

Memorandum



CITY OF DALLAS

DATE July 7, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Report on Funding Priorities Recommendations from the Senior Affairs Commission**

On June 26, 2023, the Senior Affairs Commission (SAC) approved its Funding Priorities Recommendations report. This report was developed by the SAC Committee appointed to review senior programming in the City of Dallas and to draft a report outlining recommendations to the Mayor and City Council for consideration during the upcoming budget cycle.

The Funding Priorities Recommendations report is attached to this memo in three parts: Attachment A is a transmittal memo drafted by the Chair of the Senior Affairs Commission. Attachment B is the Funding Priorities Recommendations report drafted by the Ad Hoc Committee on Funding Priorities. Attachment C is a Minority Viewpoint drafted by a member of the Commission.

If you have any questions, please contact me or Office of Community Care Director, Jessica Galleshaw, at Jessica.galleshaw@dallas.gov.

A handwritten signature in black ink, appearing to read 'Liz Cedillo-Pereira'.

M. Elizabeth (Liz) Cedillo-Pereira
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

**SENIOR AFFAIRS COMMISSION
CITY OF DALLAS**

June 28, 2023

FROM: J. Peter Kline, Chairman

TO: Mayor Eric Johnson, all City Council Members and the City Manager

SUBJECT: Recommended Funding Priorities for Senior Citizens

Attached is a copy of the Senior Affairs Commission's Recommended Funding Priorities that we believe should be incorporated into the City's budget process for fiscal year 2023- 2024.

The SAC recognizes that the City has funded a variety of programs and services for senior citizens for many years. However, our work to create a demographic profile of Dallas seniors makes it clear that the senior population's needs are exponentially greater than the city's effort to address the problems. The City has not adequately prioritized the special needs of the elderly even though they are the fastest growing segment of the population and 30,000 Dallas seniors are living below the federal poverty level. When contrasted with the budget and city priorities related to the 4,000 homeless people in Dallas, the effort to serve the critical needs of the 142,000 senior citizens over the age of 65 is significantly underfunded.

This report was prepared by an Ad Hoc Committee on Funding Priorities chaired by Feliz Jarvis. Members of the Ad Hoc Committee included Commissioners Cantrell D-2, Jarvis D-5, Kline D-13, and Roberts D-14. The report was reviewed and approved by the full Senior Affairs Commission at our June 26, 2023 regular meeting. We hope these priorities are included in the final adopted budget by the Mayor and Council.

Thank you for your consideration and for the opportunity you have given us to serve the City.



**J. Peter Kline, Chair
Dallas Senior Affairs Commission**

**Copy - All Senior Affairs Commissioners
Attachment - Senior Affairs Commission Recommended Funding Priorities FY 2023-24**

Attachment B

CITY OF DALLAS SENIOR AFFAIRS COMMISSION RECOMMENDED FUNDING PRIORITIES FISCAL YEARS 2023-24

(Approved at the June 26, 2023 Meeting of the Senior Affairs Commission)

The Senior Affairs Commission (SAC) has prepared this report to advise the Dallas Mayor, City Council, and City Manager regarding funding priorities to properly serve the needs of Dallas' senior population.

IT IS TIME TO MAKE ALL SENIOR CITIZENS A CITY PRIORITY

The elderly population is the fastest-growing segment of the Dallas population and the only segment which has an increasing poverty rate. There are over 200,000 Dallas residents aged 60 or older and at least 30,000 are living on incomes less than \$1,000 per month. All senior citizens are confronted with a myriad of issues associated with aging and need some level of assistance in their daily lives. It is important that resources are created and implemented to serve ALL of our seniors, particularly as it relates to socialization opportunities to combat the sense of isolation that affects almost all seniors.

The senior LGBTQ+ community is included in these statistics, but are virtually invisible in the demographics we have for the City of Dallas.

National Statistics indicate that:

- One third of LGBTQ+ elders live at or below 200% of the federal poverty level.
- LGBTQ+ elders are less likely than other older adults to reach out to Senior Centers, meal programs, and other vital services, including medical help.
- About two-thirds of LGBTQ+ older people have experienced victimization at least three times in their lives. More than half report being discriminated against in employment or housing.
- Research has shown that LGBTQ+ people have higher rates of poor physical health and mental distress than non- LGBTQ+ people.

It is clear that the City of Dallas has not prioritized the well-being of our elderly population. Senior citizens are barely mentioned in the City Manager's Goals, the Dallas 365 citywide measures deemed most important to public and the Performance Measures used to hold city departments accountable for results. No senior city executive is tasked with overall responsibility for assessing senior needs, tracking city services provided for seniors across all

city departments or providing an effective communications program to inform seniors how to best access programs.

During the past year, the Senior Affairs Commission has led the effort to capture meaningful demographic data for the Dallas senior population, although limited data is available for the LGBTQ+ senior community. Professional survey work is still required to identify, quantify and prioritize the most important needs in the senior community. It is essential to look beyond the seniors who are now taking advantage of existing programs and develop good data on high-need seniors who presently do not participate. In addition, since there is very little census data on the LGBTQ+ community, a special effort will be required to survey this subgroup and identify special needs and challenges. This will require funding for outside consultants to assist in the survey work and the development of a strategic plan for how to best serve senior citizens.

CURRENT CITY-FUNDED SENIOR PROGRAMS

In general, the City's senior programming has evolved as a response to the anecdotal identification of problems and needs, rather than a data driven definition of the size and scope of issues confronting seniors. Over the years the City of Dallas has allocated some funding to respond to specific problems and needs of the senior community. Currently funded senior programming occurs across several city departments and outside contractors including:

- Office of Community Care (OCC)
 - Senior Services / Information and Referral Services
 - Senior Dental Health Program
 - Senior Workforce Programs
 - DART Rides Program
 - Senior Ombudsman Program
- Dallas Public Library System
- Parks and Recreation Department
- Housing Department - Home Repair Programs
- Targeted activities to seniors within the Police and Fire Departments

The seniors who take advantage of these programs and services benefit greatly from them. Unfortunately, the collective participation in all of the city-sponsored senior programs represents significantly less than 5% of the 142,000 seniors over the age of 65 who live in Dallas. The Senior Services Information and Referral Services program is on track to serve about 1,800 unduplicated clients in FY 2022-23, each of whom will require between 6 and 10 rounds of communications in order to respond to their needs. The various programmatic resources that are under the Senior Services umbrella are generally serving fewer than 500 individual seniors in a typical year. Given that at least 15% of all Dallas seniors are living at or below the federal poverty line and many more are struggling to make ends meet, it is clear that

the City's efforts to serve our elderly residents are not having a material impact on the problems being faced.

Some programs are constrained by inadequate funding, but virtually all senior programming is constrained by a lack of awareness that these services and programs even exist. The City of Dallas does not have a comprehensive strategy on how to best reach out to the senior population. Many of the programmatic efforts seem to operate in a silo and each have their own communications effort that is based largely on people who have utilized services in the past. There is no centralized source of information on all senior programming and available services. The city must make it a priority to address this problem.

Finally, the City should compile a comprehensive report on the number of seniors served by all of these initiatives. This data is essential for a fact-based evaluation of the effectiveness of senior programming.

THE AGE-FRIENDLY DALLAS PLAN

The City of Dallas adopted as a guide the Age Friendly Dallas Plan in May of 2019 which set forth goals for community accessibility by all age groups, with a particular focus on seniors. The areas of focus of this Plan included seven domains:

- Outdoor Spaces and Buildings
- Transportation
- Housing
- Social Participation & Inclusion
- Civic Participation & Employment
- Communications & Information
- Community Support & Health Services

Clearly, work has been accomplished in the four years since Dallas City Council adopted the plan. However, the Covid-19 pandemic had a crippling impact on many of elements of the plan and it exacerbated the problems facing senior citizens living in Dallas. It is time to carefully reevaluate the goals and objectives of the plan and objectively assess how much progress has been made toward improving the quality of life for our elderly residents.

DEMOGRAPHIC PROFILE OF THE DALLAS SENIOR POPULATION

In 2022 the Senior Affairs Commission worked with City's Office of Data Analytics & Business Intelligence and the Office of Community Care to build a demographic profile of Dallas' Senior Population for the city as a whole and for each City Council District. Please refer to the Senior Affairs Commission's 2022 Annual Report to review the results of this work to obtain the full demographic profile of the senior population.

The demographic profile is currently being updated to reflect the data from the Census Bureau's 2021 American Community Survey and the new City Council District boundaries. The more recent data is expected to reconfirm the trends revealed by the 2019 American Community Survey. The senior population will continue to be the fastest growing segment of the Dallas population and will likely be the only segment with an increasing rate of poverty.

MAJOR ISSUES CONFRONTING DALLAS SENIORS

Like all Dallas residents, senior citizens are impacted by all of the major urban issues affecting our city and they benefit from the broad-based city programs and services that address these issues. However, inflation and the resulting cost of living are hitting our senior population hard. The tight labor market has impacted retaining and hiring of new employees in the service sector, including health care, medical services as well as city services. These staffing shortages are impacting the city's ability to adequately serve those seniors with the highest need.

Poverty & Cost of Living

As stated in our 2022 report, there were about 30,000 seniors living at or below the federal poverty line in Dallas in 2019. Although this data has not yet been updated, it is reasonable to assume that these figures have increased. Most senior citizens live on a fixed income that may or may be supplemented by part time employment. Over 30% of seniors live alone and do not benefit from multiple incomes in their household.

Even during the 2014 – 2019 period of minimal inflation, the number of Dallas seniors living below the poverty line grew by 11%, while non-seniors in poverty fell by 17%. In 2019, the average inflation rate was below 2%. The current federal rate of inflation is reported at just below 5%, and the last 24 months have seen the highest rate of price increases in over 40 years averaging just below 7%¹. This has been driven by large increases in rent, food and gas prices. Many seniors who were struggling to make ends meet are now in crisis mode. At the same time, continuous Medicaid benefits which was available during Covid have been dropped which could negatively impact seniors.

Affordable Housing

The lack of affordable housing in Dallas is a wide-spread problem that is being exacerbated by limited availability and increases in rental rates for apartments and rental homes. Year-over-year rental price growth is predicted to rise from 5.8%, as of June 2022, to 8.4% as of May 2023, according to a Federal Reserve Bank of Dallas forecast². For seniors who are living on a fixed income, these increases make it virtually impossible to continue to live independently because the supply of less expensive apartments simply does not exist.

Affordability is also a major problem for seniors who own their homes. About 30% of all single-family homes in the city are owned by residents over the age of 65. Even for seniors who no longer have a mortgage, large increases in property taxes, insurance, utilities and maintenance costs have been very difficult to absorb. Residents of Dallas had an average property tax bill of \$2,851 in 2016 and that jumped to \$4,671 in 2021, Dallas posted the highest increase of any major city in the U.S.³ "The average cost to insure a home in Texas has gone up 6% in the last year, making the state the second-most expensive for home insurance in the entire nation," says Nick VinZant with CBS Texas News⁴.

Further findings from the 2022 Dallas County Community Health Needs Assessment report that:

- There are 20 affordable and available rental units per 100 Extremely Low Income (ELI) renter households
- 85% of extreme low-income renter households spend more than 50% of their household income on housing

Food Insecurity

Food insecurity is still a significant issue for Dallas residents of all ages and the dramatic escalation in grocery store prices has compounded the problem, particularly for seniors living on a fixed income. The North Texas Food Bank and VNA's Meals on Wheels programs are seeing all-time record demand for their assistance. The lack of grocery stores in proximity to seniors living in low-income neighborhoods is also a major problem. According to USDA Economic Resource Service, and supported by local data, those areas in Southern Dallas with the lowest incomes also have low access to food.

Social Isolation

Older adults are particularly susceptible to social isolation, adversely impacting their quality of life and their physical and mental health. According to the Administration for Community Living (ACL), between the end of 2020 and early 2021 there was an increase in symptoms of anxiety and depression among older adults in the U.S. Since the onset of the COVID-19 pandemic, 21% of Medicare beneficiaries reported feeling more lonely or sad, 15% reported they felt less financially secure and 38% reported feeling less socially connected to friends and family⁵. Currently, this issue is of even greater concern because most of the opportunities for socialization are still reduced from pre-pandemic levels and many senior citizens are unaware of what is available and how to access programs. Additionally, not all programs previously offered by the City are available, web sites may not be updated or staff is unaware of what is offered.

Mobility Issues and Transportation

Access to medical care, grocery stores and socialization opportunities is a very common issue for senior citizens. Nearly 10% of all Dallas households do not have a motor vehicle and must rely on family, friends or public transportation. Nearly 30,000 Dallas seniors report having two or more disabilities, and as people age, almost everyone has some sort of mobility issue, making it difficult to get to DART bus stops. There are about 57,000 Dallas seniors aged 75 and older who are particularly vulnerable to these difficulties.

FUNDING PRIORITIES FOR FISCAL YEAR 2023-24 AND BEYOND

Based on our work to develop a fact-based demographic profile of the senior population in Dallas, the SAC believes that the historical budget process has underestimated the critical needs of the fastest growing segment of the City's population. Funding has not kept up with population growth. The Covid-19 pandemic protocols have had a disproportionate adverse impact on seniors, both directly and indirectly. Resources, access to facilities and senior programming have been curtailed over the past few years due to the Covid 19 pandemic. As the City senior population continues to grow and age, additional resources will be required to help our seniors attain a suitable quality of life.

The funds for services provided by the City for our Seniors should be comprehensively measured against the number of seniors served. Currently, participation by seniors in some programs are not measured. The dollars spent compared to numbers served does not appear to be considered. This data would make future funding decisions more informed and outcomes more certain.

The SAC recommends the following funding priorities be incorporated into the FY 2023-24 budget process. The list is presented in rank of importance to the seniors in our community.

- **Consulting Resources.** In order to complete a comprehensive city-wide senior needs assessment and a strategic plan on how to best to serve the senior population, it will be essential to retain the services of one or more outside consultants. Current city staff does not have the time and capacity to perform the activities necessary to do this investigation in a comprehensive manner. An objective outside consultant can produce the necessary documents without having the city commit to ongoing salaries for the talent needed to complete this work. While it may be possible to obtain some pro bono consulting resources, it is unlikely that these projects could be completed in a timely manner without retaining paid consultants. The SAC recommends that approximately \$250,000 be budgeted for these resources.

- **Communications Strategy and Staffing.** The City needs to develop a clear strategy on how best to communicate with our senior residents. Based on the participation levels in the existing senior programming, it is clear that we are not reaching those seniors with the greatest needs or our service volumes would be much higher. The SAC recommends that a full-time position be created to gather senior programming information from all city departments and create one central comprehensive information source for seniors. In the long run, this new staff position would be responsible for exploring the best way to integrate information on senior programming offered by the non-profit community with the City's programming. The City, its partners and grantees should have some resources that specifically address awareness and education about the LGBTQ+ senior community and promote inclusivity and acceptance of this group.

In addition, the SAC recommends budgeting \$100,000 to retain a communications consultant to develop a strategic communications plan for senior programming. The Strategic Communications Plan should identify the most effective way to reach all seniors as well as specific ways to reach targeted subgroups such as the senior LGBTQ+ community.

The State of Texas has a 2-1-1 hotline for community social services. Some Dallas County senior services are currently listed, but it does not reflect the scope of offerings by the City or local non-profits. This platform could be a starting point as it is both web based and phone supported. Additionally, service providers can add to the data base, thus providing the potential for a comprehensive information source. While this source may not be the best solution, funding for this type of resource should be considered rather than the fragmented/siloed approach on the City web site.

- **Senior Services Case Worker Staffing.** The current caseworker staffing in the Senior Services department is based on the current activity levels. These volumes will almost certainly increase significantly if a more effective communications strategy increases community awareness of available programs. Additional staffing will be required to serve higher volumes and to increase outreach initiatives to under-served segments of the senior community.
- **Food Insecurity Strategies.** The current economic climate has stressed the capacity of non-profits that are addressing food insecurity in Dallas. The VNA's Meals-On-Wheels program is a highly utilized resource by the Senior community and is near capacity due to lack of sufficient funds. The City should explore ways that additional funding could improve services to Dallas senior citizens in future years.

The Dallas County Health and Human Services offer congregate lunch meals for Seniors in various locations throughout the City. Some meals are offered within Dallas Recreation Centers or Senior Centers and even in free standing Churches. However,

some Districts are not served by this important program. Federal funding for these programs is at risk of cutbacks and these programs will be in serious jeopardy if that happens. The City needs to closely monitor this issue since these centers must continue to be a priority because they are critical to fighting food insecurity, social isolation and overall health for seniors. The City should explore ways to create additional sites in high-need districts that are not presently served.

The City recently approved \$5.8 million in incentives for the development of a new grocery store in southern Dallas, a food desert area. Similar opportunities should be pursued in other locations, especially in those areas that are food deserts where there are few or no grocery stores. Since the effort to attract new grocery stores will take several years to become reality, the City should work closely with the North Texas Food Bank to find ways to create new and expanded food pantries to serve these areas of high need.

- **Affordable Housing and Minor Home Repair Program (CDBG).** With the dramatic increase in both overall population growth and rent rates, the city must address the lack of affordable housing, particularly within the Senior Community. Seniors on fixed income are particularly vulnerable in this environment. Since there are limited housing alternatives, finding ways to keep seniors in their existing homes is especially important. Pillar III of the Dallas Comprehensive Housing Policy is focused on preserving existing housing. Older homes need repairs. Currently, resources for making repairs are less available and supplies have significantly increased in cost.

In late 2022, the City Council approved a Senior Home Repair Program with funding of \$100,000. The program is targeted to improve the accessibility and safety of Senior's homes. Over 700 applications were received for this program. At an estimated cost per house of \$5,000 that would only help 20 Senior households or less than .03% of all homes owned by Seniors. An additional \$1 million was made available for the program through Fee-In lieu funds. With this additional funding, the Senior Home Repair Program will be well funded in FY 2023-2024. However, an ongoing fund in the amount of at least \$1,000,000 annually for this program should be established.

- **Senior DART Rides Program.** The City currently offers the DART Rides program, offering on demand ride service to both Seniors as well as qualified individuals with disabilities. The volume of rides from this service, while increasing from pandemic levels, average 566 one-way rides monthly. Improved communication of this service is vital for this service. However, additional information about the use of service (shopping, social, medical) would help determine the true value to our highest need population. The cost of these services may need to be reviewed as a factor in the number of participants.

There are numerous transportation services offered for Seniors by health providers, Dallas County HHS, religious entities and various other non-profits. My Rides, which has transitioned to a private provider, has attempted to create a centralized information source for these transportation sources but the listings provided are not comprehensive and adequate funding will be required. A service that is comprehensive, accurate, up to date and contains complete information about the various services is needed. This project could be part of the Communication and Staffing priorities previously discussed.

- **Senior Dental Program.** The Texas A&M Dental Clinic usage has surged post-pandemic, with procedures provided to senior patients visits averaging 500/mo. The centrally located site near Fair Park is well located to attract patients from many Districts. Current year volumes are expected to consume full funding in the current budget. The SAC recommends continuation of this program, an increase of over the current year budget, as well as consideration of opening an additional center in Southern Sector of Dallas.
- **The Dallas Library System.** Since the City does not operate dedicated senior centers, the Dallas Library System has long served as social gathering places for senior citizens. During the Covid-19 pandemic this important senior resource was taken away and staffing and hours of operation have not been fully restored to pre-pandemic levels. Historically, this important function of the library system has not been given enough consideration in the budget process. Dedicated senior programming and staff to support it should be expanded significantly in the upcoming budget cycle.
- **Park and Recreation Programs.** Given the lack of dedicated senior centers, the City's Rec Centers have also played an important role as social gathering places and sites for targeted senior programming. The return of the ASAP program has been greeted with good participation but there is a need for more dedicated senior programming. Programming should consider the specific demographics of the District to ensure programs resonate with the community needs and will be utilized by the community. The continuation of both in-person and online programs should be funded. In addition, the City should explore the potential for creating new dedicated space for Senior Centers across the Park & Recreation system.
- **Senior Ombudsman Supplement.** The City contracts with the Senior Source to provide supplemental funding to enhance ombudsman services to residents in Dallas nursing homes and assisted living facilities. The Ombudsman program did a remarkable job of maintaining contact with residents and their families during the ban on personal visitation during the pandemic. This is an exemplary program and they serve a very high percentage of the people living in senior living facilities. Volumes have returned to normal this fiscal year and may well increase as a result of post-pandemic regulations. The amount of this contract was increased last year to reflect inflation, and the SAC

recommends that current funding levels be increased again to reflect the current inflationary environment and increased workloads.

- **Senior Training and Employment.** The current economic environment is causing many seniors to find part-time employment to supplement their fixed income retirement plans. After being suspended during the Covid-19 pandemic and a change of contractors, a new program was initiated last year. Based on very low participation in the program, the SAC recommends the continuation of funding through the term of the current contract, but a concerted effort should be made to find more effective ways to facilitate senior employment matches. It is also recommended that the city explore an internal program to fill open city positions with senior citizens who already possess the needed skills and are seeking part-time and/or full-time employment.
- **Sidewalk Plan.** The SAC supports continued funding for the implementation of the Master Sidewalk Plan to support sidewalk replacement throughout the city. The upcoming bond program should make sidewalk improvements in areas of the city that are heavily populated by seniors.

¹Source: https://ycharts.com/indicators/us_inflation_rate

²Source: <https://www.cnbc.com/2022/09/28/how-much-higher-rent-will-go-in-2023-according-to-experts.html>

³Source: <https://www.wfaa.com/article/money/dallas-property-tax-increase/287-2674546e-b5d3-43c0-bf2f-97125ea874a5>

⁴Source: <https://www.cbsnews.com/texas/news/texas-home-insurance-prices-could-soon-become-the-highest-in-the-country/>

⁵Source: The Administration for Community Living. 2020 Profile of Older Americans. May 2021. Retrieved on July 28, 2022. Available at: <https://acl.gov/aging-and-disability-in-america/data-and-research/profile-older-americans/>

Attachment C

MINORITY VIEWPOINT ADDENDUM - CITY OF DALLAS SENIOR AFFAIRS COMMISSION RECOMMENDED FUNDING PRIORITIES FISCAL YEARS 2023-24

Recommendation to Members of the Dallas City Council:

I am writing this report as the only openly gay Senior Affairs Commissioner in Dallas, to address the unique needs of LGBTQ seniors within our community. As a marginalized group, LGBTQ seniors often face distinct challenges that require specialized attention and support.

One of the primary obstacles in addressing the specific needs of LGBTQ seniors is the lack of available data regarding their numbers in Dallas. This gap in information makes it difficult to accurately assess the size of this population and, subsequently, allocate resources effectively. By conducting comprehensive surveys and studies, we can gather valuable data that will allow us to better understand the needs and concerns of LGBTQ seniors.

To ensure that their voices are heard and their needs are met, I strongly recommend the establishment of an LGBTQ Senior Liaison position within the city council. This dedicated role would serve as a bridge between LGBTQ seniors and the council, advocating for their rights and providing them with a platform to express their concerns. The LGBTQ Senior Liaison could also collaborate with existing organizations and agencies to coordinate support services and initiatives for this vulnerable population.

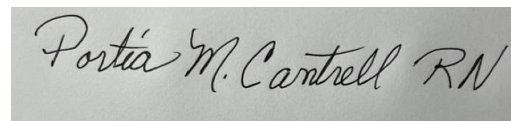
Furthermore, I urge the city council to seriously consider the establishment of an LGBTQ Senior Center in Dallas. Such a center would provide a safe and welcoming space for LGBTQ seniors to socialize, access resources, and receive support services catered to their unique needs. This center could offer a wide range of programs, including health workshops, legal assistance, and intergenerational activities fostering connections with younger generations. By creating an inclusive environment that promotes socialization and empowerment, we can enhance the overall quality of life for LGBTQ seniors in Dallas.

The benefits of having an LGBTQ Senior Center and an LGBTQ Senior Liaison cannot be overstated. These initiatives would not only demonstrate Dallas's commitment to inclusivity and equity but also foster a greater sense of belonging and well-being among LGBTQ seniors. By providing them with resources, support, and a platform for their voices to be heard, we can empower them to make informed decisions and actively participate in our community.

I sincerely urge the Dallas City Council to prioritize the unique needs of LGBTQ seniors and take proactive steps to address them. By doing so, we can create a more compassionate and inclusive city that values and supports all its residents.

Thank you for your consideration.

Sincerely,

A rectangular box containing a handwritten signature in cursive script that reads "Portia M. Cantrell RN".

Portia M. Cantrell RN

Attachment C

**MINORITY VIEWPOINT ADDENDUM - CITY OF DALLAS SENIOR AFFAIRS COMMISSION
RECOMMENDED FUNDING PRIORITIES FISCAL YEARS 2023-24**

Senior Affairs Commissioner
District 2

Memorandum



CITY OF DALLAS

DATE July 7, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **On-Street Parking and Curb Management Policy – Upcoming Public Comment Period**

This memorandum provides an overview of recent work on the On-Street Parking and Curb Management Policy, updates following the January 2023 City Council Briefing, and a notice of the upcoming public comment period on the draft policy document. As a reminder, the On-Street Parking and Curb Management Policy emerged from the Dallas Strategic Mobility Plan as an opportunity to modernize the City's mobility policies. The space at the curb represents one of the most promising areas of untapped potential to steer the city towards the vision outlined in Connect Dallas.

Upcoming Public Comment Period:

The draft On-Street Parking and Curb Management Policy document will be posted online for public comment between Monday, July 17, 2023, and Sunday, August 6, 2023. A virtual public meeting is planned for Tuesday, July 25, 2023, from 5:30 p.m. to 7:00 p.m., when members of the public can learn more about the policy, ask questions, and provide feedback. Staff can also be available to speak at events upon request. Social media graphics with the website will be sent to the Mayor & City Council offices next week.

Progress Since the January 2023 Council Briefing:

Since the January 18, 2023 City Council Briefing, staff has been hard at work finalizing the draft policy document. This section provides an overview of the work that has occurred since the Briefing.

- Second Stakeholder Review of Policy Document: Between February 14, 2023, and March 7, 2023, the stakeholder working group was asked to provide input on a revised draft of the On-Street Parking and Curb Management Policy document. Changes that were made in response to this second round of input were focused on clarification on the geographies that the different recommendations applied to.
- Formatting the Policy Document: The policy document is being finalized in-house. Staff has been working on formatting the document and improving the quality of graphics and visuals, as recommended by the stakeholders.
- Follow-up on Items of Interest from the Council Briefing: During the January 18, 2023, City Council Briefing, Council Members had questions regarding the accommodation of certain uses, particularly electric vehicles and valet stands. A request was made to staff to further study these topics to brief City Council at a future date. City staff provided a [follow-up memo](#) in February 2023 with initial responses, and has since conducted preliminary research on national best

practices and peer city practices on the topics of interests to evaluate feasibility and to determine if there are conflicts with initial recommendations.

- Electric Vehicle Charging Stations On-Street: Based on preliminary research, although installing charging stations along the curb is feasible, as it has been done in other cities across the country, most cities prefer off-street charging stations as the charging station and associated cords can be an obstruction to the sidewalk and its semi-permanent fixture may conflict with other uses of the curb. City staff will continue compiling research and case studies of other cities' electric vehicle charging policies, programs, and practices; Collect stakeholder and public input and present findings and draft recommendation to the City's Environment and Sustainability Committee and the Transportation and Infrastructure Committee.
- Valet Parking: Council members requested staff to review valet licensing and operating fees as well as operating rules to consider including a mechanism for review and suspension of valet license for businesses that are not in compliance. Staff has begun reviewing peer city practices, fee structures, and enforcement procedures. Staff will present findings and recommended code changes for the City's valet program to the Transportation and Infrastructure Committee at a future date.
- Signs and Markings: Information on the cost of implementing the policy was requested during the Briefing. Depending on the extent to which curb markings replace signs, implementing the new policy may increase maintenance costs. Staff is in discussion to develop a phased implementation and funding plan to update signs and install pavement markings for parking stalls and curb markings to identify functions of the curb. Staff has identified changes to the City's code, sign standards and, standard details for curb markings that are required before changes to existing metered parking area can be made.
- Parking Occupancy and Availability Data Collection: Staff has started reviewing offerings in parking technology to improve the collection of occupancy data that is needed for the performance-based parking pricing strategy recommended in the draft policy.
- Commercial Motor Vehicle Definition: Department of Transportation staff has been coordinating with staff from Code Compliance and Planning and Urban Design on an updated definition for Commercial Motor Vehicle to address citizen concerns about the parking of such vehicles in residential neighborhoods, and challenges with enforcing loading zones in business districts.

DATE July 7, 2023
SUBJECT **On-Street Parking and Curb Management Policy – Upcoming Public Comment Period**
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Next Steps:

The On-Street Parking and Curb Management Policy is intended to provide a decision-making framework for staff that will ensure future decisions related to curb management and on-street parking align with the Driving Principles and vision in the Dallas Strategic Mobility Plan, support the economic vitality of business districts, and balance the needs of all roadway users.

After the close of the public comment period, staff will review the comments and incorporate changes into the policy document as appropriate. It is anticipated that the On-Street Parking and Curb Management Policy will be finalized for City Council consideration in October 2023, along with amendments to the parking meter sections in Chapter 28 of the Dallas City Code. The policy document outlines additional action items that are recommended over the next several years.

If you have any questions or concerns, please contact Ghassan “Gus” Khankarli, PhD, PE, PMP, CLTD, Director of the Department of Transportation, at ghassan.khankarli@dallas.gov.



Robert M. Perez, Ph.D.
Assistant City Manager

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE July 7, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Fire-Rescue's 4th of July Summary**

Traditionally, July 4th is a period of heavy response activity for the fire department. To enhance public safety and mitigate the anticipated rise in Fire/EMS emergencies, Dallas Fire-Rescue (DFR) carefully prepares and coordinates resources for the holiday celebrations. This year, DFR amplified enforcement efforts to discourage the illegal use of fireworks within city limits to mitigate fireworks related injuries and property damage. Statistical information for DFR's emergency responses tied to potential fireworks involvement is as follows:

Problem	July 1-4, 2023, Avg Count per day	July 4, 2023, Shift Count	July 4, 2022, Shift Count	2022 Avg Count per normal day	2021 Avg Count per normal day
Dumpster Fire	8.50	23	28	2.43	2.09
Grass Fire	17.25	48	258	9.21	4.02
Trash Fire	8.25	18	12	3.53	2.65
Structure Fire Reported	3.25	3	14	3.98	3.55
Fire Reported Out	0.75	1	2	0.97	0.93
Structure Fire Working	2.00	3	5	2.63	2.26
Vehicle Fire	5.75	9	9	5.39	4.62
Totals	45.75	105	328	28.14	20.12

Not surprisingly, the data reveals that DFR responded to more calls potentially related to fireworks on and around the July 4th holiday in 2023 as compared to the daily average for these same types of calls made on other days during the year. However, this year represented a slight decrease in the call volume involving fires in structures. While this may be attributed in part to the holiday falling on a Tuesday, credit for this decrease must also be given to our Inspections and Education teams for their efforts in prevention campaigns.

The above chart clearly demonstrates the consistent and continued statistical trend that these types of calls are greatly increased on the July 4th holiday as compared to "normal" days throughout the year.

DATE July 7, 2023
SUBJECT **Dallas Fire-Rescue's 4th of July Initiatives**
PAGE **2 of 2**

DFR's Prevention and Investigation Bureau maintains a strong campaign to educate citizens on the danger of fireworks use, and designed a community engagement program comprised of alternate celebration activities and enforcement as follows:

Education

DFR's Inspections & Life Safety Education Division includes Fireworks safety information as part of their education program presentations beginning in June. Social media platforms were used for messaging. Additionally, education efforts were especially concentrated in multi-family dwellings that had demonstrated historically high fireworks activity.

Enforcement

Both DFR and the Dallas Police Department (DPD) increased their presence and commitment of personnel for enforcement purposes. DFR's Inspections Division, along with DPD, worked in a concerted effort to initiate proactive measures to prevent the discharge of illegal fireworks in the City of Dallas. Both departments responded to incidents and addressed citizen complaints regarding the possession or discharge of fireworks within the city limits of Dallas. In total, DFR and DPD confiscated 1309.6 pounds of illegal fireworks and issued nine (9), class C violation citations for possession of illegal fireworks. While less citations were issued, the fireworks confiscated was significantly higher than in 2022 (9 citations issued, and 938.3 lbs. confiscated). Fire and arson investigators were staffed to investigate fire incidents related to fireworks.

DFR, DPD, and various city of Dallas departments made a concerted effort to engage, educate and provide safety to the citizens during the holiday celebrations. We look to build on this year's success as we look ahead to next year's 4th of July celebrations.



Dominique Artis
Fire Chief, Dallas Fire-Rescue

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
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CITY OF DALLAS

DATE July 7, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Short-Term Rental Resource Page and FAQ**

On June 14, 2023, City Council defined short-term rentals as land use and voted to restrict short-term rentals (STRs) to a list of allowable zoning districts, with enforcement commencing December 2023.

To best serve Dallas residents and provide clarity around the new Council policy, Code Compliance Services (CCS) created a [short-term rental resource page](#) within the Code Compliance Services section of Dallas.gov. It includes an overview of new regulations, links to new zoning and regulations ordinances, and the City Attorney's Office-approved Frequently Asked Questions (FAQ) to answer anticipated questions around short-term rentals (STR) zoning and enforcement. All property owners eligible to pay Hotel Occupancy Tax (HOT) will receive information via USPS to their business address on file with the state of Texas. Operators of STR platforms may also share this information to clients listing properties within the City of Dallas on their sites.

For answers to questions regarding property uses, zoning interpretations & regulations, development regulations, build sites, permit processes or inspections, STR property owners may contact Development Services' Zoning Consultation Team within Plan Review & Field Service Inspections by phone at (214) 948-4480 or in-person at the Oak Cliff Municipal Center, 320 E Jefferson Blvd, Room 118.

Code Compliance is currently developing a process for registering STRs and will conduct outreach and education to bring properties into compliance with the new ordinance. If other code violations are observed, residents should contact 311 by phone or using the OurDallas app. If any criminal activities are observed, residents should call 911.

If you have any questions, please contact me at carl.simpson@dallas.gov or (214) 670-1204.



Carl Simpson
Assistant City Manager
[Attachment]

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
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Short Term Rentals FAQ

1. What is a Short-Term Rental (STR)?

Short-term rental (STR) is defined as a full or partial rentable unit containing one or more kitchens, one or more bathrooms, and/or one or more bedrooms that is rented to occupants for fewer than 30 consecutive days or one month, whichever is less, per rental period.

2. What are the new regulations?

Generally, the City of Dallas regulations include a definition of short-term rental (STR) as a land use and a list of allowable zoning districts that STRs can be located in. These include Mid-range Office MO(A), General Office GO(A), multifamily, central area, mixed use, multiple commercial, and urban corridor districts.

Other regulations include, but are not limited to, the following:

- Registration through Code Compliance, including payment of fees
- Property inspection
- Obtaining a Certificate of Occupancy
- Maintaining a local responsible party
- Limit of three persons per bedroom with a maximum of 12 guests
- Percentage caps on multi-tenant STR registrations
- Use of amplified sound limitations between 10 p.m. and 7 a.m.
- Minimum night stay of two (2) nights

3. When were these regulations developed?

The City of Dallas conducted several public hearings, City Council briefings, and task force meetings, as well as formal review by the Zoning Ordinance Advisory Committee (ZOAC) and City Plan Commission (CPC). This process culminated in two City Council briefings and a City Council vote.

For more information, please visit the following links to view meeting agendas and videos:

- [City Council Briefing, April 4, 2023](#)
- [City Council Briefing, June 7, 2023](#)
- [City Council Agenda Meeting, June 14, 2023](#)

Short Term Rentals FAQ

4. How will they affect short-term rentals?

Short-term rentals operating in the City of Dallas are restricted to those zoning districts allowed by the [updated zoning code](#) effective June 17, 2023, regardless of whether operating before that date. All short-term rentals must register and follow the regulations found in [Chapter 42B](#).

5. How will they be enforced?

Short-term rentals found operating outside compliance of the development code and regulations code will be subject to enforcement. Code Compliance Services will conduct education and enforcement as necessary to bring properties into compliance, including but not limited to, notices of violation, citation(s), and referral to Dallas City Attorney's Office.

6. What's the timeline for registration and enforcement?

The short-term rental regulations are effective as of June 17, 2023. Code Compliance is currently seeking the implementation of registration software before beginning registration and has a goal of December 2023 to begin enforcement.

7. If I own a rental property on the same street as a huge apartment complex, does that mean it is in a multifamily zone?

The zoning regulations are based on the zoning district a property is located in, not the type of structure. Each property's eligibility will be determined based on the specific zoning district the property is located in, not what types of properties are on the same street. For information on what zone a property is located in, please see question 10.

Short Term Rentals FAQ

8. For true multifamily and condo buildings, is there a threshold of number of units to be big enough to allow STR's?

[Chapter 42B](#) allows STR registration in a multitenant building with more than 20 units.

Multitenant structures with more than 20 units may have up to 3% of the units registered as STRs if the property is located in a multifamily or multiple-family zoning district or a planned development district or conservation district whose base zoning is multifamily or multiple-family.

Properties with more than 20 units may have up to 20% of the units registered as STRs if the property is located in a nonresidential zoning district.

No STR units may be allowed in a multitenant structure that has 20 units or fewer.

9. Would 4-plex townhomes or similar structures qualify for STR use?

Chapter 42B prohibits short-term rentals in multitenant structures with fewer than 20 units.

Short Term Rentals FAQ

10. Can I have an STR at my address?

Short-term rentals are allowed by right in the following zoning districts, provided that all listed zoning requirements and registration requirements are met: MO(A), GO(A), multifamily, central area, mixed use, multiple commercial, and urban corridor districts.

To find out what zone your property lies within: [visit the zoning map](#), turn on base zoning layers, and type in your property address.

If your property lies within a PD (Planned Development district), [click on this link](#) to find the details of the PD your property is in. If your property has an underlying zone of MO(A), GO(A), multifamily, central area, mixed use, multiple commercial, and urban corridor districts within the PD, short-term rental use is allowed by zoning.

[Click here for a zoning map tutorial](#)

For answers to questions regarding property uses, zoning interpretations & regulations, development regulations, build sites, permit processes or inspections, contact the **Zoning Consultation Team** within [Building Inspection](#) (Development Services Department) at 214-948-4480.

You can also visit their office at [320 E Jefferson Blvd](#), Room 118.

11. How should I report a possible short-term rental violation?

Code Compliance is currently developing a complaint intake process for receiving possible STR violations. We anticipate full implementation by December 2023. If any other code violations are observed, call 311. If any criminal activities are observed, notify 911.