

Memorandum



CITY OF DALLAS

DATE March 23, 2018

TO Members of the Economic Development & Housing Committee: Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

SUBJECT **2016-2017 TIF District Annual Report Follow Up Information**

This memo is in response to questions raised at the February 20, 2018, Economic Development and Housing Committee meeting.

Question 1: How was the \$1 Million Vickery Meadow affordable housing set aside used?

On January 16, 2013, the Vickery Meadow TIF District Board of Directors approved \$445,000 to be used as a match for a \$2.225 million Community Challenge Grant from HUD. The deliverables included five area plans (Vickery Meadow, Lancaster Corridor, MLK Station, Hatcher Station, Buckner Station). The studies can be found using the following link: <http://dallascityhall.com/departments/pnv/Pages/Neighborhood-Area-Plans-Adopted-Plans.aspx>

The Vickery Meadow plan called for an RFP to solicit a development team to construct a catalyst mixed-use project with a library anchor. The winning proposer incurred pre-development due diligence costs, which were funded with the \$445,000 TIF District study funds in addition to federal grant funds. The mixed-use project ultimately did not move forward.

The remainder of the funds, \$550,000, were set aside by the TIF District Board of Directors to support affordable housing within the Vickery Meadow TIF District. The funds have not been committed to date, and the balance plus interest is reflected in the Vickery Meadow TIF's "Cash Available from Set-Aside Funds" column in Question 4 below.

Question 2: What is the status of the Canyon project? When is the grand opening of the hotel? What other deals are happening related to this project?

The hotel developer is Atlantic Hotels in partnership with Civitas. The hotel is expected to open for business on March 26th and the Grand Opening is scheduled for May 3rd. Buffalo Wild Wings and Olive Garden are under construction and are expected to open in late third quarter 2018. Additional tenants will include Fuzzy's and Jimmy John's. There is one remaining parcel in the Phase I retail piece which has been sold to a Denny's franchisee. That group is finalizing their construction documents and should be submitting for permits soon.

Question 3: How many total affordable housing units have been created by TIFs?

As noted in the Annual Report briefing, 44,218 residential units have been completed, are under construction, or are planned within the TIF District boundaries. This count includes residential projects that received TIF District funds as well as those that have occurred without TIF assistance. A breakdown of the units created with TIF assistance is below:

Total Residential Units Produced (Completed)	Affordable Units Produced (Completed)	Affordable Units Committed (Approved/ Under Construction)	Total Affordable (Committed and Complete)
13,361	1,535	1,023	2,419

Since the implementation of the 20% affordable housing set aside for TIF-funded projects (10% in the CBD), 10,019 total units have been committed, of which 2,213 (22%) are reserved as affordable.

Question 4: What amount of TIF increment is uncommitted and currently available¹?

The following chart shows the amount of unallocated cash in each TIF District. Unallocated cash falls into two categories: cash available in set-aside funds designated by each TIF, and cash collected but not allocated to any project or set-aside. The amounts shown were accurate as of the end of FY 16-17, September 30, 2017.

TIF District	Cash Available from Set-Aside Funds (Unallocated)	Set-Aside Fund Category	Cash Available from Collected TIF Increment (Unallocated)
Cedars Area TIF	\$843,000		\$0
City Center TIF	\$3,270,590	District Wide & Retail	\$0
Cityplace Area TIF	\$0		\$1,914,597
Cypress Waters TIF	\$0		\$0
Davis Garden TIF	\$0		\$0
Deep Ellum TIF	\$149,265	District Wide	\$0
Design District TIF	\$2,075,916	District Wide	\$507,192
Downtown Connection TIF	\$0		\$0
Farmers Market TIF	\$838,414	District Wide	\$0
Ft. Worth Ave TIF	\$0		\$0
Grand Park South TIF	0		\$154,296
Mall Area TIF	\$0		\$0
Maple/Mockingbird TIF	\$265,416	District Wide	\$0
Oak Cliff Gateway TIF	\$235,947	District Wide	\$0
Skillman Corridor TIF	\$0		\$0
Southwestern Medical TIF	\$0		\$0
Sports Arena TIF	\$655,952	District Wide & Roadways	\$0
State Thomas	\$0		\$2,087,866
TOD TIF	\$0		\$0
Vickery Meadow TIF	\$641,611	Afordable Housing	\$0
TOTAL	\$8,710,695		\$4,509,654

¹ Please be aware that each TIF District reimburses the City of Dallas for staff administrative costs allocable to the TIF program. Therefore, a portion of the funds shown as available will be necessary to pay for reimbursement for future years' administrative costs. If all funds were re-allocated for other uses, all staff time would have to be paid from the general fund. In FY16-17, TIF administrative cost reimbursements for the Office of Economic Development and the Planning and Urban Design Department totaled \$1,111,253.35.

Should you have any questions, please contact me at (214) 671-5257.



Raquel Favela
Chief of Economic Development & Neighborhood Services

c: The Honorable Mayor and the Members of City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
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Directors and Assistant Directors