

Memorandum



DATE April 1, 2022

CITY OF DALLAS

TO Honorable Mayor and Members of the City Council

SUBJECT Taking Care of Business – March 31, 2022

The City Launches the 1st City of Dallas Women Employees Dashboard

To celebrate Women's History Month, the Office of Data Analytics and Business Intelligence, in collaboration with the Human Resources Department, have published the first [Women Employees of the City of Dallas](#) dashboard. City of Dallas women employees come from diverse racial and ethnic background, represent 47 different countries of origin and span over 5 generations. About three-quarters of women employees in the City of Dallas are women of color, both as individual contributors and as managers and leaders. Women employees, with their multifaceted views, support excellence in public service and play a vital role in the operation of the City. Should you have any questions or concerns, please contact Dr. Brita Andercheck, Director of the Office of Data Analytics and Business Intelligence.

Affordable Connectivity Program

The [Affordable Connectivity Program](#) is an FCC benefit program that helps ensure that households can afford the broadband they need for work, school, healthcare and more. The benefit provides a discount of up to \$30 per month toward internet service for eligible households and up to \$75 per month for households on qualifying Tribal lands. Eligible households can also receive a one-time discount of up to \$100 to purchase a laptop, desktop computer, or tablet from participating providers if they contribute more than \$10 and less than \$50 toward the purchase price. The Affordable Connectivity Program is limited to one monthly service discount and one device discount per household. The attached flyer was created to assist in amplifying and sharing information related to the program. Should you have any questions or concerns, please contact Genesis D. Gavino, Chief of Staff to the City Manager.

Save the Date: Fair Park Multimedia Center ribbon cutting

Last year, Communications, Outreach & Marketing completed and opened its Fair Park Multimedia Center. Now that the City has entered the fourth and final phase of our COVID-19 Return to Work plans, please plan to join City Manager Broadnax at 9:30 a.m. Tuesday, April 19 for a celebratory ribbon-cutting and ceremonial Grand Opening. Other festivities throughout the week will include workshops, tours, and a headshot studio. Should you have any questions or concerns, please contact Catherine Cuellar, Director of Communications, Outreach, and Marketing.

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Community Development Tour

The Community Development Commission will have their annual Community Tour on April 9, 2022. During the tour, the Commission will visit U.S. Department of Housing and Urban Development (HUD) funded CDBG, HOME, ESG, and HOPWA projects. This year's tour will include visits to the Palladium Redbird Multifamily Housing development, the Northeast Community Court, and the Shared Housing Center. Park & Recreation will also share about impactful activities provided through the CDBG funded Out-of-School Time programs that are available to Dallas youth. We sent Save-the-Dates to the Mayor and City Council Office for distribution on Tuesday, March 29. Should you have any questions or concerns, please contact Chan Williams, Assistant Director in the Office of Budget and Management Services.

Community Cleanups

Code Compliance gladly assisted with three community clean-ups last week. The department provided resources and assistance to the Phyllis Wheatley neighborhood, ACT, and Mount Carmel Baptist Church. Over 30 volunteers abated brush and litter from a vacant lot and removed curbside debris in the community. Code also provided resources and support to the Eastern Stars for their community clean-up in City Council District 8. Lastly, the department continued its partnership with Hensley Industries with its quarterly employee volunteer community clean-up near Crown Park in City Council District 2. The Department of Code Compliance would like to continue with assisting these efforts by helping with planning and providing supplies. Please make your request by accessing the link <https://bit.ly/3HRWvFx>



Should you have any questions or concerns, please contact Eric Onyechefule, CCS Public Information Coordinator.

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Redistricting

The Redistricting Commission met on Monday, March 28 at 3:30 p.m. via videoconference and at Dallas City Hall – Briefing Room – 6ES. They received an update on map submissions and began discussing the final map selection process. After much discussion and debate, the Chair deferred the item and asked Commissioners to provide their own final map selection proposals to be discussed during their next meeting.

The next Commission meeting will be on Monday, April 4 at 6:30 p.m. at Dallas City Hall – Council Chambers – 6EN.

Individuals who wish to address the Redistricting Commission may do so virtually or in person by attending a regular meeting. For a complete list of meetings or to submit your very own map, visit www.DallasRedistricting.com or call 214-671-6197. All map submissions must be submitted by April 15, 2022.

Should you have any questions or concerns, please contact Brett Wilkinson, Director of the Office of Government Affairs.

City Procurement Opportunities

The Office of Procurement Services (OPS) is excited to announce the following new contract opportunities. More information can be found on the City's [electronic bid portal](#):

Opportunity No.	Opportunity Name
CIZ22-PBW-2031	Bonnie View Road Paving and Drainage Improvements, by Public Works
CIZ22-TRN-2032	DART Cotton Belt (aka Silver Line) located in the City of Dallas for Construction Management, Engineering, and Inspection Services (CMEI), by Transportation
BBZ22-00018444	Community Compost and Food Waste Reduction (CCFWR) - Pilot Project
BPZ22-00017599	Food and Drink Concession Service at the Kiest Softball Complex and Moody Performance Hall

We are also pleased to share the latest, [Procurement Quarterly](#) listing citywide opportunities for the current quarter (of the fiscal year) and published on the OPS [website](#).

Please be advised that once an opportunity is advertised, it is considered an open procurement until the City Council awards the contract. The Code of Ethics prohibits communication between councilmembers and vendors/ suppliers on open procurements. Should you have any questions, please contact Chhunny Chhean, Director of Procurement Services.

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OHS Street Outreach Update

The DRTRR team of homeless service providers, co-led by OHS and MDHA, is currently targeting several encampments, which will result in closure through the housing of those unsheltered individuals throughout the year. The team will outreach to these sites and meet with various persons experiencing homelessness to assess their needs in preparation for site closure via housing. During this time, the OHS Street Outreach Team will continue to engage with unsheltered residents through normal street outreach, connecting people with the needed resources, such as: getting IDs, working with Community Courts on expunging eligible tickets and offenses from their records, identifying medical needs, and getting them access to the Coordinated Access System (CAS).

Please see the attached schedule for homeless encampment cleaning the week of March 28 through April 1, 2022. Please note that these will be for debris removal and outreach only. All encampment cleaning requests are being resolved as time allows. We appreciate everyone's patience.

Encampment Resolution (Cleaning) Schedule March 28 – April 1, 2022

LOCATION
8601-8605 Ferguson Rd
10345 Newcomb Drive
Preston & Alpha
14455 Preston Rd (Bridge)
NW Highway & Harry Hines
11555 Harry Hines
1262 International Rd

OHS continues to urge people who see an encampment to report it via 311 or 311's OurDallas smartphone app to ensure strategic alignment with comprehensive OHS outreach. The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. Please visit the [dashboard](#) and feel free to share this tool with residents. If you have any questions please reach out to Christine Crossley, Director of the Office of Homeless Solutions.

City Council Briefings

April 6, 2022

- Traffic Signal Infrastructure for Connected and Autonomous Vehicle Technology
- Airport Parking Fee Update

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Media Inquiries

As of March 24, the Communications, Outreach, and Marketing (COM) Department has received various media inquiries available to view by clicking [here](#). Should you have any questions or concerns, please contact Catherine Cuellar, Director of the Office of Communication, Outreach and Marketing.

The following storylines reference the major media inquiries addressed by Dallas Fire-Rescue (DFR) during the period dating from March 22nd – 28th. A more detailed account of the department's responses to those inquiries, and others, can be viewed at [this link](#). Should you have any questions or concerns, please contact [Fire Chief, Dominique Artis](#).

Highlights include:

- Boxes of Hand Sanitizer Catch Fire at South Dallas Truck Stop
- Former DFR Members Gets Probation After Lying About COVID-19 Diagnosis
- DFR Recovers Dead Body from White Rock Lake

Should you have any questions or concerns, please contact Genesis D. Gavino, Chief of Staff.



T.C. Broadnax
City Manager

c:
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
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Dr. Robert Perez, Interim Assistant City Manager
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M. Elizabeth Reich, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Affordable Connectivity Program

The Affordable Connectivity Program is an FCC program that helps connect families and households struggling to afford internet service.

See if You Qualify and Apply

Call: 877-384-2575

Visit: ACPBenefit.org



Learn more at: fcc.gov/ACP

Programa de Descuentos para Internet (ACP)

El Programa de Descuentos para Internet es un programa de la FCC que ayuda a conectar a familias y hogares con dificultades para pagar servicio de internet.

Sepa si es elegible y solicite

LLame al 877-384-2575
Visite ACPBenefit.org



Averigüe más en fcc.gov/ACP

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The Affordable Connectivity Program provides:

- Up to \$30/month discount for internet service;
- Up to \$75/month discount for households on qualifying Tribal lands; and
- A one-time discount of up to \$100 for a laptop, desktop computer, or tablet purchased through a participating provider.

The Affordable Connectivity Program is limited to one monthly service discount and one device discount per household.



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The Affordable Connectivity Program is limited to one monthly service discount and one device discount per household.



Este beneficio te proporciona:

- Máximo \$30 de descuento al mes para tu servicio de internet.
- Máximo \$75 de descuento al mes para hogares elegibles en Territorios Tribales.
- Un descuento único de hasta \$100 por una computadora portátil, computadora de escritorio o una tableta electrónica a través de un proveedor participante.

El Programa de Descuentos para Internet (ACP) se limita a un descuento mensual por un servicio y a un descuento único en la compra de un equipo, por cada hogar.



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TO Honorable Mayor and Members of the City Council

SUBJECT Request for Competitive Seal Program (RFCSP) Issued for Re-Entry Workforce Development Pilot Programs– BIZ22-00018987 - CHANCE and Re-entry Career Pathways

More than 150,000 individuals were incarcerated in Texas in 2016 and data shows that one in five of Texas inmates released are re-incarcerated within three years of release. Upon release, individuals face a myriad of barriers to successful reenter into society. These individuals often face limited employment opportunities, limited access to housing, and are often ineligible for public benefits and other types of assistance, making it difficult to find stability and self-sufficiency.

In the 87th Texas State Legislative Session in 2021, funding was once again appropriated through the Texas Department of Criminal Justice (TDCJ) to enter into an agreement with the City of Dallas. This agreement would establish and operate a re-entry workforce development program for a two-year period to assist individuals released from TDCJ facilities who are returning to the Dallas area with job- training and workforce support in the total amount of \$500,000.

In addition, on September 22, 2021, City Council approved the FY 2021-22 General Fund Budget, which allocated \$500,000 for workforce development training and employment assistance for previously incarcerated individuals.

Combining the TDCJ funding of \$500,000 and the FY2021-22 General Fund allocation of \$500,000, the Small Business Center has a total of \$1,000,000 available to support re-entry workforce development programs.

In response to the need of the community for re-entry workforce development training and employment assistance, the Small Business Center has issued a Request for Competitive Sealed Proposal (RFCSP) for an organization or group of organizations to support two separate pilot programs: (1) CHANCE, and (2) Re-Entry Career Pathways to:

- Assessment — Program should assess each participant prior to enrollment to determine appropriate skills training and supports needed and develop a personalized approach for recipient to receive needed skills.
- Soft Skills training — Program should either directly offer or through partnership offer appropriate soft skills training, including but not limited to job readiness skills.
- Educational certification or job skills/vocational training — Provides employer desired/aligned skills-training in a field identified by the respondent. Skills training should be accessible to those without a HS diploma or program should identify

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**RFSCP Issued for Re-Entry Workforce Development Pilot Programs– BIZ22-
00018987 - CHANCE and Re-entry Career Pathways**

partners who will ensure that participants can gain pre-requisites to be qualified for skills-training program. Programs that identify that training that are credentialed and/or career pathways.

- Employment placement support — Program will identify and place participants in initial employment position as well as additional positions as needed to ensure on-going employments.

A pre-proposal conference will be held April 19, 2022, at 2:00 pm, and the submission deadline is June 10, 2022. The RFSCP will be available on April 7, 2022 through the following link, and potential vendors must log in through Bonfire to download documents and respond to the RFSCP: <https://dallascityhall.bonfirehub.com/opportunities>

Should you have any questions or need any additional information, please contact myself or Joyce Williams, Director of Small Business Center, at 214-970-5624 or Joyce.williams@dallascityhall.com.



Kimberly Bizer Tolbert
Deputy City Manager

c:
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
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CITY OF DALLAS

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Arts and Culture Agenda Item – April 13, 2022**

On April 13, 2022, the following Office of Arts and Culture agenda item will be considered by the City Council:

File ID 22-552: A resolution to ratify emergency repair services and contracts for the City-owned Pegasus Sign and supporting steel derrick base at the Magnolia Hotel with Phoenix 1 Restoration and Construction, Ltd. in an amount not to exceed \$357,904.19 for the stabilization, securing, and lighting of the sign - Not to exceed \$357,904.19 - Financing: General Fund

Background

As part of routine care for the iconic Pegasus Sign, the Office of Arts and Culture regularly engages a team of engineers to assess the structure of the derrick which holds the piece atop the Magnolia Hotel. This structure dates back to 1934. Evaluations were previously performed in 2017, 2018, and in 2020.

At the time of the condition assessment in October 2020, the steel structure of the derrick tower was observed to be in an advanced state of corrosion. The assessment found that corrosion elimination and inhibition, structural repairs, and a protective coating system need to be performed in a timely manner. The original work was included in the Convention and Event Services Job Order Contract in summer 2021.

Phoenix I Restoration and Construction, Ltd. began on-site work in November 2021 erecting access to the tower and sign, performing a more thorough investigation into the steel conditions, supporting members of the Pegasus Sign and developing a system of the best material and methods to address the current corrosion and structural deficiencies.

After beginning the initial scope of work, a further report from JQ Infrastructure cautioned that the corrosion and degradation observed at the derrick and sign support struts, compromises the structural steel tower. With a crew fully mobilized on-site, this matter was even more urgent to address.

If you have any questions, please contact me or Benjamin Espino, Interim Director, Office of Arts and Culture.

DATE April 1, 2022
SUBJECT Upcoming Office of Arts and Culture Agenda Item – April 13, 2022



Liz Cedillo-Pereira
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
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CITY OF DALLAS

TO Honorable Mayor and Members of the City Council

SUBJECT **One Dallas Options Briefing to Housing and Homelessness Solutions Committee, March 28, 2022: Responses to Questions**

On March 28, 2022, the Department of Housing & Neighborhood Revitalization staff briefed the Housing and Homelessness Solutions Committee (HHS) on the proposed One Dallas Options code amendments and accompanying amendments to the Comprehensive Housing Policy (CHP).

One Dallas Options is a proposed expansion of the current Mixed Income Housing Development Bonus (MIHDB) program, which offers development bonuses on a voluntary basis in return for providing a percentage of units to be reserved for eligible households within certain income bands.

The proposal includes the following amendments:

- Amend Chapter 51A-4.1100 to add a menu of zoning bonus options and to clarify existing language. Amendments include three types of zoning bonuses:
 - Type 1 – existing by-right bonuses in multifamily and mixed-use zoning districts
 - Type 2 – existing specific base (zoning rights without any affordability in exchange) and specific bonus (additional development rights in exchange for affordability) in planned development districts (PDs)
 - Type 3 – new – specific base and a menu of bonuses in PDs
- Amend Chapter 20A-II to allow for a fee in lieu and land dedication in addition to on-site units, and to streamline requirements
- Amend Chapter 20A-4.1 to 1) remove language requiring residential projects that receive financial support to set aside at least ten percent of the units and solely lease those units to voucher holders, and 2) strengthen the non-discrimination language
- Amend the CHP to set policy direction for the One Dallas Options program and the uses of the fee in lieu (One Dallas Fund).

During the HHS meeting, City Council members asked the following questions:

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**One Dallas Options Briefing to Housing and Homelessness Solutions Committee,
March 28, 2022: Responses to Questions**

- 1. In Type 2 districts, staff mentions that most elements of the PD can still be negotiated on a case-by-case basis. Does this include only land use elements? Or does it also include the proposed fee?**

To encourage predictability, the fee is proposed to reside in Article 20A-II, which regulates the implementation of the proposed One Dallas Program. As such, it cannot be modified by a PD.

- 2. Based on a series of parking utilization studies mentioned in the HHS briefing, mixed income developments, like those in the current MIHDB program, use only 0.8 to 1.1 parking spaces per unit, even at peak times. This sometimes means leaving hundreds of parking spaces empty. How much of this underutilized parking is due to the requirements of City code versus requirements placed on the property by the developer's lenders and other finance partners?**

In conducting research for the One Dallas Program, staff did not investigate the specifics of a developer's financing and did not collect this information.

A look at the current city code requirements for parking may be helpful to put these empty spaces in multifamily developments into context. Under the requirements of Chapter 51A-4.209(b)(5), multifamily uses must provide one parking space per bedroom, with **bedroom** defined as "any room in a dwelling unit other than a kitchen, dining room, living room, bathroom, or closet. Additional dining rooms and living rooms, and all dens, game rooms, sunrooms, and other similar rooms are considered bedrooms."

The current MIHDB minimum parking requirement is 1.25 spaces per unit.

If mixed-income and some market rate multifamily developments generally only need about one space per dwelling unit, it is clear that the standard parking requirements in the city code, and even the reduced parking requirements in the MIHDB program, may result in vast amounts of empty parking spaces.

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March 28, 2022: Responses to Questions**

- 3. The proposed fees for the fee-in-lieu portion of the proposal vary by number of stories in the development. Why is the fee higher in high-rise developments than in low-rise developments?**

Construction costs per foot tend to be higher for high-rise construction than they are for mid-rise or low-rise developments. The fee is calibrated to be less than two or three percent of hard construction costs.

- 4. The fund is proposed to be dispersed through the existing standing Notice of Funding Availability to Develop Affordable Homeownership and Rental Housing (NOFA). Has staff considered geographic zones to ensure that fees are used to create mixed income housing near where the fees were generated?**

Staff has discussed a variety of geographic distribution frameworks but currently recommends that the funding be used to support development where it is needed to affirmatively further fair housing.

The current NOFA application process and scoring criteria are used to ensure developments meet fair housing, business inclusion, and other equity goals. Over the summer, staff proposes to review the current NOFA and may recommend updates to the scoring criteria such as extra points for using funds within a certain radius of a project that paid into the One Dallas Fund and extra points for exceeding certain racial equity goals.

- 5. The fund is proposed to be used to fund administration costs for running the program. Is it possible that the One Dallas Options program could be self-sustaining? Also, what limits does staff recommend on the administration expense to ensure that the fund is not used mostly for overhead?**

Yes, the One Dallas Options program could be self-sustaining. The first fee alone is likely to be enough to pay staff time for the first few years.

The proposal recommends that staff time devoted to One Dallas Options program will be tracked on an hourly basis and billed to the One Dallas Fund according to the hourly rate of the staff member completing the work. Staff does not recommend an arbitrary percentage of the One Dallas Fund be devoted to administrative costs given the potential variability of the fund income.

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Any other administrative expenditures, such as for data needed to run the program, will be billed to the One Dallas Fund after review through the normal administrative action and City Council approval process to ensure the expenditures directly support the program.

- 6. One of the ways to fulfill the exchange of extra development rights for mixed income housing is to dedicate land to the City. Will you provide more insight on land dedication?**

Specific details and requirements will be worked out in a subsequent implementation phase and reported back to the City Council.

- 7. In 2016, Chapter 20A-4.1 was amended to require that all multifamily development projects that receive financial incentives must set aside at least ten percent of their units and solely lease those units to voucher holders. If voucher holders are not available, the units must be vacant. Why are you recommending removing this ten percent requirement, and how would the alternative work?**

This strict “voucher holder or vacant” requirement has produced zero units except for those within tax credit projects. The supply of new vouchers is sometimes limited because of a lack of federal funds to support the voucher program. Likewise, voucher holders are sometimes unable to move from one property to another. As a result, both market rate and tax credit developers are uncomfortable with this strict requirement because of the risk that 10% of their units will be vacant.

In contrast, the existing MIHDB program, which requires developers not to discriminate against voucher holders, has nearly 5,300 units in the development pipeline, a significant percentage of which will be available to voucher holders.

- 8. Between 2017 and 2022, about how many total zoning cases with a multifamily component were approved by City Council?**

Between 2017 and now, the City Council has approved nearly 55-60 zoning cases with a multifamily component, and out of those, nearly 40 have MIHDB components, with a base (zoning rights without any affordability in exchange) and a bonus (additional development rights in exchange for affordability).

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March 28, 2022: Responses to Questions**

Should you have any questions, please contact David Noguera, Director, Department of Housing & Neighborhood Revitalization, at david.noguera@dallascityhall.com or (214) 670-3619.



**Majed A. Al-Ghafry, P.E.
Assistant City Manager**

c: T. C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
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SUBJECT **Questions from the March 28, 2022 Government Performance and Financial Management Committee Meeting**

During the March 28, 2022 Government Performance and Financial Management committee meeting, Chairwoman Mendelsohn asked a question about the percentages on slide 5 of briefing item G, *Ad Valorem Tax Rate Overview*. We have reviewed the information on the slide and confirmed these percentages are correct.

However, in review of the slide, we noticed that the Rockwall 2020 Supplemental and 2021 Certified amounts were reported in million dollars and not billion dollars. We have updated the slide and highlighted the change for your reference. We have also addressed rounding issues on the slide.

If you have any further questions, please contact me.

M. Elizabeth Reich
M. Elizabeth Reich
Chief Financial Officer

[Attachment]

c: T.C. Broadnax, City Manager
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Property Values



- Taxable property values represent market value (determined by appraisal districts) net of exemptions
- Property within Dallas city limits is physically located in and appraised by four appraisal districts
 - Dallas County – 95.00%
 - Collin County – 3.81%
 - Denton County – 1.18%
 - Rockwall County – 0.01%
- Each appraisal district is required by state law to certify values by July 25 of each year

Appraisal District	2020 Supplemental (\$ billions)	2021 Certified (\$ billions)	% Change
Dallas	\$141.56	\$148.14	4.65%
Collin	5.83	5.94	1.91%
Denton	1.74	1.85	6.33%
Rockwall	0.01	0.01	0.08%
Total	\$149.14	\$155.94	4.56%



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TO Honorable Mayor and Members of the City Council

SUBJECT **FY 2021-22 Strategic Priorities Ranking Activity**

Thank you for your participation in individual meetings with Budget and Management services to support the City's Strategic Planning Process.

From 104 plans, we have identified 608 goals, objectives, or actionable items, and synthesized 55 goals to provide a more manageable list to work from. From the City Council Strategic Priorities Ranking activity, we will calculate the consensus ranking, which we will use in further development of the Strategic Plan and resource allocation during the budget process. Staff will develop measurable objectives and align performance measures for each goal for discussion on June 22.

Please send your individual rankings to me by April 8, 2022. Please let me know if you have any questions or need additional information.

Jackie Shabot
for M. Elizabeth Reich
Chief Financial Officer

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
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