

# Memorandum



CITY OF DALLAS

DATE December 14, 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 accomplishments occurring in November. The updated presentation is attached, and details are included below:

## Development

Many development programs have been quiet in November as we entered the holiday season, but staff has continued to progress applications and closings through required processes.

The Notice of Funding Availability (NOFA) did not receive any new applications or bring any through council approval in November. However, Dallas Area Habitat for Humanity and Notre Dame Place have been hard at work on their Single-Family NOFA projects. Habitat completed three homes in their first phase of NOFA construction and Notre Dame completed four in the Five Mile neighborhood, all on land transfer lots. Further, ten additional homes including four Habitat homes in Joppa and six in Greenleaf Ventures' Singleton project have received a build permit this fiscal year.

In addition to the Single-Family NOFA lots above, the Land Bank and Land Transfer programs typically see a steady progression of a few homes per month. In November, three permits were pulled and three homes were completed on land bank lots. The Land Transfer program also received two applications from KH Solutions and Affluency homes totaling 20 lots in southern Dallas.

The Mixed Income Housing Development Bonus (MIHDB) received its first permit of the fiscal year for the Capitol Flats development located near Highway 75 and Henderson. This development will have 60 units, three of which will be set aside for lower income renters. The Meadowbrook development in far southeast Dallas reached financial close on its Low-Income Housing Tax Credits (LIHTC) with the Dallas Housing Finance Corporation (DHFC). The development is expecting to receive a build permit using MIHDB, as well, in the next few months.

Finally, the Dallas Public Facilities Corporation (DPFC) met and approved its first development this month. The DPFC is dedicated to creating and preserving mixed-

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income development throughout Dallas, benefitting the City and its communities by bringing quality affordable housing to areas of opportunity and bringing market-rate development to areas with historic disinvestment. This first project is part of a much larger master planned development at the northwest corner of I-20 and Spur 408. The complete development will include for-sale single-family and townhome residences. The project is aimed to target the “missing-middle” housing identified in Dallas, such as those affordable to teachers and first responders, and will offer 50% of units at market rate and 50% of units targeting households earning below 80% AMI.

## **Repair**

Housing staff manages five different repair programs and is in the process of creating two more to meet the many different needs of Dallas residents including Minor Home Repair and the ARPA Neighborhood Revitalization Program.

The Home Improvement and Preservation Program (HIPP) is Housing’s most popular program and, using federal funds, brings a home completely up to code or reconstructs the home if repairing it is not feasible. Staff accepts applications one time annually and spends the year reviewing and processing those applications. This year staff received 466 applications and have completed the initial rounds of processing. 337 of the applications have been officially denied, leaving 129 applicants to possibly move forward. The first 11 households have been prequalified and have received their inspection. Homes that met the criteria for the program will move forward to the bidding process. Currently all repairs from previous years under construction are at least 50% complete. An additional 20 homes are undergoing full reconstruction with a longer construction timeline.

The Dallas Tomorrow Fund (DTF) is a repair program that Housing manages in partnership with Code Compliance. The fund assists low-income homeowners in repairing code violations, and applicants are referred to the program by code enforcement. Funds are limited, and code repairs must cost less than \$20,000. In November, DTF received nine new applications that are currently pending final documents and inspection. Housing also preapproved and inspected one home.

The Targeted Repair Program (TRP) allows Housing to dedicate resources to specific geographies, housing types, populations, or other identified targets. Currently the program is serving two neighborhoods, West Dallas and Historic Tenth Street. This month Housing received three new applications from West Dallas. Currently there are eight home repairs under construction in West Dallas through this program. The first home repairs for Historic Tenth Street moving forward are under review for a certificate of appropriateness for historic preservation.

The Healthy Homes Lead Reduction (HHLR) program is funded by a federal grant received by Housing to assist with the removal of lead in homes throughout Dallas. This program has incredibly specific federal requirements regarding the home, repair needs, and family composition, and Housing has struggled to find qualifying applicants. This

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month staff received three applications despite recently distributing over 20,000 door hangers in neighborhoods with residents most likely to qualify. Staff is currently seeking new ways to distribute these funds via the repair of older multifamily developments.

## **DHAP**

The Dallas Homebuyer Assistance Program (DHAP) provides funds to low- and moderate-income households to assist with the up-front down payment and closing costs, helping create new homeowners, bring stability to neighborhoods, and build wealth in households.


Due to the increasing costs of housing throughout Dallas, homebuyers who qualify for this program have had significant difficulty finding new homes. This year, however, DHAP has partnered with some builders from the single-family NOFA and will be able to offer down payment assistance to their homebuyers.

In November, Housing received three applications, prequalified four applicants, and closed on two loans. So far this year, the program has received a total of 13 applications, has prequalified six applicants, and closed on five loans.

## **Other**

Housing staff found permits issued for 308 units in October and 1,117 units in November this fiscal year. This month's number is much higher than usual, as several apartment complexes were permitted in November.

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](mailto: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  
Billierae 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  
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 11/30/2021)



	Program Budget	Full Time Employees	Applied	Denied/Cancelled	Benchmark	Oct 2021 YTD	Nov 2021 YTD	FY 2022 Projections
Development	\$2.89m CDBG \$4.36m HOME \$1.05m CHDO	5 Employees	56	324	Units Approved	326	650	2,412
					Units Started	2	255	2,474
					Units Completed	12	22	1,983
Repair	\$3m CDBG \$1.95m Equity \$800k Bond \$1.4 m Lead \$500k DTF	2 Employees	501	350	Households Qualified	1	14	166
					Agreements Signed	2	2	183
					Units Repaired	2	2	255
DHAP	\$400k CDBG \$400k HOME \$220k General	2 Employees	13	5	Loans Approved	2	6	25
					Loans Provided	3	5	10
Other	N/A	N/A	N/A	N/A	Units Supported by Other Depts	375	375	N/A
					All Units Permitted	0	1,425	N/A

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



# Development Chart (data as of 11/30/2021)



	NOFA	Land Programs	MIHDB	LIHTC/DHFC	DPFC	1000 Unit Challenge	Total Pipeline
Program Budget	\$8.3 m	N/A	N/A	N/A	N/A	N/A	\$8.3 m
Units Applied	36	20	0	0	0	0	56
Units Approved	15	11	N/A	300	324	0	650
Units Started*	10	9	60	180	0	0	255
Units Completed*	9	21	0	0	0	0	22
Units Cancelled	0	0	0	324	0	0	324

Note: Program accomplishments are duplicative. The total pipeline is non-duplicative. E.g., if a development of 300 units uses both NOFA And LIHTC, it will be counted as 300 in both columns, but it will only count as 300 in the Total column, not 600.



\*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 11/30/2021)



	HIPP	West Dallas	Tenth Street	Lead/ Healthy Homes	DTF	Total
Program Budget	\$3m	\$2m	\$750k	\$1.4m	\$500k	\$7.65m
Units Applied	466	3	0	6	26	501
Households Qualified	11	2	0	0	1	14
Agreements Signed	2	0	0	0	0	2
Units Repaired	2	0	0	0	0	2
Units Cancelled	337	2	0	6	5	350



# DHAP Chart (data as of 11/30/2021)



	DHAP
Program Budget	\$1.02m
Units Applied	13
Loans Prequalified	6
Loans Provided	5
Units Cancelled	5







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