

Memorandum



CITY OF DALLAS

DATE July 31, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Availability and Disparity Study Recommendations**

On Wednesday, August 5, 2020 you will be briefed on the availability & disparity findings and proposed minority/women-owned business goals. In September 2018, the City retained MGT of America Consulting, LLC (MGT) to conduct the availability and disparity study. The objective of the study was to determine if there were any disparities between the City's utilization of minority and/or women-owned business enterprises (M/WBEs) compared to the availability of M/WBEs in the marketplace who are ready, willing, and able to perform work. The study was executed to determine if a legally justified need exists for the continuation of a M/WBE program in accordance with the guidelines set forth by the Supreme Court and relevant subsequent cases.

The study period was October 2014 to September 2018 and was based on statistical payment data. The findings and recommendations from this study will be used to shape an improved business inclusion policy that creates opportunities for minority and women vendors, builds capacity of minority and women vendors, and executes diversity compliance in contract awards.

MGT has prepared the attached Availability and Disparity Study findings and recommendations.

The Office of Business Diversity has included the current status of recommendations and will highlight accomplishments during the briefing. Please feel free to contact me if you have any questions or should you require additional information.

A handwritten signature in blue ink that reads "Zarin D. Gracey".

Zarin D. Gracey
Director
Office of Business Diversity

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
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Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

CITY OF DALLAS AVAILABILITY & DISPARITY STUDY

FINAL REPORT

Dallas City Council Briefing

August 5, 2020



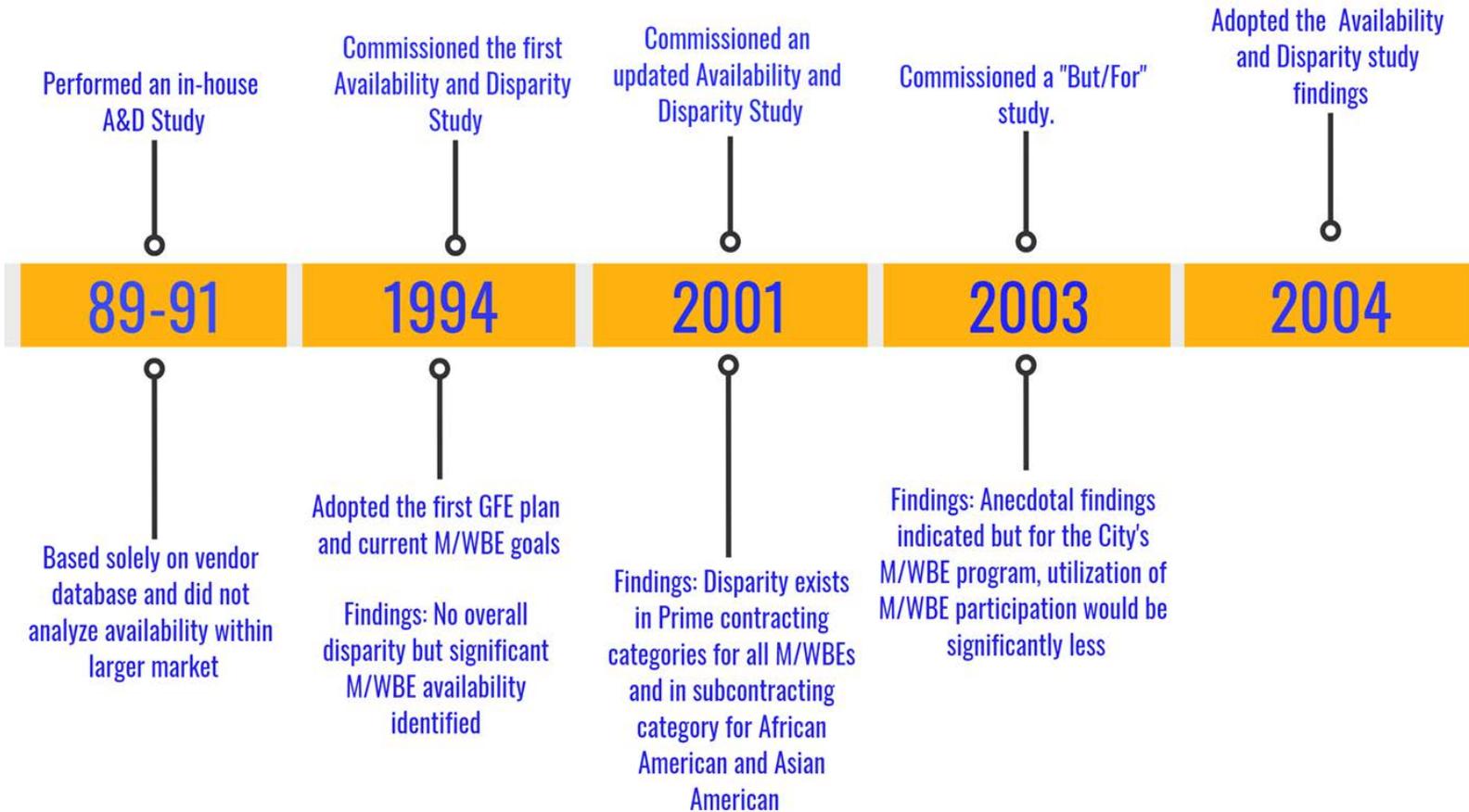
City of Dallas

AGENDA

- Study History
- Study Objective
- Study Framework
- Study Methodology
- Relevant Market Area
- Key Findings
- Key Recommendations



STUDY HISTORY





STUDY OBJECTIVE

Determine if a significant statistical disparity exists between the percentages of available, qualified minority- and woman-owned business enterprise (M/WBE) firms and the dollars paid to such firms in the City's procurement and contracting.



STUDY FRAMEWORK

- Study Period: October 2014 – September 2018
- Study is based on payment data
- Procurement categories analyzed:
 - Construction
 - Architecture & Engineering
 - Professional Services
 - Other Services
 - Goods & Supplies

STUDY FRAMEWORK - Continued

Business Ownership Classifications		
African American	MBE Minority Owned Business Enterprise	M/WBE
Asian American		
Hispanic American		
Native American		
Non-minority Woman	WBE Women Owned Business Enterprise	M/WBE
Non-minority Male	Non-M/WBE	





STUDY METHODOLOGY

1. Reviewed and established the legal framework for conducting disparity studies
2. Completed tasks to determine M/WBE utilization, availability, and disparity based on the legal framework established by *Croson* and relevant cases
3. Used payment data to determine utilization and relevant market area
4. Used industry accepted “custom census” approach
 - Surveyed firms registered with Dun & Bradstreet:
 - Located in the market area
 - Provide services or goods purchased by the City
 - Determined willingness
 - Collected ethnicity/race/gender data



STUDY METHODOLOGY - Continued

5. Used a multi-prong approach to collecting anecdotal input.
 - a. Data collected through:
 - In-Depth interviews with business owners
 - In-Depth interviews with stakeholders
 - Public Meetings
 - Focus Groups
 - Surveys
 - b. Outreach Efforts:
 - Email blasts
 - Direct calls
 - Trade associations and business organizations
 - Printed and digital ads

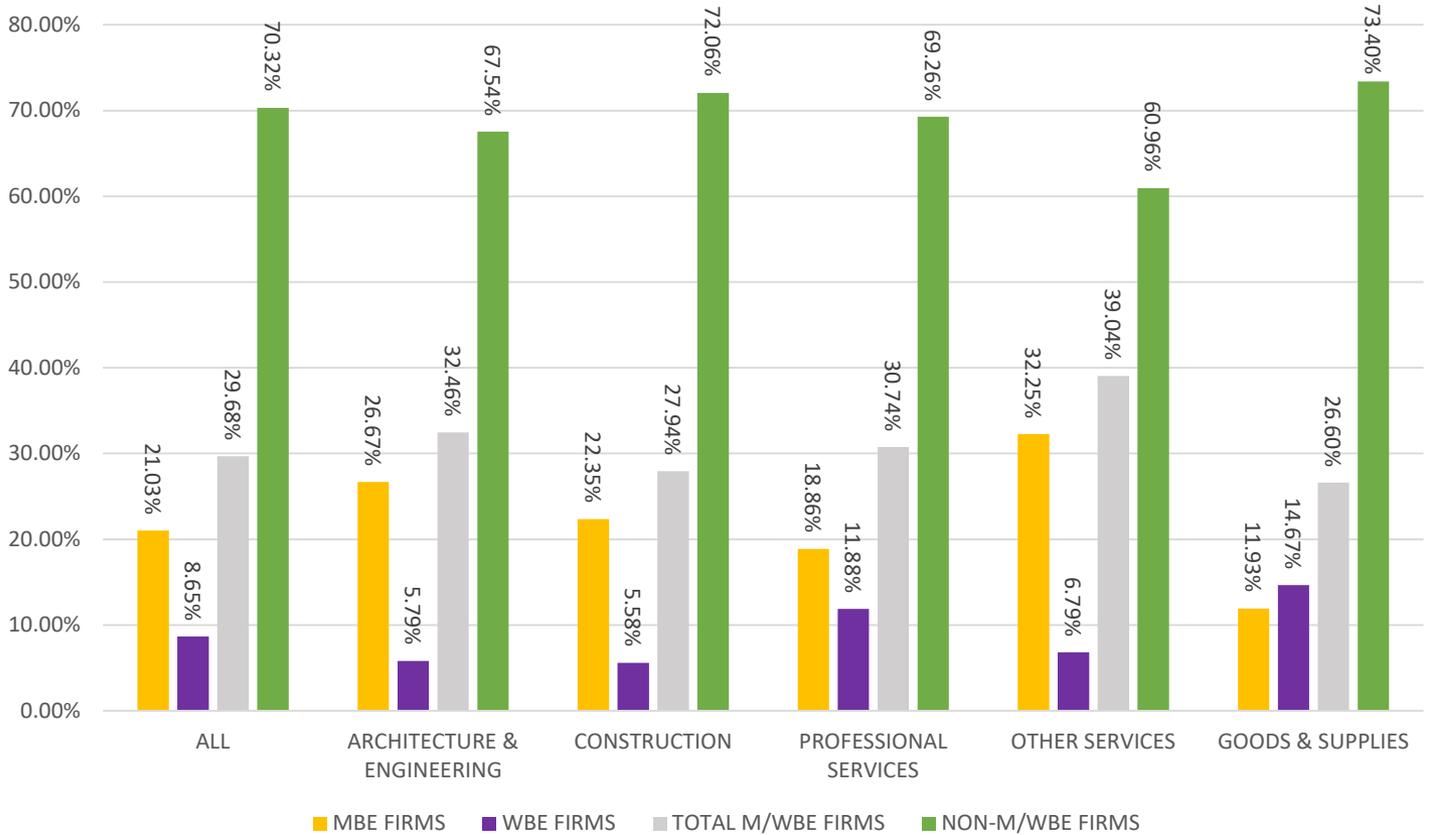


RELEVANT MARKET AREA

- Requires a defined area to ensure that a relevant pool of vendors is considered in analyzing the availability and utilization of firms
- Includes the geographic areas from which the majority of the City's purchases are procured
- Relevant Geographic Market Area: Dallas-Fort Worth-Arlington MSA ("Dallas MSA")
 - Collin County, Dallas County, Denton County, Ellis County, Hood County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Somervell County, Tarrant County and Wise County
- Relevant market area established the framework for utilization, availability, disparity, private sector, and anecdotal analyses
- Relevant market established the basis for future M/WBE outreach and reporting



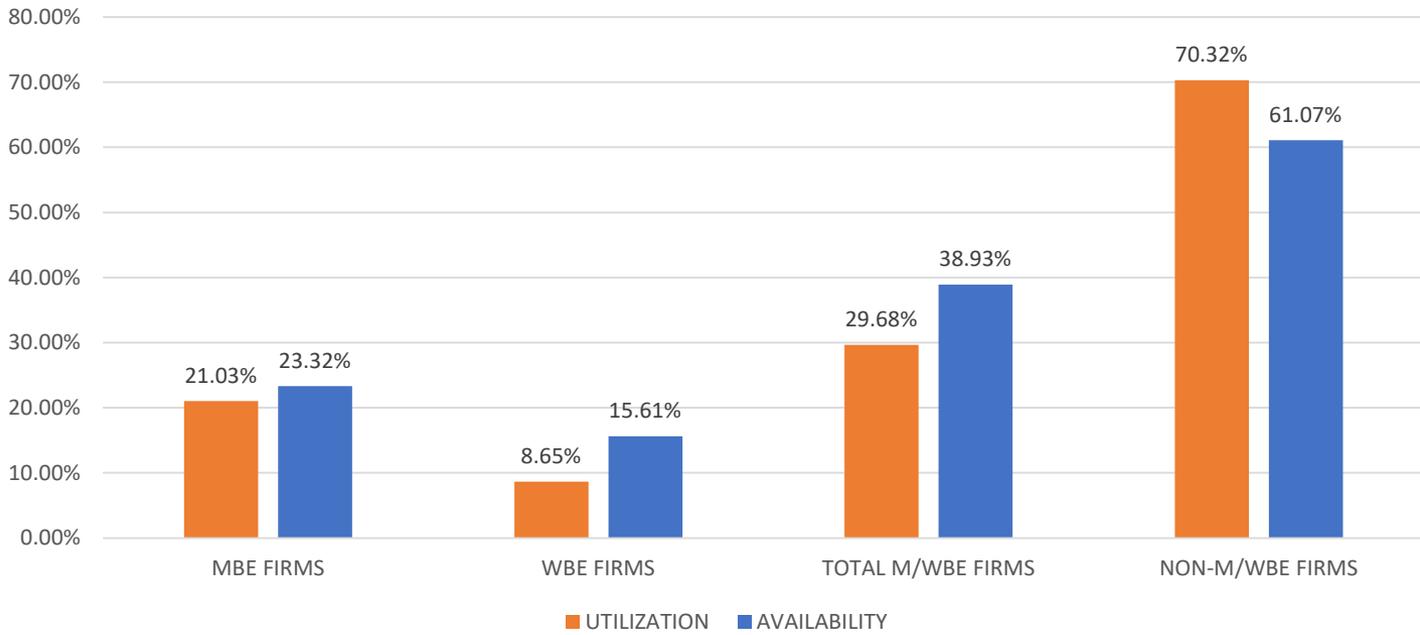
KEY FINDINGS – M/WBE UTILIZATION



Study Period: October 2014 – September 2018



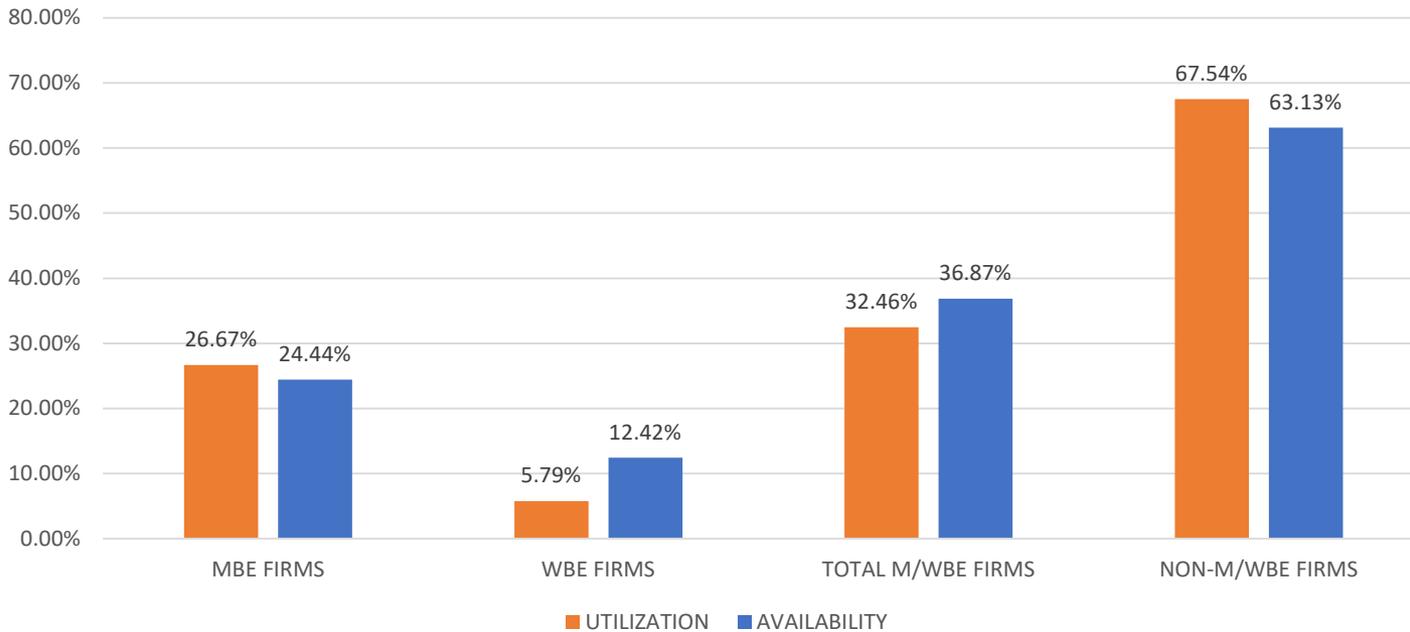
KEY FINDINGS – M/WBE UTILIZATION AND AVAILABILITY ALL CONTRACT TYPES



Study Period: October 2014 – September 2018



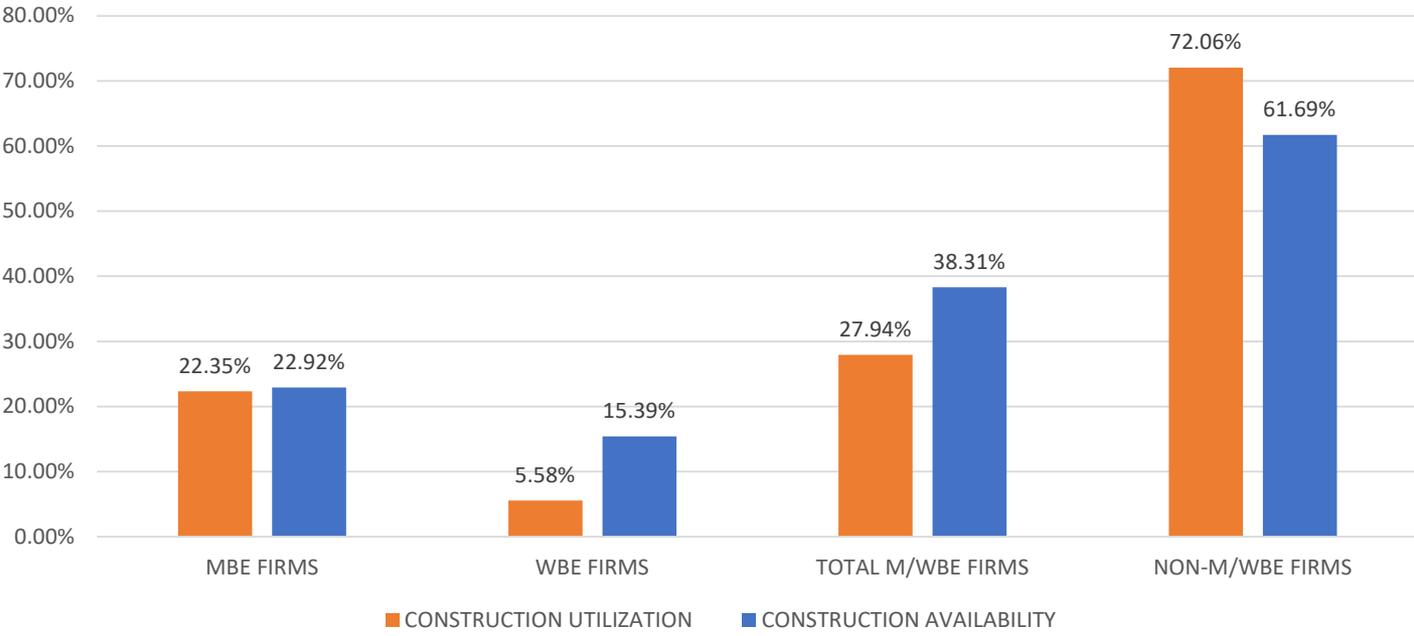
KEY FINDINGS – M/WBE UTILIZATION AND AVAILABILITY ARCHITECTURE & ENGINEERING



Study Period: October 2014 – September 2018



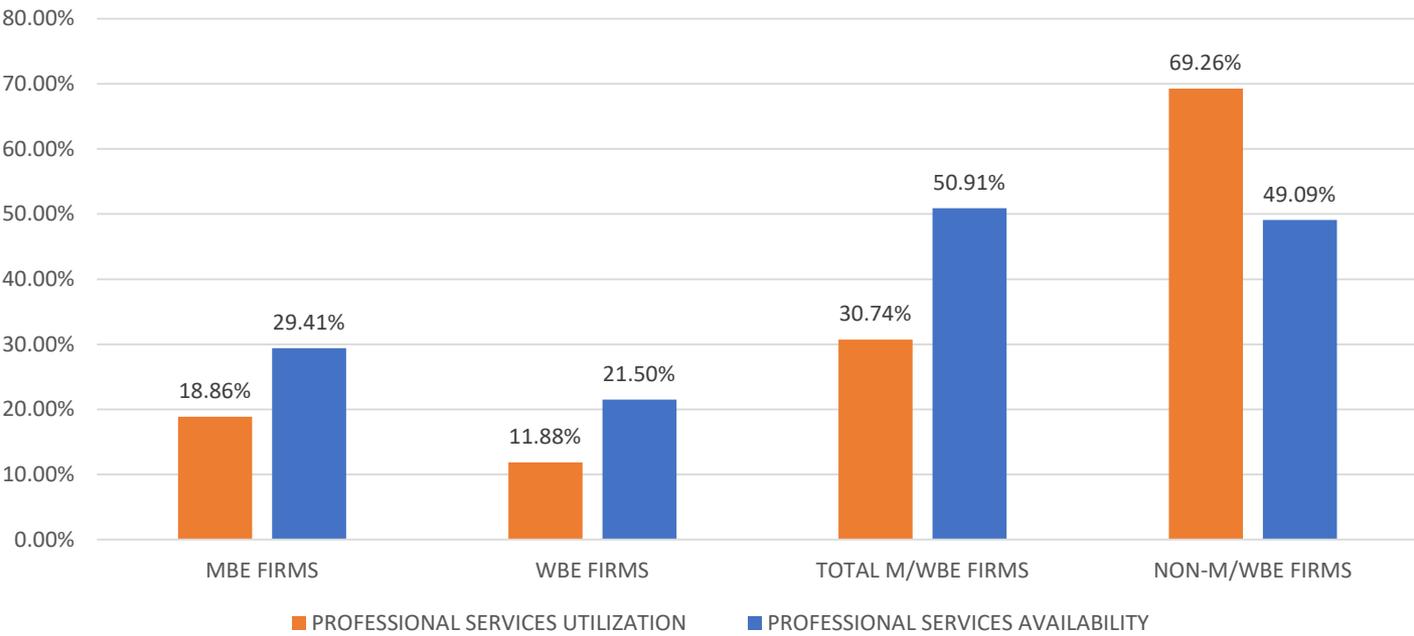
KEY FINDINGS – M/WBE UTILIZATION AND AVAILABILITY CONSTRUCTION



Study Period: October 2014 – September 2018



KEY FINDINGS – M/WBE UTILIZATION AND AVAILABILITY PROFESSIONAL SERVICES

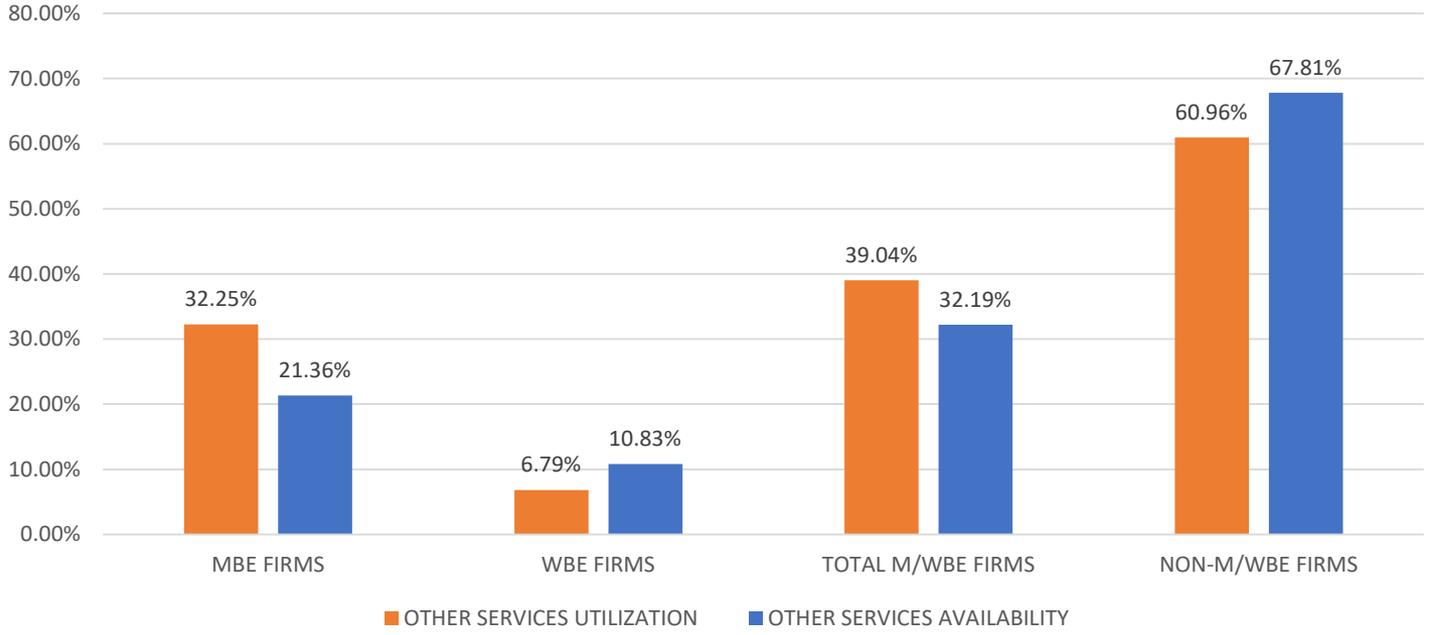


Study Period: October 2014 – September 2018





KEY FINDINGS – M/WBE UTILIZATION AND AVAILABILITY OTHER SERVICES



Study Period: October 2014 – September 2018

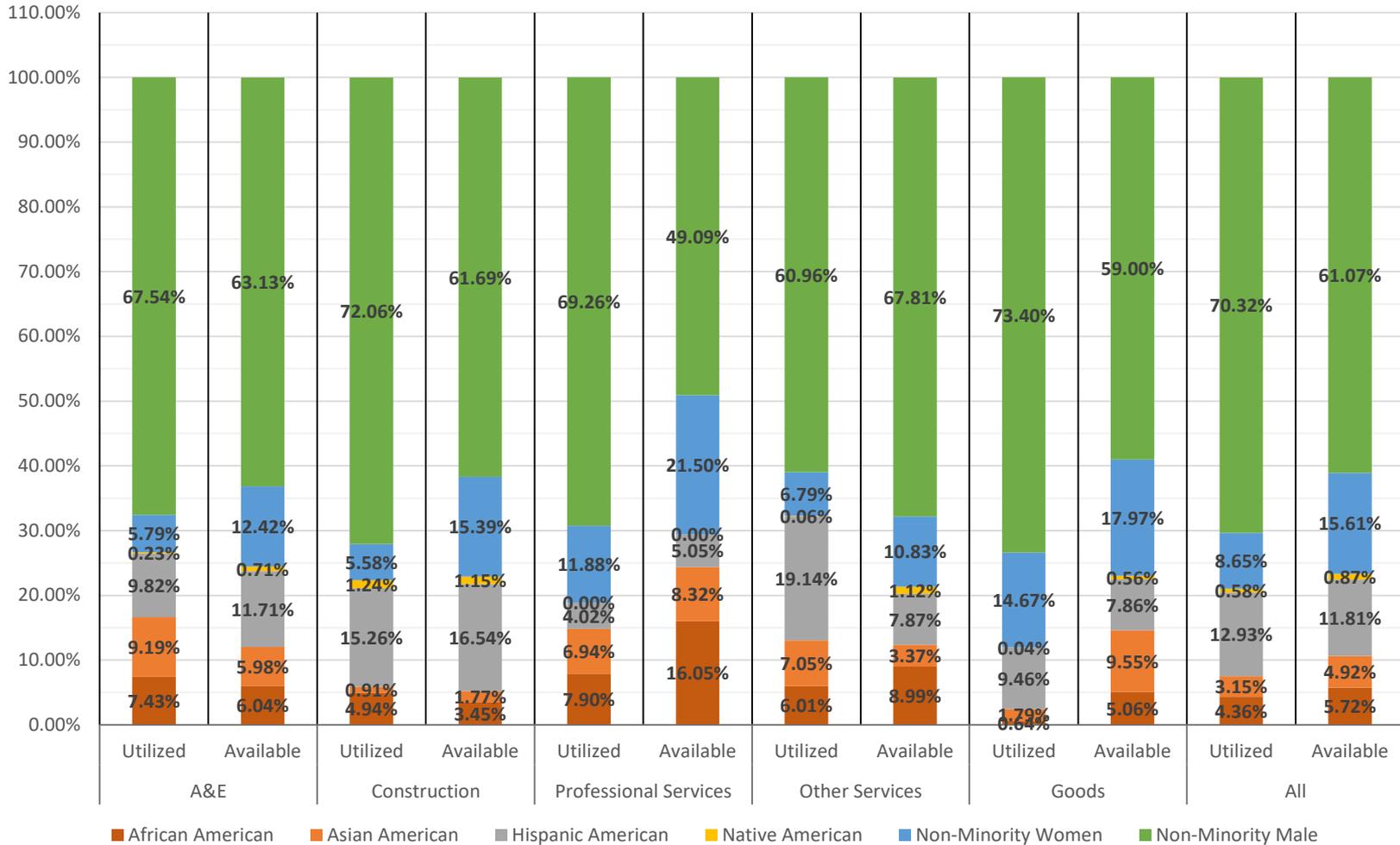


KEY FINDINGS – M/WBE UTILIZATION AND AVAILABILITY GOODS & SUPPLIES



Study Period: October 2014 – September 2018

KEY FINDINGS – M/WBE UTILIZATION/AVAILABILITY BY ETHNICITY/GENDER



KEY FINDINGS – M/WBE UTILIZATION/AVAILABILITY BY ETHNICITY/GENDER

	A&E		Construction		Professional Services		Other Services		Goods		All	
	Utilized	Available	Utilized	Available	Utilized	Available	Utilized	Available	Utilized	Available	Utilized	Available
African American	7.43%	6.04%	4.94%	3.45%	7.90%	16.05%	6.01%	8.99%	0.64%	2.25%	4.36%	5.72%
Asian American	9.19%	5.98%	0.91%	1.77%	6.94%	6.14%	7.05%	3.37%	1.79%	9.55%	3.15%	4.92%
Hispanic American	9.82%	11.71%	15.26%	16.54%	4.02%	5.05%	19.14%	7.87%	9.46%	7.86%	12.93%	11.81%
Native American	0.23%	0.71%	1.24%	1.15%	0.00%	0.00%	0.06%	1.12%	0.04%	0.56%	0.58%	0.87%
Non-Minority Women	5.79%	12.42%	5.58%	15.39%	11.88%	21.50%	6.79%	10.83%	14.67%	17.97%	8.65%	15.61%
Non-Minority Male	67.54	63.13%	72.06%	61.69%	69.26%	67.81%	60.96%	67.81%	73.40%	59.00%	70.32%	61.07%





KEY FINDINGS – M/WBE DISPARITY

Procurement Category	All	Architecture & Engineering	Construction	Professional Services	Other Services	Goods & Supplies
MBE	Disparity*	No Disparity*	Disparity	Disparity*	No Disparity*	Disparity*
WBE	Disparity*	Disparity*	Disparity*	Disparity*	Disparity*	Disparity*
M/WBE	Disparity*	Disparity*	Disparity*	Disparity*	No Disparity*	Disparity*

* Indicates statistical significance.

BOLD Indicates a substantial level of disparity, which is a disparity index below 80.00.

Study Period: October 2014 – September 2018

KEY FINDINGS – ANECDOTAL ANALYSIS

- Data Collection
 - 130 attendees at two public engagement meetings
 - 29 gave testimonies
 - 75 In-Depth Interviews
 - 2 Focus Groups with Area Trade Associations and Business Organizations
 - 421 Completed Vendor Surveys
- Suggested Remedies by Business Owners/Stakeholders
 - Publicly release results of bids and proposals
 - Hold firms accountable to meet M/WBE goals
 - Enforce compliance of the program for all bidders/proposers
 - Create a broader awareness of contracting opportunities for primes and subcontractors
 - Establish a vendor/subcontractor rotation process to broaden the pool of firms working on City contracts and projects

COMMENDATIONS

- **Commendation:** Implemented a subcontractor utilization payment module
- **Commendation:** Conducting quarterly training meetings
- **Commendation:** Conducting pre-submission meetings
- **Commendation:** Forming a Business Diversity Taskforce



RECOMMENDATIONS

- **Recommendation:** Continue narrowly tailored M/WBE program with new goals
 - Set annual aspiration goals
 - Set project specific goals
- **Recommendation:** Enhance M/WBE compliance efforts
 - Regular site visits and project audits
- **Recommendation:** Diversify supplier utilization
 - Vendor rotation, joint venture, emerging vendor programs
- **Recommendation:** Increased/Additional Outreach
 - Workshops, marketing, professional development and overall capacity building of M/WBE firms
- **Recommendation:** Develop relationships with business organizations
 - Public sector advisory board, to develop and institute “best practices”, build capacity and capabilities



RECOMMENDATIONS – ASPIRATIONAL M/WBE GOALS

MGT found sufficient evidence of disparity to recommend the continuation of the Business Inclusion program to address identified disparities.

CONTRACT CATEGORY	CURRENT M/WBE GOALS	UTILIZATION	AVAILABILITY	PROPOSED M/WBE GOALS
A&E	25.60%	32.46%	36.86%	34.22%
Construction	25.00%	27.94%	38.30%	32.09%
Professional Services	36.30%	30.74%	50.92%	38.81%
Other Services	23.80%	39.04%	32.18%	N/A
Goods and Supplies	18.00%	26.60%	41.00%	32.36%

The proposed goals are based on a weighted average of M/WBE utilization and availability. Aspirational goals should be based on relative M/WBE availability. Current MWBE goals were adopted in 1994.

RECOMMENDATIONS – M/WBE UTILIZATION BY YEAR

25.66%	25.00%	36.30%	23.80%	18.00%	CURRENT GOAL
34.22%	32.09%	38.81%	N/A	32.36%	PROPOSED GOAL



Study Period: October 2014 – September 2018

KEY RECOMMENDATION NEXT STEPS

Continue narrowly tailored M/WBE program with new goals

Set annual aspirational M/WBE Goals

Establishes annual overall M/WBE targets across all procurement types (Architecture & Engineering, Construction, Professional Services, and Goods) to address identified disparities that will continue to be included in Business Diversity performance measures

- Update new Business inclusion policy to reflect new goals
- The current Dallas 365 performance goals is:
 - The annual M/WBE spend will increase from 25.0% to 30.0%
- Staff will work with CAO to develop the new policy and bring back to Council for approval in September
- Effective 10/01/2020

Set project specific goals

Establishes M/WBE goals by contract category with an option to waive the M/WBE goal where there is no, or limited availability

- Staff currently reviews over 400 contracts on an annual basis
- Goals are sometimes waived or lowered where there is a lack of availability
- This will be formally documented in the M/WBE admin. guide
- Effective 10/01/2020

Develop departmental M/WBE performance review metric

Includes M/WBE utilization into the performance review process for department heads and other employees with procurement authority

- Staff will work with the City Manager's office to develop M/WBE utilization performance metrics for key departments that align with new M/WBE goals
- Effective 10/01/2020



KEY RECOMMENDATIONS

Enhance M/WBE Compliance Efforts	
Perform regular project site visit audits	
Ensures compliance with the business inclusion program while being proactive instead of reactive	<ul style="list-style-type: none"> In the process of developing a bi-weekly site visit schedule based on contract size or subcontractor concerns Effective 10/01/2020
Develop a specification review team	
Encourages equity and competition by ensuring barriers are removed and creates opportunities for new competitors	<ul style="list-style-type: none"> Business Diversity and Procurement Services are working to establish a specification review team and procedures to ensure competition, opportunity, and efficiency Business Diversity will work with DWU, Aviation, Public Works, Building Services, and Parks to develop a specification review team for architecture & engineering and construction contracts Effective 10/01/2020
Clearer definition and expectations of good faith efforts	
Strengthens good-faith effort criteria	<ul style="list-style-type: none"> Includes outreach to the ethnic contractors associations, chambers, and/or ethnic newspapers Will be included in specification language Effective 10/01/2020



KEY RECOMMENDATIONS

Enhance M/WBE Compliance Process – Continued	
Develop non-compliance penalties	
Enforces prime and subcontractor accountability	<ul style="list-style-type: none"> • Tier I – Placed on a 1 year non-compliance probation which includes notifications to project managers and department directors • Tier II – Brought before City Council to consider being sanctioned for up to 2 years • Violations include (but not limited to): Changing subcontractors without properly notifying the Office of Business Diversity and subcontractor; Closing out projects without fulfilling the M/WBE good faith process; or Self-performing scopes of work that was committed to an M/WBE subcontractor • Effective 10/01/2020
Prompt payment enforcement – Effective 10/01/2020	
Government Code Section 2251.022 requires prime contractors to pay subcontractors within ten (10) days from receipt of payment from the City	<ul style="list-style-type: none"> • Continue using the M/WBE compliance system to monitor payments to prime contractors from the City and payments from prime contractors to subcontractors on a monthly basis • Effective 10/01/2020
Make changes to evaluation criteria	
Updates existing criteria to include an evaluation of prime contractor’s utilization of M/WBEs on private sector contracts	<ul style="list-style-type: none"> • 15 current total business inclusion evaluations points • Staff will bring recommended breakdown of those 15 points back to council with the September policy update • Effective 10/01/2020



KEY RECOMMENDATIONS

Diversify Supplier Utilization	
Establish a job order or master agreement task order contracting model	
Creates opportunities for a diverse pool of qualified small and minority vendors while encouraging competition and potentially lowering City costs	<ul style="list-style-type: none"> Staff will work with Procurement Services and construction departments to develop a pool of qualified vendors on applicable contracts to utilize on a rotating basis for a set period of time Effective 10/01/2020
Establish an emerging vendor program	
Allows Small Business Enterprises (SBEs) to compete and self-perform at the prime contracting level.	<ul style="list-style-type: none"> Staff will work with CAO, departments, and Business Diversity Task Force to determine contract values and bring back to City Council Effective Q2 FY20-21
Establish a joint venture program	
Allows M/WBEs to partner with each other or larger companies in order to gain experience as a prime contractor while increasing bonding capacity as one entity.	<ul style="list-style-type: none"> The City has historically utilized joint ventures on procurements Staff will formalize the program and consider awarding evaluation points for joint ventures and will bring back to City Council Effective Q2 FY20-21
Establish a mentor/protégé program	
Encourages prime contractors to participate in a formal mentor protégé program to increase the number of business ready, willing, and able to do business with the City of Dallas	<ul style="list-style-type: none"> Currently being developed through the Broadening Urban Investment to Leverage Dallas (B.U.I.L.D.) program Will be developed across multiple industries Effective 10/01/2020



KEY RECOMMENDATIONS

Diversify Supplier Utilization - Continued

Establish an owner controlled insurance program

An owner controlled insurance policy owned by the City during on construction projects designed to cover virtually all liability and loss from the construction project
Creates opportunities for emerging general contractors to work on City projects and increasing competition

- Staff will be exploring this further in consultation with CAO and the Business Diversity Taskforce and will bring a proposed plan back to the City Council
- Effective Q2 FY20-21



KEY RECOMMENDATIONS

Develop a formal strategy for business relationships with organizations	
Develop a public sector council to advise on increased capacity best practices	
Revamp Diversity Taskforce to include key public sector entities to advise on industry best practices, new programs, and opportunities for improvement	<ul style="list-style-type: none"> The Business Diversity Taskforce was formally established in FY18-19 The taskforce will continue to focus on best practices utilizing the recommendations from the availability and disparity study Effective 10/01/2020
Increase outreach	
Creates an opportunity to connect small businesses to resources, M/WBE certification, and contracting opportunities that have historically been overlooked	<ul style="list-style-type: none"> In addition to businesses located in Dallas County, B.U.I.L.D.'s outreach strategy includes connecting local businesses located in LMI census tracts to the resources within the B.U.I.L.D. ecosystem Effective Q1 FY20-21
Increase technical assistance	
Incorporates frequent meetings with local organizations that support M/WBEs to better coordinate available assistance and support to M/WBEs	<ul style="list-style-type: none"> B.U.I.L.D.'s outreach strategy focuses on the "hand-off" of businesses between business service organizations Effective Q1 FY20-21





NEXT STEPS

- Accept and approve the availability and disparity report
- Approve the proposed M/WBE goals and business inclusion policy
- Scheduled for the September 23, 2020 Council Agenda
- Effective October 1, 2020

Current M/WBE goals will expire September 30, 2020



QUESTIONS & ANSWERS

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For more information about the disparity study
visit: www.cityofdallasdisparitystudy.com

Memorandum



CITY OF DALLAS

DATE July 31, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **FY 2020-21 and FY 2021-22 Biennial Budget Development Process**

During your June 17 budget briefing, we previewed the upcoming budget development schedule for the FY 2020-21 and FY 2021-22 biennial budget. This memo serves as a reminder of the schedule.

Friday, August 7	City Manager's FY 2020-21 and FY 2021-22 Recommended Budget materials will be posted at DallasCityHall.com
TBA	Budget books and printed materials will be no-contact delivered to a location of your choice
Tuesday, August 11	Staff presentation of budget and related materials at City Council meeting
Thursday, August 13	Begin City Council member-hosted virtual and telephone Town Hall meetings
Wednesday, August 19	Staff presentation of budget-related materials at City Council meeting
Wednesday, August 26	Budget Public Hearing
Thursday, August 27	End City Council member-hosted virtual and telephone Town Hall meetings
Friday, August 28 by 10 a.m.	Proposed budget amendments due to Elizabeth Reich
Wednesday, September 2	City Council meeting to consider budget amendments (straw votes anticipated)
Wednesday, September 9	City Council meeting to adopt the budget on first reading
Friday, September 11	Advertise budget ordinance as approved at first reading in Dallas Morning News

DATE
SUBJECT

July 31, 2020
FY 2020-21 and FY 2021-22 Biennial Budget Development Process

Wednesday, September 16	Budget workshop (if necessary) Advertise notice of meeting to vote on property tax rate for 2020 tax year as required by state law in Dallas Morning News, and on City of Dallas website
Wednesday, September 23	City Council meeting to adopt the budget on second reading, adopt the property tax rate, and approve other budget-related action items
Thursday, October 1	Begin FY 2020-21 and implement activities and services approved in the budget

Thank you for your support of this important process. We will provide further information about the budget amendment process and a template for proposed amendments after the August 11 budget briefing. If you have any questions, please contact me or Jack Ireland, Budget Director.



M. Elizabeth Reich
Chief Financial Officer

- c:
- | | |
|--|--|
| T.C. Broadnax, City Manager | Jon Fortune, Assistant City Manager |
| Chris Caso, City Attorney | Joey Zapata, Assistant City Manager |
| Mark Swann, City Auditor | Nadia Chandler Hardy, Assistant City Manager |
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| Majed A. Al-Ghafry, Assistant City Manager | Directors and Assistant Directors |

Memorandum



CITY OF DALLAS

DATE July 31, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **New Procurement Opportunities**

The Office of Procurement Services (OPS) would like to inform the City Council of the following contract opportunities that have been advertised in the last week in the *Dallas Morning News*. These opportunities are also on Bonfire, the City's electronic bid portal: <https://dallascityhall.bonfirehub.com/login>. (Free registration is required to view the opportunity in full.)

In addition, we have updated citywide opportunities for the current quarter on the OPS website: <https://dallascityhall.com/departments/procurement/Pages/Home.aspx>

Solicitation No.	Solicitation Name
1. CIZ1933	Trinity Strand Trail – Phase Two Site Development (Park and Recreation Department)*
2. CIZ1934	Lindsley Park- Playground and Sidewalk Extension (Park and Recreation Department)*
3. BD20-00014165	Stretcher and Stair Chair Maintenance, Repair, Parts and Accessories
4. BJZ20-00013637	Funding Assistance for Non-Profit Public Facility Improvement Projects
5. BKZ20-00014045	City Paid Life and Accidental Death and Dismemberment Insurance
6. BLZ-20-00014242	Citywide Fiber Network
7. BV20-00014234	Fiber Reinforced Plastic Chemical Storage Tanks
8. BR20-00013684	Certified Lead Inspection Assessment Project Design and Clearances Services
9. BR20-00013993	Healthy Homes Initiative Pest Control Services

*Solicitations that begin with a "C" are for construction projects and the issuing department handles those procurements directly. OPS only advertises and unseals submissions for the construction procurements.

DATE July 31, 2020
SUBJECT **New Procurement Opportunities**

Once an opportunity/solicitation is advertised, it is considered an open procurement until the City Council awards the contract. Please be advised that Section 12A-15.8(g) of the Code of Ethics prohibits communication between councilmembers and bidders or proposers on open procurements.

Should you have any questions, please contact Chhunny Chhean, Director of Procurement Services.



M. Elizabeth Reich
Chief Financial Officer

c: T.C. Broadnax, City Manager
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CITY OF DALLAS

DATE July 31, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Repeal of 2015 Affirmatively Furthering Fair Housing Regulation**

On July 23, 2020, the U.S. Department of Housing and Urban Development (HUD) Secretary Ben Carson announced the repeal and replacement of the 2015 “Affirmatively Further Fair Housing” (AFFH) regulation. The City of Dallas Office of Fair Housing and Human Rights is working with the City Attorney’s Office to determine the impact of this change.

The 1968 Fair Housing Act (Act) was a milestone legislation designed to end a legacy of discrimination in housing and to provide for the first-time, open access to housing regardless of race, color, religion or national origin. The Act was later amended to add sex, disability and familial status as classes to be protected from housing discrimination.

In addition to outlawing discriminatory practices which had been in place for decades, the Act contained a provision requiring jurisdictions to affirmatively further fair housing. In 2015, under the Obama Administration, HUD promulgated a more aggressive AFFH regulation than in prior years, designed to promote fair housing choices and foster inclusive communities. The regulation was adopted after notice and public comment as provided in the Administrative Procedure Act.

The 2015 AFFH regulation, for the first time, provided a detailed definition of AFFH and provided a new process called an Assessment of Fair Housing (AFH), effectively replacing the prior process known as the Analysis of Impediments. The 2015 AFFH regulation defined AFFH to mean the following:

“taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant’s activities and programs relating to housing and urban development.”

The 2015 AFFH regulation required jurisdictions to prepare an AFH and to develop strategic plans to address findings of the AFH, including a requirement to address issues of concentrated poverty and segregation. The City of Dallas, utilizing the University of Texas at Arlington (UTA) as a consultant, completed the City’s AFH in 2018.

Under the Trump administration, HUD will now repeal (pending final publication in the Federal Register) the requirements set forth in the 2015 AFFH regulation and will replace the 2015

DATE July 31, 2020
SUBJECT **Repeal of 2015 Affirmatively Furthering Fair Housing Regulation**

AFFH regulation with the Preserving Community and Neighborhood Choice (PCNC) regulation. It did so in a unilateral action by HUD which claimed that Secretary Carson had the authority to waive the notice and public comment requirements of the Administrative Procedure Act. To summarize, the PCNC regulation redefines AFFH to mean the following:

“The phrase “fair housing” in 42 USC 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437c-1(d)(16) means housing that, among other attributes, is affordable, safe, decent, free of unlawful discrimination, and accessible as required under civil rights laws.”

“The phrase “affirmatively further” in 42 USC 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437c-1(d)(16) means to take any action rationally related to promoting any attribute or attributes of fair housing as defined in the preceding subsection.”

The PCNC regulation also removes various monitoring and reporting obligations and requires local governments to self-certify that they are affirmatively furthering fair housing.

Here is a [link](#) to the Assessment of Fair Housing called for by the previous Administration which was developed in 2018 utilizing UTA as the consultant.

The City of Dallas Office of Fair Housing and Human Rights has been in contact with the HUD Office of Fair Housing and Equal Opportunity (FHEO) for Region VI in Fort Worth. FHEO has confirmed that the recipients of federal funds are still required to take steps to affirmatively further fair housing. They have also advised that they expect to issue additional guidance in the coming weeks. Staff will continue to monitor guidance received from HUD.

Should you have any questions, please do not hesitate to contact me or Beverly Davis, Director, Office of Fair Housing and Human Rights at Beverly.Davis@dallascityhall.com.



M. Elizabeth (Liz) Cedillo-Pereira
Chief of Equity and Inclusion

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CITY OF DALLAS

DATE July 31, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item for Comprehensive Housing Policy Changes**

On August 26, 2020, the Department of Housing and Neighborhood Revitalization (Housing) will provide an agenda item for approval for changes to the Comprehensive Housing Policy (CHP) that the Housing and Homeless Solutions (HHS) Committee supported at the June 22, 2020 meeting. The following is a summary of the changes proposed in the upcoming agenda item.

Home Improvement and Preservation Program (HIPP):

Amend the HIPP program to (a) increase the amount of assistance from \$40,000 to \$50,000; and (b) change the terms from repayable to forgivable.

Dallas Homebuyer Assistance Program (DHAP):

Amend the DHAP to (a) remove the occupancy standards requiring two persons per bedroom; (b) adjust the back-end ratio from 43% to 45% to meet industry standards and allow the applicant to have disposable income; (c) remove the loan-to-value ratios; and (d) amend the Targeted Homebuyer Incentive Program to allow home purchase throughout the city, remove the owner occupancy requirement of 10 years, and increase the incentive from \$40,000 to \$45,000 for targeted occupations listed in the policy.

Income Bands:

Amend the range of income bands to be served from 30% to 120% of the area median income (AMI) to include housing for people at 0% to 120% of the AMI.

Targeted Rehabilitation Program (TRP):

Amend the CHP to (a) create TRP to provide grants or loans to eligible residents in targeted neighborhoods for housing rehabilitation; and (b) appropriate funding for the TRP in the amount of \$2,750,000.00 from the Equity Revitalization Capital Fund.

On July 23, 2020, Housing held a remote Housing Policy Task Force (HPTF) meeting and received feedback regarding the proposed policy changes. Staff compiled the Q&A and Chat Document which are attached to this memo. The feedback received included questions for homebuyer assistance income caps, post home repair tax value caps, status of existing applicants for home repair, reopening the home repair program, and assistance in historical areas. There were several comments on development program changes including changes to ratios in the interest of the low-income renters, types of financing available, and Community Housing Development Organization (CHDO) proceeds. There were also comments that did not specifically pertain to the CHP changes but rather general questions regarding developments in Council District 3, concentrations

DATE July 31, 2020

SUBJECT **Upcoming Agenda Item for Comprehensive Housing Policy Changes**

of low-income housing, LIHTC, TIF area increments, and project oversight. The comments and feedback received can be found in the attached documents.

Should you have any questions, please contact David Noguera, Director of the Department of Housing and Neighborhood Revitalization at, (214) 670-5988.



Dr. Eric A. Johnson
Chief of Economic Development and Neighborhood Services

[Attachments Enclosed: HPTF Q&A and Chat Document and Comprehensive Housing Policy Updates Presentation]

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizar 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
Nadia Chandler Hardy, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Q&A Session from Housing Policy Task Force Meeting

Session number: 1460006530

Date: Thursday, July 23, 2020

Starting time: 2:02 PM

-Ja'net Huling (jhuling@prspurpose.org) - 2:57 PM

Q: Good afternoon everyone! I can not hear or see anyone. :(

Priority: N/A-

-Pam Thompson (pam.thompson@dallascityhall.com) - 2:59 PM

Q: I'm logged in from my phone but I don't hear anything.

Priority: N/A-

-Sabrina Sutton-Petroff (sabrina@petroffrealty.com) - 3:01 PM

Q: yes

Priority: N/A-

-Daniel Zarate (daniel.zarate@ameritexhomes.com) - 3:01 PM

Q: Loud and clear

Priority: N/A-

-Darryl Baker (darryldallas@yahoo.com) - 3:01 PM

Q: I can hear you

Priority: N/A-

-Maggie Parker (maggie@innovanneighborhoods.com) - 3:01 PM

Q: Yes, we can.

Priority: N/A-

-Kelsel Thompson (kthompson@pqc.edu) - 3:03 PM

Q: yes

Priority: N/A-

-Jason Simon (jsimon@aagdallas.com) - 3:01 PM

Q: I can hear you

Priority: N/A-

-Pierette Parker (Pierette@RealEstateAdvocate.Today) - 3:01 PM

Q: yes

Priority: N/A-

-Eric Ochel (eric.ochel@dallascityhall.com) - 3:01 PM

Q: i can hear you

Priority: N/A-

-Daunte Rushton (daunte.rushton@dallascityhall.com) - 3:01 PM

Q: Sounds good

Priority: N/A-

-Robin Murray (rmurray@faithintx.org) - 3:01 PM

Q: Yes. I can hear and see fine.

Priority: N/A-

-Dawn Edmond (dawn.edmond@dallascityhall.com) - 3:01 PM

Q: yes

Priority: N/A-

-Courtney Spellicy (courtney3000@gmail.com) - 3:02 PM

Q: Audio is fine. Thank you for hosting such a large group!

Priority: N/A-

-Bill H (wdh@chidallas.org) - 3:01 PM

Q: I can hear

Priority: N/A-

-Kendra Nichols - 3:11 PM

A: Thanks you guys! I will be monitoring this Q&A, so please feel free to give feedback and ask questions here so we can try to get to them as we can. If I cannot answer them, I will ask staff to reply live. -

-Pierette Parker (Pierette@RealEstateAdvocate.Today) - 3:18 PM

Q: How did you come up with the specific grant amount or repairs? and why different amounts for 10th and West?

Priority: N/A-

-Robin Murray (rmurray@faithintx.org) - 3:20 PM

Q: Whas was the previous AMI before it changed to 120%?

Priority: N/A-

-Kendra Nichols - 3:20 PM

A: Thank you guys. we will answer these questions shortly. -

-Pierette Parker (Pierette@RealEstateAdvocate.Today) - 3:21 PM

Q: For DHAP - Timing of obtaining the loans

Priority: N/A-

-B Post (bmadole@stphilips.com) - 3:21 PM

Q: Will the increase to 120% only be available to those specific occupations mentioned?

Priority: N/A-

-Pierette Parker (Pierette@RealEstateAdvocate.Today) - 3:22 PM

Q: start to finish

Priority: N/A-

-Fain Family (chantell.fain@sbcglobal.net) - 3:26 PM

Q: What about vacant property in the historical areas. Are they considered under this Rehab program if one wants to build?

Priority: N/A-

-Kendra Nichols - 3:27 PM

A: No, not at this time. -

-James Armstrong (jarmstrong@bohcdc.com) - 3:26 PM

Q: Regarding DHAP - will HOME funds still be restricted to 80% or will that expand to 120% as well?

Priority: N/A-

-Karen Gonzalez - 3:41 PM

A: from Denique Peavy to host (privately):

how do we register our business and where do we submit the application?-

-Kendra Nichols - 3:47 PM

A: HOME funds are federally controlled. They must remain at 80%. -

-Willer Toler (will@willtoler.com) - 3:26 PM

Q: Are 65+ year old homeowner's tax ceiling being protected after the repairs?

Priority: N/A-

-Darryl Baker (darryldallas@yahoo.com) - 3:26 PM

Q: How many applicants have been successfully served by these programs, to date?

Priority: N/A-

-Kendra Nichols - 3:28 PM

A: Darryl, we don't have those numbers on hand at this time. -

-DemontCampbell (demont@urbannestdevelopment.com) - 3:27 PM

Q: Is this panel willing to provide how they were able to decide which neighborhoods and which parts of Dallas needed funding the most?

Priority: N/A-

-Kendra Nichols - 3:28 PM

A: Demont, for which program?-

-Darryl Baker (darryldallas@yahoo.com) - 3:29 PM

Q: I need to know what the Comprehensive Housing Policy says about increasing home ownership versus renting. We are having a problem with concentrating low income housing in District 3 via the Dallas Housing Finance Corp and the LIHTC's.

Priority: N/A-

-shaun (ladyshaun@aol.com) - 3:30 PM

Q: yes

Priority: N/A-

-shaun (ladyshaun@aol.com) - 3:30 PM

Q: when is the repair program going to start?

Priority: N/A-

-Kendra Nichols - 3:32 PM

A: Next fiscal year, please check back in September and October-

-DemontCampbell (demont@urbannestdevelopment.com) - 3:31 PM

Q: Will someone from today's panel be talking about the Land Bank or Land Transfer Program?

Priority: N/A-

-Kendra Nichols - 3:32 PM

A: Not today. -

-DemontCampbell (demont@urbannestdevelopment.com) - 3:29 PM

Q: For the first 2 programs.

Priority: N/A-

-Kendra Nichols - 3:31 PM

A: Demont, DHAP is not neighborhood specific. High Opportunity Areas are in place so we can encourage mixed-income communities. -

-Darryl Baker (darryldallas@yahoo.com) - 3:32 PM

Q: What about CONCENTRATING low income housing in certain areas that already have too much?

Priority: N/A-

-Darryl Baker (darryldallas@yahoo.com) - 3:32 PM

Q: These projects are NOT MIXED INCOME at all, yet qualify for assistance in our area.

Priority: N/A-

-Darryl Baker (darryldallas@yahoo.com) - 3:34 PM

Q: Have you been able to STOP any of these types of projects?

Priority: N/A-

-Pierette Parker (Pierette@RealEstateAdvocate.Today) - 3:34 PM

Q: What was the question

Priority: N/A-

-Teresa Benavides (tbenavides@roadsol.com) - 3:35 PM

Q: The HUD monies targeted for these repairs in different from the repairs in the Tomorrow Fund?

Priority: N/A-

-Reese Collins - 3:49 PM

A: Yes-

-Robin Murray (rmurray@faithintx.org) - 3:35 PM

Q: How are you all making sure people get the word out for these programs, particularly for those that have little to no internet acces?

Priority: N/A-

-Diane Wynn (dwynn5469@gmail.com) - 3:37 PM

Q: David: are low income areas part of the program , how do the existing residents stay in an area that is being developed when their income does not increase to afford the new home ?

Priority: N/A-

-Kendra Nichols - 3:44 PM

A: answered live. -

-Robin Murray (rmurray@faithintx.org) - 3:38 PM

Q: Would you consider working w/ non-profits that have direct contact w/ residents in the targeted areas?

Priority: N/A-

-Kendra Nichols - 3:42 PM

A: Robin for which program?-

-Fain Family (chantell.fain@sbcglobal.net) - 3:38 PM

Q: Will property owners with vacant lots in historical area ever be provided any assistance to build affordable homes on their lots?

Priority: N/A-

-Denique Peavy (deniquepeavy@yahoo.com) - 3:38 PM

Q: how do we register our business and where do we submit the application?

Priority: N/A-

-Pierette Parker (Pierette@RealEstateAdvocate.Today) - 3:39 PM

Q: in some places in the slides there is a current and future but some do not. will the slide be updated to incude that info that you spoke about and slidedeck shared with those in this meeting?

Priority: N/A-

-Pierette Parker (Pierette@RealEstateAdvocate.Today) - 3:39 PM

Q: in some places in the slides there is a current and future but some do not. will the slide be updated to include that info that you spoke about and slidedeck shared with those in this meeting?

Priority: N/A-

-Kendra Nichols - 3:50 PM

A: Hi Pierette, we will send the slides out shortly. I believe Pam may have just sent them out. -

-shaun (ladyshaun@aol.com) - 3:43 PM

Q: what are the stipulations on HUD Grant?

Priority: N/A-

-Courtney Spellicy (courtney3000@gmail.com) - 3:45 PM

Q: If you have a duplex, triplex, etc., as long as a homeowner resides in one of the units in the property, can you still qualify for HIPP?

Priority: N/A-

-Karen Gonzalez - 3:44 PM

A: from Denique Peavy to host (privately):
how do we register our business and where do we submit the application?-

-Diane Ragsdale (dragsdale@icdc.biz) - 3:47 PM

Q: Does the 45% back end ratio increase the possibility of foreclosure? Industry standards don't always act in the interest of LMI residents!

Priority: N/A-

-Kendra Nichols - 4:07 PM

A: Diane - i think we answered you in the chat before we moved over solely to the Q&A....let me know if you have any other questions -

-Robin Murray (rmurray@faithintx.org) - 3:47 PM

Q: Kendra for all programs. I'm thinking of ways to make the information more widely spread and known by residents. Most non-profits I work w/ try to stay up to date w/ info so they can share w/ residents they are working with.

Priority: N/A-

-Darryl Baker (darryldallas@yahoo.com) - 3:48 PM

Q: Do LIHTC funded and approved multifamily projects have to comply with the MVA?

Priority: N/A-

-Kendra Nichols - 3:49 PM

A: Darryl, that would be a separate conversation from our topics today. I can have staff or Mr. Noguera reach out to you if you'd like. -

-James Armstrong (jarmstrong@bohcdc.com) - 3:51 PM

Q: Will Program Income for CHDO's discussion go back to council in August? It's not on this agenda.

Priority: N/A-

-Robin Murray (rmurray@faithintx.org) - 3:55 PM

Q: If someone needs to start w/ an interest only loan or a loan w/ a longer amortization period, are you all also proposing that the borrower has an option to restructure (modify) the loan in the event their income increases?

Priority: N/A-

-Demetria McCain (dmccain@inclusivecommunities.net) - 3:57 PM

Q: In the last 2 budget cycles, what percentage of the city budget (not federal funds) have gone in to address the financing gaps to help realize LI MFH?

Priority: N/A-

-Darryl Baker (darryldallas@yahoo.com) - 4:01 PM

Q: What is the monitoring and oversight process used to make sure that these units are set aside and actually OCCUPIED by eligible low income persons?

Priority: N/A-

-Diane Ragsdale (dragsdale@icdc.biz) - 4:05 PM

Q: Will you please send me a list of the registered participants?

Priority: N/A-

-Fain Family (chantell.fain@sbcglobal.net) - 4:07 PM

Q: You're discussing a focus on multifamily homes and funding that's available. Will anyone discuss single family funding to build a home in one of historical districts?

Priority: N/A-

-Ferrell Fellows (fellowsrealestate@gmail.com) - 4:16 PM

Q: When will the applicants who submitted for the housing rehabilitation funding back in the fall 2019 receive the funding to make home repairs?

Priority: N/A-

-Fain Family (chantell.fain@sbcglobal.net) - 4:16 PM

Q: That answers my last question

Priority: N/A-

-Kendra Nichols - 4:17 PM

A: great. Thank you. -

-Ferrell Fellows (fellowsrealestate@gmail.com) - 4:18 PM

Q: When will the application for NEZ zones be available

Priority: N/A-

-Diane Ragsdale (dragsdale@icdc.biz) - 4:18 PM

Q: Will the NOFA ever be year round?re

Priority: N/A-

-Kendra Nichols - 4:32 PM

A: answered. -

-Robin Murray (rmurray@faithintx.org) - 4:24 PM

Q: DHAP- What systems will be in place to ensure funds are disbursed equitably, so those on the lower end of the of the 0-120% range get funded?

Priority: N/A-

-Kendra Nichols - 4:32 PM

A: answered. -

-Denique Peavy (deniquepeavy@yahoo.com) - 4:22 PM

Q: are you seeing my questions?

Priority: N/A-

-Kendra Nichols - 4:25 PM

A: Yes, your question was answered a couple of minutes ago. -

-Kendra Nichols - 4:28 PM

A: Denique - Were you asking about a specific property - can you clarify in case we didn't answer your question fully?-

-Linda Brown (lbrown@clcdtx.com) - 4:26 PM

Q: When is the City's next Bond Program and will there be an affordable housing request to assist in funding gap for mixed income multifamily projects?

Priority: N/A-

-Kendra Nichols - 4:32 PM

A: answered. -

-Linda Brown (lbrown@clcdtx.com) - 4:28 PM

Q: How long will the new cost/benefit study take to complete?

Priority: N/A-

-Kendra Nichols - 4:32 PM

A: answered. -

-Denique Peavy (deniquepeavy@yahoo.com) - 4:28 PM

Q: I'm sorry, Could you repeat it again at the end because i didn't hear it.

Priority: N/A-

-Kendra Nichols - 4:29 PM

A: Was it the question about a business applying? WEre you meaning a specific program? Please clarify.-

-Denique Peavy (deniquepeavy@yahoo.com) - 4:29 PM

Q: I would like to know where we submit the application/registering our business? sorry again.

Priority: N/A-

-Kendra Nichols - 4:29 PM

A: for which program. No problem?-

-Linda Brown (lbrown@clcdctx.com) - 4:31 PM

Q: Can any COVID money received by the City be used for Multifamily gap funding?

Priority: N/A-

-Kendra Nichols - 4:33 PM

A: answered live. -

-Denique Peavy (deniquepeavy@yahoo.com) - 4:31 PM

Q: the one based on development for low income based housing

Priority: N/A-

-Kendra Nichols - 4:31 PM

A: Denique - please email me at kendra.nichols@dallascityhall.com so we can try to get your question answered. -

-Ferrell Fellows (fellowsrealestate@gmail.com) - 4:32 PM

Q: When will the applicants who already submitted for the housing repair funding through various non-profits back in the fall 2019 receive the funding to make home repairs? Has this been put on hold?

Priority: N/A-

-Kendra Nichols - 4:33 PM

A: answering live, now. -

-Denique Peavy (deniquepeavy@yahoo.com) - 4:33 PM

Q: Ok, I just need to know where we submit the application.

Priority: N/A-

-Kendra Nichols - 4:37 PM

A: please email me w your phone number so we can get clarity.-

-Linda Brown (lbrown@clcdctx.com) - 4:33 PM

Q: If a TIF doesn't have any fund balance how can a TIF participate in funding a project?

Priority: N/A-

-Kendra Nichols - 4:34 PM

A: answering live now. -

-Ferrell Fellows (fellowsrealestate@gmail.com) - 4:35 PM

Q: What if we have secured a turnkey multifamily project needing minor renovation and would be designated to house homeless.. can we use COVID funding as gap funding?

Priority: N/A-

-Kendra Nichols - 4:37 PM

A: answering live.-

-Ferrell Fellows (fellowsrealestate@gmail.com) - 4:35 PM

Q: It can be done by that date

Priority: N/A-

-Kendra Nichols - 4:37 PM

A: Ferrell, please reach out to Kevin Oden, in our Office of Homeless Solutions to discuss your questions. -

-Ferrell Fellows (fellowsrealestate@gmail.com) - 4:36 PM

Q: How do we apply for those funds.. is this the NOFA?

Priority: N/A-

-Ferrell Fellows (fellowsrealestate@gmail.com) - 4:37 PM

Q: Please provide his contact

Priority: N/A-

-Kendra Nichols - 4:38 PM

A: Ferrell, will you send me an email so i can get that info to you ? I can't pull it now b/c my screen is full running the Q&A -

-Linda Brown (lbrown@clcdtx.com) - 4:38 PM

Q: This isn't a question. Thank you all for your hard work in addressing housing needs through this challenging time!

Priority: N/A-

-Pierette Parker (Pierette@RealEstateAdvocate.Today) - 4:39 PM

Q: Will the questions and answers be provided?

Priority: N/A-

-Kendra Nichols - 4:39 PM

A: I will see if we can do that. will let you know. -

-Erin Bordelon (ebordelon@jordanskala.com) - 4:39 PM

Q: Are there any resources available or efforts to help support the virtual learning for young school children in our communities

Priority: N/A-

-Pierette Parker (Pierette@RealEstateAdvocate.Today) - 4:40 PM

Q: Thanks

Priority: N/A-

CHAT – HPTF Meeting – July 23, 2020 – 3:00 pm.

July 23, 2020 3:01 PM from Meredith Maulsby to host (privately): i can hear you
kendra

July 23, 2020 3:01 PM from Surya Sherrod to host (privately): Hello!

July 23, 2020 3:04 PM from Darryl Baker to host (privately): I need to know what
the Comprehensive Housing Policy says about increasing home ownership.

July 23, 2020 3:05 PM from Darryl Baker to all panelists: from Darryl Baker to host
(privately):

I need to know what the Comprehensive Housing Policy says about increasing home
ownership versus renting.

July 23, 2020 3:07 PM from Karen Gonzalez to all attendees: Please inform me
you all can hear the meeting.

July 23, 2020 3:07 PM from Courtney Spellicy to host (privately): Yes. Audio is fine.

July 23, 2020 3:07 PM from Maggie Parker to host (privately): Yes.

July 23, 2020 3:08 PM from Karen Gonzalez to all attendees: All Questions please
send them directly to Kendra Nichols

July 23, 2020 3:08 PM from cobbie ransom to host (privately): i cannot hear-
Cobbie Ransom

July 23, 2020 3:09 PM from Kendra Nichols to all participants: Darryl, We will have
staff answer your question in a bit

July 23, 2020 3:10 PM from Diane Ragsdale to host (privately): Will you please
email me the 15 Reinvestment Strategy Areas please?

July 23, 2020 3:15 PM from Karen Gonzalez to Darryl Baker (privately): Please send
all questions to Kendra Nichols

July 23, 2020 3:16 PM from Karen Gonzalez to Diane Ragsdale (privately):
Please send all questions to Kendra Nichols

July 23, 2020 3:22 PM from Karen Gonzalez to all participants: Please send all questions to Kendra Nichols.

July 23, 2020 3:22 PM from Wonny Lervisit to host (privately): Hi Reese, would you consider setting aside some of the Homebuyer Incentive Program to 80% AMI and below?

July 23, 2020 3:23 PM from Darryl Baker to all panelists: How many people have been successfully served by these programs, to date?

July 23, 2020 3:24 PM from Ken Smith to host (privately): Have the presenter repeat the question. Cant hear the person feeding the presenter with questions

July 23, 2020 3:24 PM from Karen Gonzalez to kendra nichols (privately): from Ken Smith to host (privately):

Have the presenter repeat the question. Cant hear the person feeding the presenter with questions

July 23, 2020 3:25 PM from Kendra Nichols to all participants: Courtney. Thank you. All the questions are coming from the Q&A - I will make sure i ask the questions closer to the mic moving forward.

July 23, 2020 3:33 PM from Ken Smith to host (privately): CANT HEAR THE QUESTIONS

July 23, 2020 3:36 PM from Sandy Rollins to host (privately): Are slides available someplace? Can they be sent to registered participants?

July 23, 2020 3:37 PM from Denique Peavy to host (privately): how do we register our business and where do we submit the application?

July 23, 2020 3:39 PM from Kendra Nichols to all participants: Please send all questions in the Q&A - its easier to monitor one chat room

July 23, 2020 3:45 PM from Karen Gonzalez to Kendra Nichols (privately): from Ken Smith to host (privately):

Have the presenter repeat the question. Cant hear the person feeding the presenter with questions

July 23, 2020 3:50 PM from Karen Gonzalez to Kendra Nichols (privately): from Sandy Rollins to host (privately):

Are slides available someplace? Can they be sent to registered participants?

July 23, 2020 3:50 PM from Karen Gonzalez to Kendra Nichols (privately): from Denique Peavy to host (privately):

how do we register our business and where do we submit the application?

July 23, 2020 4:03 PM from Kendra Nichols to all participants: Slides have been sent to all registered participants via PDF.

July 23, 2020 4:14 PM from Pierette Parker to host (privately): I did not receive the slides but I did register My email is Pierette@RealEstateAdvocate.Today

July 23, 2020 4:19 PM from Sef Okoth to host (privately): Do you have to register your business as a vendor with the City to participate in home repair program?

July 23, 2020 4:35 PM from Kendra Nichols to all participants: When we adjourn, please send any remaining questions to housingpolicy@dallascityhall.com



City of Dallas

Comprehensive Housing Policy Updates

**Housing Policy Task Force
July 23, 2020**

Thor Erickson, AICP
Reese Collins
Kathryn Bender
T. Daniel Kalubi

Department of Housing &
Neighborhood Revitalization
City of Dallas

Agenda



- Background on CHP
- Proposed changes to the Comprehensive Housing Policy (CHP)
 - New Targeted Rehab Program
 - Dallas Homebuyer Assistance Program (DHAP)
 - Home Improvement and Preservation Program (HIPP)
 - Development Loans
 - CHDO Funding



Background



- CHP established to guide housing and community development activities citywide
 - Targeting: 15 Reinvestment Strategy Areas selected through a market value analysis.
 - Mixed-Income: invest in projects and programs that serve 0-120% AMI.
 - Distribution of Funds: competitive solicitation process with evaluation criteria that is fair and transparent.
 - Clearinghouse: CHP serves as a repository for housing programs and incentives



New - Targeted Rehab Program



Current Repair Programs

- HUD funding restrictions limit repair opportunities

Proposed Targeted Programs

- TRP can use alternative funding sources (bond funds, general funds, etc.)
- TRP can be based on geography or specific issues such as code violations, lead abatement, or historic district needs



New - Targeted Rehab Program



- TRP allows flexibility to target housing rehab issues we otherwise cannot when using federal funds
- Proposed new sub-programs:
 - Tenth Street - provide up to \$20,000 in grant funding per home for exterior improvements to owner-occupied homes. Repairs will be required to comply with the historic district requirements. Households earning at or below 80% AMI are eligible
 - West Dallas – provide up to \$10,000 in grant funding per home for exterior improvements to owner-occupied homes. Households earning at or below 80% AMI are eligible



Dallas Homebuyer Assistance Program



Current DHAP Program:

- Occupancy Standard requiring 1 bedroom for every 2 household members.
 - Requires more money at closing to obtain a larger home
- Back-End Ratio
 - Total allowable debt is set at 43%.
- Loan to Value Ratios set at 60%/80%
 - Prevents the loan from being over subsidized
- Targeted Homebuyer Incentive Program
 - For properties in Targeted Areas
 - Buyer must remain in the home for 10 years

Proposed Changes:

- Remove Occupancy Standard
 - Allows buyer to purchase a home of choice
 - Most new homes are at least 3 bedrooms
- Increase the Back-End Ratio to 45%
 - Meets industry standards
- Remove Loan to Value Ratios
 - Add caps of \$40k/\$60k* to prevent loans from being over subsidized
 - *\$60K in High Opportunity Areas (Census Tracts with 20% or less of poverty)
- Targeted Homebuyer Incentive Program
 - Citywide
 - Max funding incentive of \$45,000
 - Pro-rated 10-year affordability
 - Increase the AMI to 120%

Council feedback: OK to move forward



Issues with Current DHAP



- Prior to the current rules, the program was actively utilized
- Recently, applications have decreased significantly due to the following:
 - Typical applicant is a family of 3, seeking 3- and 4-bedroom homes
 - Current Occupancy Standards require a 2-bedroom home, or more funds at closing, to obtain a larger home
 - Typical applicant has debts (loans, credit cards) exceeding 43%
 - Competitors & market conditions will remain more fluid than the City
- Unable to serve protective services, healthcare, and education occupations due to current HUD Income Limits



Home Improvement and Preservation Program



Who are our applicants?

They have an average age of 66 years old with 75% of applicants who are 60 years and older. The average income is \$26,673 (41%AMI) with a household of 1.72.

Current Minor Repair Program:

- Nonprofits required to match 1:1, a total of \$10,000

Council feedback: There are enough programs. Match requirement indicates nonprofit capacity. Some nonprofits have already raised funds for it.

Proposed Changes:

- Divide Minor Home Repair into two programs
 - Subrecipient Minor Home Repair Grant Program
 - Minor Home Repair Grant Program
- Subrecipient Repair Program
 - Remove the match requirement
 - Cap assistance at \$5,000
- Minor Repair
 - New program administered by the City to provide grant assistance for minor home repairs to help eligible homeowners who are not served by a nonprofit.
 - Cap assistance at \$5,000 per home



Issues with Current HIPP - Minor Repair



- The solicitation attracted three nonprofits who would only serve in their respective communities.
- Only one nonprofit could meet the match and other City requirements, and that nonprofit would serve a maximum of 25 homes.
- The City could not serve most applicants in need of minor repairs, creating a service deficiency and leaving the majority of funds unspent.
- The match requirement can trigger a Lead Risk Assessment (\$\$), if funding per house exceeds \$5,000, resulting in additional expenses.

The Minor Home Repair's goal is to serve low to moderate-income residences quickly and in all areas of the City of Dallas.



Major Rehabilitation/Reconstruction Program



Current Rehab Program:

- Funding up to \$40,000
- Repayable Loan
- Monthly payments for those over 60% AMI (\$36,240 for 1 person)

Proposed Changes:

- Increase funding per home from \$40,000 to \$50,000
- Forgivable loan rather than a repayable loan
- Adjust the affordability period from 5 years to 10 years. Forgive at 1/10 for each year of occupancy.

Current Recon Program:

- Repayable loan (Current approximate cost is \$145,000 to \$165,000)
- Monthly payments for those over 60% AMI (\$41,400 for 2 people)
- Those under 60% AMI pay in full via an event such as selling the home or death

Proposed Changes:

- Forgivable loan rather than a repayable loan
- Adjust the affordability period from 20 years to 15 years. Forgive at 1/15 for each year of occupancy.

Council concern: Lack of funds for each year



Issues with Current Major Repair Program



- Repayment loans:
 - Will need to be serviced, reducing funding available for home repairs
 - Residents who default on repayments could trigger foreclosure actions
- Silent loans:
 - Trigger balloon payments to the City when homes are sold or residency changes.
 - Loan may exceed value of home
- Entitlement Grants:
 - HUD funds renewed yearly from the Federal Government

The purpose of Major Rehab and Reconstruction is to strengthen families and neighborhoods to cultivate a diverse and economically inclusive City by preserving affordable and safe housing and mitigating resident displacement.



Changes to Loan Structures - Development



<p><u>Current Debt Coverage Ratio (DCR) in Underwriting Standards:</u></p> <ul style="list-style-type: none">• 1.25 DCR	<p><u>Proposed Changes:</u></p> <ul style="list-style-type: none">• Reduce DCR to 1.10 to account for lower Net Operating Income (NOI) while aligning CHP underwriting guidelines with industry guidelines
<p><u>Current Loan Structure:</u></p> <ul style="list-style-type: none">• Repayable loan amortized over 25 years• Maximum deferral period of 24 months	<p><u>Proposed Debt Structures for Gap Financing:</u></p> <ul style="list-style-type: none">• Include option to provide forgivable loans• Include interest only loans• Include cashflow loans• Include longer amortization period• Include option for loan deferral period longer than 24 months



Issues with Development



- City will be limited to funding LIHTC projects
- Repayment loans impact City's ability to fund housing for homeless and low-income
- Minimizes the city's ability to negotiate terms that leverage added value amenities like broad band access, recreation facilities, service programs, etc.

Illustrations of the cost structure for affordable housing developments are displayed on the following slides.



Changes to Loan Structures - Development



- Construction Cost Matrix - Understanding MF Affordable Units

AMI LEVEL	30%	80%	120%
HUD Income Limit	\$ 18,100.00	\$ 48,300.00	\$ 72,450.00
2BR Gross Rent (inc. Utilities)	\$ 452.50	\$ 1,207.50	\$ 1,811.25
- Vacancy (7.5%)	\$ 11.31	\$ 30.19	\$ 45.28
= Effective Gross Rent	\$ 441.19	\$ 1,177.31	\$ 1,765.97
- Operating Expenses (\$4,913.04/yr)	\$ 409.42	\$ 409.42	\$ 409.42
= <u>Net Operating Income (Monthly)</u>	\$ 31.77	\$ 767.90	\$ 1,356.55
x 12 Net Operating Income (Annual)	\$ 381.25	\$ 9,214.75	\$ 16,278.63
<u>Max Loan Possible</u>	\$ -	\$ 66,393.00	\$ 118,014.00
Cost per Sq. Ft.	\$ 205	\$ 205	\$ 205
x Sq. Ft.	850	850	850
<u>Total Unit Cost</u>	\$ 174,250.00	\$ 174,250.00	\$ 174,250.00
<u>Minimum Developer Equity</u>	\$ 17,425.00	\$ 17,425.00	\$ 17,425.00
<u>Financing Gap</u>	\$ 156,825.00	\$ 90,432.00	\$ 38,811.00



Changes to Loan Structures - Development



Calculating Debt Coverage Ratio



$$\frac{\text{Net Operating Income (NOI)}}{\text{Debt Obligations}} = \text{DCR}$$

$$\frac{\$20,000}{\$15,000} = 1.33$$



St. Jude Center (2017)



- \$2 million in HOME funds
- \$6 million renovation project
- Structured as a *forgivable* loan
- 104 units of senior housing for persons experiencing homelessness
- Project featured on www.housingfinance.com in 2018 as an example of effective public-private financing for housing at-risk populations



Victor Prosper Apartments (2018)



- \$11.2 million in tax increment financing funds
- \$45 million total value
- 216 total units
- 44 units affordable for 60-80% AMI
- Affordable units financed through TIF funds structured as a *grant*



CHDO Proceeds: Proposed Changes



<p><u>Current Policy:</u></p> <ul style="list-style-type: none">• CHDOs do not have a mechanism outlined in CHP to request CHDO proceeds	<p><u>Proposed Changes:</u></p> <ul style="list-style-type: none">• Include process by which CHDOs may request CHDO proceeds from City at completion of a successful project
<p><u>Current Appendix 6 in CHP:</u></p> <ul style="list-style-type: none">• Cites a CHDO's ability to retain proceeds as a metric for determining operating assistance from City	<p><u>Create CHDO proceeds process in line with HUD regulations:</u></p> <ul style="list-style-type: none">• Include written agreement between CHDO & City outlining use of proceeds• Proceed eligibility will be determined on project-by-project basis and affirmed by underwriting



Issues with Current CHDO Policy



- Impacts CHDO ability to fund future projects
- Assembling needed funds for future projects takes additional time away from housing production
- Impacts the city's ability to meet expenditure deadlines
- No carrot to offer for continued productivity
- Missed opportunities for innovative approaches to affordable housing development and preservation



CHDO Proceeds: Eligible Activities



Next Steps



- **Now** – provide feedback to Council
 - Staff will share feedback from Housing Policy Task Force with City Council on proposed changes.
 - Attendees can contact Councilmembers:
<https://dallascityhall.com/government/Pages/city-council.aspx>
- **August 26, 2020:** Council will consider creating the Targeted Repair Program and making changes to Major Repair and DHAP.
- **October 2020:**
 - City will commission a study on the value and cost of affordable housing.
 - Consider support for other proposed program changes





Comprehensive Housing Policy Updates

Housing Policy Task Force
July 23, 2020

Thor Erickson, AICP
Reese Collins
Kathryn Bender
T. Daniel Kalubi

Department of Housing and
Neighborhood Revitalization
City of Dallas

housingpolicy@dallascityhall.com



Memorandum



CITY OF DALLAS

DATE July 31, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Community Care City Council Agenda Item for Childcare Providers Micro-Grant Program**

The following Office of Community Care (OCC) item will be considered by City Council on the August 12, 2020 Agenda:

File ID 20-1372: Authorize (1) the Childcare Providers Micro-Grant Program for the childcare providers who have been adversely affected by the coronavirus pandemic ; and (2) an Interlocal Agreement with Dallas County Local Workforce Development Board, Inc. DBA Workforce Solutions Greater Dallas to administer the Childcare Providers Micro-Grant Program, for the period of August 1, 2020 – December 30, 2020 - Not to exceed \$680,000.00 – Financing: U.S. Department of Treasury Coronavirus Relief Fund.

This interlocal agreement will allow the City of Dallas to partner with Workforce Solutions Greater Dallas to provide financial support to childcare providers within the city of Dallas who have been adversely affected by the COVID-19 pandemic. This support is in an effort to support childcare providers who have lost substantial revenue and seen increased expenses as a result of COVID-19.

Background

Eligible participants of this program will include childcare providers who have experienced loss of income, decreased enrollment and/or increased costs due to COVID-19. Participants must meet the following qualifications:

- Must be licensed with Texas Health and Human Services and be in good standing
- Must be physically located and operating in the City of Dallas, Texas
- Provider must have been in existence since October 1, 2019
- Must be current on taxes
- Currently providing childcare services to children
- Have experienced a loss of at least 25%, an increase of expenses of at least 25% or a combination of decreased revenue and increased expenses in an amount representing a 25% net impact on overall revenue versus expenditures AND/OR seen a decrease in enrollment of at least 25% since March 1, 2020
- Cannot be a franchise
- Cannot have received a Personal Protection Loan
- Cannot have received assistance from the City's Small Business Continuity Program in an amount exceeding \$5,000.00. Assistance received from the City's Small Business Continuity Program, if less than \$5,000.00, will be deducted from the total award amount so that the provider does not receive more than \$5,000.00 total from both programs

There are currently 250 licensed childcare providers located in the city of Dallas. The target goal is to serve at least 136 providers with the \$680,000.00 budget.

DATE July 31, 2020

SUBJECT **Upcoming Office of Community Care City Council Agenda Item for
Childcare Providers Micro-Grant Program**

Grants up to \$5,000.00 will be provided to childcare providers under this program, based on the individual need. The provider will be required to continue to be in operation for at least another three months after receiving assistance. Assistance will be administered via an online application process during one or more established application periods. If the number of applications received exceeds funding availability, funding will be administered using a lottery system. If the number of applications received is less than the total amount of funding available, the City may choose to do another application period in an attempt to reach more providers.

Contractor

Dallas County Local Workforce Development Board, Inc. DBA Workforce Solutions Greater Dallas ("Workforce Solutions Greater Dallas) is a non-profit organization and is the Local Workforce Development Board for Dallas County pursuant to Texas Local Government Code Section 791.003(4)(D). Funded by federal grants and private money, Workforce Solutions Greater Dallas is one of the largest non-profits in Dallas. Government funding sources have included, Texas Workforce Commission, the U.S. Department of Labor, Health and Human Services, and Agriculture and Education.

Workforce Solutions Greater Dallas uses its federal funding to provide workforce training, talent development, skills training, adult education, and English language skills. They also provide wraparound services to balance working and learning. Quality affordable childcare for working parents is a vital wraparound service. Childcare services are provided through a subsidy program via the ChildCareGroup, who is a non-profit leader in Early Childhood Education. Workforce Solutions Greater Dallas will work with ChildCareGroup to administer this program. This will allow the program to utilize an entity that already has extensive experience in this field.

Budget

The budget for this program is \$680,000.00 – funded under the U.S. Department of Treasury Coronavirus Relief Fund.

We will be briefing the Ad Hoc Committee on COVID-19 Economic Recovery and Assistance on August 6, 2020. Should you have any questions or concerns, please contact myself or Jessica Galleshaw, Director of Office of Community Care.



Nadia Chandler Hardy
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, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE July 31, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Update on CARES Act Funding for Emergency Rental Assistance Program**

On June 24, 2020, the Dallas City Council allocated \$10M in CARES Act funding for emergency Short-Term Rental Assistance. This memo provides an update on the \$6M of these funds that are being allocated by the Department of Housing & Neighborhood Revitalization (Housing). The Office of Community Care is in the process of evaluating applications for \$3.5M and an update is forthcoming. The Office of Fair Housing and Human Rights is allocating \$500k for legal support related to evictions.

Housing utilized an Interlocal agreement with the Dallas Housing Authority (DHA) and a Request for Applications (RFA) for nonprofit organizations to allocate \$6M for administration of an emergency Short-Term Rental Assistance Program. The Interlocal Agreement allows the City to partner with other governmental entities and in this case, the City is utilizing DHA's systems and capabilities to evaluate applications and issue payments in an expedited fashion. The RFA allows the city to identify nonprofit partners capable of reaching communities that do not typically come to the City for assistance and access systems they established to administer rental payments.

DHA submitted a strategic plan utilizing a weekly lottery by City Council district based on their developed equity indicators. The city awarded DHA \$4.5M to be allocated by weekly lottery. The RFA yielded six (6) nonprofit organizations requesting funds. The City awarded four (4) nonprofits a combined total \$1.5M. This includes the Human Rights Initiative, Voice of Hope, Refugee Services of Texas and The United Way of Metropolitan Dallas collaborative, which is comprised of Catholic Charities of Dallas, Metrocrest Services, Harmony CDC, The Wilkinson Center and the Salvation Army.

The timeline below summarizes the RFA solicitation review and approval process followed by next steps:

Dates	Actions
July 2 nd	RFA Posted – Housing Policy Task Force Outreach
July 17 th	RFA Closed
July 20 th – 22 nd	Scores Provided by Review Committee
July 24 th	Final Awards
July 27 th	Notices to the Applicants
July 27 th – July 31 st	Draft Agreements
July 30 th -31 st	Subrecipient Training

DATE July 31, 2020

SUBJECT **Update on CARES Act Funding for Emergency Rental Assistance Program**

Agency	Score	Amount Requested	Amount Awarded
United Way of Metropolitan Dallas Collaboration	94.33	\$5,992,800	\$1,150,000
Human Rights Initiative	88.00	\$500,000	\$245,000
Voice of Hope	80.00	\$50,000	\$50,000
Refugee Services of Texas	79.33	\$55,000	\$55,000
Brother Bill's	73.00	\$50,000	\$0.00
Inspired Vision	58.67	\$50,000	\$0.00

Each nonprofit organization will develop for distribution to City of Dallas residents, materials that outline their respective programs and application process. The City of Dallas will assist with amplifying outreach by sharing the materials with City Council members for distribution, posted to the Covid-19 resources page at DallasCityHall.com and on the City's social media channels.

We recognize that the need is greater than funding will allow, but we believe that distributing these funds to organizations with a diverse geographic reach, we will maximize the opportunity to assist as many residents as the funding will allow. We will be briefing the Ad Hoc Committee on COVID-19 Economic Recovery and Assistance on August 6, 2020.

Should you have any questions, please contact David Noguera, Director of the Department of Housing and Neighborhood Revitalization, at (214) 670-5988.



Dr. Eric Anthony Johnson
Chief of Economic Development & Neighborhood Services

- c:
- | | |
|--|---|
| T.C. Broadnax, City Manager | Jon Fortune, Assistant City Manager |
| Chris Caso, City Attorney | Joey Zapata, Assistant City Manager |
| Mark Swann, City Auditor | Nadia Chandler Hardy, Assistant City Manager |
| Biliera Johnson, City Secretary | M. Elizabeth Reich, Chief Financial Officer |
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| Kimberly Bazor Tolbert, Chief of Staff to the City Manager | M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion |
| Majed A. Al-Ghafry, Assistant City Manager | Directors and Assistant Directors |

Memorandum



CITY OF DALLAS

DATE July 31, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Environment & Sustainability Committee**

Please be advised that the following Environment & Sustainability Committee meeting will begin at 10:15 a.m., due to a delay in posting the agenda.

Monday, August 3, 2020, 10:15AM

Dallas City Hall – 6ES, 1500 Marilla St., Dallas, TX 75201

I sincerely regret the posting delay and will take appropriate action to prevent this problem in the future. Please contact me if you have any questions.

A handwritten signature in blue ink, appearing to read 'Joey Zapata'.

Joey Zapata
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
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Memorandum



CITY OF DALLAS

DATE July 31, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – July 30, 2020**

[Encampment Resolution Schedule July 27-31, 2020](#)

The Office of Homeless Solutions (OHS) has scheduled several sites for homeless encampment resolution the week of July 27th through July 31st. The sites are listed on the attached schedule.

Many of these sites were previously serviced the weeks beginning July 13th and July 20th. OHS' operation includes repetitive cleaning of the known areas of the City with concentrations of encampments. Repetitive service to concentrations of encampments is a recognized strategy to ending the recurrence of encampments and to encourage encampment residents to accept shelter and services.

The OHS Street Outreach teams have continued to engage with individuals to provide notice of clean-up and connect to resources and shelter. OHS Community Mobilization will meet with stakeholders to determine long-term sustainability of encampment sites and will provide periodic updates. Please direct any questions to Nadia Chandler Hardy, Assistant City Manager or Kevin Oden, Interim Director of Office of Homeless Solutions.

New Updates

[Mortgage Rental Assistance Program \(MRAP\) Distribution Update](#)

The City is deploying a multi-pronged approach in administering program funds. In Round 1, the distribution of funds was expedited with 150 City staff spanning 13 departments. As the City reopened in Phase I and staff returned to their primary department duties. A smaller group of staff were used to maintain the program, process payments and administer the 3 nonprofits charged with overseeing a portion of program funds. With the City Council allocating an additional \$10M to MRAP in June that must be spent by December 2020, the City will further utilize nonprofit partners to leverage relationships with communities that don't typically come to the City for assistance. The nonprofits have systems in place that can expedite payments and algorithms designed to distribute funds at a district wide level using weekly lotteries that offer multiple opportunities to receive an award until all funding is spent. Round 2 MRAP awards will be announced this week see <https://dallascityhall.com/Pages/Corona-Virus.aspx> for details. For more information please contact Thor Erickson, Housing Manager, at 214-670-3632 or thor.erickson@dallascityhall.com.

DATE July 31, 2020
SUBJECT **Taking Care of Business – July 30, 2020**

[MCC Yearlong Training Schedule](#)

The Mayor and City Council Office staff is launching a year-long training schedule to learn about departments across the City and better serve our residents. Trainings will be held every Friday 10am and 11am beginning August 7th and run through June of 2021. If you are interested in learning more about the training schedule, please contact Carrie Prysock at carrie.prysock@dallascityhall.com.

[Convention and Event Services – Global Business Awardee through CV Magazine](#)

The Kay Bailey Hutchison Convention Center Dallas (KBHCCD) was recently awarded a 2020 Global Business Award for Best-Full-Service Event Centre. The Global Business Awards, hosted by *CV Magazine*, recognize and reward entities from across the world's business landscape that have made great contributions in their industries. Awardees must be able to demonstrate expertise within their given field, show continued dedication to client service and satisfaction, and display a constant commitment to excellence and quality. For more information, please contact Rosa Fleming, Director of Convention and Event Services, at 214-939-2755 or by email at rosa.fleming@dallascityhall.com.

[Ashley Bell, SBA Regional Administrator and White House Advisor comes to Dallas to connect with Black-owned Businesses](#)

On Tuesday, July 28, 2020, Ashley Bell, SBA Regional Administrator and White House Advisor, hosted an interactive virtual town hall called "Access Live" along with local leaders, lenders and resource partners. Zarin Gracey, Director of the Office of Business Diversity and Courtney Pogue, Director of Economic Development were among the panelists on the call. The objective was to have 100,000 black-owned businesses in the DFW market to join the call to highlight ways that Black-owned small businesses can financially recover from the COVID-19 global pandemic utilizing existing resources. Mr. Bell visited a few black-owned Dallas businesses and ended the tour at City Hall. A similar virtual town hall was also hosted in Atlanta in May 2020 to reach 100,000 black-owned businesses across the south. For more information about the town hall and tour, please contact Zarin Gracey, at zarin.gracey@dallascityhall.com.

[Library RFID Conversion is a Winner During COVID-19 Days](#)

City Council approved the Dallas Public Library's two-year project to implement Radio Frequency Identification (RFID) in June 2019. The Library is ahead of the original schedule which included the arduous process of physically tagging each and every piece of the Dallas Public Library's large collection of materials. Being closed during COVID-19 has allowed staff to place greater focus on this project and we have completed the conversion process at all 28 branch locations. We will re-direct concentration on the remaining floors of the J. Erik Jonsson Central Library to continue our efforts to complete the conversion ahead of schedule.

DATE July 31, 2020
SUBJECT **Taking Care of Business – July 30, 2020**

Our dedicated RFID team, further challenged with COVID-19 restrictions, has learned many things through this project and safely worked through the demanding physical labor involved. Please join me in recognizing the Library RFID Team as they enthusiastically proceed with the implementation of this system-wide efficiency. If you have questions, please contact Jo Giudice, Director of Library at Maryjo.Giudice@dallascityhall.com.

[Procurement Services Publishes Fourth Quarter Forecast](#)

We are pleased to share the publication of the latest [Procurement Quarterly](#), which provides a forecast of opportunities for goods, services, and construction contracts. The Procurement Quarterly, published on our [website](#), is a new acquisition planning tool that helps departments with resource planning while also notifying vendors and suppliers about upcoming bids and proposals. This effort is part of Procurement Services' commitment to continuous innovation and improvement. If you have any questions, please contact Chhunny Chhean, Director of Procurement Services at chhunny.chhean@dallascityhall.com.

[Dallas Love Field Launches Two New Initiatives](#)

The Department of Aviation has two new initiatives at Dallas Love Field, both geared toward customer safety. The Department finalized installation of automated exit lanes that open as customers approach and close directly behind them. This new exit process replaces the open exit to the Love Landing area on the second level and better secures the airport's sterile area from potential breaches.

As reported last week, Love Field has also partnered with Southwest Airlines to host a thermal temperature screening pilot program. Thermal screening cameras will be placed near the entrance of the TSA checkpoint. In its beginning stages, the cameras will be tested, and data will be gathered to guide future decision-making about travel during the COVID-19 pandemic. Testing will begin in the first week of August. Should you have any questions or for more information, please contact Director of Aviation Mark Duebner at mark.duebner@dallascityhall.com or 214-670-6077.

[Dallas Clean Air Action Day Virtual Celebration](#)

The continuing COVID-19 pandemic has re-calibrated many priorities in North Texas and beyond. However, there are many ways residents can adapt and grow in the face of change. Clean Air Action Day, the annual celebration of environmental awareness, will look a little different this year. Join the Office of Environmental Quality & Sustainability on **August 4, 2020** for our **Virtual 2020 Clean Air Action Day Celebration!** Engage in discussion about what the City of Dallas is doing and what we can do together to ensure successful implementation of CECAP Goal 8-- *All Dallas' Communities Breathe Clean Air*. This is a virtual event and will be hosted via WebEx. Please find the detailed agenda and registration link [here](#). For more information please contact Shelia Delgado, Assistant Director, sheila.delgado@dallascityhall.com.

DATE July 31, 2020
SUBJECT **Taking Care of Business – July 30, 2020**

Look Ahead

City Council Briefings

August 5, 2020

- City of Dallas Availability and Disparity Study Outcome and Next Steps
- Local Preference Programs
- Small Cell and Citywide Fiber Optic and Wireless Broadband Network Update
- Atmos Dallas Annual Rate Review Filing

August 11, 2020

- City Manager's Recommended Budget for FY 2020-21 and FY 2021-22
- FY 2020-21 Budget: One Dallas: R.E.A.L. Change and R.E.A.L. Action, Part 1

August 19, 2020

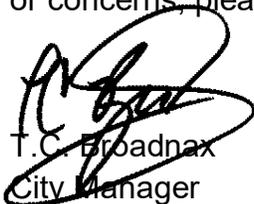
- FY 2020-21 Budget: One Dallas: R.E.A.L. Change and R.E.A.L. Action, Part 2
- Update on the COVID-19 Budget

Media Inquiries

As of July 27, 2020, the City has received media requests from various news outlets regarding the following topics:

- Rental assistance updates
- City of Dallas employee count
- DFR armored vehicle
- Sanitation vehicle pushing a vehicle
- Firefighters Make Quick Work of East Dallas Apartment Fire
- DFR Creates Video About the Seriousness of COVID-19
- Dead Body Recovered from Lake Ray Hubbard
- DFR Reports A Total of 93 Members Total Testing Positive for COVID-19

Please see the attached document compiling information provided to the media outlets for the July 21, 2020 – July 27, 2020 for your reference. Should you have any questions or concerns, please contact Kimberly Bizer Tolbert, Chief of Staff.



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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Majed A. Al-Ghafry, Assistant City Manager
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Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Aleqresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

LOCATION	DIVISION
Monday, July 27th	
1700 CHESTNUT STREET	South
1700 BAYLOR STREET	South
2600 FERRIS STREET	South
2600 DAWSON AVENUE	South
2600 LOUISE AVENUE	South
I-20 AND COCKRELL HILL	South
ERL THORNTON AND ST. FRANCIS	
2600 HICKORY STREET	North
75/N CENTRAL EXPRESSWAY AND 635/LBJ UNDERPASS (BOTH SIDES)	North
75/N CENTRAL EXPRESSWAY AT FOREST LANE	North
635/LYNDON B JHNSON AND PRESTON ROAD	North
FRANKFORD AND GIBBONS	North
Tuesday, July 28th	
4040 COMMERCE STREET	South
629 SOUTH 2 ND AVENUE	South
500 SOUTH HASKELL AVENUE	South
2600 TAYLOR STREET	South
1625 SOUTH MALCOLM X BOULEVARD	South
1577 SOUTH MALCOLM X BOULEVARD	South
1000 SOUTH AKARD STREET	South
560 SOUTH HILL AVENUE	South
635/LYNDON B JOHNSON AND TI BOULEVARD	North
75/N CENTRAL EXPRESSWAY AT ROYAL LANE	North
ROYAL LANE AT MANDERVILLE DRIVE	North
Wednesday, July 29th	
1800 SOUTH BOULEVARD	South
2300 COOMBS	South
2300 HARRISON	South
METROPOLITAN AVENUE AND SOUTH CENTRAL EXPRESSWAY	South
ELSIE FAYE HEGGINS AND SOUTH CENTRAL EXPRESSWAY	South
2300 CESAR CHAVEZ BOULEVARD	South
35/STEMMONS AT ROYAL LANE	North
35/STEMMONS AT WALNUT HILL LANE	North
35/STEMMONS AT MOCKINGBIRD LANE	North
35/STEMMONS AT MEDICAL DISTRICT DRIVE	North
35/STEMMONS AT EMPIRE CENTRAL	North
WEST NORTHWEST HIGHWAY AND DENTON DRIVE	North
635/LYNDON B JOHNSON AT JOSEY LANE	North

635/LYNDON B JOHNSON AT WEBB CHAPEL ROAD	North
ROYAL LANE AT CHANNEL DRIVE	North
Thursday, July 30th	
ERL THORNTON AND SOUTH MUNGER	South
704 FLETCHER STREET	South
SOUTH ERVAY AND GRIFFIN STREET	South
1500 SOUTH HARDWOOD STREET	South
WEST MOCKINGBIRD AND HARRY HINES	South
US-67 AT POLK STREET	South
35/STEMMONS AT ROYAL LANE	North
35/STEMMONS AT WALNUT HILL LANE	North
35/STEMMONS AT MOCKINGBIRD LANE	North
35/STEMMONS AT MEDICAL DISTRICT DRIVE	North
35/STEMMONS AT EMPIRE CENTRAL	North
WEST NORTHWEST HIGHWAY AND DENTON DRIVE	North
635/LYNDON B JOHNSON AT JOSEY LANE	North
635/LYNDON B JOHNSON AT WEBB CHAPEL ROAD	North
ROYAL LANE AT CHANNEL DRIVE	North
Friday, July 31st	
75/NORTH CENTRAL EXPRESSWAY AT HALL STREET	North
45/CENTRAL AT ROSS AVENUE	North
45/CENTRAL AT LIVE OAK STREET	North
45/CENTRAL AT PACIFIC AVENUE	North
WOODALL RODGERS AT FIELD STREET	North
WOODALL RODGERS SERVICE ROAD-SOUTHBOUND AT 45/CENTRAL	North

DALLAS CLEAN AIR ACTION DAY VIRTUAL CELEBRATION

ALL DALLAS COMMUNITIES BREATHE CLEAN AIR!

August 4, 2020
11:30 A.M. - 1:00 P.M.

Join us for an online discussion about air quality in Dallas, and how the CECAP will ensure that *all* Dallas communities breathe clean air!

Register for the webinar at
www.DallasClimateAction.com

Make your clean air pledge at
www.AirNorthTexas.org/CleanAirActionDay

Communications, Outreach and Marketing
Media Requests
July 21 to July 27

Date Submitted: 7/21/2020

Topic: NBC 5 – COVID-19 mortgage and rental assistance program

Inquiry: Ben Russell with NBC 5 wanted to know more information about the COVID-19 mortgage and rental assistance program and how the process works. Ben spoke with Housing & Neighborhood Revitalization Director David Noguera who explained the detailed process.

Submitted By: Nichelle Sullivan (Housing & Neighborhood Revitalization)

Media Entity: Ben Russell (NBC 5)

Date Submitted: 7/21/2020

Topic: Dallas Business Journal (DBJ) – employee count

Inquiry: David Ajamy II with DBJ asked about the number of employees that work for City. The City provided the number.

Submitted By: Tenisha Bogan (Human Resources)

Media Entity: David Ajamy II (DBJ)

Date Submitted: 7/21/2020

Topic: Express News – armored vehicle

Inquiry: Joshua Fechter with the San Antonio Express News reached out to ask if Dallas Fire-Rescue has an armored medical vehicle. DFR confirmed the City does not own one.

Submitted By: Roxana Rubio (Dallas Fire Rescue)

Media Entity: Joshua Fechter (Express News)

Date Submitted: 7/27/2020

Topic: FOX 4– SAN vehicle pushing vehicle

Inquiry: Lori Brown with FOX 4 reached out to ask about a video showing a semi-truck with the City's Sanitation branding pushing a small car. The City confirmed there is an investigation.

Submitted By: Roxana Rubio (Sanitation)

Media Entity: Lori Brown (FOX 4)



CITY OF DALLAS

Dallas Fire-Rescue Department
Media Requests: July 21 - 27, 2020.

Wednesday, July 22nd: All local news desks - Can you provide Information on a 2 alarm fire at 6466 Ridgecrest Rd?

City Response - At 11:01 Dallas Fire-Rescue units responded to a 911 call for a structure fire at the East Town Apartments, located at 6415 Melody Lane, near Interstate 75 and Northwest Highway.

When firefighters arrived at the 2-story apartment building, they observed fire and smoke coming from the first and second floors. All residents had self-evacuated prior to DFR arrival, so attack teams were able to focus on suppression efforts and extinguish the fire within the hour. A second alarm request was transmitted for manpower as a result of the elevated temperatures.

According to the investigators, the fire appears to have begun on a first-floor patio. The flames caught onto a small fence surrounding the patio and spread vertically to the eaves and the apartment directly above. Firefighters were able to access the building and limit the fire damage to those two units; but not before it displaced two families. Thankfully, the apartment complex was able to assist both families with on-site accommodations.

There were no reported injuries during the course of this incident; and though the point of origin was identified, the exact cause is undetermined.

Thursday, July 23rd: In response to the growing numbers of positive COVID-19 tests, among the members of Dallas Fire-Rescue, the department has put together a video, incorporating testimonies from some of those members, as well as the men and women who supervise, and oversee their care and well-being, to convey exactly how serious this pandemic is. Members talk about a variety of topics, including the wearing of masks and the practicing of social distancing, among other safety measures, all in an effort to protect yourself, your families and the citizens of Dallas. The video can be viewed at the following link: <https://www.youtube.com/watch?v=OfcNO-UA748>

Friday, July 24th: All local news desks - Hearing your folks ask for the ME out on this call at Lake Ray Hubbard. Any info, sir?

City Response - DFR units were dispatched to Lake Ray Hubbard, at 12:33, after someone spotted a body in the water and called 911. DFR units recovered the body, which is hung up on debris, at approximately 14:00; after which, custody of the body was transferred to the Medical Examiner to determine cause of death and identification.

Any follow-up questions should be directed to the Dallas Police Department.

Friday, July 24th: Sent the following Tweet to all the local news desks –

https://twitter.com/DallasFireRes_q/status/1286769272094629888?s=09

As of July 24th, @DallasFireRes_q is reporting that a total of 93 #firefighters and civilian employees have tested positive for #COVID19. 74 have fully recovered and returned to work, and 47 are in #quarantine for on and off-duty exposures. @CityOfDallas #FlattenTheCurve