

Memorandum



CITY OF DALLAS

DATE March 6, 2020
TO Honorable Mayor and Members of the City Council
SUBJECT **Summary of Mixed-Income Housing Units in TIF Districts**

On Wednesday, February 26, 2020, City Council approved the FY 2018-2019 Annual Reports for each of the City's TIF Districts. In advance of the City Council's vote on the consent agenda, Councilmember West commented with a request to staff to provide a summary of residential unit production by TIF district. Please see the summary below.

Summary of Residential Units in TIF Districts* (as of October 1, 2019)

	Total Number of Residential Units	Number of Residential Units (in projects utilizing TIF funds or other City subsidies)	Number of Affordable Residential Units (at/below 80% AMFI)
Completed	38,606	15,634 (40.5%)	2,111 (13.5%)
In the Pipeline**	7,302	1,233 (16.9%)	441 (35.8%)
TOTAL	45,908	16,867 (36.7%)	2,552 (15.1%)

* Including State-Thomas and Cityplace TIF Districts

** Under construction, approved, or planned

During FY 2018-2019:

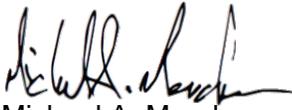
- Pursuant to the City's Comprehensive Housing Policy adopted in May 2018, City Council voted in December 2018 to authorize the transfer of \$7,000,000 from four TIF districts to seed the new Dallas Housing Trust Fund (of which \$1,000,000 was authorized by City Council in January 2020, to be transferred from the Housing Trust Fund to the new Residential Neighborhood Empowerment Zone (NEZ) Program).
- Two City-assisted mixed-income residential projects were **approved** in FY 18-19:
 - 2400 Bryan (The Galbraith) in the Deep Ellum TIF District: 217 units (of which 111 will be affordable); Low Income Housing Tax Credits; \$7,026,943 CDBG funds; \$6,000,000 City's Public/Private Partnership funds; \$973,057, from the City's 2012 General Obligation Bond funds
 - Palladium at Red Bird in the Mall Area Redevelopment TIF District: 300 units (of which 210 will be affordable); Low Income Housing Tax Credits; \$1,271,576 CDBG

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funds; \$5,000,000 HOME funds; \$2,028,424 from the City's 2012 General Obligation Bond funds

- Three City-assisted mixed-income residential projects were **completed** in FY 18-19:
 - Victor Prosper in the Oak Cliff Gateway TIF District: 216 units (of which 44 are affordable); \$11,250,000 TIF funds
 - Mid Elm Lofts in the City Center TIF District: 29 units (of which 3 are affordable); \$3,900,000 TIF funds
 - Taylor Lofts in the Farmers Market TIF District: 60 units (of which 12 are affordable); \$3,553,480 TIF funds

If you have questions, please contact Kevin Spath, Assistant Director, Office of Economic Development, at (214) 670-0170.



Michael A. Mendoza
Chief of Economic Development & Neighborhood Services

CC: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer 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 Aleqresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Attachment

Mixed-Income Housing in TIF Districts (in projects utilizing TIF funding or other City subsidies)

Summary chart of the residential units, including affordable units (at/below 80% AMFI), produced within each TIF District

TIF District	Year Established	Affordable Housing Requirement	Requirement Period	Completed		In the Pipeline*		Totals	
				a	b	c	d	a + c	b + d
				Residential Units	Affordable Units	Residential Units	Affordable Units	Total Residential Units (in the pipeline or complete)	Total Affordable Units (in the pipeline or complete)
Cedars Area TIF	1992	20%	2011 forward	317	164	0	0	317	164
City Center TIF ^{1,2}	1996	10%	2012 forward ^{1,2}	2,073	31	52	43	2,125	74
Cityplace Area TIF	1992	none	n/a	2,458	162	0	0	2,458	162
Cypress Waters TIF	2010	20%	since inception	814	163	0	0	814	163
Davis Garden TIF	2007	20%	since inception	290	274	0	0	290	274
Deep Ellum TIF	2005	20%	since inception	0	0	217	111	217	111
Design District TIF	2005	20%	since inception	523	62	0	0	523	62
Downtown Connection TIF	2005	10%	since inception	1,778	514	512	52	2,290	566
Farmers Market TIF	1998	20%	2014 forward	1,334	60	0	0	1,334	60
Ft. Worth Ave TIF	2007	20%	since inception	200	40	0	0	200	40
Grand Park South TIF	2005	20%	since inception	78	78	2	2	80	80
Mall TIF District	2014	20%	since inception	0	0	300	210	300	210
Maple/Mockingbird TIF	2008	20%	since inception	249	52	0	0	249	52
Oak Cliff Gateway TIF	1992	20%	2009 forward	1,366	128	0	0	1,366	128
Skillman Corridor TIF	2005	20%	since inception	579	40	0	0	579	40
Southwestern Medical TIF	2005	20%	since inception	0	0	150	23	150	23
Sports Arena TIF	1998	20%	2012 forward	352	70	0	0	352	70
State Thomas	1988	none	n/a	2,530	0	0	0	2,530	0
TOD TIF	2008	20%	since inception	368	273	0	0	368	273
Vickery Meadow TIF	2005	20%	since inception	325	0	0	0	325	0
				15,634	2,111	1,233	441	16,867	2,552

1. The Intown Housing Program provided affordable units in the downtown area until the program ended in 2002.

2. City Center had an affordable housing set aside to fund new affordable residential units throughout the City. After 2012, 10% of all new units are required to be affordable.

Note: "Residential Units" include only TIF-assisted projects and those projects in which other City assistance was approved. Likewise, the unit count includes eight projects that received City assistance other than TIF funds but are in a TIF District.

* Under construction, approved, or planned