

Memorandum



CITY OF DALLAS

DATE September 23, 2021

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Department of Housing Performance Measure Update**

The Department of Housing and Neighborhood Revitalization (Housing) reports project pipelines and accomplishments to the Housing & Homelessness Solutions Committee on a monthly basis. This memo will summarize updates occurring in August. The updated presentation is attached, and details are included below:

Development

In August, development staff worked to bring the final Notice of Funding Availability (NOFA) project of the fiscal year to Council. Kiva East, an 87-unit development which had already been awarded competitive 9% Low Income Housing Tax Credits (LIHTC), was approved by council to move forward with City funding. The NOFA also received four new applications accounting for 623 new units that staff will review in the coming months. Staff calculates that there are 1,320 NOFA units currently in the construction phase of development and 499 that have been approved by council but have not yet begun construction.

The Dallas Housing Finance Corporation (DHFC) and LIHTC program also saw substantial movement. In August the DHFC approved a partnership with LDG Development for the Meadowbrook Apartments development for a total of 180 new multifamily units in far southeast Dallas. Staff also received applications totaling 839 units that will be reviewed in the coming months. The Ridge at Lancaster also received its final build permit with approval and specifications for its Mixed Income Housing Development Bonus (MIHDB), moving those 300 units from the LIHTC metric to the 'multiple' metric.

The MIHDB program is hitting its momentum. Staff finished submitting restrictive covenants for eight mixed-income multifamily projects that will bring 1,678 units to Dallas, 137 of which will be reserved as affordable housing. Most of these affordable units will also accept voucher holders and are located in areas of opportunity throughout Dallas.

Land programs also continue to see use. Staff received an application for the purchase of 29 land transfer lots to be used for affordable housing in August. Two Land Bank units received build permits and eight new affordable homes were completed on land bank lots.

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Repair

Housing staff are hard at work managing the five programs currently dedicated to home repairs throughout Dallas. In addition to the processing of applications, in August staff has focused on policy changes and the early development of new programs.

The Home Improvement and Preservation Program (HIPP) is continuing at a steady pace. Five home repairs were completed in August including the first homes from homeowners who applied this fiscal year. Staff has signed 28 closing agreements with homeowners and contractors and scheduled any remaining closings for September, meaning that construction can begin soon for all selected applicants from this fiscal year. August also saw the release of the HIPP application for the coming fiscal year. The applications were collected from locations around the city on September 11, and counts will be reported to Committee in October. This is earlier than previous years – December 2019 and October 2020 – thanks to significant process improvements made by staff this fiscal year.

The Targeted Repair Program (TRP) will be moving soon. Staff received one additional application in West Dallas in August and prequalified four additional applicants. There were no new applicants in Tenth Street Historic District, however, due to the limited application pool and extent of required repairs, in August council approved an increase in available funding for each home in this neighborhood. With the contractor's insurance receiving City approval this month, staff has begun signing agreements, and repairs will begin soon.

The Healthy Homes Lead Reduction (HHLR) program and Dallas tomorrow fund are both receiving and processing applications. However, most changes to the performance measures in this program were due to auditing existing data and progress in migrating the program into the online case management system Neighborly.

August also saw council's approval and guidance to begin creating two additional repair programs. Next fiscal year, \$1 million in repair funds have been set aside to create a minor home repair program that will be managed by nonprofits and will address the many clients who need assistance fixing only a handful of problems in their homes. An additional \$11.25 million in ARPA funding has been set aside for comprehensive, full-home repairs in Dallas's qualifying freedman's towns and specific water/sewer repairs.

DHAP

The Dallas Homebuyer Assistance Program (DHAP) is continuing to see increased movement with eight additional applications received in August, seven applicants prequalified, and two loans closed. The major increase in applicants in the last few months can be attributed to potential buyers in developments from the single-family NOFA. These applicants will have homes available in their price range as soon as that construction is completed. Other applicants are still struggling to find available affordable homes in today's market.

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Other

Permits have been issued for another 871 units in August, for a total of 7,852 units permitted this fiscal year. So far, 1,585 units supported by Housing programs have been permitted, meaning that Housing-sponsored programs account for roughly 20% of all units starting construction this fiscal year.

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 Performance Measure Update Presentation

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae 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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David Noguera, Director
Housing & Neighborhood Revitalization
City of Dallas

Production Chart (data as of 9/8/2021)



	Program Budget	Full Time Employees	Applied	Denied/Cancelled	Benchmark	Jul 2021 YTD	Aug 2021 YTD	FY 2021 Projections
Development	\$2.5 m CDBG \$4.1 m HOME \$965k CHDO	5 Employees	10,000	1,661	Units Approved	2,596	2,776	2,742
					Units Started	1,583	1,585	1,686
					Units Completed	52	60	405
Repair	\$2.9 m CDBG \$1.4 m Lead \$2 m EHRP	4 Employees	865	491	Households Approved	140	144	360
					Units Repaired	166	167	410
DHAP	\$500k CDBG \$767k HOME	2 Employees	60	28	Loans Approved	32	39	25
					Loans Provided	5	7	10
MRAP	\$10.5 m HOU \$8.2 m OCC	N/A	N/A	N/A	Households Served	4,996	4,996	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	6,981	7,852	N/A

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



Development Chart (data as of 9/8/2021)



	NOFA	Land Programs	MIHDB	LIHTC/DHFC	NEZ	1000 Unit Challenge	Multiple Programs	Total
Program Budget	\$6.7 m	N/A	N/A	N/A	N/A	N/A	N/A	\$6.7 m
Units Applied	2,047	256	300	5,063	0	2,334	0	10,000
Units Cancelled	232	0	0	1,429	0	0	0	1,661
Units Approved	485	168	N/A	1,834	0	0	289	2,776
Units Started*	0	62	51	481	0	0	991	1,585
Units Completed*	37	22	0	0	0	0	1	60



*Due to the length of construction timelines, units starting construction often reflect 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 9/8/2021)



	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	453	119	7	83	67	0	136	865
Units Cancelled	400	21	1	45	24	0	N/A	491
Households Approved	60	36	3	24	21	0	N/A	144
Units Repaired	26	0	0	0	5	0	136	167



Other Programs (data as of 9/8/2021)



	DHAP
Program Budget	\$1.27 m
Units Applied	60
Units Cancelled	28
Loans Approved	39
Loans Provided	7

	MRAP	TAPA*
Program Budget	\$18.7 m	\$200k
Households Served	4,996	20



*TAPA will report data on a quarterly basis, next update expected October 2021



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