

SOUTH DALLAS/FAIR PARK

AREA PLANNING

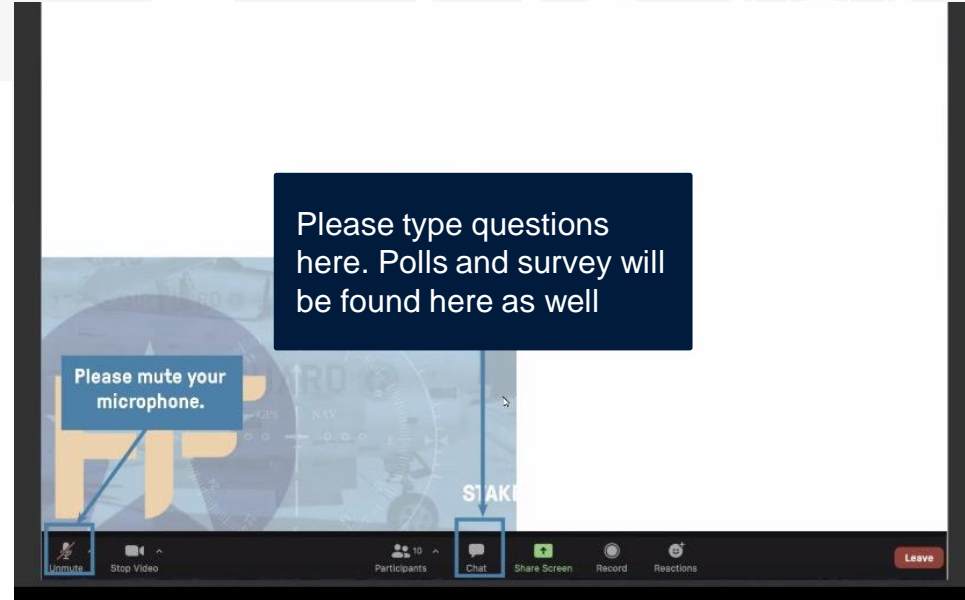
TASK FORCE MEETING

February 25, 2021



GETTING STARTED

- Mute your microphone to help keep background noise to a minimum
- Limit distractions- turn off notifications, close or minimize apps, mute smartphone
- Ask questions via chat function



AGENDA

- 6:00 - Getting Started
- Welcome
- Commissioners/Board Members
- 6:15 - Data Analysis (Continued)
- 6:30 - Focus Issues (Part 1)
- 7:00 - Housing/LIHTC (Kyle Hines)
- 7:15 - For Your Information
- Announcements
- Next Steps
- 7:30 - Conclusion



WELCOME

- Chairperson Remarks
- Neighborhood Associations Meeting (3/9)



COMMISSIONERS & BOARD MEMBERS

- **Zhen Barrientos, Community Development**
- **Josh Cogan, Citizen Homelessness**
- **Phillip Collins, Arts & Culture**
- Cannon Flowers, Senior Affairs
- **Timothy Jackson, Planning and Zoning (CPC)**
- Alendra Lyons, Civil Service Board (adjunct)
- Sara Martinez, Judicial Nominating
- Derrick Nutal, Permit and License Appeal
- **Robin O'Neal, Housing Finance**
- **Jose Rivas, Police Oversight**
- **Daniel Wood, Park Board**
- LaSheryl Walker, MLK, Jr
- Lisa Jenkins Watson, Municipal Library Board

AREA PLAN MEETINGS

Date	Meeting	Topic
Nov/Dec 2020	Task Force #1 & #2	Establish task force & overview
January 28, 2021	Task Force #3	Preliminary data analysis review & discussion
February 25, 2021	Task Force #4	Data analysis (continued), Identify focus issues
March 9, 2021	Neighborhood Organizations	Engagement prep & coalition building
March 25, 2021	Task Force #5	Focus issues (continued), guiding principles, vision statement
April 1, 2021	D7 Community Meeting	Area Plan overview & updates
April 22, 2021	Task Force #6	Vision statement, comm. mtg. prep
April 29, 2021	Community Meeting # 1	Overview, focus Issues, guiding principles



SOUTH DALLAS/FAIR PARK AREA PLAN

PRELIMINARY DATA ANALYSIS

TASK FORCE MEETING #4 2.25.21

PRELIMINARY DATA ANALYSIS

1

Task Force Meeting #3

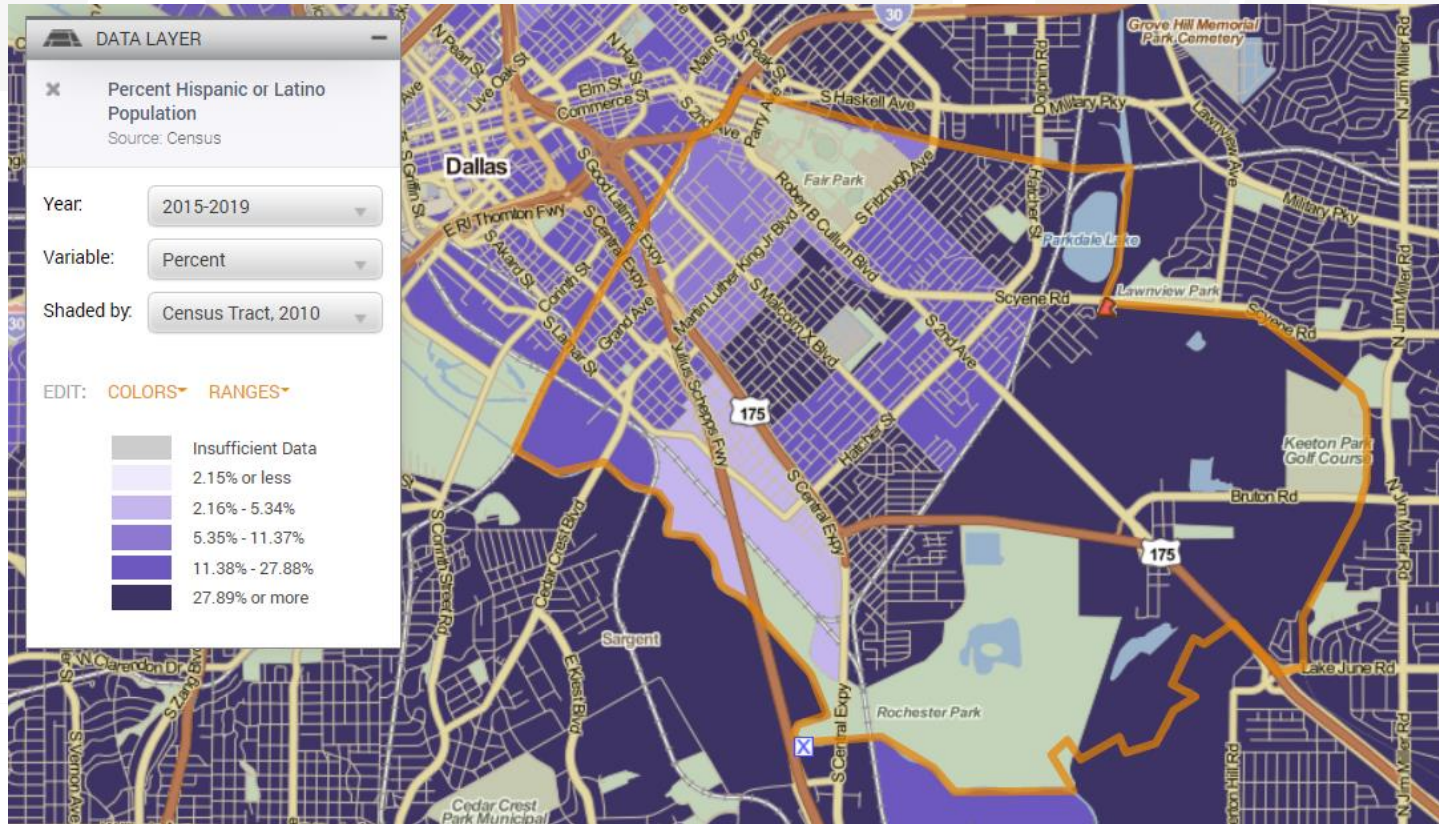
- Neighborhood Organizations
- Public Services
- Age
- Ethnicity/Race
- Education
- Income
- Employment
- Jobs/Household
- 2019 Construction Activity
- 2012/2017 Bond Projects
- Trail and Bike Facilities
- Travel Time/Mode to Work
- Transit

2

Today – Additional Data

- Race (Hispanic, Non-Hispanic, w/ Map)
- DISD Data
- Market Value Analysis

HISPANIC OR LATINO (ALL RACES)



Source: PolicyMap –
Estimated percent of all
people who were Hispanic or
Latino, between 2015-
2019

DISD — ENROLLMENT

	2018	2019	2020
MADISON FEEDER PATTERN (link)	2,857	2,839	2,841
African American	1,650	1,617	1,638
Hispanic	1,151	1,154	1,127
White	27	21	16
Economically Disadvantaged	2,726	2,719	2,784
New (to District)	367	424	462
LINCOLN FEEDER PATTERN (link)	1,745	1,773	1,787
African American	1,297	1,295	1,281
Hispanic	427	442	464
White	0	0	1
Economically Disadvantaged	1,629	1,669	1,706
New (to District)	290	267	294

Sources -- DISD DATA PORTAL: <https://mydata.dallasisd.org/SL/SD/cdp.jsp>

MARKET VALUE ANALYSIS

The Market Value Analysis (MVA) is a tool to assist residents and policy-makers understand the elements of their local residential real estate markets.

It is an objective, data-driven tool built on local administrative data and validated with local experts.

This analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets.

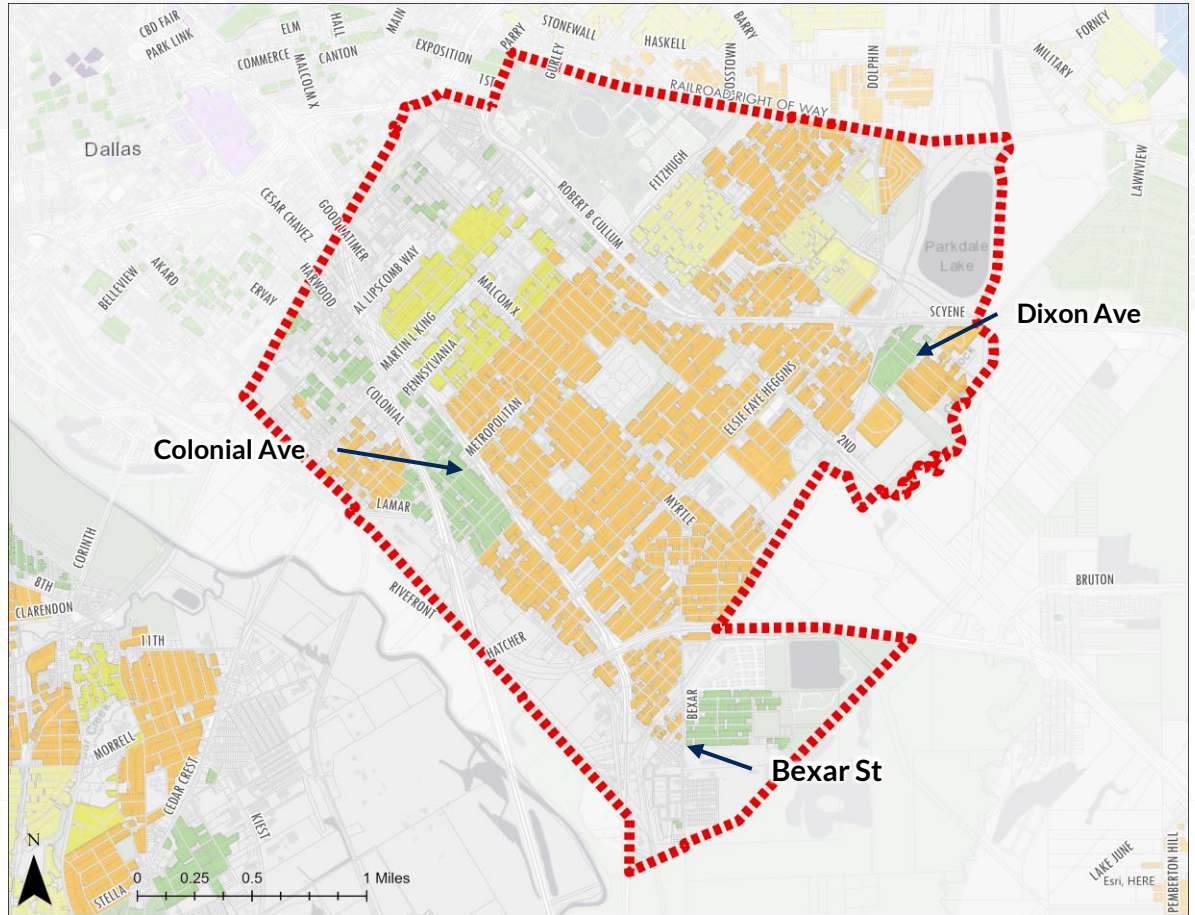
<https://dallascityhall.com/departments/pnv/Pages/MarketValueAnalysis.aspx>

MARKET VALUE ANALYSIS

South Dallas
Census
Tracts



Source: 2019 Market Value Analysis
(The Reinvestment Fund)





SOUTH DALLAS/FAIR PARK AREA PLAN

FOCUS ISSUES

TASKFORCE MEETING #4 2.25.21

OVERVIEW — FOCUS ISSUES

- **Focus Issues** will guide discussion topics for upcoming task force meetings
- Focus Issues will identify key opportunities to be addressed through Area Plan
- Issues will be prioritized with feedback from community
- **Guiding Principles** directs and drives recommendations



Note: Responses on the following slides are taken from the Dallas 360 Plan (2017) in **DARK BLUE** and from discussion during the task force meeting held 2/25/21 in **LIGHT BLUE**

WHAT ARE THE ASSETS?

- Long-term residents and historic culture
- Lots of undeveloped land
- It's an affordable place to live
- Many local businesses and neighborhood hangouts
- The Public Library
- Fair Park
- Wildlife
- ...

OPEN DISCUSSION

- **The people; the residents**
- The history and cultural institutions (s Dallas cultural center, Juanita Craft center, African American museum, etc.)
- Schools (Lincoln, Madison, Charles Rice, Rangel, St. Phillips, etc...)
- Childcare Facilities (Head Start, Brasswell, etc...)
- Blues Palace
- Parks
- Place Based Organizations/CDCs
- Historic Neighborhoods (and Bldgs.)
- Restaurants
- Black Chamber of Commerce

WHAT ARE THE ASSETS? (CONTINUED)

- Neighborhood Clinics/Health Services
- Proximity to Downtown
- DART Rail Line
- Street Grid
- Growing Number of Urban Farms
- Convergence of Freeways
- Transit Oriented Development (TOD) Opportunities
- 15-20 Active Neighborhood Organizations
- Multiple Churches (Spiritual, Social, Economic)
- Community Centers
- Seed Farm at MLK Center
- Trees (Old Growth Trees)
- Greenspace/Parks
- Urban Agriculture (at Fair Park)
- Teen Tech Center at Juanita Craft
- Movers and Shakers (Boots on the Ground)
- Malcolm X Corridor
- Developing relationship with Dallas College

WHAT ARE THE SPECIFIC ISSUES?

OPEN DISCUSSION

- Negative perception and undesirable land uses in the area
- Figurative/literal walls section off S. Dallas from other areas
- Lack of green space
- Long term planning needs to integrate affordability
- Affordability and diversity in long-term planning are keys to success
- Lack of transportation options
- Food and amenities dessert
- Zoning (limitations)
- Bond Package (delivery of projects)
- Infrastructure (streets, sidewalks)
- Housing, Commercial, Industrial, Mixed-Use Opportunities
- Property Tax Increases
- Foreclosures
- Community/Police Relations
- Nuisance Businesses
- Environmental Issues throughout community

Source: Dallas 360 Plan (2017)

WHAT ARE THE SPECIFIC ISSUES? (CONTINUED)

- High Speed Internet (include in infrastructure)
- High Speed Transit (north, south, east, west)
- Lack of quality affordable housing
- Residents not set up to benefit from new development
- Lack of jobs/opportunities for people reentering the workforce
- Living wage jobs
- Concern about displacement (property tax issues)
- Increase pressurization of the real estate market
- Vulnerability based on items in assets
- Flooding
- Speeding Traffic
- Lack of Jobs
- Lack of Bank
- Prostitution
- Drugs
- Increase of Panhandling
- Lack of Oversight for rental property
- Criminal and drug activity
- Health Disparities across the board
- Food insecurity

WHAT ARE THE SPECIFIC ISSUES? (CONTINUED)

- Lack of Jobs for ex offenders
- Lack of opportunities for upward mobility
- Absentee landlords
- Illegal Dumping
- Lack of Access to Grocery stores
- Incompatible Zoning and Land Uses (ex. residential next to industrial)
- Commercial Corridors

WHAT ARE THE OPPORTUNITIES?

OPEN DISCUSSION

- *Vacant Land*
- *Private Investment*
- *Infrastructure Improvements*
- *Fair Park Master Plan*
- *Dallas College*
- *Vacant Land*
- *Adaptive Reuse/Historic Buildings*
- *Mixed-Income Communities*
- *Enhanced Social Capital*
- *Urban Agriculture (creation of an economically viable industry)*

Source: Dallas 360 Plan (2017) (no responses identified for this question)

WHAT DEFINES SUCCESS?

OPEN DISCUSSION

- Make the area more walkable
- Providing quality education options
- The area continues to remain affordable
- Fair Park becomes a self-sustaining economy
- Fair Park is an engine, not an island
- Embrace and support of independent businesses through a strong merchant association
- Those who have stood the test of time are thriving and remain
- Funding opportunities
- Community is a partner
- Revitalization without displacement
- Those that live here guide/shape the direction of the community
- Investment from City of Dallas and Private Sector
- Address historic disparities (ex. redlining)
- Collective collaboration
- Improved Indicators (health, education, income...)

Source: Dallas 360 Plan (2017)

WHAT DEFINES SUCCESS?

- Safe and secure neighborhoods with access to commerce, quality housing, access to jobs, quality education.
- A place where neighbors know each other and look out for each other, respect for each other and each others property

OPEN DISCUSSION

FOCUS ISSUES — WHAT'S NEXT?

- Share thoughts and comments
- Where do we go from here?
- What's next?





SOUTH DALLAS/FAIR PARK AREA PLAN

HOUSING TAX CREDITS

HOUSING & NEIGHBORHOOD REVITATILIZATION
TASK FORCE MEETING #4 2.25.21

LITHC UPDATE

- The Brixen (withdrawn)
- Fair Park Pointe (withdrawn)
- Residences at Fair Park (withdrawn)
- Ryland South (not approved)

<https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Resolutions-of-support-for-tax-credit-developments.aspx>



Ryland South (Not Approved)

LITHC APPROVAL PROCESS

- Developers submit complete HTC application
- Housing staff reviews application for completeness and confirms all threshold requirements are met. Review also includes:
 - Project site/neighborhood characteristics
 - PUD consulted for zoning changes and PUD review
 - Proximity to amenities (grocery, transit, schools, job centers)
 - Resident services to be provided (after school tutoring, adult
 - Market Value Analysis (MVA) – Types A through I
 - Third party market feasibility studies
 - Proximity to other LIHTC development and respective “placed in

LITHC APPROVAL PROCESS (CONT.)

- Office of Fair Housing conducts independent review
- Staff reviews applications with executive leadership for recommendation and submits to City Attorney's Office and Housing & Homelessness Solutions Committee for review and approval
- Housing and Homelessness Solutions Committee (HHSC) briefed
- Application must be approved and recommended for Council approval
- With Council Approval, application is submitted to TDHCA and, if necessary, the Texas Bond Review Board for approval
- Final approval of all partnership documents and issuance of any bonds subject to further approval by the DHFC Board of Directors and City Council

LITHC Q&A

More Information:

<https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Resolutions-of-support-for-tax-credit-developments.aspx>

(Also see Appendix)

Kyle J. Hines, MPA

Interim Assistant Director

Housing and Neighborhood Revitalization

O-214-670-4942

C- 469-781-4579



SOUTH DALLAS/FAIR PARK AREA PLAN
FOR YOUR INFORMATION

TASKFORCE MEETING #4 2.25.21

SIDEWALK MASTER PLAN

SWMP will utilize public participation and a data driven approach to develop an understanding of the sidewalk needs of Dallas.

Public Meeting in Spring 2021

Scheduled completion is May 2021.

More information:
www.DallasSidewalk.com



Dallas Sidewalk
MASTER PLAN

**TELL US HOW TO
IMPROVE WALKING
IN DALLAS**



visit: www.DallasSidewalk.com



**DÍGANOS COMO PODEMOS
MEJORAR LA
EXPERIENCIA EN
ACERAS EN DALLAS**



visite: www.DallasSidewalk.com

EFRAIN TREJO, MANAGER II
City of Dallas, Department of Public Works
320 E Jefferson Boulevard, Room 321, Dallas, TX 75203

■ efrain.trejo@dallascityhall.com
■ 214-948-4162



www.DallasSidewalk.com

INTERNET SPEED SURVEY

Office of Equity and Inclusion (Resilience Division) in partnership with DISD to understand and address the digital divide.

Participation Needed

More information:
dallas.speedsurvey.org



SpeedSurvey

To better understand and address the digital divide in our community, we are conducting an internet speed survey.

You can help us by completing 3 easy steps:

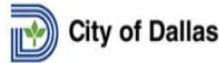
1. Visit www.dallas.speedsurvey.org
2. Complete the survey from where you use the internet
3. Share with another Dallas resident to complete the survey

The Speed Survey

- Gathers non-personal data about the speed of internet services and its availability.
 - Identifies locations that lack such service.
- Reported information will be used solely for the city's planning efforts.

Questions? Contact officeofresilience@dallascityhall.com.

BROUGHT TO YOU BY:



Zip Code	# Responses	Estimated % HH w/ No Internet Access (2015-2019)
75210	3	41.63%
75215	10	39.51%

ANNOUNCEMENTS



WORKSHOP: DATA AND MAPS TO EMPOWER YOUR NEIGHBORHOOD

 dallaspubliclibrary

Rescheduled
March 3, 2021

Registration:

<https://dallaslibrary.librarymarket.com/events/ask-expert-data-and-maps-empower-my-neighborhood>



ASK AN EXPERT

Wednesday
~~February 17~~
2 PM

This week's topic:
**DATA AND MAPS TO
EMPOWER MY NEIGHBORHOOD**

The graphic features a large white question mark on a blue background. Below the question mark, the words "ASK AN EXPERT" are written in a stylized font. Underneath "AN" are six small icons representing different professions: a person with a headset, a person with glasses, a person with a headset, a person with a hard hat, a person with a headset, and a person with a bow tie. To the right of the icons, the text "This week's topic: DATA AND MAPS TO EMPOWER MY NEIGHBORHOOD" is displayed.

NEIGHBORHOOD ASSOCIATIONS MEETING

**Rescheduled
March 9, 2021**

South Dallas/Fair Park Neighborhood Associations Meeting

**Tuesday
March 9
6-7pm**

Inviting all South Dallas organizations and residents



**Webex
Meeting number:
187 248 4410
Password:
South_Dallas214**

DISTRICT 7 COMMUNITY MEETING

**Council Member District 7 Adam Bazaldua
Community Meeting**

JOIN US

Thursday, April 1, 2021
6:00- 7:15 p.m.



**South Dallas/ Fair Park
Area Planning**



**Zoom Meeting
Meeting ID:
899 8400 3345
Password:
343740**

NEXT STEPS

- Neighborhood Associations Meeting
- Task Force Meeting #5
- District 7 Community Meeting - South Dallas/Fair Park

SAVE-THE-DATE

*Task Force Meeting #5
March 25, 2021*

*District Community Meeting
April 1, 2021*



SOUTH DALLAS/ FAIR PARK

AREA PLAN



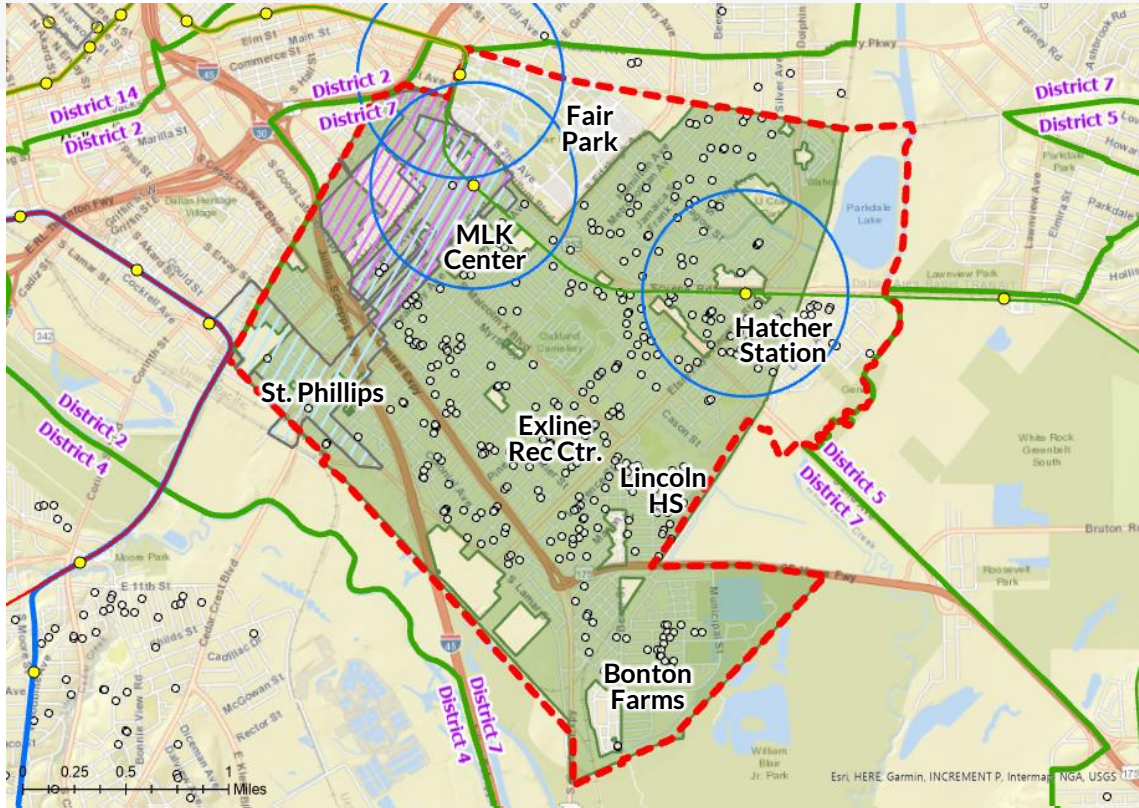


SOUTH DALLAS/FAIR PARK AREA PLAN








APPENDIX

TASKFORCE MEETING #4 2.25.21

AREA PLAN BOUNDARY



LEGEND

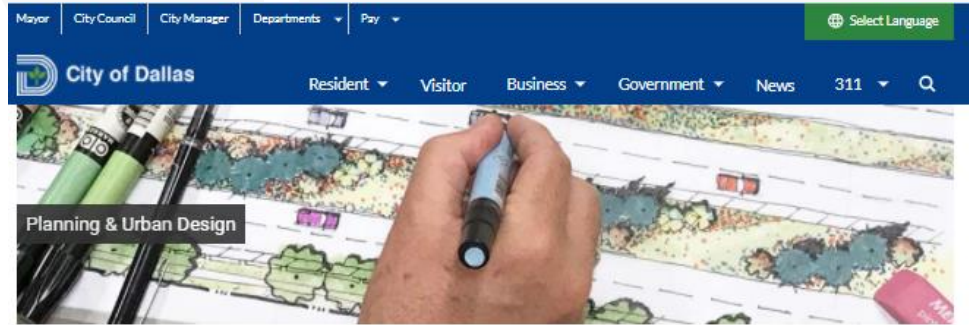
-  Area Plan Boundary
-  Council Districts
-  PD 595
-  Public Improvement Districts
-  TIF Districts
-  DART Station 1/2 Mile Radius
-  Land Bank/Land Transfer

WEBPAGE

- Area Plan Boundary
- Description
- Timeline
- Meetings & Events
- Presentations
- Get Involved
- Contacts



dallascityhall.com/departments/pnv/Pages/SDFP-AreaPlanning.aspx



HOME
ABOUT US
CITYWIDE PLANS
AREA PLANS
CITYWIDE ANALYSES
URBAN DESIGN PROGRAM
NEIGHBORHOOD RESOURCES

CONTACT INFO

Planning & Urban Design
1500 Marilla, 1FN
Dallas, TX 75201
Phone: 214.671.8900

[Send E-mail](#)

South Dallas/Fair Park Area Plan



Planning & Urban Design Department and District 7 Councilmember Adam Bazaldua have initiated an area planning process for South Dallas/Fair Park. The purpose of this plan will be to communicate a cohesive land use vision, guide

CITYWIDE PLANS

<https://dallascityhall.com/departments/pnv/Pages/Citywide-Plans.aspx>

- Citywide Comprehensive Plans
- Citywide Neighborhood Revitalization Plans
- Citywide Transportation Plans
- Citywide Economic Development Plans
- Citywide Park & Recreation Plans
- Citywide Infrastructure Plans
- Miscellaneous Citywide Plans

ADOPTED AREA PLANS

<https://dallascityhall.com/departments/pnv/Pages/Area-Plans.aspx>

- Area Land Use Plans
- Neighborhood Revitalization Area Plans
- Area Transportation Plans
- Area Economic Development Plans
- Area Park & Recreation Plans
- Misc. City Facility Plans

CITY APPROVED PLANS – SDFP

- [Forward Dallas](#) (2006) (citywide)
 - [Forward Dallas South Dallas/Fair Park Action Plan](#) (2006)
- [Fair Park-Economic Development Corridor](#) (2001)
 - [PD 595 – South Dallas/Fair Park Special Purpose District](#) (first adopted 2001)
- [Trinity River Corridor Comprehensive Land Use Study](#) (2005, 2009)
- [Martin Luther King, Jr. Station Area Plan](#) (2013)
- [Hatcher Station Area Plan](#) (2013)
- [The 360 Plan](#) (2017)



**City of Dallas Policy for
Supporting Housing
Developments Seeking Housing
Tax Credits**

Background

- First and for most: pronunciation “LIE-teck”
- Federal program that provides tax credits to developers in exchange for developing housing developments that include units for families earning at or below 60% of the area median income
 - Income averaging recently allowed to have 30%-80% AMIs
- Tax credits sold by developers to investors trying to reduce their tax liability
- Cash/Equity from the sale of tax credits funds portion of the LIHTC development
- Tax-exempt bonds, construction financing, deferred developer fee and other sources fund the balance

Background

- Texas Department of Housing & Community Affairs (TDHCA) allocates and administers HTC through Qualified Allocation Plan (QAP)
- Comprehensive Housing Policy (CHP) amended and adopted in June 2019 modified the City's Housing Tax Credit Policy

Background

- Two Types of HTC:
 - 9% (Competitive) and 4% (Non-Competitive)
- **9% Competitive HTCs** issued once a year by TDHCA
 - TDHCA scoring based on QAP requirements
 - City provides Resolutions of Support based on requirements set forth in the CHP
- **4% HTCs** awarded throughout the year by TDHCA
 - Must meet TDHCA threshold and underwriting requirements
 - City provides Resolutions of No Objection based on requirements set forth in the CHP

Background (continued)

- HTC policy supports the goals of the CHP:
 1. Create and maintain affordable housing throughout Dallas
 2. Promote greater fair housing choices
 3. Overcome patterns of segregation and concentrations of poverty through incentives
- Applications seeking resolutions must align with these broad goals

Background (continued)

- Per the Comprehensive Housing Policy:

“Given the substantial need for affordable housing across the City and that TDHCA administers the process for awarding HTC, the City has an interest in broadly supporting quality and responsible HTC proposals across the City. As such, the City will be supportive of maximizing production using HTC.”

Threshold Requirements

Both 4% and 9% applications must meet the following threshold requirements for approval:

- Submission of complete application
- Must have evidence of site control
- Must meet TDHCA minimum site and development requirements
 - Example: areas of poverty rates above 40% must be mitigated with additional resident services or other programs
 - CHP requires 17 points for elderly developments, 23 points for family developments, and 22 points for permanent supportive housing developments
 - All HTC developments must meet design standards set forth by TDHCA: 9-foot ceilings, energy efficient appliances, washer/dryer hookups, etc.
- Must meet TDHCA underwriting standards
 - Application financials reviewed by staff, Corporation bond counsel & financial advisors, TDHCA, and debt/tax credit equity investors
- Must affirmatively further fair housing – independent review by the Office of Fair Housing
- Any existing residents at the development site must be notified at least 45 days prior to submitting application
- Applications for substantial renovations must have property condition assessment, relocation plan, and City inspection of the property

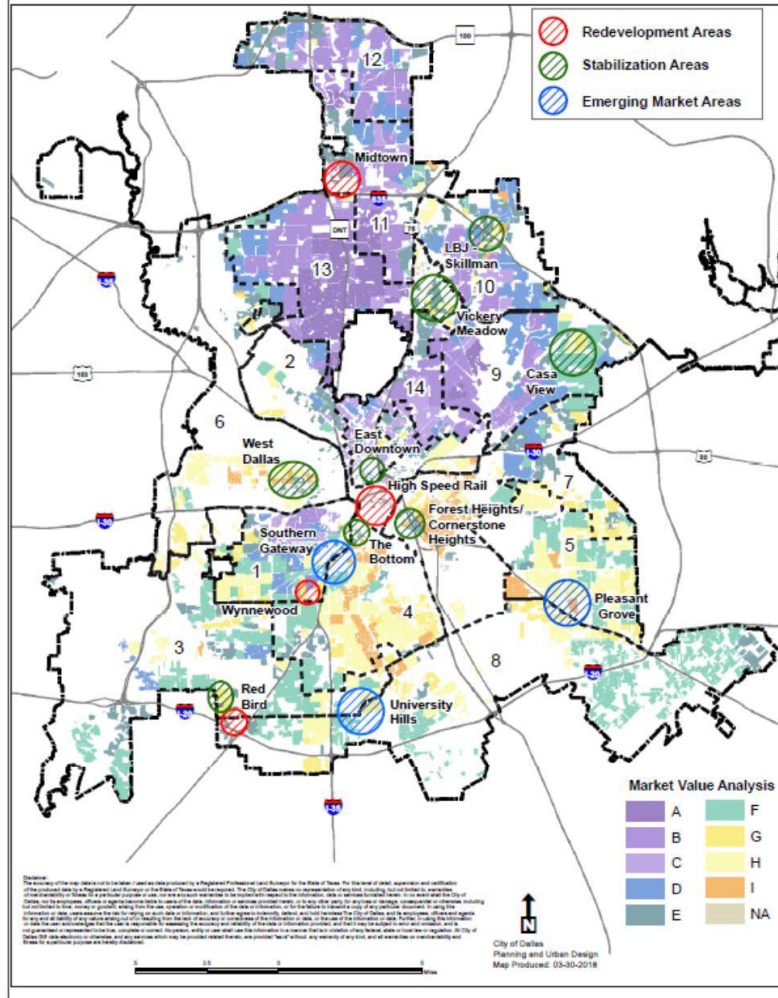
Threshold Requirements (continued)

9% applications must also qualify as a priority housing needs development or score 50 points on the CHP's HTC scoring matrix

Priority Housing Needs Developments:

1. Development has been awarded City funding
2. Developer requesting DHFC partnership
3. Redevelopment of public housing
4. Located in census tract with a poverty rate below 20%
5. Development located in Redevelopment or Stabilization Reinvestment Strategy Area as identified in the CHP
6. Development will contain at least 20% of units reserved for Continuum of Care

Reinvestment Areas



Approval Process

- Developers submit complete HTC application
- Housing Staff reviews application for completeness and confirms all threshold requirements are met
- Staff also reviews:
 - Project site/neighborhood characteristics
 - Planning & Urban Design consulted for zoning changes, PUD staff conduct their own review
 - Proximity to amenities (grocery, transit, schools, job centers)
 - Resident services to be provided (after school tutoring, adult financial literacy class, health fairs)
 - Market Value Analysis (MVA) – Types A through I
 - Third party market feasibility studies
 - Proximity to other LIHTC development and respective “placed in service” dates
- Office of Fair Housing conducts independent review
- Staff reviews applications with executive leadership for recommendation and submits to City Attorney’s Office and Housing & Homelessness Solutions Committee for review and approval

Approval Process (continued)

- Housing and Homelessness Solutions Committee (HHSC) briefed
 - After committee review and discussion, application must be approved and recommended for Council approval
- If seeking DHFC partnership, DHFC Board of Directors provided complete application, proposed term sheet, and publicly briefed
 - DHFC considers application at public meeting subject to the Texas Open Meetings Act; Board votes to approve or deny the partnership
 - DHFC allows public comment on all applications
- If approved and recommended by HHSC (and DHFC), City Council considers authorization of the Resolution of Support/No Objection
- If approved, application is submitted to the Texas Department of Housing & Community Affairs (TDHCA) and, if necessary, the Texas Bond Review Board for approval
- Final approval of all partnership documents and issuance of any bonds subject to further approval by the DHFC Board of Directors and City Council

Qualified Residents

Occupation	Employer	Average Income
Custodian	UNT Dallas	\$28,300
Customer Service Agent	Dallas Police Department	\$28,592
Bus Driver	Paul Quinn College	\$29,796
Teaching Assistant	Dallas ISD	\$30,613
Nursing Assistant	VA North Texas Health Care System	\$32,156
Warehouse Associate	Amazon Fulfillment Center FTW1	\$34,000
Sales Representative	Allstate	\$35,568
Mail Carrier	United States Postal Service	\$38,410
Financial Clerk	Dallas ISD	\$41,207
Administrative Assistant	Methodist Charlton Medical Center	\$43,008
Plumbing Specialist	SSG Plumbing	\$45,175
Construction Worker	Bluecrew	\$45,250
Maintenance Technician	Dallas ISD	\$46,420
Entry-Level Accountant	Southwest Search	\$47,000
Financial Bookkeeper	TRS Staffing	\$47,500
Assistant Property Manager	Bell Partners	\$48,750