

# Memorandum



CITY OF DALLAS

DATE February 22, 2021

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas II (Chair), Cara Mendelsohn (Vice Chair), Carolyn King Arnold, Paula Blackmon, Lee Kleinman, Jaime Resendez, Chad West

SUBJECT **Department of Housing Performance Measure Update**

The Department of Housing and Neighborhood Revitalization reports project pipelines and accomplishments to the Housing & Homelessness Solutions Committee on a monthly basis. The updated presentation is attached, and details are included below:

## **Development**

In January, Council approved funding for a project submitted by St. Jude that will include the substantial rehabilitation of a hotel into 180 permanent supportive housing units. The Ridge at Lancaster, a 300-unit project previously supported via Low Income Housing Tax Credits (LIHTC), has applied for their build permit with a request for the Mixed Income Housing Development Bonus. The Land Transfer program also received an application to purchase 59 lots in the Bonton, Ideal, Jubilee, and Paul Quinn clusters that staff is currently processing.

Single-family projects currently under construction are nearing completion, so housing completions will slow until newer projects begin construction including Singleton Estates in West Dallas and all projects approved in the 2020 Single-Family NOFA.

## **Repair**

New repair programs are beginning to open for Dallas residents. The Targeted Repair Program for West Dallas and Tenth Street Historic District have opened, with staff receiving 63 applications from West Dallas and 7 for Tenth Street. These applications remain open to ensure all funding will be spent. The lead testing and remediation program is also currently accepting applications. Staff have received 36 applications and preapproved 3 applicants for inspection and potential repairs. The Dallas Tomorrow Fund is also moving, with 28 applications received and 22 applicants pre-approved and moved to inspection.

The primary repair program, Home Improvement and Preservation Program (HIPP), is continuing to move despite the lack of change in these performance measures. In January staff executed contracts for most of the repair projects approved in 2020 and construction will begin on them very soon. As contractors finish these repairs, they will be able to contract with households preapproved during this application cycle.

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### **DHAP**

The Dallas Homebuyer Assistance Program (DHAP) is continuing to see movement with 1 new application, 1 client prequalified, and 1 loan closed in January. This loan is the first taking advantage of targeted occupation assistance serving educational instruction and library occupations, healthcare practitioners and technical occupations, healthcare support occupations, and protective service occupations. Radio ads for DHAP have started to air on KERA. Other marketing opportunities to include radio and television via Radio One and Estrella Media will soon be underway to air within the first quarter in 2021. With these marketing opportunities, the upcoming tax season yielding in refunds and record low interest rates, staff anticipates an increase of inquiries to the program.

### **MRAP**

The Mortgage and Rental Assistance Program (MRAP) saw another surge in residents served, 792 in January, as some nonprofit partners provided their updates this month. The portion of Coronavirus Relief Fund (CRF) dedicated to MRAP was expended prior to December 31, and staff expects to continue serving residents through the first quarter of 2021 using the remaining Community Development Block Grant funds allocated to the effort.

### **Other**

The units supported by other departments has been updated with housing units currently supported by the Office of Homeless Solutions, including the St. Jude project which included CRF funding for the permanent supportive housing units. Units permitted by the city saw a very large jump in January due to two very large market-rate multifamily projects receiving their permits.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at [David.Noguera@DallasCityHall.com](mailto:David.Noguera@DallasCityHall.com) or 214-670-3619

Dr. Eric Anthony Johnson  
Chief of Economic Development & Neighborhood Services

Attachment: Department of Housing and Performance Measure Update Presentation

c: Honorable Mayor and City Council  
T.C. Broadnax, City Council  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager  
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager  
Nadia Chandler Hardy, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Laila Alequresh, Chief Innovation Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors



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# **Department of Housing Performance Measure Update**

**Housing and  
Homelessness Solutions  
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David Noguera, Director  
Housing & Neighborhood Revitalization  
City of Dallas

# Production Chart (data as of 2/9/2021)



	Program Budget	Full Time Employees	Applied	Denied/Cancelled	Benchmark	Dec 2020 YTD	Jan 2021 YTD	FY 2021 Projections
Development	\$2.5 m CDBG \$4.1 m HOME \$965k CHDO	4 Employees	4,517	227	Units Approved	500	680	2,742
					Units Permitted	269	271	1,686
					Units Completed	22	23	405
Repair	\$2.9 m CDBG \$1.4 m Lead	4 Employees	677	377	Households Approved	44	69	360
					Units Repaired	5	5	410
DHAP	\$500k CDBG \$767k HOME	2 Employees	13	3	Loans Approved	10	11	25
					Loans Provided	0	1	10
MRAP	\$10.5 m HOU \$8.2 m OCC	1 Employee	N/A	N/A	Households Served	3,516	4,308	2,555
Other	N/A	N/A	N/A	N/A	Units Supported by Other Depts	1,033	1,092	N/A
					All Units Permitted	771	1,805	N/A

3 Admin, 4 Finance, 2 Strategy, 8 Inspection,  
7 Compliance, 8 Floating Program Staff,  
2 Assistant Director, 1 Director



# Development Chart (data as of 2/9/2021)



	NOFA	Land Programs	MIHDB	LIHTC/DHFC	NEZ	Multiple Programs	Total
Program Budget	\$6.7 m	N/A	N/A	N/A	N/A	N/A	\$6.7 m
Units Applied	760	133	300	3,324	0	0	4,517
Units Cancelled	227	0	0	0	0	0	227
Units Approved	230	0	N/A	450	0	0	680
Units Permitted*	0	21	0	250	0	0	271
Units Completed*	15	8	0	0	0	0	23



\*Due to the length of construction timelines, units permitted often reflects work done a year prior, and units completed may reflect staff work completed up to 3 years prior depending on the project

# Repair Chart (data as of 2/9/2021)



	HIPP	West Dallas	Tenth Street	Lead/ Healthy Homes	DTF	NEZ	Total
Program Budget	\$2.9 m	\$2 m	\$750k	\$1.4 m	\$500k	N/A	\$7.05 m
Units Applied	543	63	7	36	28	0	677
Units Cancelled	364	0	0	2	11	0	377
Households Approved	44	0	0	3	22	0	69
Units Repaired	5	0	0	0	0	0	5



# Other Programs (data as of 2/9/2021)



	DHAP
Program Budget	\$1.27 m
Units Applied	13
Units Cancelled	3
Loans Approved	11
Loans Provided	1

	MRAP	TAPA*
Program Budget	\$18.7 m	\$200k
Households Served	4,308	17



\*TAPA will report data on a quarterly basis, next update anticipated to appear April 2021



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