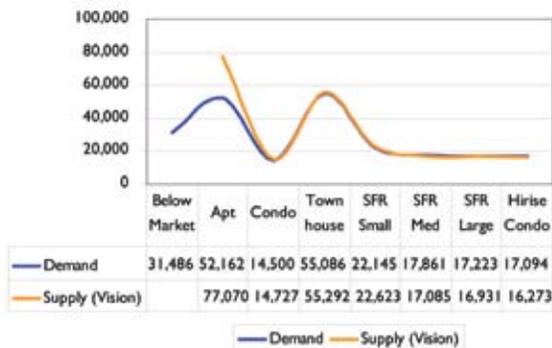


HOUSING ELEMENT

The forwardDallas! citizen survey shows:

- 73 percent of respondents say Dallas will need more affordable housing in the future.
- 68 percent say affordable housing should be integrated in neighborhoods throughout the city.

Chart II-3.1 Summary of Housing Types



Given the range of costs of housing types in Dallas, Table II-3.1 on page II-3-4 takes targeted households by income and matches them to the capacity and housing types called for in the forwardDallas! Vision. The chart above summarizes this table.

A house is more than an investment, although in this country it is the most common form of creating personal wealth. And a home is more than just a place, even though in cities such as Dallas, three-quarters of the land is devoted to housing.

While Dallas is a relatively affordable city, its lack of affordable housing is the source of some of Dallas' most pernicious problems. Many families are often a paycheck away from homelessness. As the major city in a large metropolitan area, Dallas bears the brunt of the entire region's homeless problems.

Meanwhile, new styles and forms of housing fuel the resurgence of infill development in Dallas. The current infill project in Dallas is typically mixed use, with commercial, retail, office and residential space either in one building or in different buildings within the same district. People like living in these redeveloped areas because of the variety of services within walking distance. Mixed-use developments are desirable from a developer's perspective because rents from commercial, retail and office tenants help offset the higher costs associated with infill projects.

The Housing Element looks toward the future of housing in Dallas while keeping an eye on current conditions. It examines housing needed in the city's future and planned for as part of the forwardDallas! Vision. In addition, it uses the forwardDallas! Guiding Principles to develop policies addressing issues such as changing housing preferences, innovative products, affordability and ownership.



New housing types such as these townhomes will comprise the majority of new housing development in Dallas.



Higher density housing ranging from high-rise towers (above at 1400 Turtle Creek) to low-and mid-rise buildings will be important if Dallas is to accommodate a projected 200,000 new households.

Goals and Policies of the Housing Element are organized into three classifications: supply, demand and affordability. Some issues, such as ownership, which is impacted by affordability and supply, are addressed under more than one classification.

GOAL 3.1 ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY

A long-range housing supply strategy must be established to ensure sustainable and efficient use of land and infrastructure. This would also promote a range of owner-occupied housing and densities while encouraging redevelopment and infill housing.

The forwardDallas! Vision strives to create the kind of livable community that will attract its share of regional growth. A goal of the forwardDallas! Vision is to add about 220,000 households between the year 2000 and the year 2030. Like other large cities, Dallas will not attract every type of household equally, but will attract more of specific kinds, such as single-person households, those at the high and low end of the income scale and households headed by a foreign-born adult. Dallas will attract proportionately fewer families with children. The City must understand its target market and not try to design itself as a large suburb. Rather it should capitalize on its strengths in the housing market.

Before 2030, Dallas is expected to have utilized all of its developable vacant land. When this happens, Dallas will add few of what has been the dominant segment of the owner-occupied housing market, the single-family home. Dallas needs to develop its skills at encouraging alternative homeownership products that fit the small site, infill and urban redevelopment markets that make up its future. Although this goal represents a change for Dallas, it will not be achieved at the expense of existing residential neighborhoods.

Policy 3.1.1 Monitor housing growth targets.

By establishing, maintaining and periodically updating housing growth targets, the City can guide planning and implementation activity across its departments and other agencies that will play a role in housing development.

IMPLEMENTATION MEASURES

3.1.1.1 Update the Consolidated Plan to be consistent with the

forwardDallas! housing forecast. By linking these two initiatives, the City's target mix of housing types and homeownership growth can be more easily attainable.

- 3.1.1.2 Coordinate with the Dallas Housing Authority to develop future housing targets, particularly with regard to the mix of housing types.
- 3.1.1.3 Supplement the initiatives from the Mayor's Task Force on Affordable Workforce Housing with ones focused on more urban owner-occupied housing products.
- 3.1.1.4 Monitor housing development activity, developable land supply, residential zoning capacity and owner-occupancy rates to inform progress toward housing targets and to enable mid-course adjustments.

Policy 3.1.2 Encourage alternatives to single-family housing developments for homeownership.

It's important to encourage residential developments that provide for homeownership while focusing on projects other than traditional single-family homes. New developments should be encouraged to include smaller lot single-family homes, attached single-family townhouses, and condominiums designed for owner-occupancy, with attention to quality and appropriate location. The objective is to achieve the following citywide targets for adding a variety of owner-occupied housing types between the Years 2000 and 2030:

- 34,000 homes on average lot sizes larger than 5,000 square feet
- 23,000 homes on average lot sizes of 5,000 square feet or less
- 55,000 fee simple single-family attached (townhouse) homes
- 31,000 condominium units

IMPLEMENTATION MEASURES

- 3.1.2.1 Amend the zoning and plat regulations to establish consistent and transparent regulations that provide for a range of residential densities to suit a variety of urban contexts, with provisions to encourage owner-occupancy and affordability.
- 3.1.2.2 Amend the Dallas Development Code to address barriers to fee simple townhouse developments in plat regulations.



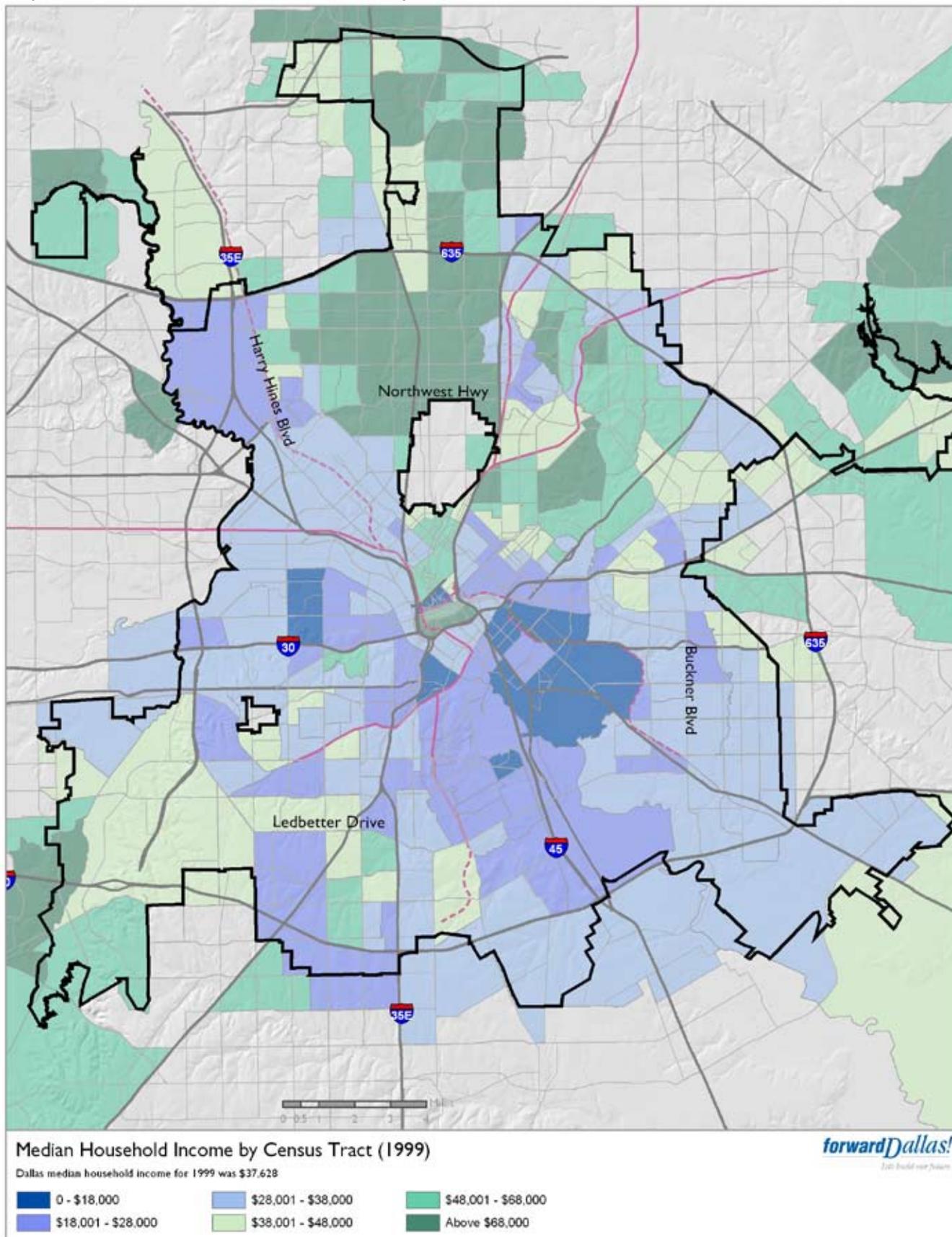
Smaller lot homes, and other alternatives such as townhomes and condominiums, will enable more Dallas residents to become homeowners.

Table II-3.1 ForwardDallas! Vision Housing Capacity by Housing Type

Monthly Rent or Payment	Below		Apt	Condo	Townhouse	SFR			SFR Large	Hirise Condo	Total Units	Feasible Purchase Price
	Market	17,914				Small	Med	110				
\$0	17,914										17,914	\$ 0
\$250	11,790	11,790									23,580	\$ 37,165
\$500		14,617									14,617	\$ 74,330
\$625		9,177	765	5,353							15,294	\$ 92,913
\$750		5,304	758	9,093							15,155	\$ 111,495
\$875		2,785	1,393	7,660	2,089						13,927	\$ 130,078
\$1000		4,383	4,383	15,342	9,863	6,575	3,178	110			43,835	\$ 148,660
\$1500		1,153	6,917	5,765	4,612	2,306	1,153	1,153			23,058	\$ 222,990
\$1875				7,874	2,812	3,375	4,500	3,937			22,498	\$ 278,738
\$2500				2,919	2,335	2,335	1,751	2,335			11,676	\$ 371,650
\$3125						2,283	571	2,853			5,707	\$ 464,563
\$5000						637	5,733	6,370			12,741	\$ 743,301
Demand	29,704	49,209	14,216	54,006	21,711	17,511	16,886	16,758	220,000			
Vacancy Rate	1,782	2,953	284	1,080	434	350	338	335	7,557			
Total	31,486	52,162	14,500	55,086	22,145	17,861	17,223	17,094	227,557			
Annual Rate	1,259	2,086	580	2,203	886	714	689	684	9,102			

Note: This table projects potential future demand for housing in the City of Dallas through the Year 2030, broken down by affordability. The numbers were calculated based on the forwardDallas! household growth forecast and on the assumption that the City of Dallas achieves a similar household income breakdown as projected for Dallas County by the Texas state demographer.

Map II-3.1 | 1999 Median Household Income by Census Tract





New zoning regulations should encourage the development of mixed-use buildings as illustrated above.

3.1.2.3 Use the Monitoring Program to encourage appropriate zoning to align the supply of alternative forms of housing that is owner-occupied with the forwardDallas! housing targets.

3.1.2.4 Accept voluntary commitments from developers to include mandatory provisions that promote owner-occupancy such as deed restrictions and condominium associations.

3.1.2.5 Develop a program to promote and provide initial training to encourage cooperative housing ownership as a way to encourage ownership in new and existing multifamily developments where condominium ownership is not feasible.

3.1.2.6 Expand existing housing development and homeownership programs to support a variety of owner-occupied housing. These programs could include:

- Infrastructure bond program to subsidize public infrastructure for mixed-income developments in exchange for additional amenities;
- Tax-exempt mortgage revenue bond financing programs to support housing rehab or new development, as well as mortgage and down payment assistance to participating lenders;
- Mortgage Assistance Program for forgivable loans to first-time homebuyers; and
- Homebuyer/homeownership counseling.

Policy 3.1.3 Encourage stabilization of existing neighborhoods.

Encouraging owner-occupied redevelopment and infill housing and conversion of existing rental units to owner-occupied housing will help stabilize existing neighborhoods in Dallas.

IMPLEMENTATION MEASURES

3.1.3.1 Amend the Dallas Development Code to provide new market-tested mixed-use zones, urban parking standards and urban design standards for walkability in order to make redevelopment and infill housing and mixed-use projects more desirable and financially viable. Establish Area Plans in priority implementation areas to apply these new tools where appropriate.

3.1.3.2 Continue targeting neighborhoods for infill and redevelopment through the Neighborhood Investment

Program (NIP). Include an emphasis on promoting a variety of owner-occupied housing products.

- 3.1.3.3 Continue to partner with nonprofit development groups through the Community Housing Development Organizations (CHDO) program to encourage infill housing on vacant lots in existing neighborhoods, through assistance with acquisition, pre-development, development and homebuyer subsidies.
- 3.1.3.4 Continue the Urban Land Bank Demonstration Program and the Land Transfer Program and encourage these to support other forms of affordable owner-occupied housing in addition to detached single-family units.
- 3.1.3.5 Continue the Residential Development Acquisition Loan Program to support a variety of affordable urban housing development projects.
- 3.1.3.6 Implement programs to encourage affordable homeownership and owner occupancy in areas with high concentrations of rental single-family housing. Continue and expand programs focused on housing rehabilitation.

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

It is important for future residents that Dallas' strengths be leveraged to meet the housing needs of the city's growing and changing population. This will require promoting an array of housing opportunities in strategic geographic areas.

According to state demographers, Hispanics will account for the lion's share of population growth in Dallas County by 2030. Blacks and other ethnic minorities will account for the remaining population growth, and a net loss of Anglo residents is expected.



The Bexar Street Corridor Project is focused on targeted improvements through the City of Dallas Neighborhood Investment Program.

GOALS, POLICIES AND IMPLEMENTATION



New housing should also include services and amenities targeted toward newcomers.



Developments like Capella Village will enable the Southern Sector to attract a stable middle class to the area.

Targeted efforts to increase homeownership opportunities for Blacks and Hispanics will be critical to establishing a higher percentage of homeowners in the city.

Furthermore, Dallas County's population is expected to age noticeably. Forecasts for Dallas County indicate that the population age 65 and older will grow by more than 290,000. Dallas will certainly attract a significant portion of this growth, especially as citizens choose to age "in place," or remain in the community they already know well. This aging population will require its own need for independent and assisted living housing.

Dallas attracts newcomers from other areas of the nation and from around the world and will continue to do so. Trends indicate that Dallas loses many of these newer residents to other parts of the region once they are ready to buy their first or second home. Because of its central location with easy access to jobs, Dallas has an untapped advantage to retain more homeowners by promoting new housing development opportunities in strategic areas.

Policy 3.2.1 Attract more middle and higher-income households to the Southern Sector. Build upon the existing stable foundation of middle-class housing stock in the Southern Sector by attracting additional such development. The natural topography of the Southern Sector is the most beautiful in the city and therefore provides a highly desirable location for such development.

IMPLEMENTATION MEASURES

- 3.2.1.1 Conduct Area Plans in priority implementation areas such as the Trinity River Corridor and the UNT campus area, focusing on opportunities to change zoning and provide infrastructure to encourage residential and mixed-use development.
- 3.2.1.2 Work with DISD and other school districts to establish schools as an anchor and source of pride for neighborhoods.
- 3.2.1.3 Develop marketing strategies to promote emerging housing opportunities in the Southern Sector, in areas along the Trinity River Corridor, the UNT campus, Mountain Creek and Pinnacle Park.
- 3.2.1.4 Work with existing and emerging area employers to identify housing needs.
- 3.2.1.5 Work with providers to develop sufficient retirement housing options to allow the elderly population to age in place within

the Southern Sector.

- 3.2.1.6 Establish design standards that promote a variety of quality housing.
- 3.2.1.7 Ensure high-quality public amenities are available to serve neighborhood needs and enhance livability.
- 3.2.1.8 Ensure that the majority of the vacant residential land in the Southern sector is developed with single-family homes, and that the Southern Sector does not receive more than its proportional share of the multi-family and condominium units projected by the forwardDallas! Comprehensive Plan.
- 3.2.1.9 Establish a Workgroup, representing a broad group of Southern Sector representatives and those from other relevant groups (such as those cited above) to work on the implementation of Policy 3.2.1.

Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations.

IMPLEMENTATION MEASURES

- 3.2.2.1 Amend the Dallas Development Code to establish market-tested mixed-use zoning districts, urban design standards for walkability and urban parking standards to encourage transit oriented development around DART stations. Conduct Area Plans to apply these zoning tools in priority implementation areas.
- 3.2.2.2 Use economic development incentives, such as tax increment financing (TIF), to encourage mixed-use developments and mixed income housing developments near DART stations.
- 3.2.2.3 Work with Fannie Mae, DART and other agencies to promote location-efficient mortgages or smart mortgages to increase housing affordability near DART stations.
- 3.2.2.4 Encourage independent living retirement housing as a viable opportunity for housing within close proximity of DART stations.

Policy 3.2.3 Leverage public and private sector investments.

It is important that Dallas leverage housing investments with economic development, transportation and other infrastructure



New housing near transit stations, particularly near DART, is a cornerstone of forwardDallas! Zoning regulations for DART stations (Westmoreland Station at top) should be designed to attract new mixed-use development such as Mockingbird Station (bottom) and redevelopment such as Southside on Lamar in the Cedars (middle).



Mixed income neighborhoods will ensure that Dallas maintains a vibrant and healthy urban core that is supportive of homeownership.

investments, making sure these improvements serve residents in their primary function, but also support other goals of the City.

IMPLEMENTATION MEASURES

- 3.2.3.1 Coordinate efforts between City departments and agencies to foster efficient allocation of public resources to targeted neighborhoods.
- 3.2.3.2 Continue the Neighborhood Investment Program (NIP) to supplement housing infill and redevelopment programs with infrastructure investments.
- 3.2.3.3 Conduct Area Plans in priority implementation areas to identify, coordinate and implement infrastructure improvements to support desired housing

GOAL 3.3 EXPAND AFFORDABLE HOUSING ALTERNATIVES

By promoting a balanced geographic distribution of all types and styles of affordable housing, the City will support the Vision of an economically and environmentally sustainable community and region.

One of the greatest challenges facing most Americans today is the cost of housing. Increasingly, people of moderate and low incomes are forced to pay more than 30 percent of their incomes toward living expenses. At the same time, home prices are rising faster than incomes. Dallas is fortunate to still have relatively low housing costs, however, Dallasites also earn less than the average American. And as Dallas grows and as land becomes scarcer, the cost of housing will inevitably rise. As housing costs rise, so do property taxes and associated costs of homeownership.

Creating opportunities for affordable housing throughout the entire region is a necessary component of the forwardDallas! Vision. Dallas currently contains a disproportionate amount of rental housing compared to the region as a whole. Dallas must concentrate on providing more ownership housing while working toward a regional balance of affordable rental housing.

In addition, the City must also focus on attracting middle- and higher-income households to create a more mixed income environment throughout Dallas. The city lags behind the region and the nation in terms of ownership housing and income levels. Targeting specific groups such as non-traditional households, low- and moderate-income families, Blacks and Hispanics, will enable the City to develop housing programs that are more likely to

succeed.

Policy 3.3.1 Gear homeownership programs to meet projected affordable housing needs.

As the City focuses on the need for affordable housing, it should pay particular attention to the demographic groups that are under-represented in homeownership, and that are expected to drive future housing demands in Dallas.

IMPLEMENTATION MEASURES

- 3.3.1.1 Conduct studies to identify barriers to ownership for specific demographic groups and tailor affordable housing programs accordingly.
- 3.3.1.2 Coordinate the update of the City of Dallas Consolidated Plan with the forwardDallas! housing forecast.
- 3.3.1.3 Monitor the supply of affordable housing relative to the targets anticipated in forwardDallas!.
- 3.3.1.4 Implement programs to encourage ownership of affordable homes and owner occupancy in areas with high concentrations of rental single-family housing. Continue and expand existing programs focused on housing rehabilitation.
- 3.3.1.5 Modify existing affordable housing programs or design new ones that encourage ownership in homes other than detached single-family units.
- 3.3.1.6 Work with the Dallas Housing Authority to continue implementation of mortgage assistance programs as recommended by the Mayor’s Task Force on Affordable Workforce Housing.

Policy 3.3.2 Encourage distribution of affordable housing throughout the City and the region.

IMPLEMENTATION MEASURES

- 3.3.2.1 Work with the North Central Texas Council of Governments and other agencies to develop policies to allocate a fair share of affordable housing throughout the region.
- 3.3.2.2 Tie financial incentives such as tax increment financing or density bonuses to providing affordable housing in a mixed income environment.
- 3.3.2.3 Develop unit mix goals for new multifamily developments in targeted neighborhoods. Encourage homeownership in



New homeownership opportunities in Dallas will provide a mix of housing types from luxury condos (top) to affordable units for first-time homebuyers.



Eban Village is an example of quality affordable housing in South Dallas developed by the SouthFair Community Development Corporation.

less affluent areas where renting is common and promote a broader mix of housing in all neighborhoods.

- 3.3.2.4 Coordinate with Dallas Housing Authority (DHA) to periodically determine the location of housing needs for low- and moderate-income citizens. Continue to work with DHA to address recommendations of the Mayor's Task Force on Affordable Workforce Housing, specifically zoning policy barriers to affordable housing, and to facilitate land assembly and land banking.
- 3.3.2.5 Use existing federal, state and local government programs as well as private partnerships to identify and meet the housing needs of low- and moderate-income citizens.
- 3.3.2.6 Continue with and expand on available infill and redevelopment housing programs to facilitate a range of types of affordable housing throughout the city.

Policy 3.3.3 Obtain support to develop affordable housing.

Many community-based organizations can be tapped to help ensure that affordable housing is developed throughout Dallas.

IMPLEMENTATION MEASURES

- 3.3.3.1 Continue to partner with community-based organizations through the Community Housing Development Organizations (CHDO) program to assist with acquisition, pre-development, development and homebuyer subsidies. Facilitate access to technical and capacity building programs.
- 3.3.3.2 Encourage the use of Community Land Trusts (CLT) to develop affordable housing.
- 3.3.3.3 Develop relationships with national Low Income Housing Tax Credit syndicates and foster relationships for local Community Development Corporations and Community Land Trusts.
- 3.3.3.4 Seek private investors to partner with Community Development Corporations to develop affordable housing.
- 3.3.3.5 Encourage the rehabilitation of existing historic buildings for affordable housing. Large concentrations of historic resources exist that could be reused creatively to provide affordable housing.