

Memorandum



CITY OF DALLAS

DATE November 16, 2018

TO Honorable Members of the Economic Development and Housing Committee

SUBJECT **Amendments to the Dallas Development Code Creating Regulations for Mixed Income Housing Development Bonuses**

On Monday, November 5, 2018, the Economic Development and Housing (EDH) Committee voted to forward to the City Council the proposed amendments to the Dallas Development Code to create regulations for mixed income housing development bonuses with an amendment to set the rental affordability period at 20 years instead of the City Plan Commission (CPC) proposed recommendation of 15 years.

The CPC recommendation of 15 years was based on common maintenance and investment cycles for apartment systems such as HVAC systems and roofing. Staff supports the EDH Committee recommendation of 20 years given that this time period provides a longer period of affordability without having a deleterious effect on reinvestment in these proposed developments.

Please feel free to contact Kris Sweckard, Director of the Department of Sustainable Development and Construction, if you have any questions or need additional information.

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

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

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Carol A. Smith, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge

Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors