

Memorandum



CITY OF DALLAS

DATE October 14, 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 Housing & Economic Development Bond Program for 2017

On Monday, October 17, 2016, you will be briefed on the Housing & Economic Development Bond Program for 2017. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black 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
Larry Casto, 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
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Housing & Economic Development Bond Program for 2017

A Briefing to the Housing Committee

October 17, 2016



Purpose

- Review prior year Bond Programs
- Discuss priority areas for a 2017 Housing & Economic Development Bond

Prior Year Bond Programs

2003- Infrastructure Bond Program \$2.8M

2003- Land Bank Bond Program \$3M

2006- Land Bank Bond Program \$1.5M

2006- ECO/Housing Bond Program for Southern Dallas and TOD priority projects \$41M split evenly with ECO

2012- ECO/Housing Bond Program for Southern Dallas and TOD priority projects \$55M split with ECO

Accomplishments

- Infrastructure Bond
 - 5 projects funded for development of 738 lots with 317 affordable homes
 - Build out with private financing, approximately \$100,000 per unit or \$73,800,000 leverage
- Land Bank Bonds
 - 1,242 lots recovered
 - 653 lots sold to developer/builder
 - 373 homes built and sold, approximately \$100,000 per unit or \$37,300,000 leverage

Accomplishments

- ECO/Housing Bond
 - Single Family Development – infrastructure and gap funding
 - Approximately 500 under construction
 - Multifamily Development- Permanent Supportive Housing & Family Housing
 - Approximately 200 under construction
 - Land Purchased for mixed use development (e.g. Parkland Health Center & Lancaster Urban Village)

Accomplishments

- Economic Development
 - Since 2012, bond program funding has supported \$400 million of new and proposed commercial development with an associated 3,200 jobs
 - 2012 Southern Dallas projects currently pursued represent an additional \$150 million and 1,300 jobs

“Technical Criteria”

- A set of measuring tools that city staff uses to rate a project from a technical standpoint
- It allows staff to categorize and prioritize projects objectively
- Projects in the needs inventory undergo a technical criteria review
- Needs inventory projects are compared within categories

ECO/Housing Propositions

- Criteria for project funding with Housing propositions differs from the typical needs inventory technical criteria
 - Projects are not necessarily known in advance
 - Projects not scored and compared based on point accumulation basis
 - Availability of bond funding allows City to capitalize on moments of opportunity as they arise
 - Provides for flexibility of utilization in order to achieve City goals

Project Evaluation Criteria

- Accomplishes/advances an established City Council priority or plan
- Meets parameters outlined in the approved Proposition
- Council adopted programs/policies
- Ability to leverage direct and indirect private and public investment
- Impact Analysis

Priority Needs

- **Housing**

Allocate funds to provide housing choices throughout Dallas and focus on:

- Mixed income housing development
- Transit Oriented Development
- Permanent Supportive Housing
- Revitalization of Neighborhoods

- Request \$30M for these purposes

Priority Needs

- Economic Development
 - Focus on new or redevelopment projects in commercial corridors and districts within southern Dallas
 - Revitalize and promote the adaptive reuse of underutilized and obsolete commercial properties/facilities
 - Transit-Oriented Development
- Request \$15M for these purposes
- Total Housing/ECO proposition amount of \$45M

Next Steps

- Integrate Housing Committee suggestions with ongoing bond discussions
- October 2016- Community Town Hall Meetings
- January 2017- City Council considers Bond Program Propositions and Funding Amounts
- February 2017- Bond Program Finalized
- May 2017- Bond Election