

Memorandum



CITY OF DALLAS

DATE March 19, 2021

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas II (Chair), Cara Mendelsohn (Vice Chair), Carolyn King Arnold, Paula Blackmon, Lee Kleinman, Jaime Resendez, Chad West

SUBJECT **Department of Housing Performance Measure Update**

The Department of Housing and Neighborhood Revitalization reports project pipelines and accomplishments to the Housing & Homelessness Solutions Committee on a monthly basis. The updated presentation is attached, and details are included below:

Development

In February, Dallas City Council supported a variety of affordable housing options moving through the Department pipeline. This included the sale of 59 land transfer lots to Camden Homes for the construction of affordable single-family homes, and the authorization of funding and a resolution of support for 248 units at Westmoreland Station.

Council also debated several 9% Low-Income Housing Tax Credit (LIHTC) project proposals for recommendation to the Texas Department of Housing & Community Affairs (TDHCA). Council approved 8 projects for a total of 869 units. These will move on for review at the state level.

Single-family projects currently under construction are nearing completion, so housing completions will slow until newer projects begin construction including Singleton Estates in West Dallas and all projects approved in the 2020 Single-Family NOFA. This month 19 homes were completed and sold in Shady Hollow and Prairie Creek, and 1 land bank home completed construction.

Repair

Staff continues to receive applications for the Targeted Repair Program for West Dallas and Tenth Street Historic District, with staff receiving 31 new applications from West Dallas. These applications remain open to ensure all funding will be spent. The lead testing and remediation program is also moving, receiving 10 applications in February and approving 7 applicants.

The measures show limited movement in the Home Improvement and Preservation Program (HIPP), but our partner contractors are currently at capacity as they work through the repair projects approved in 2020. As contractors finish these repairs, they will be able to contract with households preapproved during this application cycle. Some

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HIPP Numbers decreased in February, a correction after identifying and removing duplicate or blank applications.

The Dallas Tomorrow Fund (DTF) has not seen significant change in the past month, but agreements have been signed on 6 applications and progress is underway. Other applications are awaiting documents and other items from the applicants. It is important to note that for all repair programs, *Households Approved* is calculated at approval of the homeowners, before the property is inspected. DTF has experienced a high number of approved applicants denied after home inspection due to the required repairs costing more than the program can provide.

On February 24, 2021, Council approved the creation of the Emergency Home Repair Program (EHRP). This program set aside \$2 million to help residents repair home damage caused by the 2021 winter storm. Volunteers of America has been selected to provide immediate home repairs, and city staff will manage a rebate program to reimburse residents for repairs already made. Staff have already received 4 applications for reimbursements and will be tracking other counts and demographics from nonprofits as residents are served.

DHAP

The Dallas Homebuyer Assistance Program (DHAP) is continuing to see movement with 6 new applications and 4 clients prequalified in February. The program has been drawing more interest due to the radio ads running this year and the current tax season yielding in refunds. There are over a dozen of prequalified applicants now in the pipeline as they search for homes, and two in the pipeline for closing this month. During the month of February, staff participated in a virtual homebuyer fair, sponsored by Dallas Area Habitat for Humanity, touching more than 400 potential homebuyers and adding two approved mortgage lenders.

MRAP

The Mortgage and Rental Assistance Program (MRAP) will be coming to an end soon as the funding provided for the program runs out. This month saw a much smaller increase than previous month, but we will likely see one more large jump as our nonprofit partners report their final numbers in the second quarter this year.

Other

We are not aware of any additional units supported by other City of Dallas departments since the last report. The market continues to move forward, however, with the City approving 779 units in February including one very large multiphase multifamily complex and a few smaller complexes throughout the city.

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Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@DallasCityHall.com or 214-670-3619



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

Attachment: Department of Housing and Performance Measure Update Presentation

c: Honorable Mayor and City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
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
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors



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March 22, 2020**

David Noguera, Director
Housing & Neighborhood Revitalization
City of Dallas

Production Chart (data as of 3/9/2021)



	Program Budget	Full Time Employees	Applied	Denied/Cancelled	Benchmark	Jan 2020 YTD	Feb 2021 YTD	FY 2021 Projections
Development	\$2.5 m CDBG \$4.1 m HOME \$965k CHDO	4 Employees	4,532	1,266	Units Approved	680	1,856	2,742
					Units Permitted	271	279	1,686
					Units Completed	23	43	405
Repair	\$2.9 m CDBG \$1.4 m Lead \$2 m EHRP	4 Employees	629	375	Households Approved	69	76	360
					Units Repaired	5	5	410
DHAP	\$500k CDBG \$767k HOME	2 Employees	19	4	Loans Approved	11	15	25
					Loans Provided	1	1	10
MRAP	\$10.5 m HOU \$8.2 m OCC	1 Employee	N/A	N/A	Households Served	4,308	4,355	2,555
Other	N/A	N/A	N/A	N/A	Units Supported by Other Depts	1,092	1,092	N/A
					All Units Permitted	1,805	2,584	N/A

3 Admin, 4 Finance, 2 Strategy, 8 Inspection,
7 Compliance, 8 Floating Program Staff,
2 Assistant Director, 1 Director



Development Chart (data as of 3/9/2021)



	NOFA	Land Programs	MIHDB	LIHTC/DHFC	NEZ	Multiple Programs	Total
Program Budget	\$6.7 m	N/A	N/A	N/A	N/A	N/A	\$6.7 m
Units Applied	760	148	300	3,324	0	0	4,532
Units Cancelled	227	0	0	1,039	0	0	1,266
Units Approved	478	59	N/A	1,319	0	0	1,856
Units Permitted*	0	29	0	250	0	0	279
Units Completed*	34	9	0	0	0	0	43



*Due to the length of construction timelines, units permitted often reflects work done a year prior, and units completed may reflect staff work completed up to 3 years prior depending on the project

Repair Chart (data as of 3/9/2021)



	HIPP	West Dallas	Tenth Street	Lead/ Healthy Homes	DTF	NEZ	EHRP	Total
Program Budget	\$2.9 m	\$2 m	\$750k	\$1.4 m	\$500k	N/A	\$2 m	\$9.05 m
Units Applied	449	94	7	46	29	0	4	629
Units Cancelled	356	4	0	4	11	0	0	375
Households Approved	44	0	0	10	22	0	0	76
Units Repaired	5	0	0	0	0	0	0	5



Other Programs (data as of 3/9/2021)



	DHAP
Program Budget	\$1.27 m
Units Applied	19
Units Cancelled	4
Loans Approved	15
Loans Provided	1

	MRAP	TAPA*
Program Budget	\$18.7 m	\$200k
Households Served	4,355	17



*TAPA will report data on a quarterly basis, next update anticipated to appear April 2021



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