

**Memorandum**

2015 FEB 26 PM 1:49  
REVISED



DATE February 27, 2015

TO Housing Committee Members: Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT March 2, 2015 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, March 2, 2015, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, from 11:00 a.m. - 12:30 p.m. The agenda is as follows:

- |  |  |
|--|--|
| 1. Approval of February 17, 2015 Minutes | Carolyn R. Davis<br>Councilmember  |
| 2. Wynnewood, urban design strategy      | Arturo Del Castillo &<br>Brent Brown<br>citydesign studio<br>(Estimated time 45 minutes) |
| 3. City of Dallas' Home Repair Programs  | Mitchell/O'Donnell<br>(Estimated time 20 minutes)  |



Carolyn R. Davis, Chair  
Housing Committee

- c: The Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M. S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
Eric D. Campbell, Assistant City Manager  
Jill A. Jordan, P. E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

**Note: A quorum of the Dallas City Council may attend this Council Committee meeting.**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

# Housing Committee

## Meeting Record

February 17, 2015

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department, Staff Coordinator at 214-670-3906.

Meeting Date: February 17, 2015

Meeting Start time: 11:04 A.M.

<p><b><u>Committee Members Present:</u></b>                  Carolyn R. Davis (Chair)                  Scott Griggs (Vice-Chair)                  Monica Alonzo                  Rick Callahan                  Philip Kingston</p>	<p><b><u>Staff Present:</u></b>                  Theresa O'Donnell-PNV                  Bernadette Mitchell-Interim Director/HOU                  Charles Brideau-Asst. Director/HOU                  Patrick Inyabri-Interim Asst. Director./HOU                  Don Babers-HOU                  Beverly Davis-Asst. Director/FHO                  David Cossum-Asst. Director/DEV                  Robin Bentley-CAO                  Samuel Oviedo-MCC                  Doris Edmon-HOU                  Alida Allen-HOU                  Brian Price-HOU</p>
<p><b><u>Other Council Members Present:</u></b></p>	<p><b><u>Other Attendees</u></b>                  Susan Watkins-ICP</p>
<p><b><u>Committee Members Absent:</u></b></p>	

**AGENDA:**

**Housing Committee Meeting Called to Order by CM Scott Griggs**

**1. Approval of February 2, 2015 Minutes of the Housing Committee**

**Presenter(s): Council Member Scott Griggs**

**Action Taken/Committee Recommendation(s)**

<b>Motion made by: CM Philip Kingston</b>	<b>Motion seconded by: CM Carolyn R. Davis</b>
Item passed unanimously: <u>X</u>	Item passed on a divided vote: <u>      </u>
Item failed unanimously: <u>      </u>	Item failed on a divided vote: <u>      </u>

**Follow-up (if necessary):**

**2. Solar Photovoltaic System: Residential Applications**

**Presenter(s):** Theresa O'Donnell, PNV/Bernadette Mitchell, Interim Director/Charles Brideau, Asst. Director/Don Babers, HOU/Andrew Whitehead, Axim Solar/Russell Speed, Axim Solar

**Information Only:**  X

**Action Taken/Committee Recommendation(s)**

<b>Motion made by:</b> _____	<b>Motion seconded by:</b> _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):**

**3. Section 108 Guaranteed Loan Program Update**

**Presenter(s):** Theresa O'Donnell, PNV/Bernadette Mitchell, Interim Director/Charles Brideau, Asst. Director/Don Babers, HOU

**Information Only:**  X

**Action Taken/Committee Recommendation(s)**

<b>Motion made by:</b> _____	<b>Motion seconded by:</b> _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):**

**4. Upcoming Agenda Items  
 Housing Items Only**

- a. Land Bank Sale- Habitat (1 lot)
- b. Land Bank Sale- Habitat (1 lot)
- c. Land Bank Sale- Habitat (1 lot)
- d. Land Bank Sale- New Vision (2 lots)
- e. Land Bank Sale- John H. Garza (3 lots)
- f. Land Bank Sale- Sun Land (35 lots)
- g. Reconstruction Program (9 homes)
- h. Addendum- Low Income Housing Tax Credit – Local Support
- i. Addendum- Neighbor Stabilization Program 3- Program Income

**Information Only:**    

**Action Taken/Committee Recommendation(s) Motion to move forward to full Council**

<b>Motion made by:</b> CM Monica Alonzo	<b>Motion seconded by:</b> CM Rick Callahan
Item passed unanimously: <u> X </u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):**

**Information Only:**

**Meeting Adjourned by CM Scott Griggs**

Meeting Adjourned: 12:11 P.M.

Approved By: \_\_\_\_\_

DRAFT

# Memorandum



CITY OF DALLAS

DATE February 27, 2015

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Wynnewood, urban design strategy

On Monday, March 2, 2015, you will be briefed on Wynnewood, urban design strategy. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink that reads "Theresa O'Donnell".

Theresa O'Donnell  
Chief Planning Officer

c: The Honorable Mayor and Members of the City Council  
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# Wynnewood

urban design strategy

Housing Committee Briefing 3.2.2015



- provide information on the studio's community planning and development efforts for the parks at wynnewood and wynnewood village shopping center
- review process to date
- review plan recommendations

**purpose**



- on june 13, 2012, the city council amended terms of a 1993 housing redevelopment loan for the Parks at Wynnewood with Bank of America Community Development Corporation and Central Dallas Community Development Corporation
- The city's approval of the loan modification requires that Bank of America:
  - provide an equal or greater number of affordable senior housing and low-income multi-family units as were then existing (404) on the 48 acre property on a smaller footprint over three (3) separate phases of redevelopment
  - hold the remaining acreage for market-rate (usual price in the market) development
  - reimburse the city up to \$125,000 for master planning and developing an urban design strategy for the parks at wynnewood and the wynnewood village shopping center

## **resolution 121589**



# wynnwood study area

- july 20 2012 kick-off meeting with Bank of America/Brixmor/Kroger
- july 21 2012 community charrette
- sept-oct 2012 individual neighborhood meetings
- october 2012 ground-breaking for phase I of the redevelopment
- november 3 2012 community charrette
- november 2012 studio proposes phase II recommendation
- jan-feb 2013 individual neighborhood meetings
- february 2013 bcWorkshop's Wynnewood neighborhood stories
- march 2013 housing committee briefing
- march 2014 studio proposes phase III recommendation
- may 2014 studio proposes market-rate development recommendation
- aug-sept 2014 studio continues to meet with community and stakeholders to move plan and urban design strategy forward
- september 11, 2014 Urban Design Committee review
- october 30, 2014 Urban Design Committee action
- november 10, 2014 community open house
- december 18, 2015 City Plan Commission briefing
- january 22, 2015 City Plan Commission action

## background





- july 21, 2012 community charrette  
kicks-off studio's efforts
- 14 community meetings/workshops with over 160 participants
- november 10, 2014 community open house



## process - engagement



- Central Dallas Community Development Corporation
- Parks at Wynnewood
- Bank of America
- Brixmor
- Kroger
- The Empowerment Center
- Dallas Housing Department
- Councilman Griggs
- surrounding neighborhood associations
- Henderson Elementary P.A.
- property owners
- residents
- renters
- volunteer design professionals



## process - participation to-date





- organization wide approach
- participation and facilitation at charrettes
- direct review and discussion
- policy development for Phase II
- adjustments to policy is expected for phase III and market-rate development on balance of land in the future
- policy review and adjustment can also be expected if a redevelopment of wynnewood village is persued

## process – city staff involvement



- comment cards
- request for a meeting
- call or write us
- contact plan commissioner

## process – avenues for input





(sample suggestions)

**what if...**

- there were different market rate housing options offered on site
- there parks
- there was a better variety of stores
- better use of unused space

**i worry...**

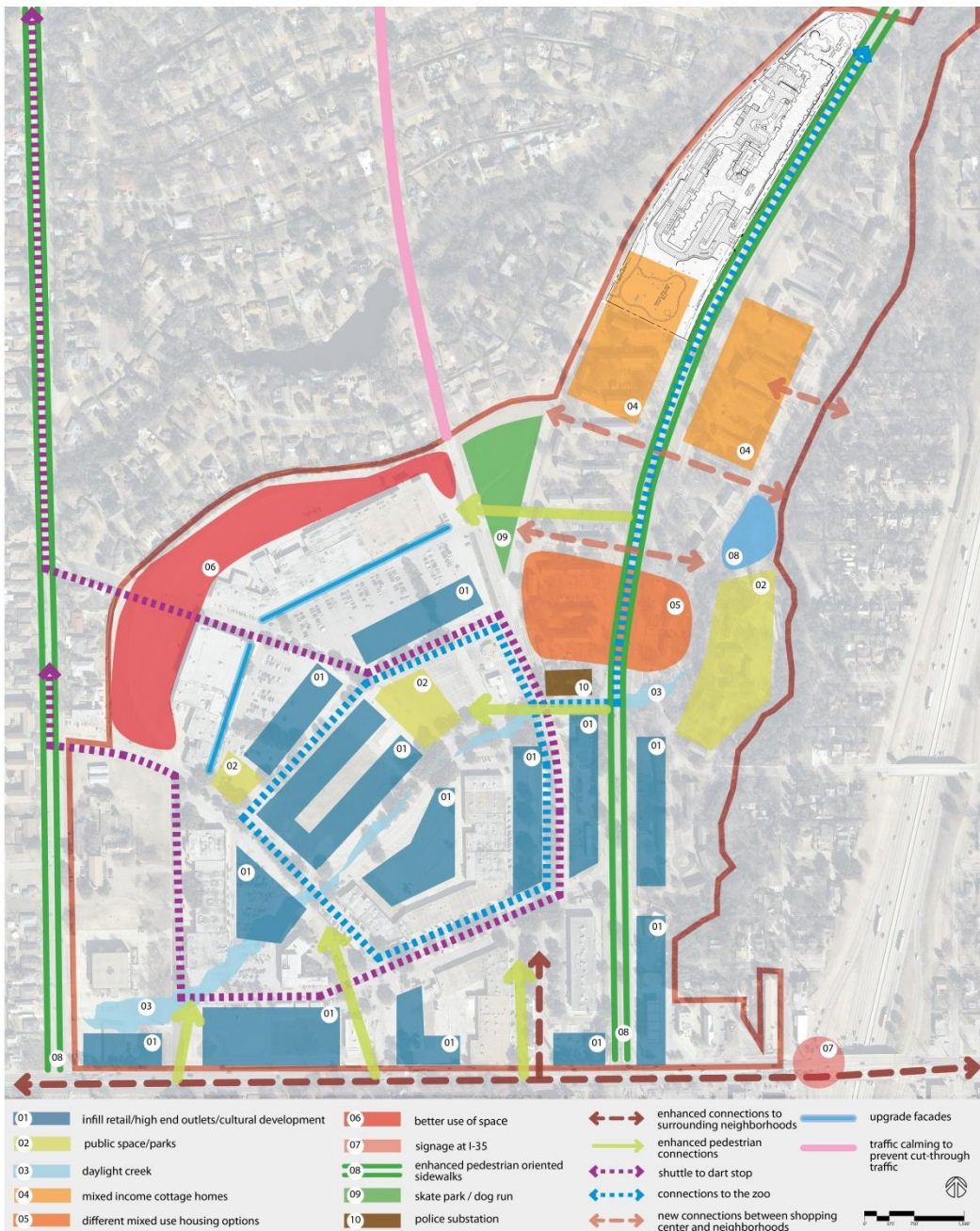
- too much parking and not enough green space or desirable tenants
- pedestrian access and better lighting
- crime and delinquency
- about losing the character and matching success of area in its heyday

**what must happen...**

- area must be safe
- community must be active in neighborhood
- shopping center must change
- bring-in higher end retailers

**community input**



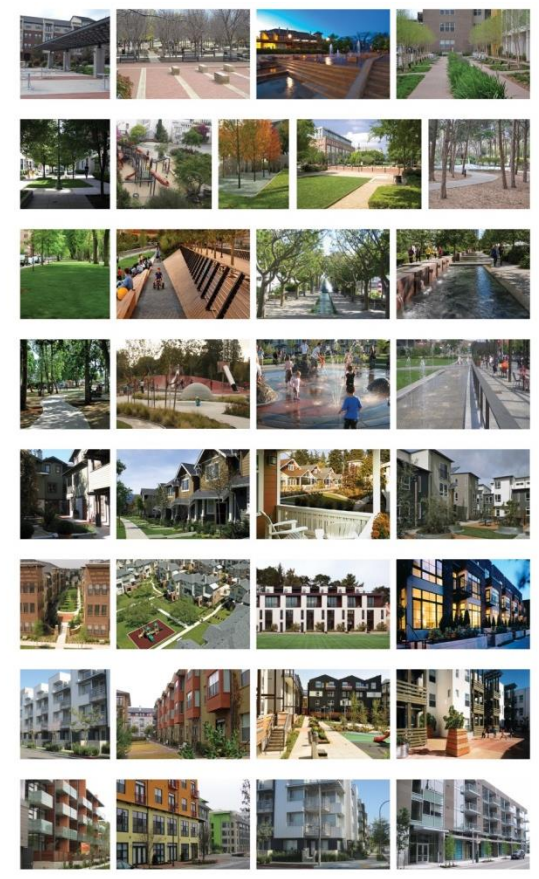


# opportunities plan





- P/S Plaza/Square**
  - supports civic & commercial activity
  - bordered by buildings
  - active to quiet with extensive use of pavement, formal tree plantings & ground cover
  - ample seating choices
  - water features
  - public art
- PP pocket park**
  - less than 1 acre in size
  - service area is 1/4 mile
  - created out of small &/or for-gotten spaces
  - passive or active park space
  - provide greenery, art or place to sit outdoors
  - playgrounds, public art, historical markers, or monuments can be included
- LP linear park**
  - built connection or natural corridor linking parks, open spaces, or civic destinations
  - together via bike &/or pedestrian facilities
  - perimeter roads along one or both sides are encouraged to provide safety
  - otherwise unbuildable land may become an amenity
- NP neighborhood park**
  - 1-15 acres in size
  - service area is 1/2-1/3 miles
  - passive &/or active recreational opportunities
  - portions of site should be devoted to accessible & grassy areas
  - park is enhanced when adjoining building fronts open up to the park
- RSL residential small lot**
  - density: 8-16 DU/acre
  - 1 to 2 stories
  - may allow one house per lot, two per lot (duplex or triplex), or 4-12 per lot (fourplex or cottage homes)
  - surface &/or garage parked
  - communal open space & small private outdoor space as part of development
- AH attached house**
  - density: 12-32 DU/acre
  - 2 to 3 stories
  - may allow two homes per lot (duplex) & individual homes sharing common walls on individual lots (townhomes)
  - townhomes groupings of 6 or more as a minimum
  - surface &/or garage parked
- MF low-rise multi family**
  - density: 30-40 DU/acre
  - 2 to 4 stories
  - apartment & bulky
  - ground floor units have direct access to street or common space
  - surface &/or garage parked
- MU mixed-use**
  - density: 32-50 DU/acre
  - 2 to 5 stories
  - apartment, loft, & live work
  - ground floor units have direct access to street or common space
  - ground floor units designed with flexibility in use
  - surface, back, under &/or garage parked



# work session map





# synthesis plan



# vision for the village



wynnewood  
urban design strategy



## document & contents



# parks at wynnwood



- approximately 4 acres
- 124-156 units of low-rise affordable multi-family units



## phase II recommendation





- approximately 4-6 acres
- 140-160 units of low-rise low-income senior housing units
- provide direct connection to open space improvements of phase I senior housing development
- share resources and services with phase I senior housing

## phase III recommendation





- approximately 30-32 acres
- small lot cluster housing
- single family homes
- townhomes
- low-rise multi-family
- mixed-use development
- retail/commercial

## market-rate recommendation





- 48 acres
- 265-290 units of low-rise low-income senior housing units on approximately 14 acres
- 160 units of low-rise affordable multi-family units on approximately 4 acres
- market rate development on approximately 30 acres may include:
  - small lot cluster housing
  - single family homes
  - townhomes
  - low-rise multi-family
  - mixed-use development
  - retail/commercial

## synthesis plan





## affordable/low-income

- phase I 140 units senior
- phase II 160 units m.f.
- phase III 140 units senior
- 440 total units on 18 acres
- 24.44 du/ac

## market rate development

- 1,420-1,480 total units on 30 acres
- 47.33 - 49.33 du/ac
- 50,000-80,000sf commercial

## Total

- 1,860-1,920 units on 48 acres
- 39 - 40 du/ac
- 50,000-80,000 sf commercial

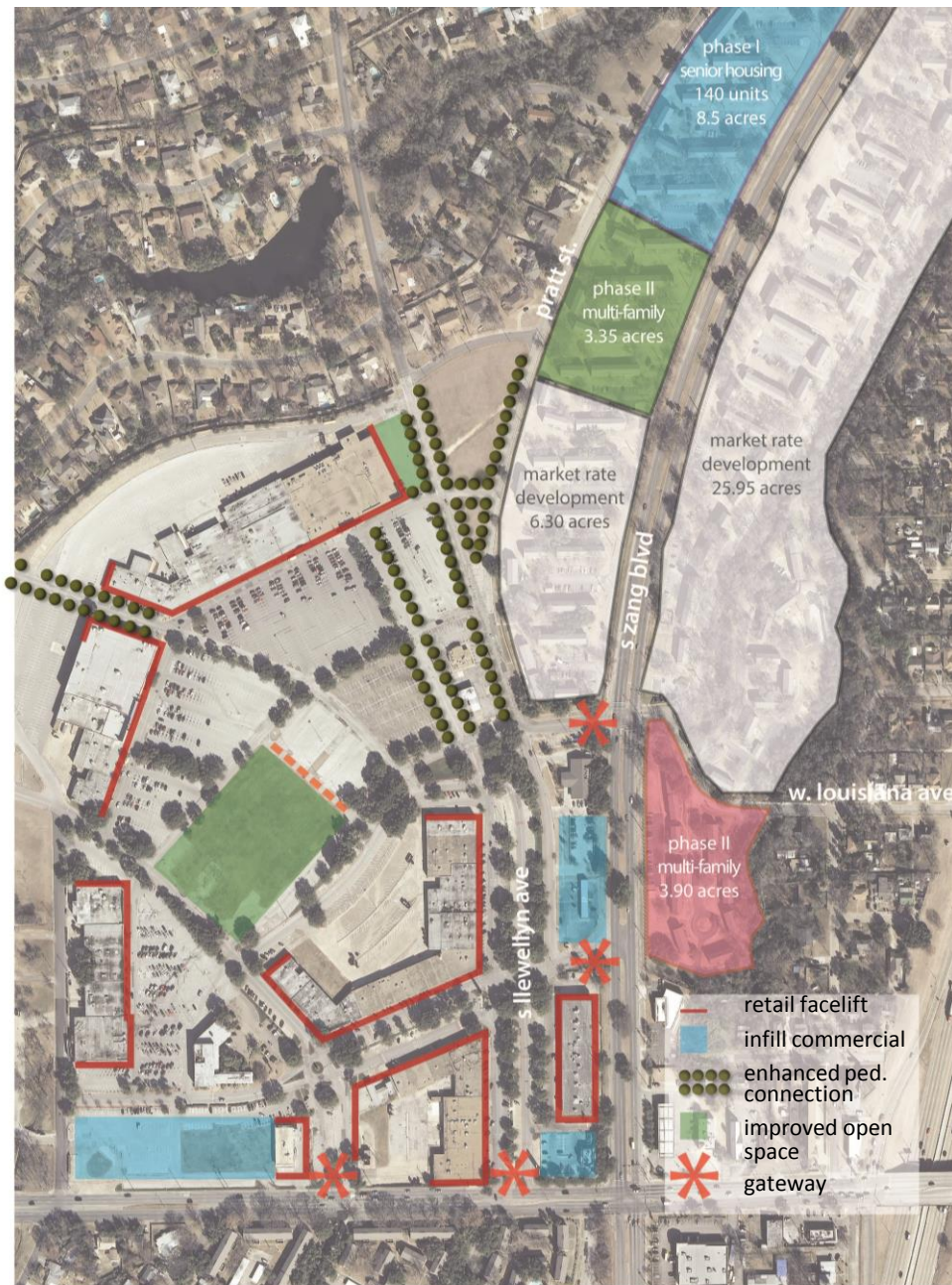
# synthesis plan yields





# wynnwood village

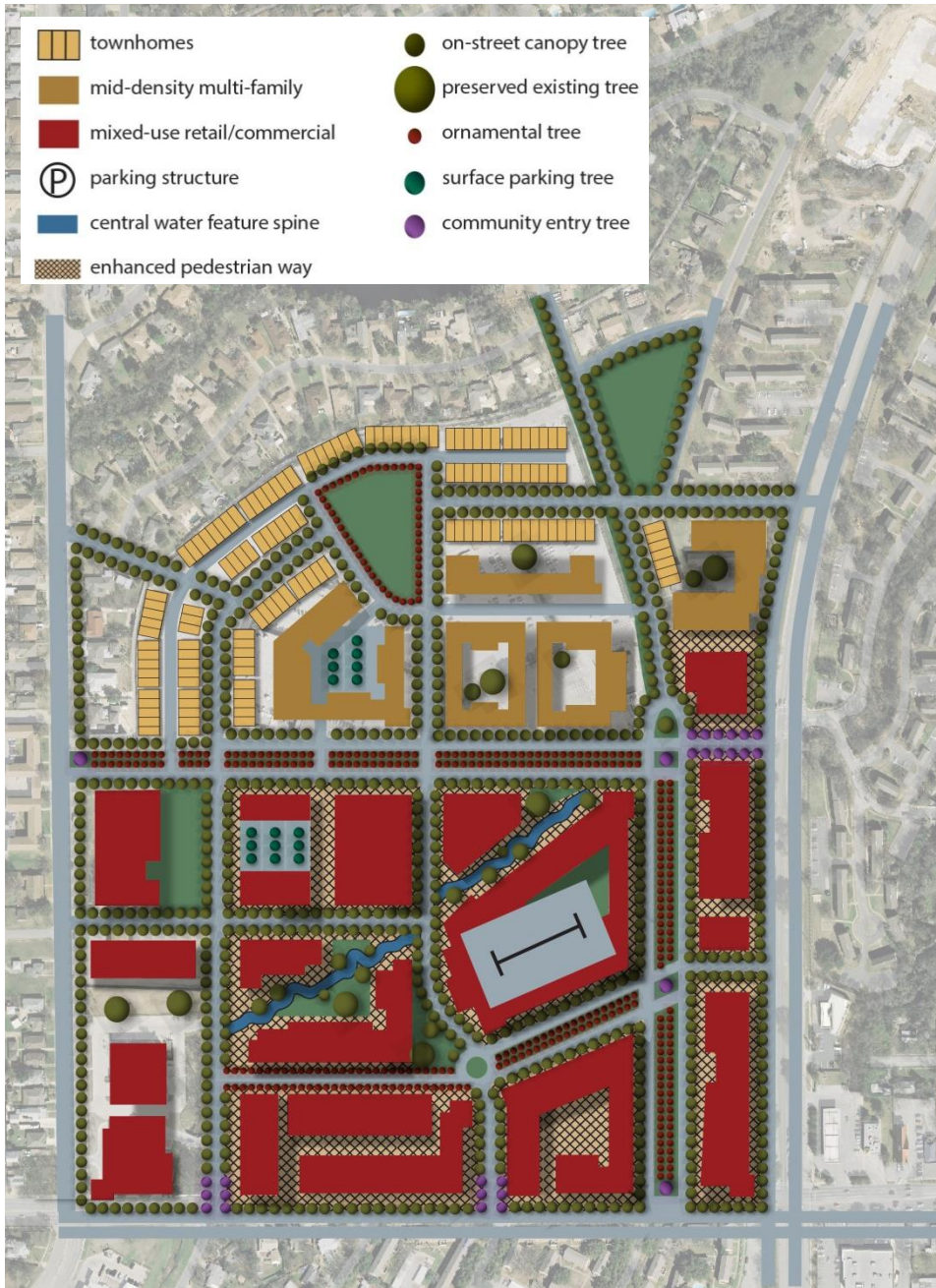




- existing retail receives a facelift
- select limited sites should be considered for infill commercial development
- improved open space to accommodate various events, festivals, and uses
- safe pedestrian and vehicular circulation improvements

## village vision “light”





- re-imagination of a new compact shopping village
- new residential transitions in scale and density to existing neighborhood as buffer
- on-street, centralized parking structures allow development of a walkable community
- symbolic re-interpretation of a former creek as centerpiece of a pedestrian focused shopping village
- new and improved open space, parks and interconnected streets

## village vision reconstruction



- additional choices for connecting to zang and across zang to access public transportation, retail and neighborhood services in the form of streets and linear parks
- continuity of sidewalks along each street
- wide sidewalks with shade trees
- on-street parking to shield pedestrians from traffic movement and aid in slowing traffic
- narrow street crossings, crosswalk markings and curb extensions

## design objectives streets & public realm





- pocket park
- plaza/square
- linear park
- neighborhood park



- to organize and reinforce community structure
- provide safe and convenient pedestrian connections



- create a strong identity for wynnewood
- passive and active recreational opportunities



- enhance livability, appearance, ecological values, and provide community gathering places

## design objectives parks & open space







- residential small lot homes
- attached homes
- low-rise-multi-family
- mixed-use



- consider context, height, setbacks, scale, massing and detailing in design of new development



- buildings pulled up to the street
- parking located to the rear or hidden within the building
- ground floor uses, and design are important contributors to the safety, vibrancy and use of the streets



## design objectives architecture



## “light”

- “facelift” to existing retail buildings, storefronts, signage and pedestrian realm
- safe, comfortable “key” pedestrian connections
- key gateway features into village
- strategic commercial infill opportunities to help create a more connected shopping center
- Improved open space to accommodate a variety of temporary events

## design objectives wynnewood village





## “reconstruction”

- a well-connected walkable grouping of mixed-use and commercial buildings centered around a main pedestrian spine on front half of property
- central water feature inspired by creek that once ran through site
- mix of housing types to buffer existing neighborhood on back half of property
- interconnected network of pedestrian friendly streets and mix of parks/open space

## design objectives wynnewood village



# Memorandum



CITY OF DALLAS

DATE February 27, 2015

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT City of Dallas' Home Repair Programs

On Monday, March 2, 2015, you will be briefed on City of Dallas' Home Repair Programs. A copy of the briefing is attached.

Please let me know if you have any questions.

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# City of Dallas' Home Repair Programs

A Briefing To The  
Housing Committee  
March 2, 2015

Housing/Community Services  
Department



# Purpose

- Provide an update of the Home Repair and People Helping People Programs
- Recommend one revision to the policy program statement regarding Major Systems Repair Program

# Home Preservation Programs

- Home Reconstruction Program
- Home Repair – South Dallas/Fair Park
- Major Systems Repair Program (MSRP)
- Emergency Repair Program (ERP)
- People Helping People



# 2014-2015 Year to Date Accomplishments

	Goal	Completed
Emergency Repair Program (ERP)	75	43
Major Systems – South Dallas/Fair Park	6	4
Major Systems Repair Program (MSRP)	115	65
Reconstruction Program	10	5
People Helping People	300	170

# Emergency Repair Program (ERP)

Provides up to \$7,500 in emergency assistance to qualified low-income disabled and elderly homeowners that have been determined to need immediate action to protect the health or safety of the occupants and pose a threat to the life, health, or safety of the resident(s)

## Eligible Repairs

- Sewer lines
- Gas lines
- Water lines and/ or water damage
- Roof
- Electrical systems
- Air conditioning & heaters (seasonal)
- ADA renovations-ramps, toilets, grab bars and other vital accessibility needs

# ERP Eligibility Criteria

## Client Eligibility

- Residential property must be located in the Dallas City limits
- Picture ID and Social Security card
- Seniors (60 and older) and or disabled
- Income 80% or less of median area family income for Dallas, based on number of persons in household, as defined by the Department of Housing and Urban Development annually
- The annual budget is \$565,000
- The projected annual production rate is 75 repair projects

# Home Repair – South Dallas/Fair Park

- Provides up to \$8,000 in grants for major systems repairs/replacements for low income and elderly homeowners in the SDFP community. Major system repairs may include: electrical, plumbing, roof and HVAC
  - The annual budget is \$50,000
  - The annual production rate is 6 homes repaired per year
  - The additional \$9,500 is funded through the CDBG MSRP Program



# Home Repair – South Dallas/Fair Park Eligibility Criteria

- Property must be located in the South Dallas Fair Park area
- Proof of ownership and occupancy for a minimum of two (2) consecutive years unless in the NIP area where residency requirements is six (6) months
- Proof of citizenship
- Proof of household size
- Proof of income at or below 80% Area Median Family Income (AMFI)
- Proof of insurance
- No liens allowed other than current mortgage

# Major Systems Repair Program (MSRP)

- Provides up to \$17,500 for repair or replacement of major systems from the following: electrical, plumbing, HVAC and roof, performed by certified contractors
  - The annual budget is \$1,533,761
  - The projected annual production rate is 115 repair projects

# Major Systems Repair Program Eligibility Criteria

- Property must be located in the Dallas City limits
- Proof of ownership and occupancy for a minimum of two (2) consecutive years, unless in the NIP area where residency requirement is six (6) months
- Proof of citizenship
- Proof of household size
- Proof of income at or below 80% AMFI
- Proof of insurance
- No liens allowed other than current mortgage

# Reconstruction Program

- Provides up to \$103,000 zero-interest, deferred payment loan for demolition costs and on-site reconstruction of structures beyond economic feasibility for repair
  - Allows refinancing of mortgage liens up to \$5,900
  - Funding Source: HUD CDBG Funds
  - The annual budget for FY2014-2015 is \$937,326



# Home Reconstruction Program Eligibility Criteria

When repairs are not feasible due to system failures, staff is able to offer Reconstruction services. At least three (3) major systems out of four (electrical, plumbing, HVAC and roof) and foundation must fail and/or; the condition of the home creates an imminent danger to the life, health, and/or safety of the residents and/or the neighborhood.

- Property must be located in the Dallas City limits
- Applicants must be sixty-two (62) years of age or older or disabled
- Annually set-aside 10% of funds to be used to assist persons younger than sixty-two (62) or without a disability, yet meeting all other loan criteria
- Maximum Area Median Family Income (AMFI) at 80% for applicants based on the number of persons in the household

# People Helping People Program

- Provides up to \$5,000 as a grant in materials and supplies for minor *exterior* repairs performed by volunteers, specialty repairs utilizing volunteer services and contractor services, and advocacy/referral services provided by staff
- Volunteer services include:
  - Repairing and painting the exterior of homes
  - Replacing broken window panes
  - Replacing window air conditioner units
  - Servicing and repairing furnaces and heaters
  - Providing pest extermination services
  - Repairing porches and steps
  - Installing ramps and handrails
  - Demolishing dilapidated accessory structures
  - Removing trash and debris

# People Helping People Program

- Professional contractor provides repairs too extensive for volunteers or outside of expertise of volunteers as necessary for a complete job
  - Minor roof repairs
  - Extensive exterior wood replacements
  - Handicap ramps
- Casework Advocacy and Referrals
  - To other no cost repair services
    - Plumbing
    - Ramps
  - Social services referrals
    - Federal benefits
    - Meals on Wheels
    - Dallas Area on Aging
  - Advocacy Services
    - Elderly abuse

# People Helping People Program Eligibility Criteria

## ➤ Homeowner Eligibility:

- Property must be located in the Dallas City limits
  - Proof of ownership and occupancy for a minimum of two (2) consecutive years, unless in the NIP area where residency requirement is six (6) months
  - Proof of identity
  - Must be 62 years or older or disabled
  - Proof of household size
  - Proof of income at or below 50% AMFI (NIP area income up to 80%)
  - Scope of work must be appropriate for volunteer service
  - Current on all property taxes
- Annual Budget \$841,222 from Community Development Block Grant

# Professional Contractor Project

Council District-2  
Project Date: February 2015

Completed Exterior  
Roof Replacement

Before



After





# Firehouse Advertisement Project

Council District-6  
Project Date: November 2014

Before



Completed Exterior  
Paint Repairs & Ramp installation

After



# Building Owners and Managers Assoc. Project

Council District-4

Project Date: October 2014

Completed Exterior  
Paint and Repairs

Before



After



# Marketing of Programs

- Events - fairs, neighborhood meetings, special meetings
- Internet
- Code Compliance Referrals
- Flyers
- Sharing information with other agencies



# Recommended Program Revisions

- Given the increases in construction costs (materials and labor), recommendation is to increase Major System Repair Program (MSRP) maximum from \$17,500 to \$20,000

## Next Step

April 8, 2015 - City Council consideration of the revision to the MSRP policy program statement to increase the maximum repair costs from up to \$17,500 to up to \$20,000