

Memorandum



CITY OF DALLAS

DATE October 30, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Housing Department Performance Measures Update Follow-Up**

This memo addresses the contents included in two categories of the “Housing Department Performance Measures Update”: Development and Other.

Development

The Department of Housing and Neighborhood Revitalization reports three primary measures combining all development programs administered by its staff. Units supported includes all units approved by council or the program’s associated boards, units permitted includes units that receive a build permit, and units occupied includes a measure of when a unit is sold or rented, typically measured at renter/buyer income verification or at deed transfer date. The programs that are included in these measures are federal grant and bond-funded projects, land bank and land transfer projects, and the Mixed-Income Housing Development Bonus program. Beginning October 1, 2020 this category will also include Low-Income Housing Tax Credit (LIHTC) projects and Dallas Housing Finance Corporation (DHFC) partnerships.

Other

The “Units Supported by Other Departments” measure contains housing units produced by incentives, staff time, and policies in other departments including Tax Increment Financing (TIF) District funding, and acquisitions and developments administered by other City departments. This category also included LIHTC and DHFC projects as these programs were housed in the Office of Economic Development at the start of fiscal year 19-20. Beginning October 1, 2020, this category will no longer include units produced by LIHTC or DHFC.

Projects counted in the reported measure include the following developments:

- 2400 Bryan
- Palladium Red Bird
- Villas at Western Heights
- Ridgecrest Terrace Apartments
- The Ridge at Lancaster
- HighPoint at Wynnewood
- The Magenta
- Sphinx at Murdeaux
- Sorcey Road Apartments
- Juliette Fowler Residences

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- Gateway Oak Cliff
- Dallas Stemmons Apartments
- The Oaks

Should you have questions or concerns, please contact David Noguera, Director at 214-670-3619 or david.noguera@dallascityhall.com.



Dr. Eric A. Johnson

Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors