

ECONOMIC DEVELOPMENT & HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

MONDAY, JUNE 4, 2018
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA STREET
DALLAS, TEXAS 75201
9:00 A.M.–10:30 A.M.

RECEIVED
2018 MAY 31 PM 5:28
CITY SECRETARY
DALLAS, TEXAS

Chair, Councilmember Tennell Atkins
Vice Chair, Councilmember Rickey D. Callahan
Councilmember Lee M. Kleinman
Councilmember Scott Griggs
Councilmember Casey Thomas, II
Councilmember B. Adam McGough
Councilmember Mark Clayton
Councilmember Kevin Felder
Councilmember Omar Narvaez

Call to Order

1. Approval of May 21, 2018 Minutes

BRIEFINGS

2. Regional Assessment of Fair Housing Update
Beverly Davis, Director
Fair Housing and Human Rights Office

Dr. Stephen Mattingly, Principal Investigator
University of Texas at Arlington

Dr. Myriam Igoufe, Co-Principal Investigator
University of Texas at Arlington
3. Executive Session to discuss the offer of a financial or other incentive related to the redevelopment of RedBird Mall under Section 551.087 of the Texas Govt Code
Courtney Pogue, Director
Office of Economic Development
4. Executive Session to discuss the offer of a financial or other incentive related to Project Apollo under Section 551.087 of the Texas Govt Code
Courtney Pogue, Director
Office of Economic Development

Adjourn


Tennell Atkins, Chair
Economic Development & Housing Committee

Public Notice

180524

POSTED CITY SECRETARY
DALLAS, TX

A quorum of the City Council may attend this Council Committee meeting

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

HANDGUN PROHIBITION NOTICE FOR MEETING OF GOVERNMENTAL ENTITIES

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Economic Development & Housing Committee

Meeting Record May 21, 2018

The Economic Development & Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Committee Coordinator at 214-670-3906 or 214-670-1686.

Meeting Date: May 21, 2018

Meeting Start time: 9: 04 A.M.

<p>Committee Members Present: Councilmember Tennell Atkins (Chair) Councilmember Rickey D. Callahan (Vice-Chair) Councilmember Casey Thomas, II Councilmember Lee M. Kleinman Councilmember Scott Griggs Councilmember B. Adam McGough Councilmember Mark Clayton Councilmember Kevin Felder Councilmember Omar Narvaez</p> <p><u>Other Council Members Present:</u></p> <p><u>Committee Members Absent:</u></p>	<p>Staff Present: Raquel Favela, Chief of Economic Development & Neighborhood Services David Noguera, Director of Housing & Neighborhood Revitalization Avis F. Chaisson, Assistant Director of Housing & Neighborhood Revitalization Courtney Pogue, Director of Office of Economic Development Jack Ireland, Director of Office Budget Chan Williams, Assistant Director of Office of Budget Elizabeth Reich, Chief Financial Officer</p> <p><u>Other Presenters:</u></p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Tennell Atkins

1. **Approval of May 7, 2018 Economic Development/Housing Committee Minutes**
Presenter(s): CM Tennell Atkins

Action Taken/Committee Recommendation(s): Motion made to approve the minutes.

Motion made by: CM Casey Thomas, II	Motion second by: CM Rickey D. Callahan
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Executive Session: 9:04 - 9:35 A.M. to discuss Project Apollo

2. **City Manager's Proposed FY 2018-19 HUD Consolidated Plan Budget**

Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services
Jack Ireland, Director Office of Budget, Elizabeth Reich, Chief Financial Officer
Chan Williams, Assistant Director of Office of Budget

Information Only: __

Action Taken/Committee Recommendation (s) Motion made to move forward to the May 23, 2018 Public Hearing Meeting.

Motion made by: CM Kevin Felder	Motion seconded by: CM Rickey D. Callahan
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

3. **Briefing on the City of Dallas Housing Finance Corporation (DHFC) Articles of Incorporation & Bylaws**

Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services
David Noguera, Director of Housing & Neighborhood Revitalization
Avis Chaisson, Assistant Director of Housing & Neighborhood Revitalization

Information Only: __

Action Taken/Committee Recommendation(s): Motion made to move forward to full council on June 13, 2018

Motion made by: CM Scott Griggs	Motion seconded by: CM Rickey D. Callahan
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. **Economic Development Strategic Plan**

Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services
Courtney Pogue, Director of Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to move forward to full Council on June 13, 2018.

Motion made by: CM Kevin Felder	Motion seconded by: CM Casey Thomas, II
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

5. **Executive Session on Project Apollo**

Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services
Courtney Pogue, Director of Office of Economic Development

Information Only: X

Action Taken/Committee Recommendation(s): Executive Session

Motion made by:	Motion seconded by:
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Approved By _____

DRAFT

Memorandum



CITY OF DALLAS

DATE May 31, 2018

TO Economic Development and Housing Committee:
Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Scott Griggs, Casey Thomas II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez, Lee M. Kleinman

SUBJECT Regional Assessment of Fair Housing Update

Summary

On June 4, the Economic Development and Housing Committee will be provided an update on the status of Regional Assessment of Fair Housing.

Background

In July of 2015 the U. S. Department of Housing and Urban Development issued a new rule on Affirmatively Furthering Fair Housing. This rule required each jurisdiction receiving federal funds to develop an Assessment of Fair Housing. In December of 2016, the City of Dallas awarded a contract to the University of Texas at Arlington to conduct the AFH for the City of Dallas and twenty other cities and public housing authorities that are a part of the North Texas Regional Housing Assessment.

Issue

In January of 2018 HUD issued a notice that the submission of the AFH was delayed until October of 2020. There was not clear direction given for jurisdictions that were in the process of developing the AFH. Work continued on the AFH including a second round of public participation meetings. In April of 2018 Fair Housing advocates filed a lawsuit against HUD seeking an injunction to have the AFH reinstated. On May 18th HUD issued notices suspending the AFH and requiring that all jurisdictions should revert back to the pre 2015 requirement to affirmatively further fair housing by preparing an Analysis of Impediments. The notices also stated that the HUD provided data for the AFH could be used to prepare the Analysis of Impediments and that the AFH could be used for planning purposes. UTA is in the final stages of completion and the consensus of the 21 members of the Regional AFH is to complete the process.

DATE May 31, 2018

SUBJECT Regional Assessment of Fair Housing Update

Alternatives

HUD will not accept the AFH from any jurisdiction upon completion.

UTA has been awarded a contract for \$914,231 from 21 jurisdictions and is in the final stages of completion.

Fiscal Impact

The City of Dallas share of the cost for the AFH was \$306, 284.

Coordination

The Fair Housing and Human Rights Office coordinated with the Office of Financial Services and the University of Texas at Arlington in developing this briefing.

Staff Recommendation

Complete the AFH and utilize the information for planning purposes and the development of the next Analysis of Impediments.

Please let me know if you have questions or need additional information.



Raquel Favela

Chief of Economic Development & Neighborhood Services

c: The Honorable Mayor and the Members of City Council
T.C. Broadnax, City Manager
Larry Castro, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Jo M.(Jody) Puckett, P.E., Assistant City Manager (Interim)
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Regional Assessment of Fair Housing Update

**Economic Development and Housing
Committee
June 4, 2018**

**Beverly Davis, Director
Fair Housing and Human Rights Office
City of Dallas**

**Dr. Stephen Mattingly
Principal Investigator
University of Texas at Arlington**

**Dr. Myriam Igoufe
Co-Principal Investigator
University of Texas at Arlington**



Purpose

To provide an update on the Regional Assessment of Fair Housing including new notices issued by HUD

Overview

- In 2015 HUD issued a new rule on the obligation to Affirmatively Further Fair Housing
- All entities receiving federal entitlement funds were required to conduct an Assessment of Fair Housing (AFH)
- The AFH Process was developed to provide for better fair housing planning and to reduce disparities in access to housing opportunity

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Overview

- The AFH process required utilization of HUD provided data and a specifically prescribed assessment tool that is used to conduct a comprehensive study and develop the AFH
- HUD encouraged collaboration with jurisdictions located in the same region in preparation of the AFH
- HUD required that the analysis and goals in the AFH be incorporated into the 5-Year Consolidated Plan and Annual Action Plans

Background/History

- The Housing Committee was briefed on the Regional Assessment of Fair Housing on October 17, 2016
- On December 14, 2016 the Dallas City Council approved an Interlocal Agreement with the University of Texas at Arlington to Conduct the Regional Assessment of Fair Housing



Background/History

- The Council Action also provided authorization to enter into a Memorandum of Understanding with 21 other North Texas entities to develop a Regional Assessment of Fair Housing
- On June 14, 2017 City Council approved the first contract amendment which incorporated HUD regional procurement regulations for subrecipients

Background/History

- July 2017 – HUD issued new data sets to correct data that was previously provided to jurisdictions
- October 17, 2017 Economic Development and Housing Committee was briefed on a contract amendment with UTA to increase the contract cost and extend the contract to incorporate new HUD data
- October 25, 2017 City Council approved contract amendment for increase in cost and time extension

Recent Developments

- In January 2018 HUD issued notice delaying **submission** of the AFH until October of 2020 **and offered technical assistance due to the lack** of clear guidance to jurisdictions in the process of completing the AFH
- In April 2018 HUD was sued by Texas Housers, Texas Appleseed et al. seeking injunction for reinstatement of the originally establish timeline for the AFH
- On May 15, 2018 HUD issued new notices eliminating the requirement for the AFH

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Recent Developments

- HUD directed that Jurisdictions utilize the Analysis of Impediments (AI) as the methodology to Affirmatively Further Fair Housing, also stated that
 - Data provided by HUD for the AFH could be used to prepare the AI;
 - Jurisdictions could utilize data from the AFH for planning purposes; and
 - HUD will not accept the AFH from any jurisdiction

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Project Status

- AFH is in final stages of completion
 - Expected to be ready for Council review in August
 - Available for public comment in September
- UTA will provide an update on their work on the AFH

North Texas Regional Housing Assessment

**Economic Development and Housing
Committee**
June 4, 2018

Dr. Stephen Mattingly, Principal Investigator
Dr. Ivonne Audirac, Co-Principal Investigator
Dr. Myriam Igoufe, Co-Principal Investigator,
Project Manager
Dr. Rod Hissong, Co-Principal Investigator
Dr. Nick Fang, Co-Principal Investigator



Agenda

- Assessment of Fair Housing
- Process and Timeline
- Key Findings
- Proposed Goals and Strategies
- Moving Forward



Assessment of Fair Housing

- Affirmatively Furthering Fair Housing Rule (AFFH Rule)
- Data-driven exercise with strong emphasis on public input
 - Take meaningful actions to combat discrimination, overcome patterns of segregation, and foster inclusive and integrated communities



Process and Timeline

- Regional Working Group (21)
- Started January 2017
 - Data analysis and visualization
 - Two rounds of public meetings
 - Surveys, Focus groups, and Consultation
 - Proposed Goals and Strategies
- Public Comment Period – Early September

Key Findings

Data

- Worsening patterns of segregation (190-2015) – more severe from a regional perspective
- Housing Problems (Dallas) > Region Problems (non-white) > White
- Compounding effects: segregation, poverty, access to opportunity, subsidized housing programs

Public Input

- Lack of public and private investments in specific neighborhoods
- Discrimination
- The availability and location of affordable housing/affordability
- Transportation



Proposed Goals and Strategies

- **Goal A:** Increase access to affordable housing in high opportunity areas
- **Goal B:** Increase supply and prevent loss of affordable housing units
- **Goal C:** Increase supply of accessible, affordable housing for persons with disabilities

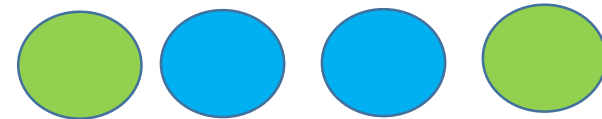
Proposed Goals and Strategies

- **Goal D:** Make investments in targeted neighborhoods to increase opportunity
- **Goal E:** Increase supports and services for residents of publicly supported housing
- **Goal F:** Increase access to information and resources on fair and affordable housing

Proposed goals and strategies

Public Input Results

Determine priority level



Provide Comments



Prioritize Goal



Goal A: Increase access to affordable housing in high opportunity areas

Any comments? Please use paper provided and stick on the accompanying comment board.

HIGH Importance

MEDIUM Importance

LOW Importance

Not Important

Strategy Examples

- Adopt a comprehensive and balanced housing policy and establish Housing Trust Fund to support aggressive affordable housing strategies
- Provide mobility counseling and search assistance to help families make informed housing choices based on data and other information on neighborhood opportunity.
- Administer Housing Choice Voucher Program regionally: including mobility counseling, and housing retention support (support participants at all stages – pre- moving; moving; post-move support)
- Prioritize the Low-Income Housing Tax Credit and Project-based Vouchers developments in high-opportunity areas
- Form partnerships to provide affordable transportation options to connect residents to employment and to regional destinations

Economic and Neighborhood Vitality



City of Dallas

Proposed Goals and Strategies

Public Input Results

Goal A	Increase access to affordable housing in high opportunity areas
Goal B	Increase supply and prevent loss of affordable housing units
Goal C	Increase supply of accessible, affordable housing for persons with disabilities
Goal D	Make investments in targeted neighborhoods to increase opportunity
Goal E	Increase supports and services for residents of publicly supported housing
Goal F	Increase access to information and resources on fair and affordable housing

Dallas	Goal A	Goal B	Goal C	Goal D	Goal E	Goal F
High	89%	86%	80%	87%	81%	79%
Medium	6%	12%	18%	12%	15%	18%
Low	5%	2%	2%	1%	4%	3%
Not	1%	1%	0%	0%	0%	1%

Dallas	Goal A	Goal B	Goal C	Goal D	Goal E	Goal F
High	168	161	151	166	155	148
Medium	11	22	34	23	28	33
Low	9	3	4	1	8	5
Not	1	2	0	0	0	1
Totals	189	188	189	190	191	187

Recommendation

- Proceed with Completion of the AFH
- Utilize AFH data for planning purposes including the completion of the next AI and 5-Year Consolidated Plan

Moving Forward

- Finalize:
 - Goals and strategies
 - Metrics, milestones, and timeframe for achievement
 - Technical Advisory Board Meeting + staff
- Public Period Comment: Early September

Questions?

Dr. Stephen Mattingly, Principal Investigator

Dr. Ivonne Audirac, Co-Principal Investigator

Dr. Myriam Igoufe, Co-Principal Investigator,
Project Manager

Dr. Rod Hissong, Co-Principal Investigator

Dr. Nick Fang, Co-Principal Investigator

thank you!

Regional Assessment of Fair Housing Update

**Economic Development and Housing
Committee
June 4, 2018**

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City of Dallas**

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