

Memorandum



CITY OF DALLAS

DATE April 29, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Building a Better Dallas

On Monday, May 2, 2016, you will be briefed on Building a Better Dallas. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Christopher D. Bowers, Interim City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Building a Better Dallas

Briefing to the Housing Committee

May 2, 2016



Dallas Area
Habitat
for Humanity®

30 YEARS OF
COMMUNITY
STRENGTH
SERVICE
TRANSFORMATION
STABILITY
HOPE



Dallas Area

Habitat
for Humanity®

VISION

We see a Dallas where every neighborhood is proud and we are proud of every neighborhood.

But We Cannot Build Our Way Out Of The Problem.

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.



INSPIRE **ACTION**
why | what | how

THE ISSUE

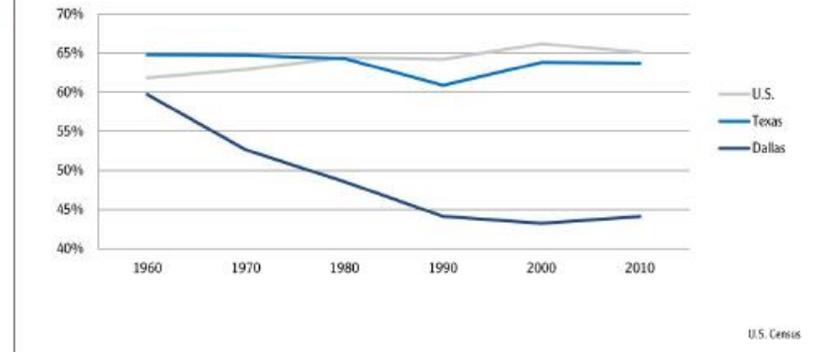


Dallas Area
Habitat
for Humanity®

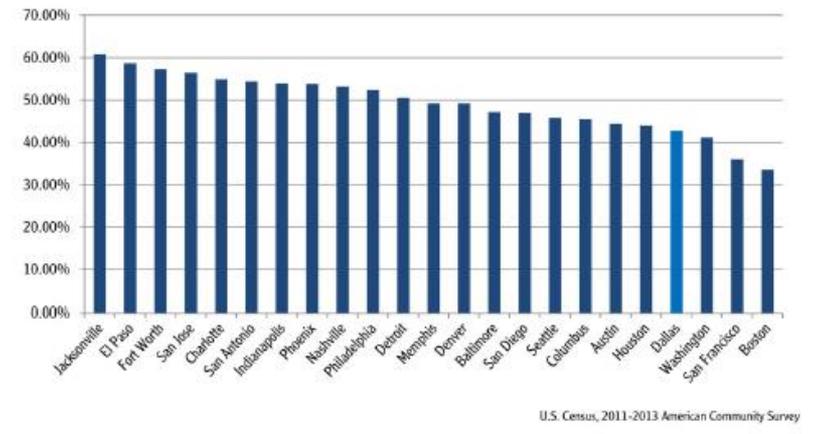
HOW WE STACK UP

**HOMEOWNERSHIP RATES
 HAVE BEEN
 DECLINING
 FOR THE PAST 30 YEARS**

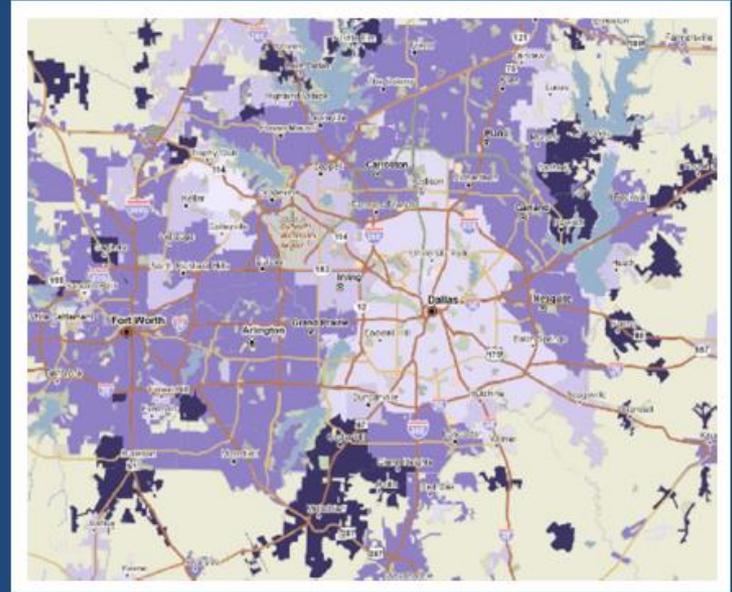
Homeownership as % of Occupied Housing



% Owner Occupied Housing Units



THE MISSING MIDDLE

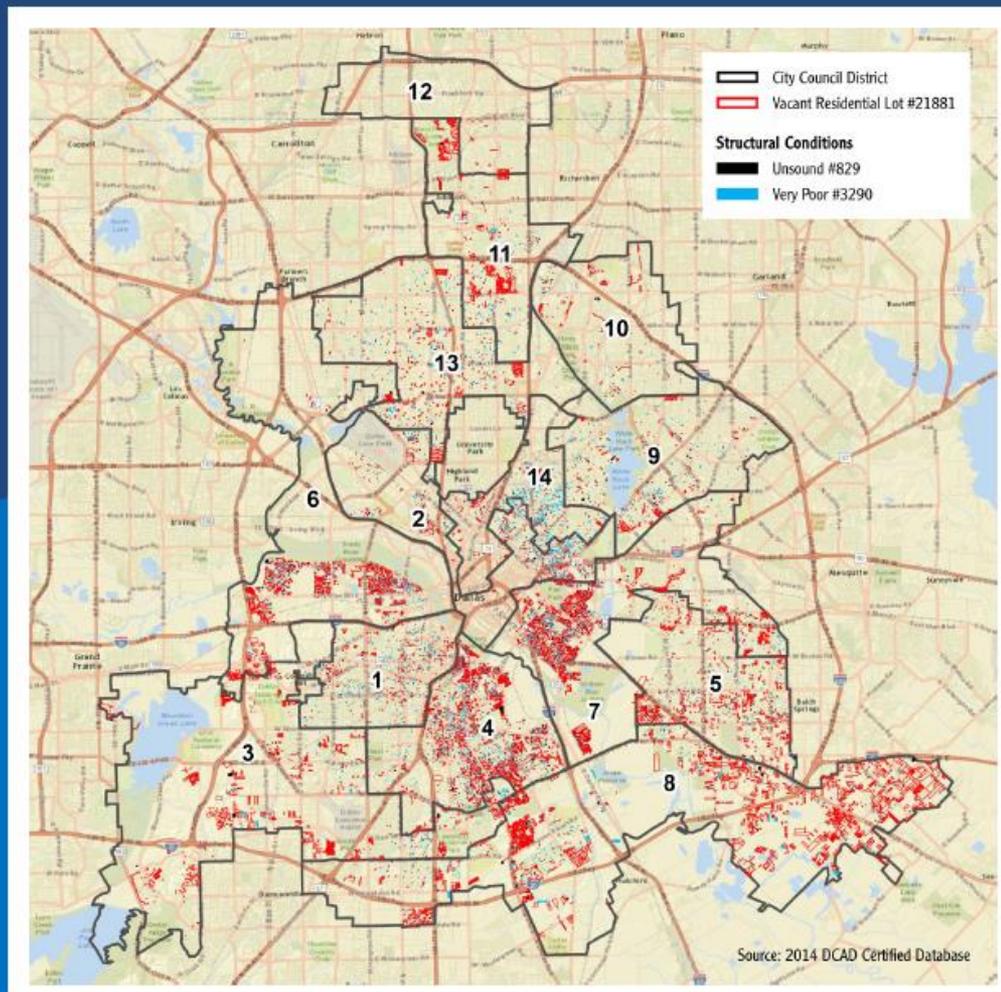


>Middle income families have left Dallas—taking their tax and employment base with them

>In comparison to the metroplex, Dallas is missing **62,000 MIDDLE INCOME FAMILIES** representing a **\$3.6 BILLION SPEND EACH YEAR**

Vacant lots & unsound/ very poor residential properties in city of Dallas by city council district

BUILDABLE LOTS



ON SOLID GROUND

Great cities are built on **great** neighborhoods.

While some neighborhoods thrive, **too many** Dallas neighborhoods suffer from:

- Vacant & Abandoned Properties
- Income Segregation
- Low Homeownership Rate
- Substandard Housing
- Insufficient Infrastructure

Some call the disparity in Dallas neighborhoods a **gap**.

We call it **unacceptable**.



Dallas Area Habitat's Vision 2020

Homeownership Center
Mortgage Company
Mixed-Income Projects
Expanded ABWK (repairs)
Habitat Apprentice Program



Our goal is to develop more neighborhoods and homes in the next four years than we did in the past 30 years.

Homeownership Center

- Leveraging our successful homeownership education model for greater impact
- New Home Buyer Readiness Program open to all
- Becoming a HUD certified counseling agency



We believe that home is just the beginning—a strong foundation for **vibrant communities**, a stable **financial future** for generations, and a **healthy place** for a family and children to thrive.

Mortgage Company

Key Learnings from 30 Year History:

- Neighborhoods stabilize through increased homeownership.
- Mixed-income neighborhoods attract and support retail amenities and stabilize growth.
- Dallas' current mortgage and building markets are not addressing these needs in all neighborhoods.

Expanded Mortgage Offerings:

- Habitat is working with banks to provide mortgages to clients who have completed our homeownership classes and other requirements.
- Habitat's subsidy is changing from interest-free loans to down payment assistance to better align with private mortgage market.

Under our new mortgage system, Habitat homeowners will still have an **affordable mortgage** and pay no more than 30% of income towards housing costs.



Mixed-Income Projects

Through partnerships with supporting organizations, we are able to sell to homeowners earning up to 80% of AMI in our service area and *can sell to higher-income buyers as part of a plan to combat community deterioration.*

We are **actively seeking to purchase land** throughout Dallas County, both in traditional Habitat neighborhoods and in new areas of higher opportunity.





A Brush With Kindness

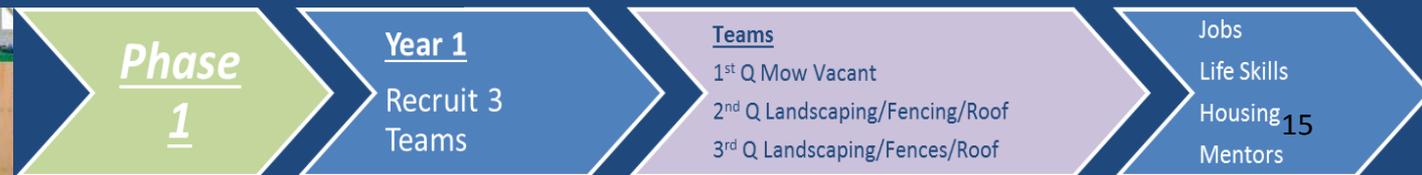
- Exterior repair program offered to homeowners in selected focus neighborhoods
- Includes:
 - Roof
 - Siding
 - Ramps
 - Paint
- Does Not Include:
 - Doors & Windows
 - Interior Projects
 - Foundations
- Qualifications:
 - Owner-occupied, single-family home located in target area that is more than 5 years old.
 - Owner is current on property tax payments or has an approved payment plan.
 - Homeowner contribution towards cost of repairs depends on ability to repay.

Habitat Apprentice Training Program

12-24 month **paid** job training program in construction trade skills.

Recruiting:

- Residents of Habitat Neighborhoods
- Non Violent, Formerly Incarcerated
- Youth Not Planning to Attend College
- Veterans



City of Dallas Opportunities



Municipal Role

Prioritize programs that **make abandoned properties productive** and create market-ready development opportunities by clearing title and transferring ownership:

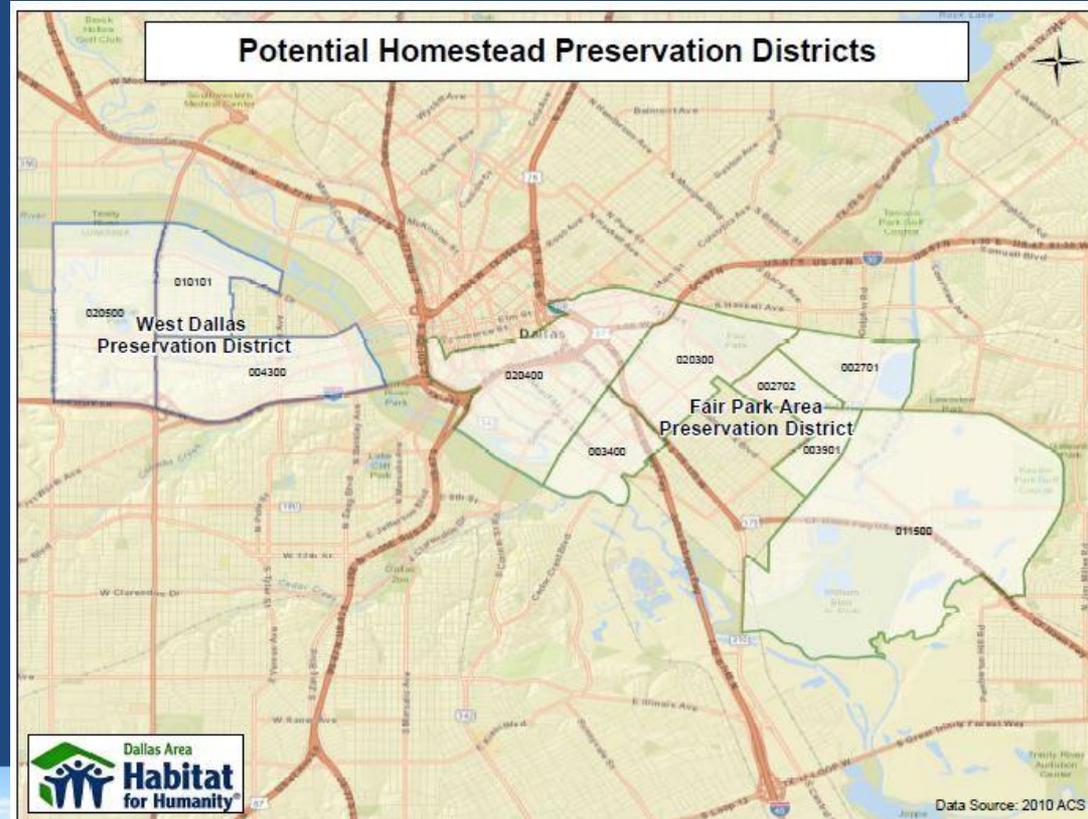
The City of Dallas should **focus on its role as a municipal government**, and should move away from funding vertical development.

- land bank
- tax and non-tax lien foreclosure
- public probate administration program



Reinvest AND Expand Opportunities

While reinvesting in some of the most distressed neighborhoods, the City must simultaneously ensure affordable housing opportunities in high opportunity areas through mechanisms such as homestead preservation districts, density bonuses, and discount fees.



ACCOUNTABILITY

Improve code enforcement | Convert vacant land | Create a higher standard for rental properties

SINGLE FAMILY DEVELOPMENT

Invest in infrastructure | RFP land and permitting | “Buy Dallas” campaign

SIMPLICITY

25,000 new single family units in the next 10 years

Improve tax base | Stabilize schools | Strengthen employment base

BUILD A BETTER DALLAS

JOIN US IN
BUILDING A
BETTER
DALLAS



Dallas Area

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for Humanity®