

Dear Community Stakeholder,

On Thursday, April 5, 2018, from 9 a.m. to 11:30 a.m. there will be a special meeting of the Economic Development and Housing Committee Meeting to host a Housing Policy Forum. The goal of the Housing Policy Forum is to provide constructive feedback on the draft Comprehensive Housing Policy presented to the Economic Development and Housing Committee on March 19, 2018.

The Comprehensive Housing Policy was developed through extensive public input and we want to build on that. This policy recommendation will allow the Housing & Neighborhood Revitalization Department to issue competitive solicitations like Notices of Funding Availability (NOFA) or Requests for Applications (RFA) for the Reinvestment Strategy Areas so that developers, builders, contractors and other appropriate providers can respond with projects that help the City advance the housing production goals. Because each area is unique in its market needs the responses to the proposals must demonstrate how they will address the specific market conditions especially as identified through the Market Value Analysis.

This competitive process provides the scoring and underwriting criteria and does not eliminate the possibility of having projects outside the Reinvestment Strategy Areas but rather provides priority points. To arrive at these recommendations the stakeholders considered:

- Justification of cost reasonableness when funding federal projects and as such instituted underwriting policies as approved by HUD whereby projects maximize debt attracted, require reasonable equity investment and City sources are strictly gap.
- Consideration of ways to reduce development costs as a way of providing non-cash contributions to a project hence the incentive zoning and empowerment zone designations.
- Consideration of how to attract additional capital and recommended tools like the housing trust fund and other more patient sources of capital.

Protection against displacement was a key concern and that drove the policy recommendations for Neighborhood Empowerment Zones and the use of the Homestead Preservation District. All projects are subject to the City's Affirmatively Furthering Fair Housing Review. The mixed income incentive approach and the stabilization target area approach helps the City further its fair housing policy.

Based on your group's interest, you are invited to make a 15-minute presentation to the committee based on the following guidelines:

- your input on the specific policy recommendation to which the group would like to propose a change,
 - reference each policy by number as outlined below
- state how the proposal improves upon the policy recommendation and

- how it adheres to the three goals set by the City Council's Housing Committee to 1) Create and maintain available and affordable housing throughout Dallas; 2) Promote greater fair housing choices; 3) Overcome patterns of segregation and concentrations of poverty through incentives and requirements.

Your presentations must be emailed to housingpolicy@dallascityhall.com by Tuesday, April 3, 2018 by 5 p.m. so that they may be uploaded with the agenda materials. Only one presenter is allowed to speak. There will be 15 minutes allotted for the Q& A after each presentation by the City Council Committee Members.

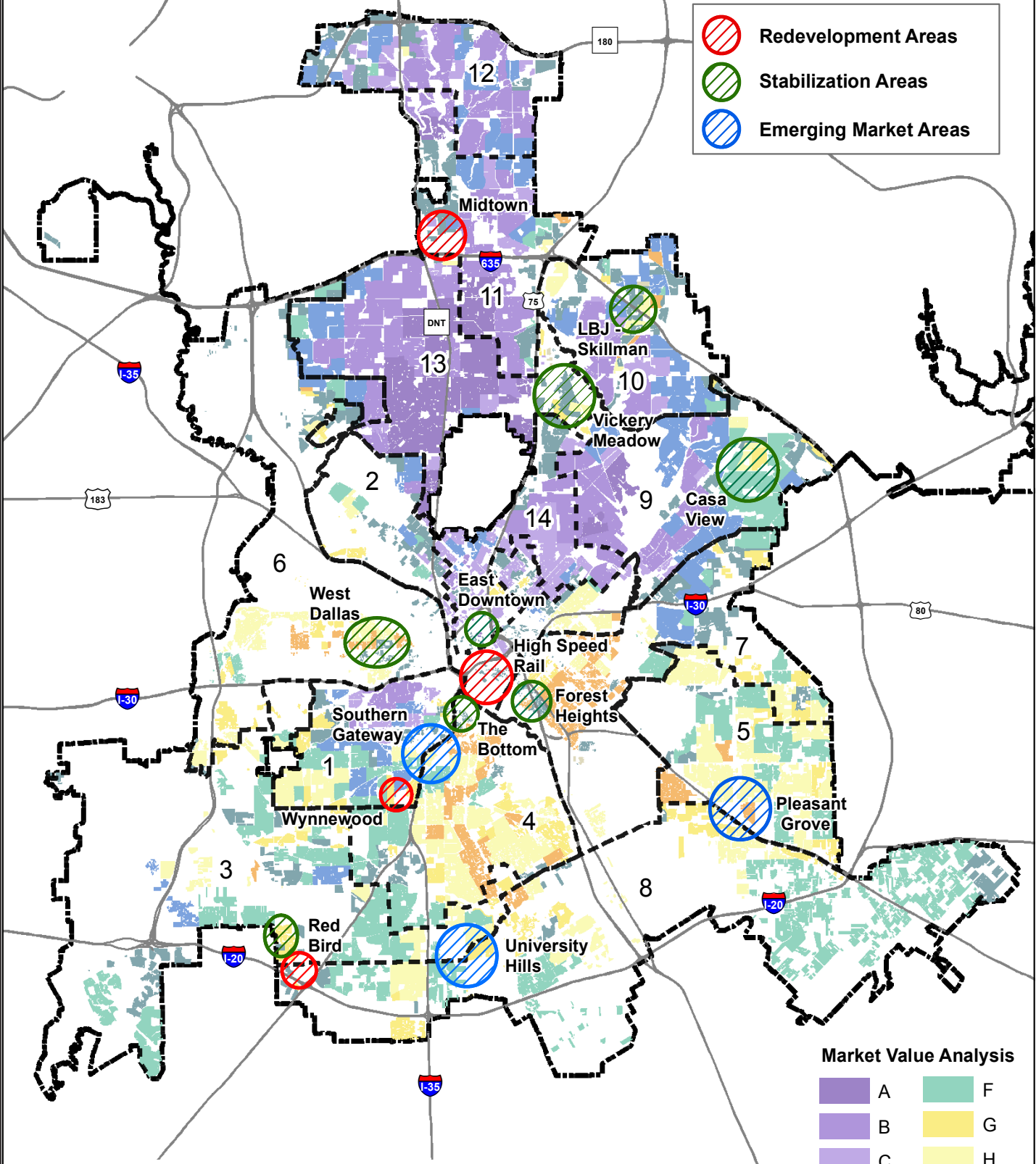
The staff will continue to accept comments through April 13, 2018 close of business, on the presentations and the policy recommendations. The City Council will be briefed on a final Comprehensive Housing Policy Recommendation on May 2, 2018 and will consider it for a vote on May 9, 2018.

Policy areas to comment on:











1. Establishing Reinvestment Areas (a revised map is attached)
 - a. Redevelopment Areas
 - b. Stabilization Areas
 - c. Emerging Market Areas
2. Setting Production Goals for homeownership vs. rental
3. Setting Percentages of families at various income bands to be served in both homeownership vs. rental
4. Addition of Rental Rehabilitation Program for both single-family and multi-family
5. Addition of the Targeted Homebuyer Assistance Program to attract law enforcement, teachers, and fire fighters into Reinvestment Strategy Areas
6. The expansion of the owner-occupied rehab program activities to include refinance of home equity lines of credit or first mortgages as part of an eligible rehab project
7. The Designation of Neighborhood Empowerment Zones in Stabilization Areas and authorize a property tax freeze for up to 10 years for homeowners if they are making improvements to their property resulting in more than 25% increase in value and allowing fee rebates. Providing for other development incentives within these areas as approved by council
8. The establishment of a Housing Trust Fund to make loans to support the production goals and authorize staff to transfer a minimum of \$7 million in unencumbered fund balances from high performing TIFs, as well as \$7 million from Dallas Water Utility funding set aside to support developments
9. The use of Tax Increment Financing for projects that propose to meet the unit production goals with affordability requirements as defined in the NOFAs and RFAs to advance the goals outlined here and not a blanket 20% or 10% affordability
10. The creation of a Housing Task Force to work on Legislative issues, state and federal, and review Low Income Housing Tax Credit Annual Qualified Allocation Plan

Reinvestment Areas

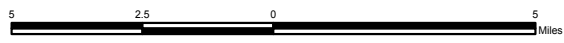
-  Redevelopment Areas
-  Stabilization Areas
-  Emerging Market Areas



Market Value Analysis

 A	 F
 B	 G
 C	 H
 D	 I
 E	 NA

Disclaimer:
The accuracy of the map data is not to be taken / used as data produced by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Land Surveyor or the State of Texas would be required. The City of Dallas makes no representation of any kind, including, but not limited to, warranties of merchantability or fitness for a particular purpose or use, nor are any such warranties to be implied with respect to the information, data or services furnished herein. In no event shall the City of Dallas, nor its employees, officers or agents become liable to users of the data, information or services provided herein, or to any other party, for any loss or damage, consequential or otherwise, including but not limited to time, money or goodwill, arising from the use, operation or modification of the data or information, or for the failure to transmit a copy of any particular document. In using this information or data, users assume the risk for relying on such data or information, and further agree to indemnify, defend, and hold harmless The City of Dallas, and its employees, officers and agents for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the information or data, or the use of the information or data. Further, in using this information or data the user acknowledges that the user is responsible for assessing the accuracy and reliability of the data or information provided, and that it may be subject to error and omission, and is not guaranteed or represented to be true, complete or correct. No person, entity or user shall use this information in a manner that is in violation of any federal, state or local law or regulation. All City of Dallas GIS data electronic or otherwise, and any services which may be provided related thereto, are provided "as-is" without any warranty of any kind, and all warranties on merchantability and fitness for a particular purpose are hereby disclaimed.



City of Dallas
Planning and Urban Design
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