

Memorandum



CITY OF DALLAS

DATE September 20, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Target Areas for Racial Equity Plan, Economic Development Incentive Policy, and Dallas Housing Policy 2033**

This memorandum is to provide clarity regarding the three different “target areas” referenced in plans/policies recently approved by the City Council. The Racial Equity Plan, Economic Development Incentive Policy, and Dallas Housing Policy 2033 each include a target area concept. Each policy relies on a different data set and is used to advance the particular goals of the policy it supports.

Racial Equity Plan

On August 24, 2024, the City Council adopted its first comprehensive Racial Equity Plan (REP) aimed to support the City of Dallas in actively working to address existing disparities. The REP does not identify specific target areas or include a map of target areas. Rather, the REP contemplates a methodology by which city departments may determine Equity Priority Areas. Equity Priority Areas are defined as those areas that demonstrate the greatest investment needs using multiple tools and data consistent with the Equity Impact Assessment Tool, racially and ethnically concentrated areas of poverty as determined by the U.S. Department of Housing and Urban Development (HUD), Market Value Analysis, Social Vulnerability Index, and Qualified Census Tracts as determined by HUD.

Dallas Housing Policy 2033

The Housing and Community Development Department’s Equity Strategy Target Areas (ESTA) were created to address inequities in housing, infrastructure, community development, and human services. To identify the ESTAs, TDA Consulting combined the REP’s Equity Impact Assessment Tool and the 2023 Market Value Analysis from the Reinvestment Fund with equal weighting and then created geographies based on census tract boundaries. In January 2024, TDA Consulting and Housing staff briefed Housing and Homelessness Solutions Committee (HHSC) to announce the selected ESTAs, as identified in the maps available on the Housing website [here](#).

The ESTAs include portions of City Council Districts as follows,

- Area A – Fair Park / Jeffries Meyers – City Council Districts 2 and 7
- Area B – The Bottom District / Cedar Crest – City Council District 4
- Area C – University Hills – City Council Districts 3 and 8.

Economic Development Target Areas

The City’s Economic Development Target Areas were established by the Economic Development Incentive Policy approved by City Council on January 25, 2023 by [Resolution No. 23-0220](#). Economic Development Target Areas align with the State of

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Texas designated Enterprise Zones, which are Census block groups designated as distressed areas in alignment with the most recent (2020) Federal Census. In accordance with Section 2303.101 of the Texas Government Code, a Census block group in Texas automatically qualifies for designation as an Enterprise Zone if it has a poverty rate of at least 20%; therefore, all Economic Development Target Areas within the City of Dallas are Census block groups with a poverty rate of 20% or greater. Seventy-eight percent (78%) of the Economic Development Target Areas are located in the southern sector of the City.

An interactive map of the City's Economic Development Target Areas is available here: <https://dallasecocodev.org/632/Target-Area-Map>

Should you have any questions or require any additional information, please contact us at Robin.Bentley@Dallas.gov or 214.671.9942 or Liz.cedillopereira@dallas.gov or 214-671-5416.

Service First, Now!



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