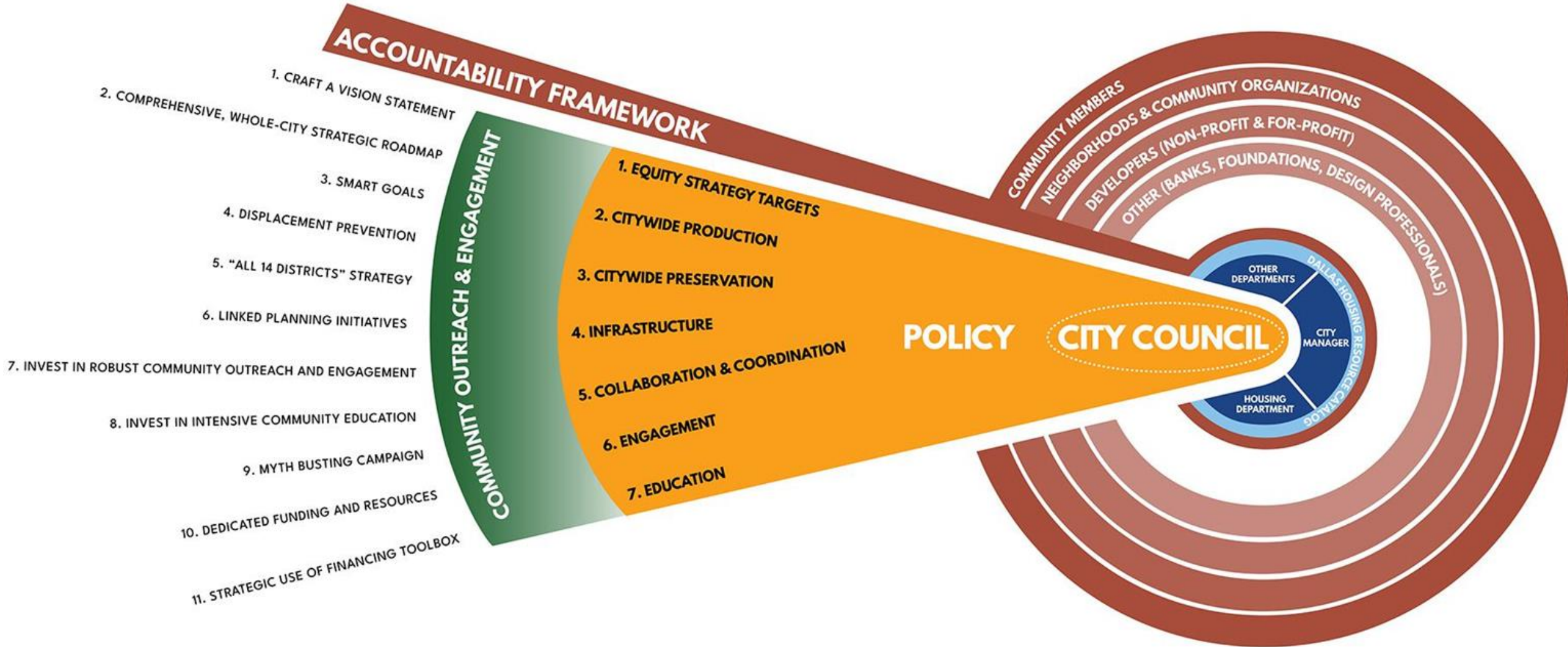


Development Phase	FY 2021-2022	FY 2022-2023 through April
Completed	1,515	1,418
Under Construction	6,245	7,305
Predevelopment	8,016	10,156
Repairs Completed	87	42
Homebuyer Assistance	16	13
Repairs Under Construction	72	82
Repairs in Predevelopment	140	177
Total Units in Development,	15,766	18,879
Development Cost in process		Over 2.9 B Development Cost*

*Total development cost is not available, especially MIHDB units



Dallas Housing Policy 2033



Dallas Housing Resource Catalog

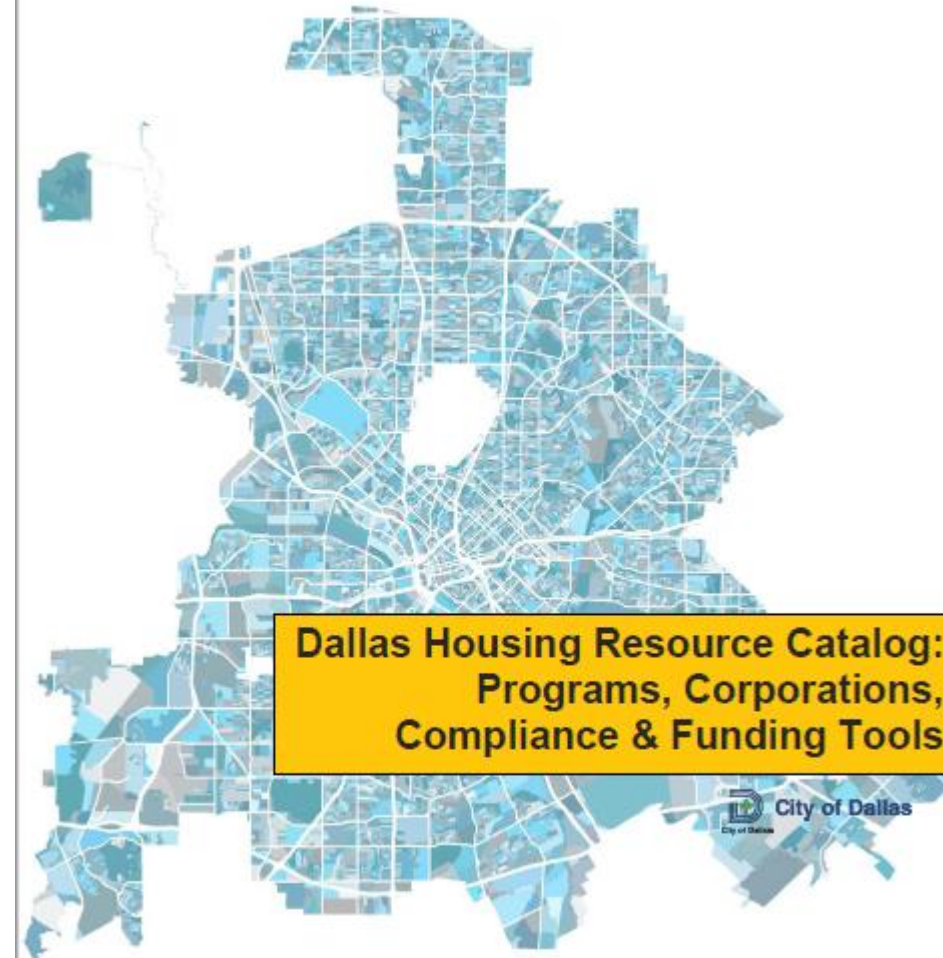


- **Programs for preservation and new development**

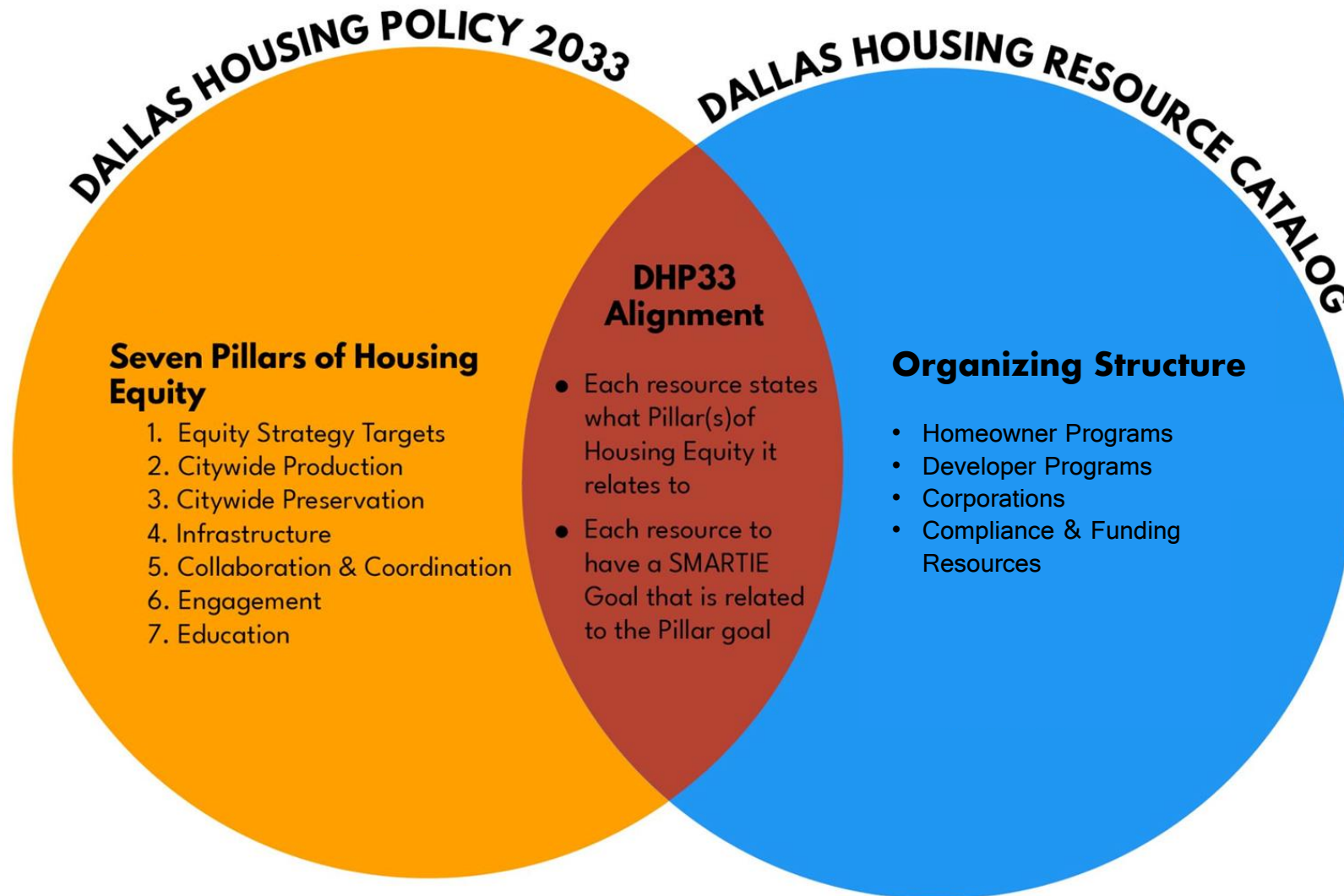
- Home Improvement and Preservation Program (HIPP)
- Dallas Homebuyer Assistance Program (DHAP)
- Title Clearing and Clouded Title Prevention Program
- Targeted Rehab Program – West Dallas
- Targeted Rehab Program – Historic 10th Street
- Dallas Tomorrow Fund
- Healthy Homes Lead Reduction Program
- American Rescue Plan Act Neighborhood Revitalization Program
- New Construction and Substantial Rehabilitation Program (NOFA)
- Mixed Income Housing Development Bonus (MIHDB)
- Community Land Trust Program (CLT)
- Land Transfer Program
- Senior Home Rehabilitation Program

- **Corporations for new development**

- Dallas Housing Acquisition and Development Corporation (DHADC)
- Dallas Housing Finance Corporation (DHFC)
- Dallas Public Facility Corporation (DPFC)



Dallas Housing Resource Catalog Structure

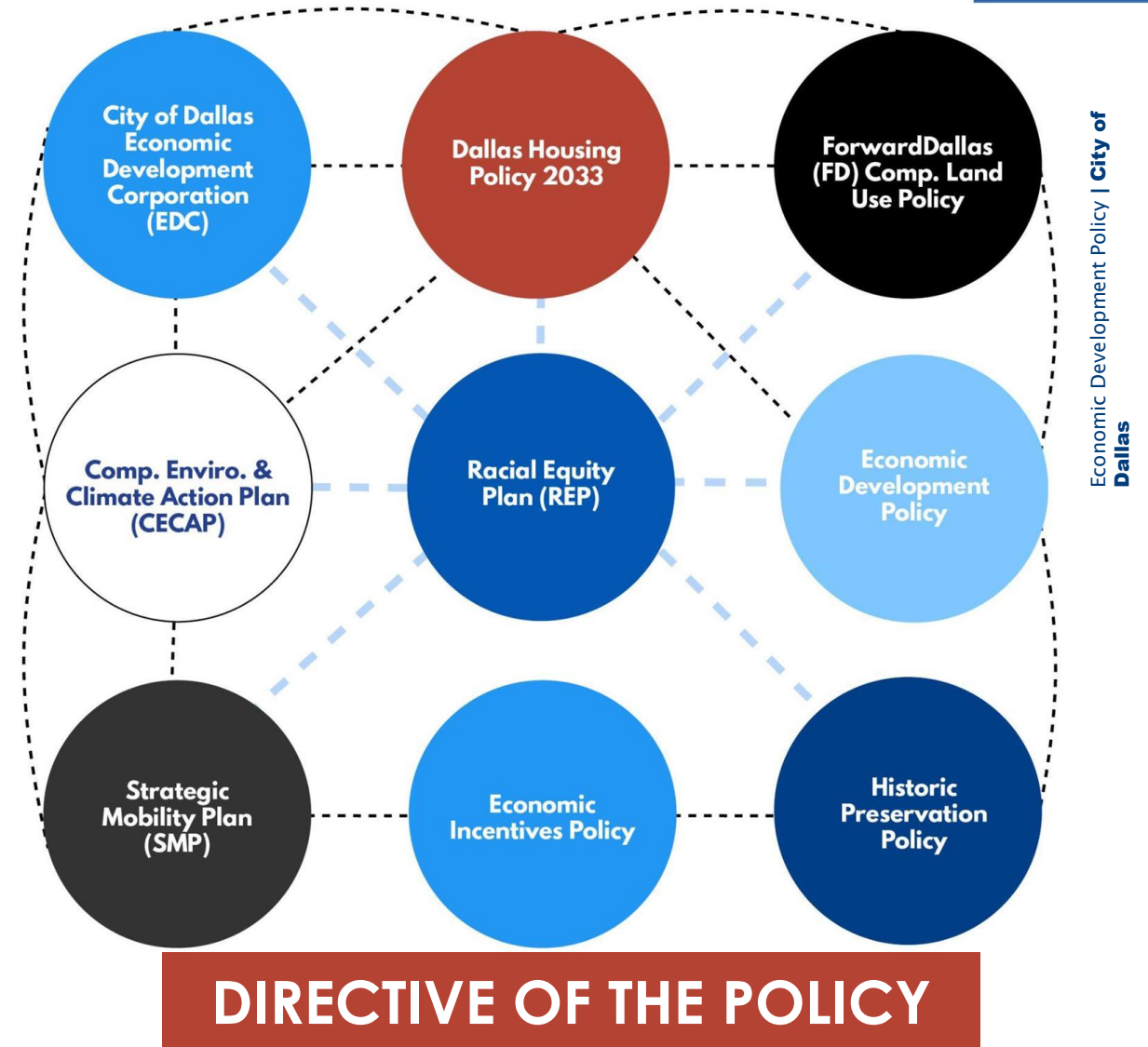


INTEGRATION WITH CITY INITIATIVES



Coordination with other department plans and policies is integral to the implementation of the DHP33

- Racial Equity Plan
- Comprehensive Environment & Climate Action Plan (CECAP)
- Forward Dallas
- Economic Development Policy



7 Pillars of Housing Equity



DHP33 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents.

Pillar	Policy Statement/Aim
1 Equity Strategy Target Areas	Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach
2 Citywide Production	Increase production to improve housing affordability for a broad mix of incomes in all areas of the city
3 Citywide Preservation	Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city
4 Infrastructure	Prioritize infrastructure investments in equity strategy target areas
5 Collaboration and Coordination	Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders
6 Engagement	Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide City's housing investment decisions
7 Education	Develop a city-wide, collaborative campaign to increase YIMBYism (Yes in My Back Yard) for housing affordability and the people who need it



1. EQUITY STRATEGY TARGETS



POLICY STATEMENT:

Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach

SMARTIE Goals:

- By March 31, 2024, establish measurable indicators of progress in reducing identified disparities for each target area.
- By December 31, 2024, establish neighborhood eligibility criteria for anti-displacement investments
- By December 31, 2024, select strategy target areas, and establish measurable indicators of progress in reducing identified disparities in each target area
- By December 31, 2024, ensure that each City Service Area's boundaries overlap with the boundaries of at least one established strategy target area to ensure a citywide approach to reducing disparities
- By December 31, 2027, analyze equity strategy target area to assess continuity or consider potential creation of new areas
- By December 31, 2033, evaluate the impact of DHP33 in established equity strategy target areas and determine readiness to adopt additional areas



2. CITYWIDE PRODUCTION



POLICY STATEMENT:

Increase production to improve housing affordability for a broad mix of incomes in all areas of the city

SMARTIE Goals:

- By December 31, 2024, create a database of developments to manage project timelines and expenditures
- By December 31, 2033, increase production of dedicated affordable rental housing units by 10% each year for households at 0% to 120% of Dallas Area Median Income
- By December 31, 2033, increase production of dedicated affordable ownership housing units by 5% each year for households at 0% to 120% of Dallas Area Median Income



3. CITYWIDE PRESERVATION



POLICY STATEMENT:

Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city

SMARTIE Goals:

- By December 31, 2024, create a database of affordable housing to target for preservation
- By December 31, 2033, increase preservation of multi-family rental units by 10% each year for households at 0% to 120% of Dallas Area Median Income
- By December 31, 2033, increase preservation of single-family owner-occupied units by 5% each year for households at 0% to 120% of Dallas Area Median Income





4. INFRASTRUCTURE

POLICY STATEMENT:

Prioritize infrastructure investments in equity strategy target areas

SMARTIE Goals:

- By December 31, 2024, identify infrastructure priorities that support the development or preservation of affordable housing for needs such as but not limited to: internet access, transportation enhancements, floodplain mitigation, and stormwater drainage systems
- By December 31, 2025, assess the value of infrastructure needs in target areas and establish a 10-year budget to address those needs
- By December 31, 2033, reduce identified infrastructure deficits from the baseline by 5% each year that supports the development and preservation of affordable housing



5. COLLABORATION and COORDINATION



POLICY STATEMENT:

Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders

SMARTIE Goals:

- By December 31, 2023, identify internal and external agreements to develop and execute that support DHP33 goals
- By March 31, 2024, execute top ten agreements identified and initiate implementation plan to support DHP33 goals
- By March 31, 2025, execute the remaining priority agreements identified to advance the development and preservation of affordable housing



6. ENGAGEMENT



POLICY STATEMENT:

Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide City's housing investment decisions.

SMARTIE Goals:

- By December 31, 2023, provide staffing resources to carry out the sustainable community engagement structure
- By December 31, 2024, build a network of community stakeholders that represents the demographics of Dallas communities
- By December 31, 2033, use engagement as the mechanism to drive program design, resource allocations, and communications with stakeholders



7. EDUCATION



POLICY STATEMENT:

Develop a city-wide collaborative campaign to increase YIMBYism for housing affordability and the people who need it

SMARTIE Goals:

- By December 31, 2023, establish a live dashboard with publicly accessible data of government-subsidized and naturally occurring affordable housing units in Dallas
- By December 31, 2024, invest in a storyboard of historical events and activities that influenced affordable housing in Dallas
- By December 31, 2033, use network of community stakeholders representing the demographics of Dallas communities to develop and deploy educational resources on the value of affordable housing and the people who need it





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City of Dallas

Office of Homeless Solutions: Introduction

Community Bond Task Force
Economic Development and
Housing Subcommittee

May 11, 2023

Christine Crossley, Director
Office of Homeless Solutions



Mission

The mission of the Office of Homeless Solutions (OHS) is to positively impact the quality of life in the City of Dallas through innovative, collaborative, and comprehensive solutions **to make homelessness brief and nonrecurring.**

Vision

The City of Dallas Office of Homeless Solutions is taking action to reduce the number of homeless residents within our communities and to prevent further homelessness through a range of initiatives including the Dallas R.E.A.L. Time Rapid Rehousing Initiative (DRTRR).



History of OHS



OHS was established on October 1, 2017, with the purpose of centralizing all City of Dallas services and programs related to homelessness. When created, the department was charged with identifying new and innovative solutions to address the very complex issue of homelessness.

Consolidating formerly fragmented services such as **Street Outreach, Homelessness-focused grants (Finance Division), Contract Administration, and Program Administration (Property Management, Volunteer Services, and Partnerships)** into one functioning office has allowed OHS to become a successful, multifaceted department.



Four Track Strategy



Track 1: Increase Shelter Capacity	Expand capacity of existing providers through contracted shelter overflow programs
Track 2: Incremental Weather Shelters	Allow entities with Chapter 45 Temporary Incremental Weather Shelter Permits to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months) as led by the City
Track 3: Subsidized Supportive Housing	Provide security deposits, rent, utilities, incentives, and supportive services to further the alleviation of poverty to tenants, as well as incentives and risk mitigation services to participating landlords
Track 4: Investments in Facilities Combatting Homelessness	Funding for low barrier housing types, to include permanent supportive housing , targeting chronic homelessness; rapid rehousing addressing the elderly, disabled, families with children and young adults, ensuring that program participants are in compliance with the requirements of their housing applications ; and Day Centers for seamless wrap-around services



Initiatives



R.E.A.L. Time Rehousing (RTR) Initiative	Street Outreach 311 Service Requests	Give Responsibly Campaign
Rehouse over 6,000 households experiencing homelessness by the end of 2025	Outreach is responsible for debris removal from, in, and around encampment sites	Street charity hotspots around the City have been identified based on SR's
Includes a component which houses emergency shelter-resistant individuals directly from encampments	Planned outreach and cleanings are based on 311 Service Requests (SR's) and other data available through the Office of Integrated Public Safety Solutions	Strategically based signage has been placed at these hotspots notifying individuals of the illegality of soliciting and directing residents to report to 311
Encampments are considered sustainably closed when everyone at an encampment has been housed, breaking the cycle of moving elsewhere	SR's are assigned to Resolution Coordinators who investigate the situation and provide outreach services if warranted	Education around the unintended consequences of street charity take place at community meetings and via boots on the ground
Stats and data can be viewed on the Housing Forward website community dashboard for the RTR	Depending on the issue, outreach has up to 21 days to resolve the issue, at which point they will contact the requestor with an update	The Give Responsibly Campaign provides various outlets for residents to give to the unsheltered community in lieu of street charity



Current Impact



R.E.A.L. Time Rehousing



\$72M raised through State & Federal Grants & Philanthropic Donations



2,796 Unique Individuals Enrolled



1,932 Unique Individuals Housed



13 Unique Encampments Decommissioned

156 Unique Individuals Housed

Outreach & Advocacy



9,415 Bed Nights Served by Temporary Inclement Weather Shelters

\$20K + in Charitable Donations



200+ Unique Partners Engaged through Charitable Giving Educational Outreach



500+ Encampments Cleaned



2,108 Individuals Engaged



Collaborations & Partnerships



The Office of Homeless Solutions' innovative strategies in the homelessness community combat the complexity of the issue through interdepartmental support and partnership with the larger community of service providers; led by the **All Neighbors Coalition**, the local **Continuum of Care**.



Be The Solution





City of Dallas

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Christine Crossley, Director
Office of Homeless Solutions