

## City of Dallas Anti-Displacement and Anti-Gentrification Toolbox Matrix: Fall 2021

The Anti-Displacement and Anti-Gentrification Toolbox Matrix is a comprehensive list of the existing tools and strategies that the City of Dallas currently has as adopted policy. The City, working within constraints of state law, continues to work to expand the types of tools and programs we have to help mitigate the impacts of gentrification and displacement that we know is occurring around Dallas. For more questions, please contact Daniel Church at [daniel.church@dallascityhall.com](mailto:daniel.church@dallascityhall.com) or 214-671-5149.

La matriz de herramientas contra el desplazamiento y la gentrificación es una lista completa de las herramientas y estrategias existentes que la Ciudad de Dallas tiene actualmente como política adoptada. La Ciudad, trabajando dentro de las limitaciones de la ley estatal, continúa trabajando para expandir los tipos de herramientas y programas que tenemos para ayudar a mitigar los impactos de la gentrificación y el desplazamiento que sabemos están ocurriendo en Dallas. Si tiene preguntas, comuníquese con Daniel Church en [daniel.church@dallascityhall.com](mailto:daniel.church@dallascityhall.com) o al 214-671-5149. Para obtener más información en español, comuníquese con Arturo Del Castillo en [Arturo.delcastillo@dallascityhall.com](mailto:Arturo.delcastillo@dallascityhall.com) o al 214-670-3718.

Planning and Urban Design (PUD) and Office of Economic Development (ECO) Tools, Policies, and Programs									
Tool	Lead	Who is the target group? (Low Income vs. Moderate income; Homeowner vs. renter vs. commercial)	Scale of Program	What is the program's intent?	How is the program implemented?	Are there eligibility requirements for the program?	Potential Negative/Shortcoming Implications?	How long does the program last/maintain affordability? How does this program enhance affordability?	Point of Contact/ More Info
<b>Neighborhood Stabilization Overlay (NSO)</b>	PUD	Any neighborhood that desires the zoning designation	Neighborhood/District	To preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood	Zoning amendment initiated by the neighborhood	May only be placed on an area that is zoned as a single family residential district and developed primarily with single family structures	Hard to apply and protect older neighborhoods with different platting and development patterns, leaving them vulnerable to more aggressive and intensive new development	No intent, no impact on affordability. Intended to protect neighborhood scale/character.	Andreea Udrea (PUD) Code section: 51A-4.507 <a href="https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-36197">https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-36197</a>
<b>Conservation Districts</b>	PUD	Any neighborhood that desires the zoning designation	Neighborhood/District	Intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes	Zoning amendment initiated by the neighborhood if eligibility is confirmed by the Director	For designated places and areas of historic, cultural, or architectural importance and significance. -min 1 blockface, must be stable or stabilizing, compact and contiguous, at least 75 percent of the lots are developed with main buildings that are at least 25 years old, as physical attributes that include recognizable architectural style(s)	Hard to apply and protect older neighborhoods with different platting and development patterns; leaving them vulnerable to more aggressive and intensive new development	No intent, no impact on affordability. Intended to protect neighborhood scale/character.	Bill Hersch (PUD) Code section 51A – 4.505 <a href="https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-36121">https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-36121</a>
<b>Accessory Dwelling Unit Overlays</b>	PUD	Any neighborhood that desires the zoning designation	Neighborhood/District	Production of a secondary, rentable accessory dwelling unit, subordinate to the main unit, located on a building site with a single family use.	Zoning amendment initiated by the neighborhood	The overlay must contain at least 50 single family structures in a compact, contiguous area, or be an original subdivision if the subdivision contains fewer than 50 single family structures	No negative impacts  Shortcomings: complicated process, eligibility hurdle	Gentle density without disturbing the neighborhood character allows for new unit production in areas where demand is higher than supply.	Andreea Udrea (PUD) Code section: 51A-4.510 <a href="https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-56885">https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-56885</a>
<b>Mixed-Income Housing Bonus</b>	PUD	Residential projects; works only with multifamily rental With income levels under 100 AMFI (51-60 AMFI; 61=80 AMFI; 81-100 AMFI) (see attached for the MIH bonus quick chart) AMFI yearly levels for Dallas County here: <a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/Documents/2020%20HUD%20Income%20Limits.pdf">https://dallascityhall.com/departments/housing-neighborhood-revitalization/Documents/2020%20HUD%20Income%20Limits.pdf</a>	Individual Property	- Provide affordable housing units in exchange for development bonuses - provide (max 15%) affordable and market rate units in the same building; or place lower AMFI families /households in the same building with market-rate (more expansive) units - provide mixed-income multifamily buildings - provide affordable units in areas of the city that would benefit them (access to jobs and services)	Bonus; option for developers  Allowable by straight zoning districts (MFs and MUs); Negotiated case-by-case with other types of zoning change requests	Any development with a multifamily component in an MF, MU district or PD with MIH bonus specified  Eligible for all families/individuals that qualify with the AMFI levels	No negative impacts  Shortcomings: not preferred by developers due to cost/ ROI; delivers small amounts of affordable units	20 Years	Pam Thompson (HOU) Code sections: Chapter 51A – 4.1100 <a href="https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-60833">https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-60833</a>  Chapter 20 <a href="https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-10531">https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-10531</a>
<b>TIF-Incentivized Projects</b>	ECO	Mixed-Income with Moderate (80% AMFI) set-aside; primarily renter but not limited	Individual Property	Value/tax generation and new unit supply	Incentive application is assessed for gap financing need and terms developed; requires City Council approval	Must be in TIF area; requires affordable set-aside for residential projects and determination of financial gap	Challenging to use TIF incentives on for-sale projects (condos, townhomes)	15-year set-aside through deed restriction; creates mixed-income housing products	Kevin Spath (ECO) <a href="https://www.dallascodev.org/358/Tax-Increment-Financing-Districts">https://www.dallascodev.org/358/Tax-Increment-Financing-Districts</a>
<b>Tax Abatements</b>	ECO	Any project type seeking incentives may be considered for a tax abatement	Individual Property	Investment and/or job creation; value/tax generation and unit supply	Incentive application is assessed for gap financing needed (for real estate developments) or fiscal impact (for job creation applications) and terms are negotiated; requires City Council approval	Tax abatements may be awarded in four geographic areas: TIF districts (with the consent of the TIF board), Neighborhood Empowerment Zones, Tax Abatement Reinvestment Zones, or Texas Enterprise Zones.		Tax abatements have a maximum term of 10 years	Kevin Spath (ECO) <a href="https://www.dallascodev.org/263/Public-Private-Partnership-Program">https://www.dallascodev.org/263/Public-Private-Partnership-Program</a>

Housing and Neighborhood Revitalization (HOU): Land-Based Tools, Policies, and Programs									
Tool	Lead	Who is the target group? (Low Income vs. Moderate income; Homeowner vs. renter vs. commercial)	Scale of Program	What is the program's intent?	How is the program implemented?	Are there eligibility requirements for the program?	Potential Negative/Shortcoming Implications?	How long does the program last/maintain affordability? How does this program enhance affordability?	Point of Contact/ More Info
<b>Neighborhood Empowerment Zones (includes Fee Waivers &amp; Tax Abatements)</b>	HOU	Home Owners; Landlords; Developers of affordable housing. The household annual gross income, for homeowners, must be at or below 120% AMFI at the time of purchase. The household annual gross income, for tenants, must be at or below 60% AMFI. Those in special occupations must have a gross annual income under 140% AMFI.	Neighborhood/District	Provide incentive for homeowners, developers, and landlords, through a 10-year tax abatement, to create high-quality housing for a variety of incomes	Implemented in conjunction with applicants to HIPP, DHAP programs. Additionally, staff works with developers of affordable housing.	Yes, details in Comprehensive Housing Policy (CHP). Eligibility requirements for site location, type of activity (development/repair), property standing (type and taxes), and Applicants	Difficulty for program as written to provide adequate benefit for homeowners.	Housing units must be occupied by eligible households for five years from date of grant payment.	<a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/tax-abatements.aspx">https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/tax-abatements.aspx</a>
<b>Land Bank Program</b>	HOU	Only "qualified participating developers" may purchase land from the land bank. A qualified participating developer is a developer who has built one (1) or more homes in the past three (3) years and a has a development plan that is approved by the City.	Individual Property(ies)	To develop affordable housing on city-owned land bank properties	Generally, eligible properties are acquired by the Dallas Housing Acquisition and Development Corporation that administers the Land Bank program. Eligible parcels are then available for purchase by qualified developers with the intent of developing affordable housing	There are eligibility requirements for parcel acquisitions and sales. Specific details can be found on the Housing and Neighborhood Revitalization website.		Property sold through the land bank program include deed restrictions to require the development and sale of the parcel to low-income households in accordance with the Code. Properties to be developed for rental housing must abide by requirements outlined in the CHP. Properties to be developed for commercial purposes require that parcels be developed and maintained in accordance with the development plan for a minimum of 20 years. Properties to be sold to eligible adjacent property owners will require that eligible adjacent property owners maintain the property in accordance with all federal, state and local regulations for three consecutive years.	<a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/contact.aspx">https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/contact.aspx</a> Or <a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Urban-land-bank-demonstration-program.aspx">https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Urban-land-bank-demonstration-program.aspx</a>
<b>Community Land Trusts</b>	HOU	Non-profit organizations	Neighborhood/District	Designed to increase the supply of long-term affordable housing across the City of Dallas through tax exemptions. The non-profit organizations that successfully complete the application process to establish a Community Land Trust (CLT) in Dallas will be authorized to offer tax abatements, subject to City and County guidelines, on designated land for affordable housing developments	City staff would work with a non-profit organization to find eligible parcels of land that could be assembled to establish a community land trust administered by the non-profit organization.	Eligibility requirements for a non-profit CLT organization can be found in the Comprehensive Housing Policy (CHP).	Difficulty in finding non-profit organizations prepared for administering the land and program.	Community Land Trusts could contribute to providing affordable housing indefinitely dependent on the type of non-profit organization structure and vision.	<a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Community-Land-Trust.aspx">https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Community-Land-Trust.aspx</a>
<b>Land Transfer Program</b>	HOU	Only "qualified participating developers" may purchase land from the land bank. A qualified participating developer is a developer who has built one (1) or more homes in the past three (3) years and a has a development plan that is approved by the City.	Individual Property(ies)	Incentivize the development of quality, sustainable housing that is affordable to residents of the City and the development of other uses that complement the City's Comprehensive Housing Policy, economic development policy, or redevelopment policy.	Authorizes 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, consistent with the authorizing state statute or city ordinance. The sale of real property pursuant to the Land Transfer Program will enable the City to facilitate the development of housing units that will be offered for sale, lease or lease-purchase to low- and moderate-income households and, on appropriate parcels of land, enable the City to facilitate the development of commercial uses such as neighborhood retail.	Eligibility requirements regarding properties available for purchase and sale. Eligibility requirements for developers, and projects. Details can be found in the Comprehensive Housing Policy (CHP).		The program to acquire and sell property is ongoing. Projects conducted on land sold through the project must abide by income eligibility requirements for housing units in terms of for sale and rental housing. Properties to be developed for single family for sale units will have an affordability period of 5 years and properties to be developed for single family or multi-family rental units will have an affordability period of 20 years	<a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Land-transfer.aspx">https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Land-transfer.aspx</a>

Housing and Neighborhood Revitalization (HOU): Property-Based Tools, Policies, and Programs									
Tool	Lead	Who is the target group? (Low Income vs. Moderate income; Homeowner vs. renter vs. commercial)	Scale of Program	What is the program's intent?	How is the program implemented?	Are there eligibility requirements for the program?	Potential Negative/Shortcoming Implications?	How long does the program last/maintain affordability? How does this program enhance affordability?	Point of Contact/ More Info
<b>The Title and Property Assistance Program (TAPA)</b>	HOU	Persons with interest in a property that may have uncertain ownership.	Individual Property(ies)	The TAPA pilot program provides legal assistance to low-to-moderate income families on a variety of title and property issues. TAPA strives to help establish marketable title, to encourage neighborhood stability, and enable homeowners to become eligible for various funding to invest in their homes.	The program is a collaboration between the City and Cadillac Law, PLLC. Applicants to the City are placed in contact with the law firm to provide legal assistance.	The program is open to potential clients with an assumed or possible ownership interest in real property located within eligible geographic areas. In support of City Council's emphasis on equity – the pilot program will focus on specific areas in the Southern Sector, who have a household income less than or equal to 120% AMI and who are unrepresented by counsel. Preference to be given to families in eligible geographical areas who have been denied funding for the City's Housing programs due to lack of ownership clarity.	The program launched early June 2020 and is available on a first come, first served basis, until the \$200,000.00 in allocated funds have been utilized.	Contributes to retaining ownership in potential low-income populations and retaining inter-generational ownership of housing.	<a href="https://www.texastapa.com/about-the-tapa-program">https://www.texastapa.com/about-the-tapa-program</a>
<b>Home Buyer Assistance Program</b>	HOU	Homeownership for Low to Moderate Income	Individual Property(ies)	DHAP provides homeownership opportunities to low- and moderate-income homebuyers when purchasing a home within the City of Dallas.	Staff works directly with Homebuyers and Lenders to ensure funds are successfully wired at closing.	Yes, please refer to the link listed: <a href="#">DHAP Website</a>	In the current market, homebuyers are having a hard time winning bids on homes. Cash buyers are purchasing above the appraised value, and there are 20+ bids at a time.	The program is ongoing, as long as federal funds are available. The program is funded each year.	<a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/dallasmap/pages/default.aspx">https://dallascityhall.com/departments/housing-neighborhood-revitalization/dallasmap/pages/default.aspx</a>
<b>Home Improvement and Preservation Program (HIPP) – Homeowner</b>	HOU	Eligible low- to moderate income homeowners	Individual Property(ies)	Provides an all-inclusive repair and rehabilitation program for eligible single-family owner-occupied housing units in the city of Dallas. HIPP is a comprehensive program with three components for the purpose of making needed improvements and preserving affordable housing – Includes The Subrecipient Minor Home Repair Grant Program, Major Rehabilitation Forgivable Loan Program, and the Reconstruction Loan Program for low-moderate income homeowners.	Applicants work with city staff to determine eligibility and inspections necessary for rehabilitation and reconstruction. The Rehab and Reconstruction Programs offer financial assistance in the form of a forgivable loan and the City places a lien on your property until the loan is paid in full. Not all reconstructions are forgivable.	Yes specific eligibility requirements are detailed in the CHP for each HIPP program. Generally, eligibility includes low- to -moderate income Homeowners within the City. Properties eligible for rehab programs have a dollar of value of under \$50,000. Reconstruction program values are limited to \$160,000.	Increasing construction costs make completing projects within prescribed value limits more challenging.	Contributes to maintaining homeownership within the City by upgrading and rehabilitating existing housing stock. Contributes to intergenerational transfer of homes.	<a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Repair-Programs.aspx">https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Repair-Programs.aspx</a>
<b>Home Improvement and Preservation Program (HIPP) – Rental</b>	HOU	The Home Improvement and Preservation Rental Program is an all-inclusive repair and rehabilitation program for single-family (1-4) rental units.	Individual Property(ies)	The program offers a repayment loan program to landlords who lease to low-income households, with the purpose of making needed improvements and preserving affordable housing (sometimes referred to as the "HIPP Rental Program"). HIPP Rental Program is designed to finance improvements and address health, safety, accessibility modifications, and structural/deferred maintenance deficiencies.	The administration of the HIPP Rental Program includes application evaluation procedures, rehabilitation assessments, cost estimation, bid solicitation, contractor selection, management of the rehabilitation, inspection, disbursement of program funds and processing of the notice of completion, and other duties as established in the program guidelines as well as the policies and procedures.	Specific eligibility for landlords and properties requirements can be found in the CHP.		Contributes to maintaining the supply of affordable rental units within the city.	<a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Repair-Programs.aspx">https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Repair-Programs.aspx</a>
<b>Tenant Based Rental Assistance</b>	HOU		Individual	Provide supplemental financial assistance to individuals and families experiencing homelessness or who are at risk of homelessness to pay the difference between the cost of rent and the actual affordable amount that the tenant can pay					<a href="https://dallascityhall.com/departments/communit-care/PublishingImages/Pages/homelessprevention/TBRA%20Flyer.pdf">https://dallascityhall.com/departments/communit-care/PublishingImages/Pages/homelessprevention/TBRA%20Flyer.pdf</a>
<b>Healthy Homes &amp; Lead Reduction Program (HHLR)</b>	HOU	Focuses on households 80% AMI, that reside in homes constructed prior to 1978, with children under 6 that live or spend at least six hours a week total of 60 hours a year in the home, or pregnant women living in the home.	Individual Property(ies)	Provides lead hazard reduction home repair services to create a lead-safe environment for the children of Dallas. HHLR also includes Healthy Homes Supplemental Funding for the identification and remediation of housing related health and safety hazards in homes.	Eligible applicants work with city staff to determine eligibility. An assessment of lead hazards would be conducted to determine mitigation strategies and requirements.	Single-family home built before 1978 within Dallas City Limits  Owner-occupied and income eligible  Child/children under the age of 6 resides in the home or stays for extend periods of time  A pregnant woman resides in the home  Combined household income at or below 80% Area Median Income (AMI)	Difficulty in finding eligible homes that are capable of meeting requirements and completing the process.	Contributes to healthy communities and families, offers repair programs to older homes that may otherwise have few options for renovations. Contributes to retaining home ownership.	HHLR@dallascityhall.com   214-670-1789 OR <a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Healthy-Homes-Lead-Reduction-Program-HHLR.aspx">https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Healthy-Homes-Lead-Reduction-Program-HHLR.aspx</a>
<b>Targeted Rehabilitation Program (TRP)</b>	HOU	All households eligible for support in the Comprehensive Housing Policy	Individual Property(ies)	Intended to preserve and improve residential properties that meet qualifying criteria focused on issues unique to the place, property condition, owner, or other targeted element.	Designed to be a common framework for the creation by Council of multiple TRP sub program modules. Staff works with applicants within the sub-program modules to determine project eligibility and requirements	Eligibility requirements are determined by sub-program modules. General eligibility requirements are found in the Comprehensive Housing Policy (CHP).		Seeks to revitalize many homes within a large area to maintain homeownership affordability.	<a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Targeted-Rehabilitation-Program-(TRP).aspx">https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Targeted-Rehabilitation-Program-(TRP).aspx</a>
<b>New Construction and Substantial Rehabilitation Program</b>	HOU	Developers of affordable housing – Funds may be used to: • Build new single-family developments with 5 or more homes • Build new or substantially rehabilitate multi-family rental housing with 5 or more units	Individual Property(ies)	Provide financial assistance to new developments and substantial rehabilitation of existing property, where such assistance is necessary, and to appropriately incentivize private investment for the development of high quality, sustainable housing that is affordable to the residents of the City.	Staff work with developers to ensure project eligibility and requirements for funding assistance are met during construction and post construction.	Specific eligibility requirements can be found in Comprehensive Housing Policy (CHP).		Adds new and rehabilitated housing to the City's supply of affordable units. Projects completed through this program must maintain affordability requirements for prescribed number of years per the amount of funding received. Details in Comprehensive Housing Policy (CHP).	<a href="https://dallascityhall.com/departments/housing-neighborhood-revitalization/CHP%20Documents/Developer%20Program.pdf">https://dallascityhall.com/departments/housing-neighborhood-revitalization/CHP%20Documents/Developer%20Program.pdf</a>