

RECEIVED

**ECONOMIC DEVELOPMENT & HOUSING COMMITTEE**  
**DALLAS CITY COUNCIL COMMITTEE AGENDA**

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2017 JUL 28 PM 3:19

CITY SECRETARY  
DALLAS, TEXAS

MONDAY, AUGUST 7, 2017  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA STREET  
DALLAS, TEXAS 75201  
9:00 A.M. – 10:30 P.M.

*Chair*, Councilmember Tennell Atkins  
*Vice-Chair*, Councilmember Rickey D. Callahan  
Councilmember Lee M. Kleinman  
Councilmember Scott Griggs  
Councilmember Casey Thomas, II  
Councilmember B. Adam McGough  
Councilmember Mark Clayton  
Councilmember Kevin Felder  
Councilmember Omar Narvaez

Call to Order

1. Approval of June 5, 2017 Economic Development Committee Minutes & Housing Committee Minutes

**BRIEFINGS**

2. Dallas Public Improvement District (PIDs) Overview      J Hammond Perot, Assistant Director  
Office of Economic Development
3. Housing Department Update      David Noguera, Director  
Housing & Neighborhood Revitalization

4. **UPCOMING CITY COUNCIL AGENDA ITEMS**

August 9, 2017

- A. Proposed North Lake Highlands Public Improvement District (PID)
- B. Authorize an amendment to Resolution No. 16-1095, previously approved on June 22, 2016, for the conditional grant agreement with Jubilee Park & Community Center Corporation to extend the completion date from June 30, 2017 to December 31, 2018 for the acquisition, demolition, relocation, predevelopment and construction of the Jubilee Neighborhood Project – District - 2

August 23, 2017

- C. City of Dallas Public Improvement Districts (PIDs) Annual Assessment Rates for 2017 and the Service Plans for 2018; Upcoming Agenda Items: August 23, 2017 Call for Public Hearing & September 13, 2017 Hold Public Hearing

**A quorum of the City Council may attend this Council Committee meeting**

- D. Southfair 6 Lots Amendment – District 7
- E. Southfair Townhomes Extension – District 7
- F. Builders of Hope Creekside Contract Extension – District 8

Adjourn



Tennell Atkins, Chair  
Economic Development & Housing Committee

#### EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.087]

#### Handgun Prohibition Notice for Meetings Of Governmental Entities

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a propiedad con una pistola a la vista. "*

# Economic Development Committee **DRAFT**

## Meeting Record June 5, 2017

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

**Meeting Date:** June 5, 2017      **Meeting Start time:** 9:08 AM

**Committee Members Present:**

Rickey D. Callahan (Chair)  
Casey Thomas, II, (Vice Chair)  
B. Adam McGough  
Carolyn King Arnold  
Lee M. Kleinman  
Adam Medrano

**Staff Present:**

Raquel Favela, Chief of Economic  
Development and Neighborhood Services  
Karl Zavitkovsky, Director, Office of Economic  
Development  
Karl Stundins, Manager, Office of Economic  
Development

**Other Council Members Present:**

**Other Presenters:**

Dr. Ira Goldstein, The Reinvestment Fund

**1. Approval of May 15, 2017 Minutes of the Economic Development Committee**

**Presenter(s):**

**Action Taken/Committee Recommendation(s):** Motion made to approve the minutes with one correction change the word recommendation to recommended.

**Motion made by:** Mr. Thomas

**Motion seconded by:** Mr. Kleinman

Item passed unanimously: X

Item passed on a divided vote:     

Item failed unanimously:     

Item failed on a divided vote:     

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

**2. Market Value Analysis**

**Presenter(s):** Raquel Favela, Chief of Economic Development & Neighborhood Service  
Dr. Ira Goldstein, The Reinvestment Fund

**Action Taken/Committee Recommendation(s):** (1) No Action Taken

**Motion made by**

**Motion seconded by:**

Item passed unanimously:     

Item passed on a divided vote:     

Item failed unanimously:     

Item failed on a divided vote:     

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

**3. UPCOMING CITY COUNCIL AGENDA ITEMS**

June 14, 2017

A. Cedar Branch Townhomes and Bridge Extension (District 2)

B. Knox Street Public Improvement District Renewal (2018-2024)

**Action Taken/Committee Recommendation(s):** (1) Motion made to recommend items for approval

**Motion made by** Mr. Medrano

**Motion seconded by:** Mr. McGough

Item passed unanimously: X

Item passed on a divided vote:     

Item failed unanimously:     

Item failed on a divided vote:     

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

**4. Relocation-Chapter 39A Code Amendment**

**Presenter(s): David Cossum, Director, Sustainable Development & Construction  
Ashley Eubanks, Asst. Director, Sustainable Development & Construction**

**Action Taken/Committee Recommendation(s):** (1) The Chair stated that this item be brought back at a later time.

**Motion made by**

Item passed unanimously: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

**Motion seconded by:**

Item passed on a divided vote: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

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

**Meeting Adjourned: 10: 39 A.M.**

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

# Housing Committee

## Meeting Record June 5, 2017

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:** June 5, 2017

**Meeting Start time:** 11:00 A.M.

<p><b>Committee Members Present:</b>                  Scott Griggs (Chair)                  Carolyn King Arnold (Vice Chair)                  Monica R. Alonzo                  Mark Clayton                  Casey Thomas, II                  Tiffinni A. Young</p> <p><b><u>Other Council Members Present:</u></b>                  Philip T. Kingston</p> <p><b><u>Committee Members Absent</u></b></p>	<p><b>Staff Present:</b>                  Raquel Favela, Chief of Economic Development &amp; Neighborhood Services                  Patrick Inyabri-Assistant Director/H/NR                  Cynthia Rogers-Elickson, Interim Assistant Director/H/NR</p>
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**AGENDA:**

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

**1. Approval of May 15, 2017 Minutes of the Housing Committee Meeting**

**Presenter(s):** CM Scott Griggs

**Action Taken/Committee Recommendation(s):** Motion made to approve the minutes.

<b>Motion made by:</b> CM Casey Thomas, II	<b>Motion seconded by:</b> Mayor Pro Tem Monica Alonzo
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. Market Value Analysis-All Districts**

**Presenter(s):** Raquel Favela, Chief of Economic Development & Neighborhood Services/Dr. Ira Goldstein, The Reinvestment Fund

**Information Only:** X

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

<b>Motion made by:</b>	<b>Motion seconded by:</b>
Item passed unanimously: <u>    </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):**

**3. Tenant Based Rental Assistance Program For High Impact Landlord Initiative-All Districts**  
**Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Cynthia Rogers-Ellickson, Interim Assistant Director of Housing & Neighborhood Revitalization**

Information Only: \_\_

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

<b>Motion made by:</b> CM Monica Alonzo	<b>Motion seconded by:</b> CM Mark Clayton
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):

**4. Home Repair Program-All Districts**

**Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Patrick Inyabri, Assistant Director of Housing & Neighborhood Revitalization**

Information Only: \_\_

**Action Taken/Committee Recommendation(s):** Due to time constraints this item will be brought back to the committee.

<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):

**5. Briefing Memo: Amendment to Regional Assessment of Fair Housing-All Districts**

**Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services**

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):

Information Only: \_\_

**6. Upcoming Agenda Items**

June 14, 2017

- A. Authorization of contract amendment with Eban Village I & II – *District 7*
- B. Authorize a Service Contract for Title Services and Loan Closing Services for Home Repair Program – *Districts All*

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

<b>Motion made by:</b> CM Mark Clayton	<b>Motion seconded by:</b> CM Mayor Pro Tem Monica Alonzo
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):

**Housing Committee  
June 5, 2017  
Meeting Record**

**Meeting Adjourned: 12:31 P.M.**

**Approved By \_\_\_\_\_**

**DRAFT**

# Memorandum



CITY OF DALLAS

DATE **August 2, 2017**

TO **Members of the Economic Development & Housing Committee:**  
Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman,  
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,  
Omar Narvaez

SUBJECT **Dallas Public Improvement District (PIDs) Overview**

On Monday, August 7, 2017, you will be briefed on Dallas Public Improvement Districts (PIDs) Overview. The briefing materials are attached for your review.

Should you have any questions, please contact me at (214) 671-5257.

A handwritten signature in blue ink that reads "Raquel Favela".

**Raquel Favela**

**Chief of Economic Development & Neighborhood Services**

c: The Honorable Mayor and Members of the City Council	Jon Fortune, Assistant City Manager
T.C. Broadnax, City Manager	Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Larry Casto, City Attorney	Jill A. Jordan, P.E., Assistant City Manager
Craig D. Kinton, City Auditor	Joey Zapata, Assistant City Manager
Rosa A. Rios, City Secretary	M. Elizabeth Reich, Chief Financial Officer
Daniel F. Solis, Administrative Judge	Nadia Chandler Hardy, Chief of Community Services
Kimberly Bizer Tolbert, Chief of Staff to the City Manager	Theresa O'Donnell, Chief of Resilience
Majed A. Al-Ghafry, Assistant City Manager	Directors and Assistant Directors

# Dallas Public Improvement Districts (PIDs) Overview

August 7, 2017

J. Hammond Perot  
Assistant Director  
Office of Economic Development  
City of Dallas



# Background/History

- A PID is a special assessment area created at request of property owners in district via petition
- Property owners pay a supplemental assessment, collected with property taxes, which PID uses for services above and beyond existing City services
- Assessment allows each PID to have its own work program, which may consist of eligible activities such as marketing, providing additional security, landscaping and lighting, street cleaning, and cultural or recreational improvements
- City's power to levy is limited to petition and budget categories/costs approved by property owners

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# Purpose

- Review PID governance, creation/operating parameters, management and reporting;
- Provide the Economic Development and Housing Committee with overview of 14 PIDs including:
  - 2018 Service Plans (5-year forecast)
  - 2017 Assessment Rates
- Request Economic Development and Housing Committee approval of Service Plans and Assessment Rates for Council consideration to call Public Hearing on 8/23/17 and hold Public Hearing on 9/13/17



# Dallas PID Policy- Governance

- PIDS are governed by state law and City of Dallas PID Policy (adopted in December 2005 and last amended on October 23, 2013)
- Individual PIDs governed by property owner elected boards and managed by a specifically formed non-profit organization or homeowners' association
- State law requires that City Council annually:
  - Review and approve updated PID Service Plan
  - Hold a public hearing to consider the proposed assessment roll, at which, property owners may provide objections or support about PID operations, and
  - At adjournment of the public hearing, approve or amend the proposed annual PID assessment rate via ordinance

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# Dallas PID Policy- Creation/Operating Parameters

- To create a PID, property owners petition City to authorize special assessments on all property located within defined PID boundaries to improve services and infrastructure
- In new and renewing PIDs, the City requires signed petitions of support from:
  - Owners representing at least 60% of the value; **AND**
  - Owners representing at least 60% of land area **OR** 60% of all record Owners
  - Note that City Council amended its policy for the South Dallas/Fair Park PID
- There is a higher requirement in Single-Family PIDs:
  - Owners representing at least 66.7% of the value; **AND**
  - Owners representing at least 66.7% of land area **OR** 66.7% of all record Owners
- Minimum State of Texas standard for petition support is lower than City standard:
  - Owners representing more than 50.0% of the value; **AND**
  - Owners representing more than 50.0% of land area **OR** 50.0% of all record Owners

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# Dallas – Current Operating PIDS

- Dallas Downtown Improvement District
- Deep Ellum Public Improvement District
- Klyde Warren Park/Dallas Arts District Public Improvement District
- Knox Street Public Improvement District
- North Lake Highlands Public Improvement District (pending authorization on 08/09/2017)
- Lake Highlands Public Improvement District
- Oak Lawn-Hi Line Public Improvement District
- Prestonwood Public Improvement District
- South Dallas/Fair Park Public Improvement District
- South Side Public Improvement District
- Tourism Public Improvement District
- University Crossing Public Improvement District
- Uptown Public Improvement District
- Vickery Meadow Public Improvement District

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# Dallas PID Policy – Boundaries

- With the exception of the Klyde Warren Park/Dallas Arts District and Tourism PIDs, no future PIDs will be allowed to be created that overlap boundaries of another Dallas PID
- Boundaries of existing PIDs can ONLY be modified as part of a renewal process
- An existing PID may petition City to be dissolved and re-created with a new boundary subject to petition requirements and approval by City Council (\$15,000 application fee required to cover City costs for review)
- Boundary of the Tourism PID includes all hotels located in Dallas that contain 100 or more rooms at time of creation. Hotels that drop below 100 room level will be removed from Tourism PID assessment rolls. New hotels may only be added as part of renewal process



# Dallas PID Policy – Creation/Operating Parameters (cont'd)

- In Dallas, PIDs are typically authorized for a period of up to seven (7) years with option of renewal; this term may be expanded if PID's need to renew based on budget "over collection"
- A PID application for creating or renewing a PID includes a section that clearly identifies the benefit of the PID to affected property owners and to city as a whole, an assessment plan, and also evidence of insurance
- Renewal process requires preparing a budget, service plan and assessment plan for the district and petitioning of property owners
- PID applications include:
  - List of properties and tax roll
  - Map with clear property description
  - Description of management entity
  - Amount of assessment/method of apportionment
  - Description of benefits
  - Budget/Service Plan for entire term

# Dallas PID Policy – Creation/Operating Parameters (cont'd)

- PIDs are required to be self-sufficient and not adversely impact ordinary service delivery of the City
- PIDs allowed to fund any item provided by state law
- Most of the PIDs are in mixed-use districts but PID policy allows for establishment of PIDs in residential districts like Prestonwood
- PID Policy does NOT allow creation of PID Districts in undeveloped subdivisions

# Dallas PID Policy – Creation/Operating Parameters (cont'd)

- With exception of Tourism PID, PID assessments will be based on a set apportionment applied to total property value. Maximum PID assessment in Dallas is \$0.15 per \$100 valuation
- Assessment rate for Tourism PID is unique – paid by hotels based on usage (measured as 2% of hotel room nights sold)
- PID petitions for new or renewing districts are due on February 1st annually for approval by May 15<sup>th</sup> (*updated per new Dallas County guidelines*). Signatures for PID petitions must be gathered between October 1 and February 1 prior to submission of petition

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# Dallas PID Policy – Creation/Operating Parameters (cont'd)

- Administrative expenses, including costs for day to day City Staff administration, for a PID are limited to 15% of total budget in any year
- A PID Service Plan contains procedures for the termination of PID without imposing unintended costs on City
- A PID dissolution has same requirements as creation or renewal

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# Dallas PID Policy – Management and Reporting

All PID management entities are required to:

- Submit quarterly reports on activities and expenditures
- Have an independent audit annually
- Hold an annual open meeting (minimum two weeks prior notice) to provide public input from property owners on service plan (budget)
- Allow City representatives to attend regular board meetings

# Dallas PID Policy – City Staff PID Oversight Cost

## Staff's PID oversight cost will be charged to PIDs

- Costs related to the annual Assessment Rate and Service Plan approval process:
  - Public hearing notice printing, stuffing, postage and mailing to property owners in PID
  - Staff time for City Council items preparation
  - Dallas Morning News public hearing notice publication cost
- Cost of PID oversight (including City staff time for attending meetings, reviewing reports, preparing tax rolls, etc.)
- Only PIDs with provision in current management contract for City oversight cost recovery may be charged (will add to others at next renewal)
- Allows PID monitoring process to be budget neutral for City

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# Dallas PID Policy – Valuation/Assessment Rates

- Property value changes in PID districts vary each year
- 2017 valuation for all the PIDs will not be available until approximately mid-August



# Dallas PID Policy – Valuation/Assessment Rates

- PID Assessment Rates:
  - PIDs assessment rates are evaluated each year
- PID Service Plans
  - Tourism PID operates on October 1 – September 30 fiscal year
  - All other PIDs operate on calendar year
- Potential collections for all PIDs will be determined based on 2017 certified DCAD data after compilation and evaluation of property accounts and values.

# Dallas PID Policy – Management and Reporting

## Miscellaneous:

- Expiration dates based on date of formation or last renewal
- Number of property owners range from a low of 45 (Oak Lawn-Hi Line) to 2,333 (Vickery Meadow)
- Many Service Plan budgets focus on public safety. Other common budget line items include: parks, infrastructure improvements and business promotion/marketing
- Dallas Downtown Improvement District (DID) is the only PID where City owned properties are assessed. City agreed to assessment based on benefits received by many City owned facilities in downtown area

# Dallas DID PID- City Owned Property

## DID Assessment for City Owned Property

2004	\$191,976
2005	\$194,411
2006	\$209,500
2007	\$278,000
2008	\$745,522
2009	\$628,776
2010	\$575,906
2011	\$578,576
2012	\$579,427
2013	\$562,608
2014	\$612,441
2015	\$676,048
2016	\$651,427
2017	TBD

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For each applicable City owned property, an assessment is paid based on its market value

# Dallas DID PID- City Owned Property (cont'd)

## DID benefits to the City:

- Services/improvements:
  - DPD supplemental security services
  - Homeless court/case management
  - Trash collection and public area maintenance
  - Median improvements, landscaping, tree replacement
  - Banners and holiday tree lighting
  - Leadership to help address issues such as loitering, parking, and retail recruitment; coordination with DPD; Downtown 360 Plan; trolley planning; marketing; and signage/wayfinding
- Direct benefits to the City from the DID exceed the cumulative assessment paid by 3:1

# Staff Recommendation

Staff recommends the Economic Development and Housing Committee forward the following to City Council for consideration and approval of:

- Action on August 23, 2017 to call public hearings to consider annual assessment rates for all Dallas PIDs
- Hold public hearings on September 13, 2017
- At close of hearings, set 2017 Assessment Rate and adopt 2018 Service Plan for fourteen PIDs

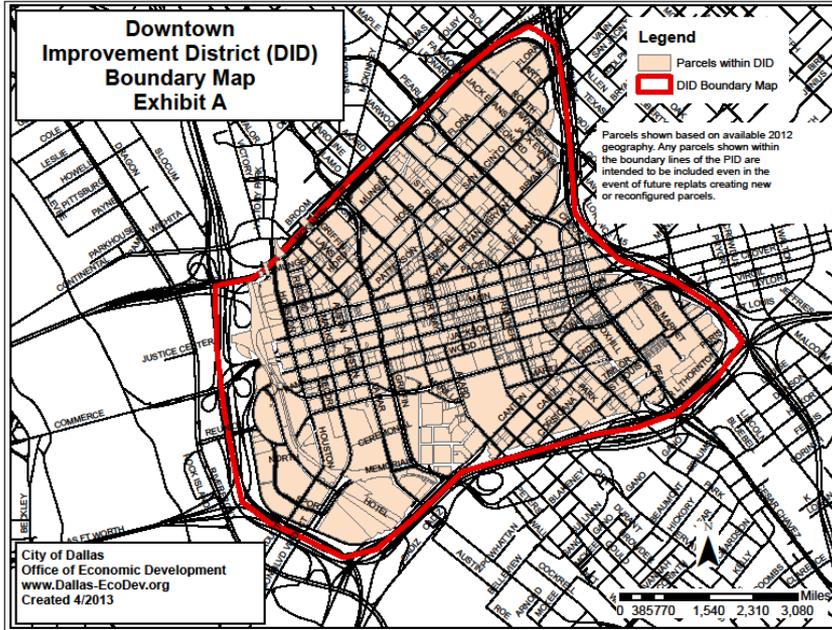
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# Appendix 1

## Public Improvement Districts Summary



# Dallas Downtown Improvement District (DID) - Annual Plan Summary

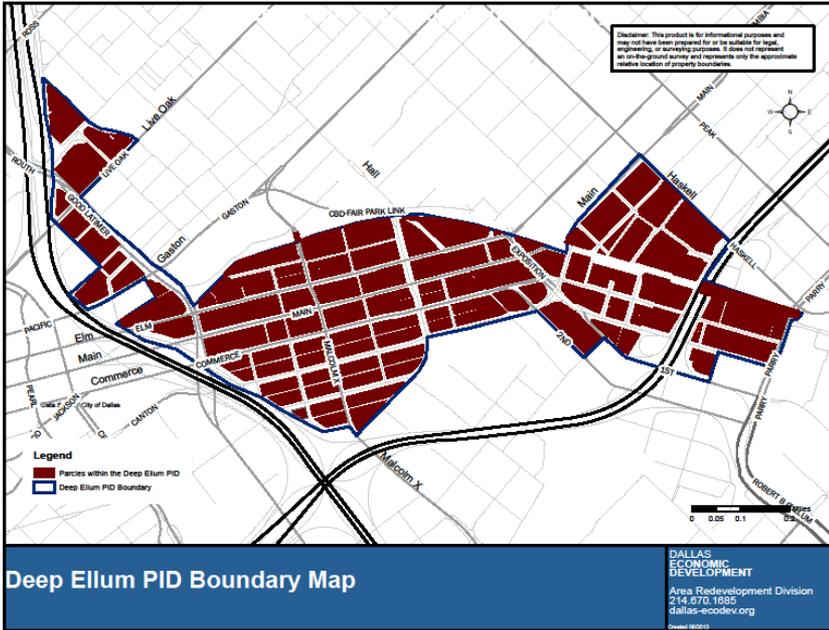


	<b>Downtown</b>	
Expiration	December 31, 2020	
Accounts	1,872	
Total Value	TBD	
2017 Assessment	TBD	
Change in value (2016 to 2017)	TBD	
Proposed Budget - 2018	TBD	
Budget Categories	Public Safety	39%
	Capital Improvements	7%
	Transportation Improvements	6%
	Communication/Events	18%
	Administration	12%
	Services & Improvements	18%

## Major Services Provided:

- DID was renewed recently on June 12, 2013 for seven years, starts operating from January 1, 2014.
- Public Improvements, landscape and parks.
- Downtown circulator, operation and maintenance of mass transportation facilities.
- Special supplemental service for promotion and improvement of the DID, including, entertainment and events, and retail recruitment.
- Community programs, Clean Team, environmental enhancements and sanitation.
- Downtown Safety Patrol, Homeless outreach, education & coordination.

# Deep Ellum PID - Annual Plan Summary

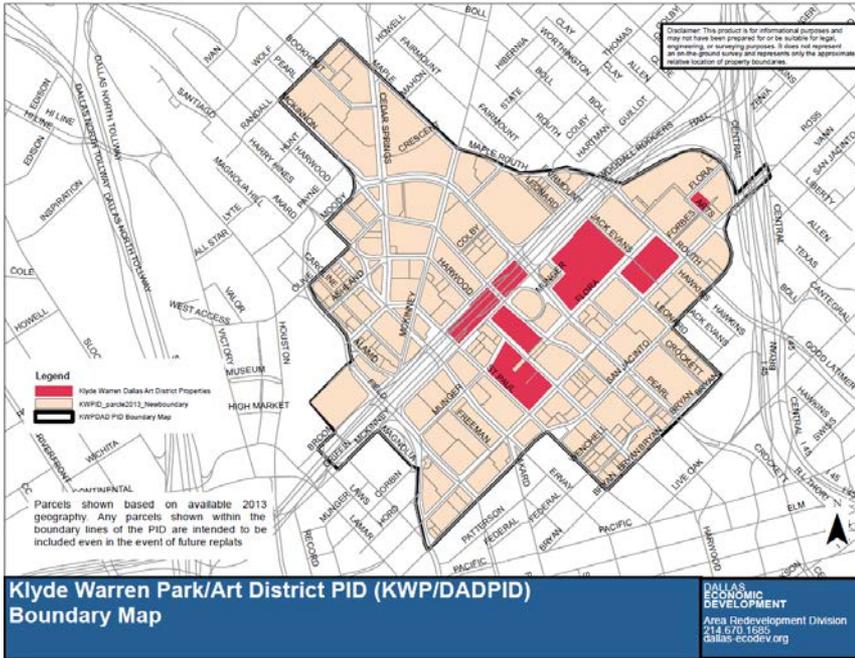


Deep Ellum		
Expiration	December 31, 2020	
Accounts	689	
Total Value	TBD	
2017 Assessment	TBD	
Change in value (2016 to 2017)	TBD	
Premium Assessment Rate per \$100		
Standard Assessment Rate per \$100	TBD	
Proposed Budget - 2018	TBD	
Budget Categories	Improvements	18%
	Business Dev & Recruitment	4%
	Transportation Improvements	6%
	Marketing & Promotion	44%
	Audit/Insurance	7%
	Administration	16%
	Public Safety	5%

## Major Services Provided:

- Deep Ellum PID was renewed recently on August 14, 2013 for seven years, starts operating from January 1, 2014.
- Graffiti control, landscaping, park improvements, trash pickup and neighborhood improvements.
- Acquisition, construction, operation and maintenance of mass transportation facilities and wayfinding signage.
- Business development and recruitment to promote the District as the Deep Ellum Entertainment District .
- Marketing, website, and other promotional activities
- Distinctive lighting and signage

# Klyde Warren Park/Dallas Arts District PID - Annual Plan Summary

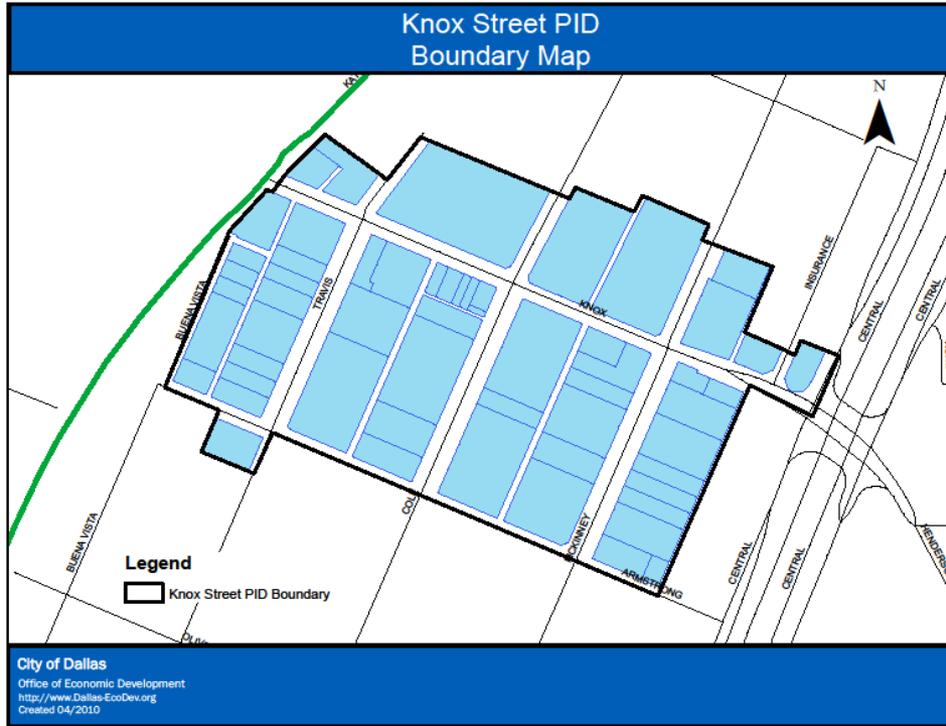


Klyde Warren Park/DAD		
Expiration	December 31, 2021	
Accounts	671	
Total Value	TBD	
2017 Assessment	TBD	
Change in value (2016 to 2017)	TBD	
Proposed Budget - 2018	TDB	
Budget Categories	Public Safety	20%
	Sanitation and General Maintenance	22%
	Landscape Imprvs, Holiday Lighting & Decorations	31%
	Cultural Enhancements, Marketing and Promotion	15%
	Administration	4%
	Signage (wayfinding)	1%
	Audit/Insurance	7%

## Major Service Provided:

- Security in Klyde Warren Park (KWP)
- Trash pickup, general cleaning, graffiti control and KWP improvements
- Pavement (sidewalk) detail cleaning, staining and restoration
- Partial cost of European and Christmas Markets, programming activities
- Partial cost of promoting the district, PR, advertising, free Wi-Fi, website and Kiosk
- Klyde Warren Park/Dallas Arts District PID started operating in January 1, 2015 (created on June 25, 2014).

# Knox Street Improvement District - Annual Plan Summary

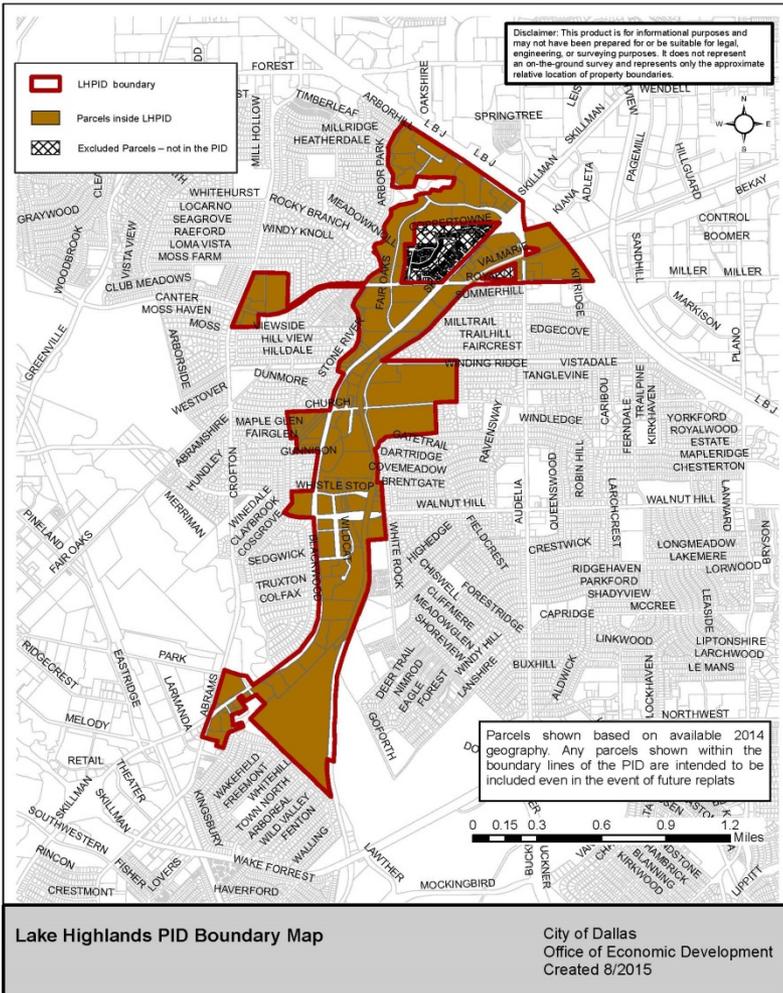


**Major Service Provided:**

- Primary purpose is to enhance aesthetics of the area by enhancing the pedestrian lighting, maintaining sidewalks.
- Promote this area as an attractive retail destination.
- Enhance security

		<b>Knox Street</b>
Expiration		December 31, 2017
Accounts		56
Total Value		TBD
2017 Assessment		TBD
Change in value (2016 to 2017)		TBD
Premium Assessment Rate per \$100		
Standard Assessment Rate per \$100		TBD
Proposed Budget - 2018		TBD
Budget Categories	Public Safety	16%
	Capital Improvements *	49%
	Marketing/Promotion	29%
	Audit and Insurance	4%
	Admin	0%
<p>Funds are being carried forward from prior years to complement gateway markers and streetscape improvements and/or possibly in conjunction with Knox Complete Streets - 2016 Capital Improvements.</p>		

# Lake Highlands PID – Annual Plan Summary

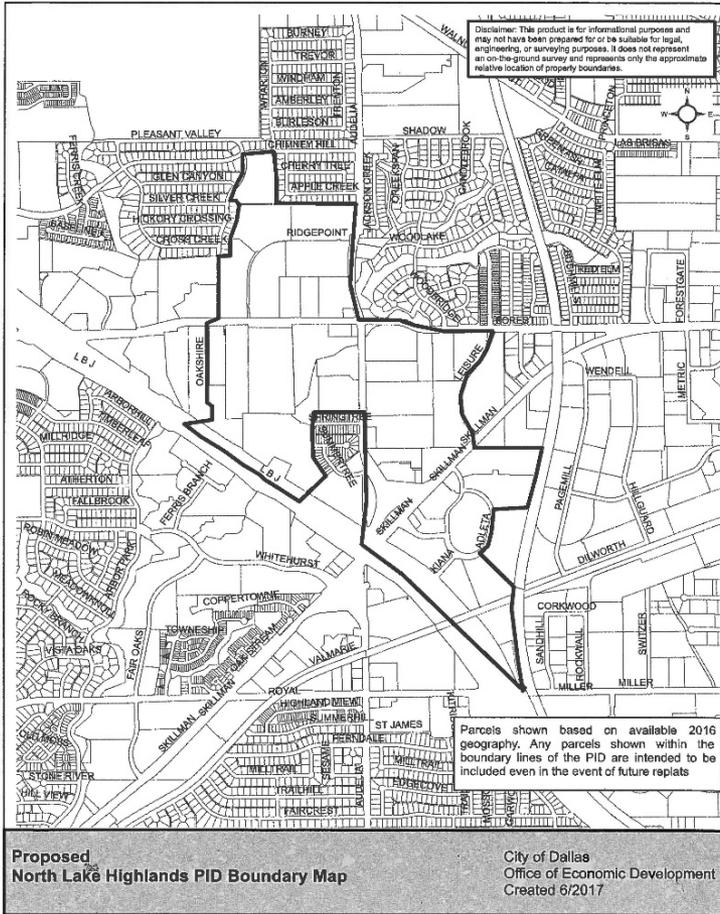


## Major Service Provided:

- Enhance Security
- Landscape Enhancement & Maintenance
- Graffiti removal

<b>Lake Highlands</b>		
Expiration	December 31, 2022	
Accounts	1,108	
Total Value	TBD	
2017 Assessment (Net)	TBD	
Change in value * (2016 to 2017)	TBD	
Premium Assessment Rate per \$100		
Standard Assessment Rate per \$100	TBD	
Proposed Budget - 2018	TBD	
Budget Categories	Public Safety	45%
	Improvements	33%
	Promotion	6%
	Audit/Insurance	6%
	Administration	10%

# North Lake Highlands PID- Annual Plan Summary

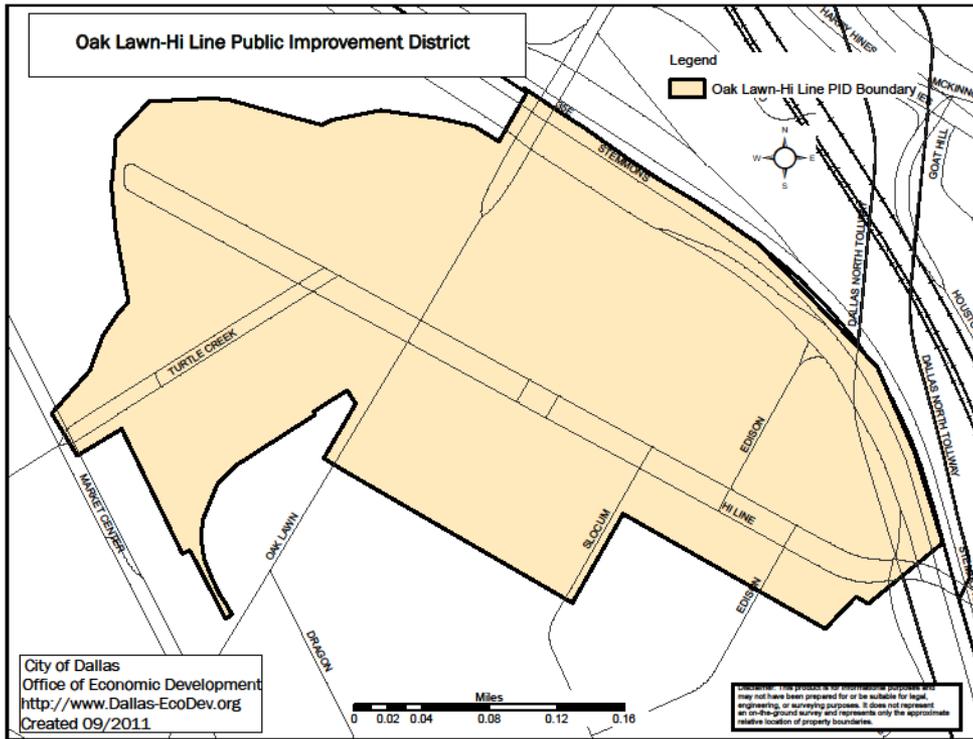


## Major Service Provided:

- Enhance Security
- Landscape Enhancement & Maintenance
- Marketing & Promotional activities

North Lake Highlands	
Expiration	December 31, 2022
Accounts	437
Total Value	TBD
2017 Assessment (Net)	TBD
Change in value * N/A	X%
Premium Assessment Rate per \$100	
Standard Assessment Rate per \$100	TBD
Proposed Budget - 2018	TBD
Budget Categories	Public Safety 60%
	Improvements 16%
	Promotion 5%
	Audit/Insurance 6%
	Administration 10%

# Oak Lawn-Hi Line PID – Annual Plan Summary

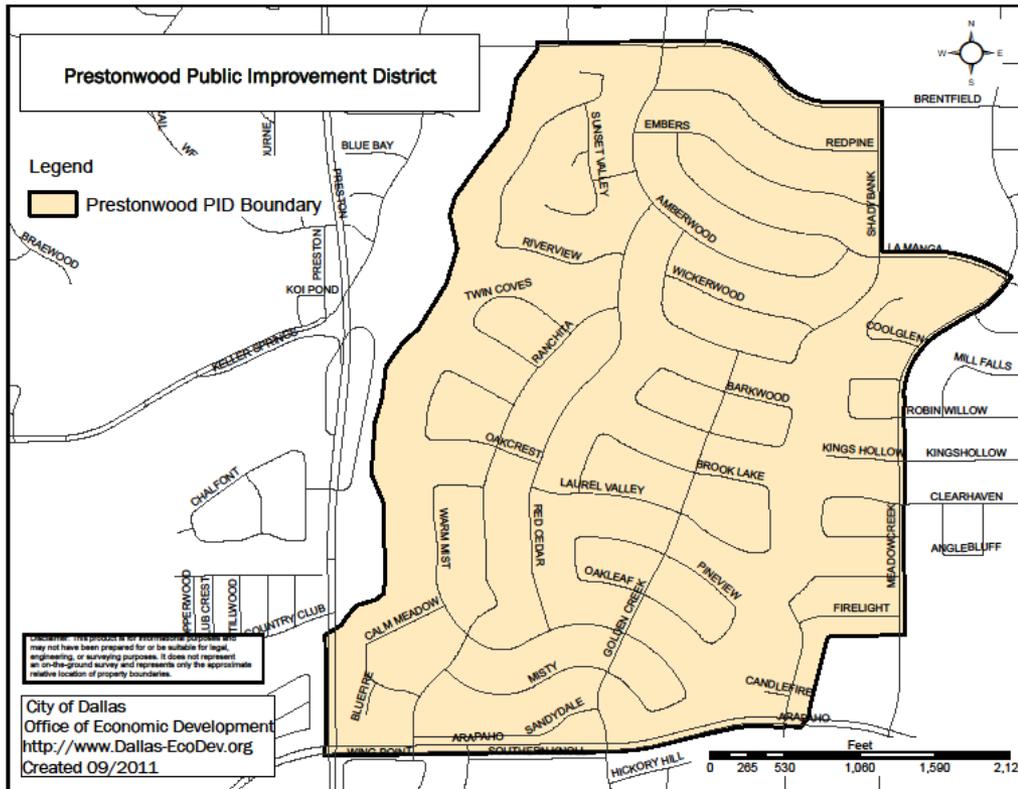


Oak Lawn-Hi Line	
Expiration	December 31, 2023
Accounts	45
Total Value	TBD
2017 Assessment (Net)	TBD
Change in value (2016 to 2017)	TBD
Premium Assessment Rate per \$100	
Standard Assessment Rate per \$100	TBD
Proposed Budget- 2018	TBD
Budget Categories	Public Safety 30.7%
	Improvements 57.7%
	Promotion 0.3%
	Audit/Insurance 4.5%
	Administration 6.7%

Major Service Provided:

- Enhanced public safety/security
- Promotion of District
- Maintain enhanced public improvements
- Litter & Graffiti removal
- Landscape Enhancement & Maintenance

# Prestonwood PID – Annual Plan Summary

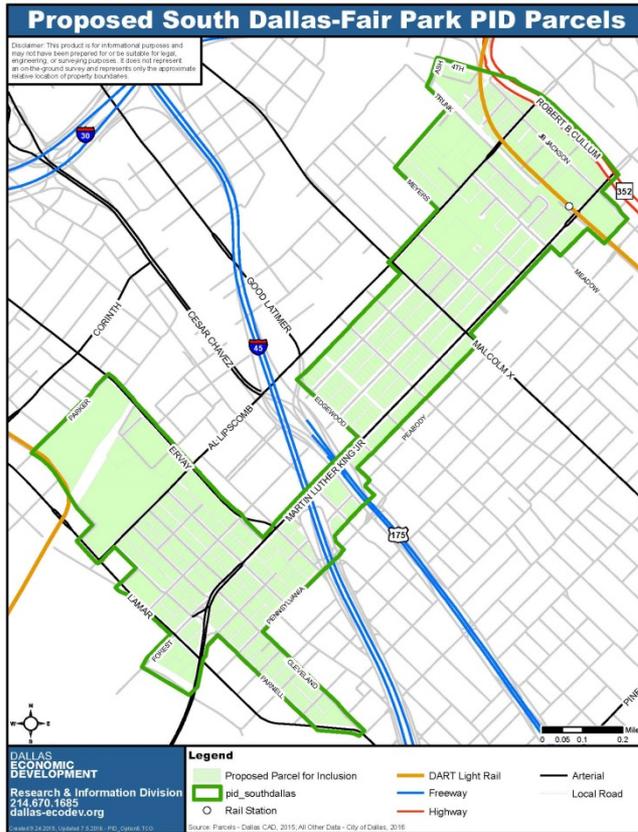


<b>Prestonwood</b>	
Expiration	December 31, 2018
Accounts	1,034
Total Value	TBD
2017 Assessment	TBD
Change in value (2016 to 2017)	TBD
Premium Assessment Rate per \$100	
Standard Assessment Rate per \$100	TBD
Proposed Budget - 2018	TBD
Budget Categories	Public Safety 85%
	Administration 3%
	Audit/Insurance 7%

Major Service Provided:

- Primary purpose to enhance security
- 24/7 security patrols

# South Dallas/Fair Park PID – Annual Plan Summary

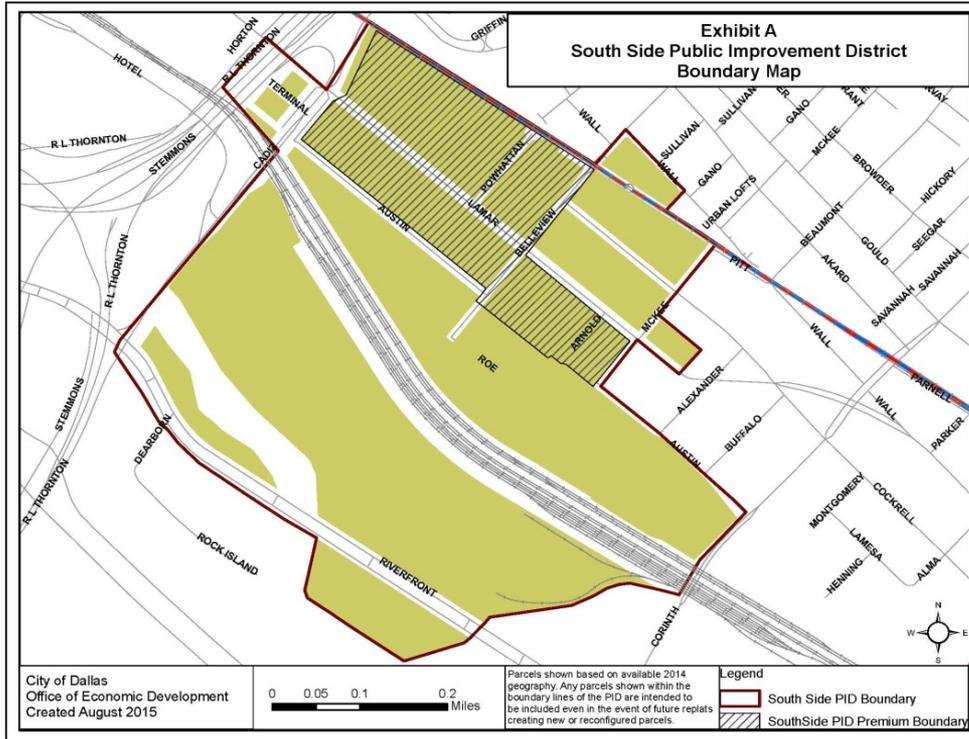


South Dallas/Fair Park															
Expiration	December 31, 2023														
Accounts	636														
Total Value	TBD														
2017 Assessment	TBD														
Change in value (2016 to 2017)	TBD														
Assessment Rate per \$100	TBD														
Proposed Budget - 2018	TBD														
Budget Categories	<table border="1"> <tbody> <tr> <td>Safety &amp; Security</td> <td>45%</td> </tr> <tr> <td>Improvements</td> <td>25%</td> </tr> <tr> <td>Promotion</td> <td>10%</td> </tr> <tr> <td>Contingency/Carryover</td> <td>3%</td> </tr> <tr> <td>Administration</td> <td>10%</td> </tr> <tr> <td>Audit</td> <td>2%</td> </tr> <tr> <td>Insurance</td> <td>5%</td> </tr> </tbody> </table>	Safety & Security	45%	Improvements	25%	Promotion	10%	Contingency/Carryover	3%	Administration	10%	Audit	2%	Insurance	5%
Safety & Security	45%														
Improvements	25%														
Promotion	10%														
Contingency/Carryover	3%														
Administration	10%														
Audit	2%														
Insurance	5%														

## Major Services Provided:

- 45% of budget for Public Safety in Year 1

# South Side PID – Annual Plan Summary

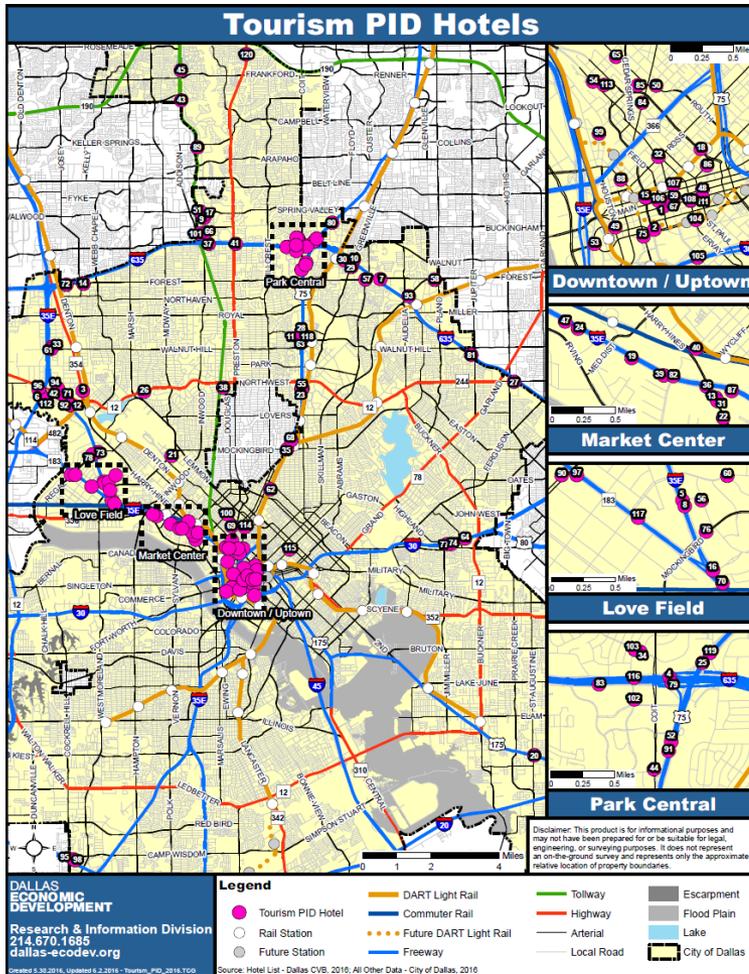


<b>South Side</b>																	
Expiration	December 31, 2019																
Accounts	132																
Total Value	TBD																
2017 Assessment	TBD																
Change in value (2016 to 2017)	TBD																
Premium Assessment Rate per \$100	TBD																
Standard Assessment Rate per \$100	TBD																
Proposed Budget- 2018	TBD																
Budget Categories	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Park Improvements</td> <td style="text-align: right;">35%</td> </tr> <tr> <td>Public Safety / Security</td> <td style="text-align: right;">31%</td> </tr> <tr> <td>Administration</td> <td style="text-align: right;">13%</td> </tr> <tr> <td>Business Recruitment / Marketing</td> <td style="text-align: right;">10%</td> </tr> <tr> <td>Audit</td> <td style="text-align: right;">5%</td> </tr> <tr> <td>Cultural events</td> <td style="text-align: right;">3%</td> </tr> <tr> <td>Insurance</td> <td style="text-align: right;">3%</td> </tr> <tr> <td>Public Art Projects</td> <td style="text-align: right;">0%</td> </tr> </table>	Park Improvements	35%	Public Safety / Security	31%	Administration	13%	Business Recruitment / Marketing	10%	Audit	5%	Cultural events	3%	Insurance	3%	Public Art Projects	0%
Park Improvements	35%																
Public Safety / Security	31%																
Administration	13%																
Business Recruitment / Marketing	10%																
Audit	5%																
Cultural events	3%																
Insurance	3%																
Public Art Projects	0%																

## Major Services Provided:

- 48% of budget for public courtesy patrol for the 100 acre district
- New business recruitment
- Bark Park improvements

# Tourism PID – Annual Plan Summary

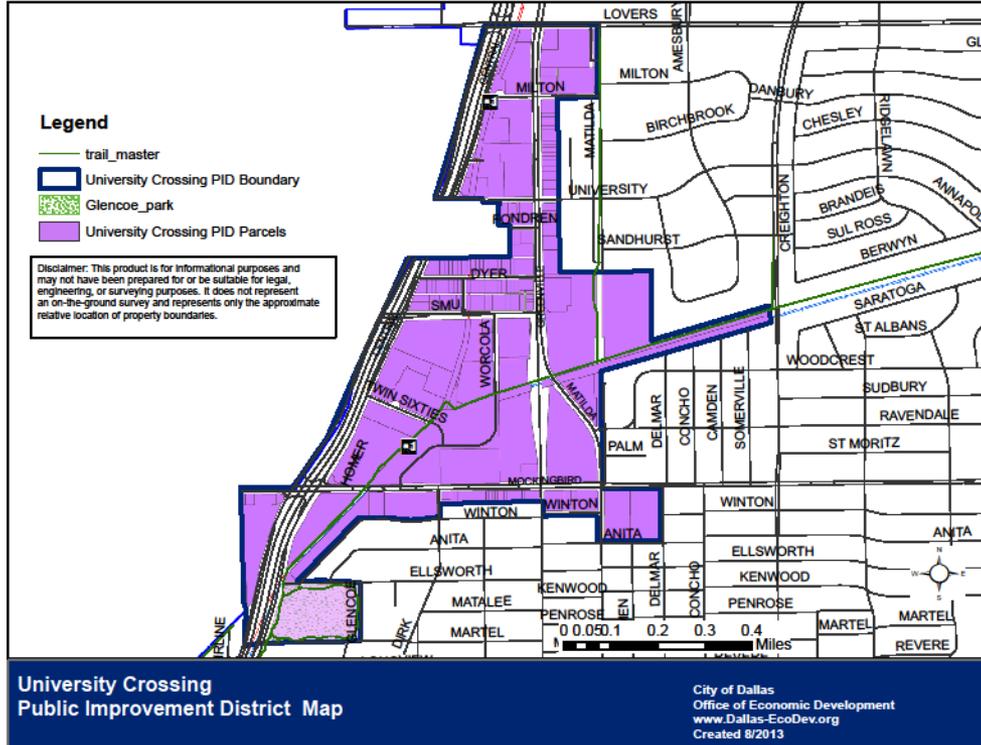


Tourism PID		
Expiration	September 30, 2029	
Accounts	120 accounts at the time of the TPID's renewal	
Total Value	N/A	
2017 Assessment	TBD	
Change in value (2016 to 2017)	TBD	
Premium Assessment Rate	TBD	
Standard Assessment Rate	Assessment based on hotel usage based on 2 percent of total collections on room rentals	
Proposed Budget: 2017-18	TBD	
Budget Categories	Incentives & Sales Efforts	42.5%
	Marketing (Promotion/Advertising)	35.0%
	Site Visits & Familiarization Tours	10.0%
	Event Funding Application Pool	7.5%
	Operations/Research/Administration	5.0%

## Major Service Provided:

- Incentives & Sales Efforts – 42.5% of TPID budget dedicated for sales activities and incentives to bring more conventions, meetings and visitors to Dallas
- Marketing (Promotion/Advertising) – 35.0% of TPID budget dedicated for marketing efforts
- Site Visits & Familiarization Tours – 10% of TPID budget dedicated for educating decision makers and journalists on destination assets to encourage their decision to bring meetings or write favorable articles
- Event Funding Application Pool – 7.5% of TPID budget dedicated to provide local groups and organizations the opportunity to apply for funding to attract or retain groups, visitors, and hotel activity to Dallas
- Operations/Research/Administration – 5.0% of TPID budget dedicated for administrative expenses

# University Crossing PID – Annual Plan Summary

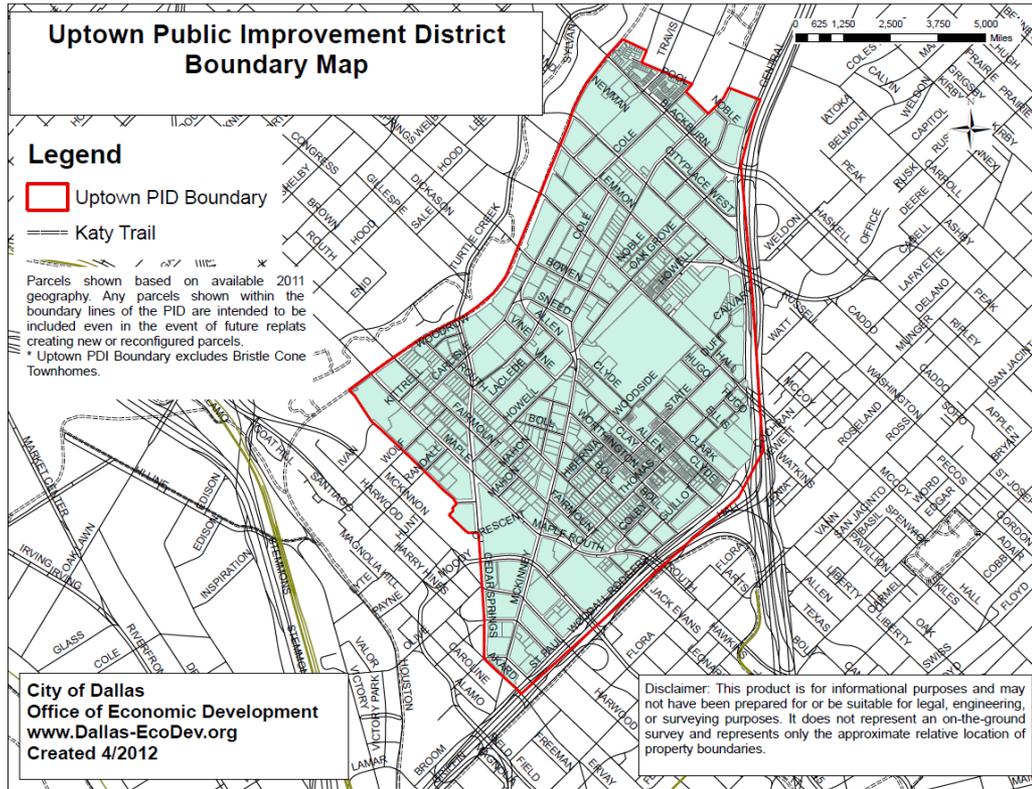


University Crossing	
Expiration	December 31, 2020
Accounts	248
Value	TBD
2017 Assessment	TBD
Change in value (2016 to 2017)	TBD
Premium Assessment Rate per \$100	
Standard Assessment Rate per \$100	TBD
Proposed Budget- 2018	TBD
Budget Categories	Security 26%
	Improvements 26%
	Public Area Impvmts., 24%
	Promotion 9%
	Audit/Insurance 3%
	Administration 11%

## Major Service Provided:

- Police patrol of the University Crossing area, owner safety coordination, etc.
- Public Improvements, landscape, parks and pedestrian amenities for the PID.
- Sidewalk, public planters, waste disposal, clean area programs, and landscape maintenance throughout the University Crossing area expenses.

# Uptown PID - Annual Plan Summary

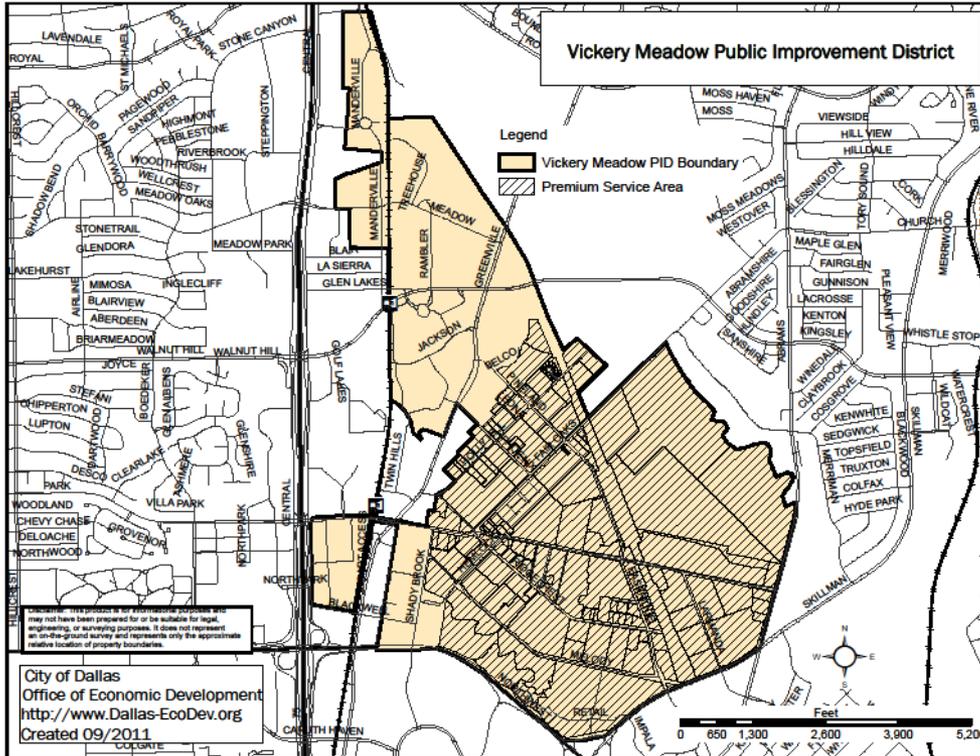


**Major Service Provided:**

- Landscaping, tree care, street & sidewalk sweeping, trash cans & graffiti removal
- Off-duty police, trolley operations, marketing and promotion.
- Gateway markers, walking trails- Katy Trail improvements, parks improvements.

Uptown	
Expiration	December 31, 2019
Accounts	2,161
Total Value	TBD
2017 Assessment	TBD
Change in value (2016 to 2017)	TBD
Premium Assessment Rate per \$100	
Standard Assessment Rate per \$100	TBD
Proposed Budget - 2018	TBD
Budget Categories	Capital Improvements 30.0%
	Landscape Improvements 30.0%
	Services (including safety) & Promotion 22.8%
	Finance & Administration 15.0%
	Contingency 2.2%
	Griggs Park Improvements 0.0%

# Vickery Meadow PID - Annual Plan Summary



Vickery Meadow		
Expiration	December 31, 2022	
Accounts	2,332	
Value	TBD	
2017 Assessment	TBD	
Change in value (2016 to 2017)	TBD	
Premium Assessment Rate per \$100	TBD	
Standard Assessment Rate per \$100	TBD	
Proposed Budget- 2018	TBD	
Budget Categories	Community Service	2%
	Property Standards & Public Relations	13%
	Safety & Security	38%
	Park Lane other area Improvements, Services	8%
	Audit/Insurance	2%
	Economic Development	2%
	Administration	10%
	Midtown Park Improvements	3%
	Public Relations Expenses	7%
	Capital Improvements	15%

## Major Service Provided:

- Vickery Meadow PID was renewed recently on August 12, 2015 for seven years, starts operating from January 1, 2016.
- Landscaping, Litter Removal, & Graffiti Abatement
- Maintenance of Common Areas
- Community Enrichment Activities, Youth Development Activities, & Special Events
- Marketing & Promotional Activities
- Neighborhood Planning
- Security Patrol, & Crime Prevention

# Dallas Public Improvement Districts (PIDs) Overview

August 7, 2017

J. Hammond Perot  
Assistant Director  
Office of Economic Development  
City of Dallas



# Memorandum



DATE August 2, 2017

TO Members of the Economic Development and Housing Committee:  
Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Lee M. Kleinman,  
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,  
Omar Narvaez

SUBJECT Housing Department Update

On Monday, August 7, 2017, you will be briefed on the Housing Department Update. A copy of the briefing is attached.

Please let me know if you have any questions.



Raquel Favela  
Chief of Economic Development and Neighborhood Services

c: The Honorable Mayor and the Members of City Council  
T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
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Nadia Chandler Hardy, Chief of Community Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

# Housing Department Update

**Economic Development &  
Housing Committee  
August 7, 2017**

**David Noguera, Director  
Housing and Neighborhood Revitalization  
City of Dallas**



# Presentation Overview

- Background/History
- Purpose
- Current Department Divisions
- Department Budget
- Proposed Action
- Staff Recommendations
- Next Steps



# Background/History

- Housing and Community Services Split
  - Housing
    - Construction of units
    - Rehabilitation of existing housing stock
    - Rebates for home improvements
    - Down payment assistance
  - Community Services
    - Homeless
    - Human Services

# Housing & Neighborhood Revitalization Department Purpose

- To enhance the vitality and quality of life for all in the Dallas community

*“Economic Vibrancy”*



City of Dallas

# Current Department Divisions

- Development
- Home Repair
- Homebuyer Assistance
- Land Bank
- Inspections
- Compliance
- Administration/Budget

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*“Economic Vibrancy”*



City of Dallas

# Development

- Description: To develop multifamily and single family affordable housing throughout the City
- Funding Sources: Community Development Block Grant, HOME Investment Partnership, General and Bond Funds
- 2016-17 Pipeline: 506 units
- Year to Date Completions: Constructed 34 single family units and 164 multifamily units
- Status: developing clearly defined underwriting and subsidy layering policies to resolve the findings in the HUD HOME monitoring report.

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*“Economic Vibrancy”*



City of Dallas

# Home Repair Program

- Description: Home Repair Program provide loans and grants to low-income homeowners at 80% or below Area Median Family Income for home repairs and rehabilitation. Staff conducts client eligibility and oversight for the CDBG, HOME, and General Fund housing activities.
- Funding Sources: CDBG, HOME, and General Funds
- 2016-17 Pipeline: 118
- Year-to-Date Completions: 385
- Status: Evaluate programs and find best practices to increase the number of units served annually and leverage private resources.

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*“Economic Vibrancy”*



City of Dallas

# Dallas Homebuyer Assistance Program

- Description: To provide down payment and closing cost assistance to low-moderate income homebuyers
- Funding Sources: Community Development Block Grant, Home investment Partnership
- 2016-17 Pipeline: ~~293~~ 4
- Year to Date Completions: 120
- Status: Program frozen by HUD since April 2017 due to lack of underwriting policies and compliant Homebuyer Agreement as required by the HUD HOME monitoring report. Proposed guidelines and agreement is under review by HUD.

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*“Economic Vibrancy”*



City of Dallas

# Land Bank Program

- Description: To acquire, hold and transfer real property for affordable housing development and to stabilize distressed communities through strategic property acquisition, land use and development
- Funding Sources: Bond Funds
- 2016-17 Pipeline: 269 Lots
- Year to Date: 52 homes sold to income qualified buyers, 7 homes completed not sold, 79 homes under construction
- Status: On hold since Spring pending an interlocal agreement with DISD; Evaluating ways to increase efficiencies, maximize impact, and develop a strategy for acquisitions and dispositions.

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*“Economic Vibrancy”*



City of Dallas

# Inspections

- Description: To provide inspections to support our internal and external customers for compliance with federal, state and local regulations and ordinances
- Funding Sources: CDBG, HOME, Bond, General Funds
- 2016-17 Pipeline: 2082 units
- Year to Date Completions: 1090
- Status: Modify inspections process to only conduct inspections on properties that are eligible for program assistance. Build capacity in lead hazard control inspections.

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*“Economic Vibrancy”*



City of Dallas

# Compliance

- Description: Provides technical assistance, compliance monitoring and regulatory reporting of activities for public service and portfolio management of housing loans.
- Funding Sources: Community Development Block Grant, HOME
- 2016-17 Pipeline: 25 Monitoring reviews, 260 Release of Liens
- Year-to-Date Completions: 32 Monitoring reviews 257 Release of Liens
- Status: Over 10,000 liens need to be released. A review of the files will be required to process the release of liens in an expeditious manner.

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# Department Budget

	FY 2016-17 Adopted Budget			FY 2017-18 Proposed Budget		
	General Fund	Grant Fund	Total Combined Budget	Proposed General Fund	Proposed Grant Fund	Total Proposed Combined Budget
Home Repair	\$ 500,000	\$ 5,195,243	\$ 5,695,243	\$ 1,550,555	\$ 4,427,741	\$ 5,978,296
Development	\$ 1,882,232	\$ 3,663,780	\$ 5,546,012	\$ 1,387,036	\$ 4,430,570	\$ 5,817,606
Admin/Budget	\$ 768,370	\$ 4,180,959	\$ 4,949,329	\$ 730,692	\$ 3,314,279	\$ 4,044,971
DHAP (MAP)		\$ 2,123,014	\$ 2,123,014		\$ 1,501,792	\$ 1,501,792
<b>TOTAL</b>	<b>\$ 3,150,602</b>	<b>\$ 15,162,996</b>	<b>\$ 18,313,598</b>	<b>\$ 3,668,283</b>	<b>\$ 13,674,382</b>	<b>\$ 17,342,665</b>
Note:	Compliance & Inspection is all staffing and is included in Admin budget.					
	Home Repair FY 2016-17 grant budget includes reprogrammed funds.					



# Next Steps

- Return to the Committee with a recommendation
  - Program re-alignments
  - MVA approach to reinvestment plans through place-based strategies
  - Integrated Development Teams



# Housing Department Update

**Economic Development &  
Housing Committee  
August 7, 2017**

**David Noguera, Director  
Housing and Neighborhood Revitalization  
City of Dallas**



# Memorandum



**DATE** August 2, 2017

**TO** Members of the Economic Development and Housing Committee:  
Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Lee M. Kleinman,  
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,  
Omar Narvaez

**SUBJECT** **Proposed North Lake Highlands Public Improvement District (PID)**

On June 28, 2017, City Council approved a resolution calling for a public hearing regarding the creation of the North Lake Highlands Public Improvement District (NLHPID). This public hearing will be held on August 9, 2017 and at the close of the hearing Council will be asked to consider creation of this new PID. This memorandum recaps information provided about the agenda in June 2017.

When the existing Lake Highlands PID (LHPID) was last renewed in 2015, there was an attempt to expand its boundaries north of LBJ Freeway into the Forest Lane /Audelia Road area. However, with many multi-family and commercial properties in ownership transition, there was not enough property owner support to expand into that area. The LHPID, was renewed, with only a minor expansion of properties south of LBJ. The purpose of PID expansion north of LBJ Freeway was to extend supplemental public safety patrols to assist in stabilizing crime hot spots as well as offer community programming to residents located in the older apartment complexes which lack amenities for families and to provide some public area aesthetic improvements. There were also discussions about finding ways to “unite” the greater Lake Highlands area because there is a perception that LBJ Freeway has created a “north vs. south” barrier, both physically and psychologically. In 2016, there was a petition effort to create a separate “North Lake Highlands PID”. Although the petition was backed by new ownership of major properties, there was not enough property owner petition support to move forward with the creation a new PID.

After positive feedback from key property owners, a third effort to create a PID in the north LBJ area was launched. A petition has been in circulation since early February 2017 and is expected to be completed by mid-June. The existing LHPID has agreed to be the management entity with a provision to allow for an assignment if a separate management group is desired in the future.

Pursuant to waiving certain provisions of the adopted City of Dallas PID Policy Resolution No. 05-3539, as amended last year for the creation of the South Dallas/Fair Park PID, the NLHPID proposal received a waiver from the deadline to submit petitions by April 1<sup>st</sup> and the 60% petition thresholds that are higher than State law requirements. Petitions were submitted to the City in June 2017.

Chapter 372 of the Local Government Code (Public Improvement District Act) has a 50% petition requirement stated as follows:

"The petition is sufficient if signed by:

(1) owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and

(2) record owners of real property liable for assessment under the proposal who:

(A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or

(B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal."

PID creation or renewal is a "two-step" process. City Council calls a public hearing and needs at least 15 days for legal notice prior to holding the public hearing in order to consider creation or renewal of a PID. Timing is also driven by the annual service plan budget/assessment rate approval process. Assessment rates need to be approved no later than mid-September for the Dallas County Tax Office to include the assessment with property owner billing on October 1st.

Should you have any question, please contact me at 214-671-5257.



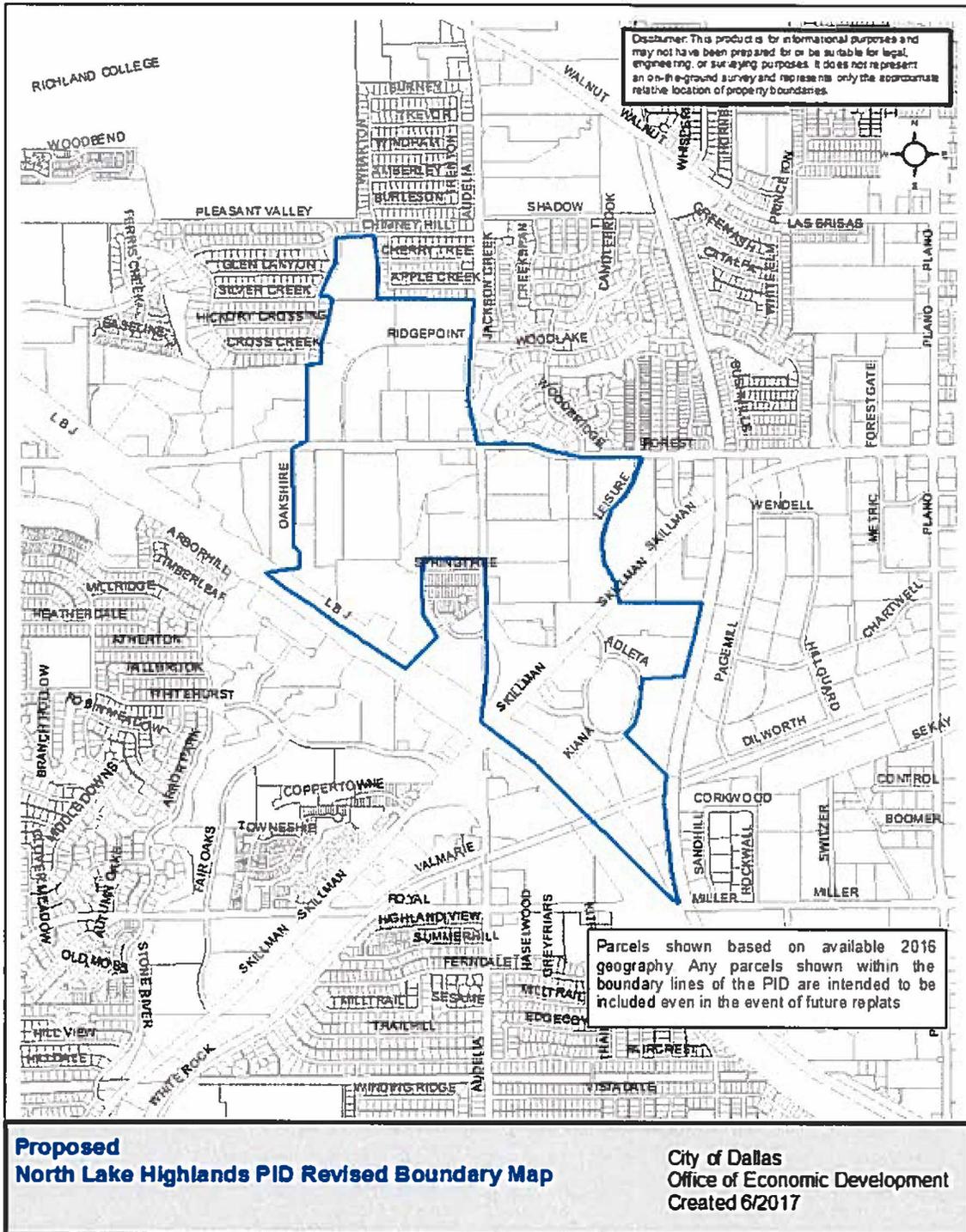
Raquel Favela

Chief of Economic Development and Neighborhood Services

c: The Honorable Mayor and the Members of City Council  
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Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

### Current Proposed North Lake Highlands PID Boundary (redline)



# Memorandum



**DATE** August 2, 2017

**TO** Members of the Economic Development and Housing Committee: Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

**SUBJECT** Upcoming Agenda Item – Jubilee Park & Community Center Corporation

In May 2017, Jubilee Park & Community Center Corporation (JPCCC) requested an extension on the completion date on its existing Bond contract approved in 2009 in the amount of \$500,000 for development of 18 homes from June 30, 2017 to December 31, 2018.

Total Development Cost	\$3,321,660
City Bond	\$ 500,000
Private Fundraising & Financing	\$2,821,660

Over the past nine years when the original contract was executed, Jubilee was provided extensions based on several factors contributing to delays including:

- 1) Delays related to negotiating acquisitions for the initial nine lots with several property owners including DISD and the owner of several blighted properties.
  - In the first quarter of 2016, JPCCC acquired several lots from Dallas Independent School District and a private property owner.
- 2) Financing to include fund raising efforts to assist with affordability.
  - Funding is available from private donations, foundations and lines of credit.
- 3) Contractor and subcontractor delays including selection of contractors and the availability of laborers and building materials.
  - JPCCC selected a contractor from a pool of contractors and continues to establish relationships with others for future development.
- 4) Re-platting process required to obtain building permits.
  - Plats were approved in Spring of 2017.

In July 2015, Jubilee completed construction and sales for 9 of the 18 owner occupied units to be built under the contract. Today they own more than 9 lots to continue construction of the remaining units.

This extension is recommended based on a one-year construction and sales schedule provided by Jubilee. To ensure performance on the contract for the next year and a half, City staff will monitor the following activities. The developer has been informed of the monitoring.

- a) Monthly reports submitted by developer to provide updates on the status of the project on construction, next steps, and expected completion.
- b) Private financing available no later than September 30, 2017.
- c) Start construction on two homes no later than October 31, 2017.
- d) Continue the start of construction for two homes every 90 days.
- e) Close on the homebuyer sales within 30 days of completion of construction.
- f) Expend funding on a monthly basis with final draw submitted by December 1, 2018.
- g) Report delays immediately within one week to City staff.

Should you have any question, please contact me at 214-671-5257.



Raquel Favala  
Chief of Economic Development and Neighborhood Services

- c: The Honorable Mayor and the Members of City Council
- T.C. Broadnax, City Manager
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- M. Elizabeth Reich, Chief Financial Officer
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- Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE August 2, 2017

TO Members of the Economic Development and Housing Committee:  
Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Lee M. Kleinman,  
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,  
Omar Narvaez

SUBJECT **City of Dallas Public Improvement Districts (PIDs) – Setting Annual Assessment Rates for 2017 and Adopting 2018 Service Plans; Upcoming Agenda Items: August 23, 2017 Call for Public Hearing & September 13, 2017 Hold Public Hearing and Set Assessment Rates**

## Background

Chapter 372 of the Texas Local Government Code, Improvement Districts in Municipalities and Counties, requires that the City Council annually call and hold a public hearing to set the annual assessment rate for property in each district and approve a Service Plan for each district. These actions take place in September each year after the management of each public improvement district (PID) has reviewed changes in the tax base for their district and prepared an annual budget for the remaining term of the PID.

PIDs are governed by state law and City of Dallas PID Policy (adopted in December 2005 and last amended on October 23, 2013). In the City of Dallas, a PID is a special assessment area created at request of property owners in the proposed district via petition. Property owners pay a supplemental assessment with their taxes, which PID uses for services above and beyond existing City services. Assessment allows each PID to have its own work program, which may consist of eligible activities such as marketing, providing additional security, landscaping and lighting, street cleaning, and cultural or recreational improvements. City's power to levy is limited to petition and budget categories/costs approved by property owners. Individual PIDs are governed by property owner elected boards and managed by a specifically formed non-profit organization or homeowners' association

Below is a list of the PIDs in Dallas - with Council Districts.

- **Dallas Downtown Improvement District (DID) - 2, 14**
- **Deep Ellum Public Improvement District (DEPID) – 2, 7 and 14**
- **Klyde Warren Park/Dallas Arts Public Improvement District (KWPPID) - 14**
- **Knox Street Public Improvement District (KSPID) - 14**

- **Lake Highlands Public Improvement District (LHPID) - 9, 10, and 13**
- **North Lake Highlands Public Improvement District (NLHPID) - 10**  
*(PID creation to be considered by City Council on August 9, 2017)*
- **South Dallas-Fair Park Public Improvement District (SDFPID) - 7**
- **Oak Lawn Hi-Line Public Improvement District (OLHLPID) - 6**
- **Prestonwood Public Improvement District (PPID) - 12**
- **South Side Public Improvement District (SSPID) - 2**
- **Tourism Public Improvement District (TPID) – 2, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14**
- **University Crossing Public Improvement District (UCPID) - 14**
- **Uptown Public Improvement District (UPID) - 14**
- **Vickery Meadow Public Improvement District (VMPID) - 13**

The City desires, by the calling and holding of such public hearings, to provide a reasonable opportunity for any owner of property located within each district to speak for or against the proposed assessment rate for each district.

The PID program provides a way for property owners to petition the City to collect a special assessment from all property owners in an area to be used for supplemental services. All requested and proposed assessment rates vary based on adopted PID Service Plans.

A 2017 summary chart and a map of the districts are attached. Copies of the individual PID Service Plans and Budgets will be included in the City Council Agenda on August 23, 2017 for the Call to Public Hearing request. These documents provide more detailed information regarding the improvements and services proposed for 2018.

### **Fiscal Information**

No cost consideration to the City except for the DID. Last year's assessment for the DID on City-owned property was \$651,427.

### **Staff**

Karl Stundins, Manager, Area Redevelopment Division  
Taron Cunningham, Economic Development Analyst

### **Recommendation**

Staff recommends City Council's approval to call and hold a public hearing for each district to set the annual assessment rate for property in each district and authorize the Service Plan for each district.

**Map and PID Summary**

Attached.

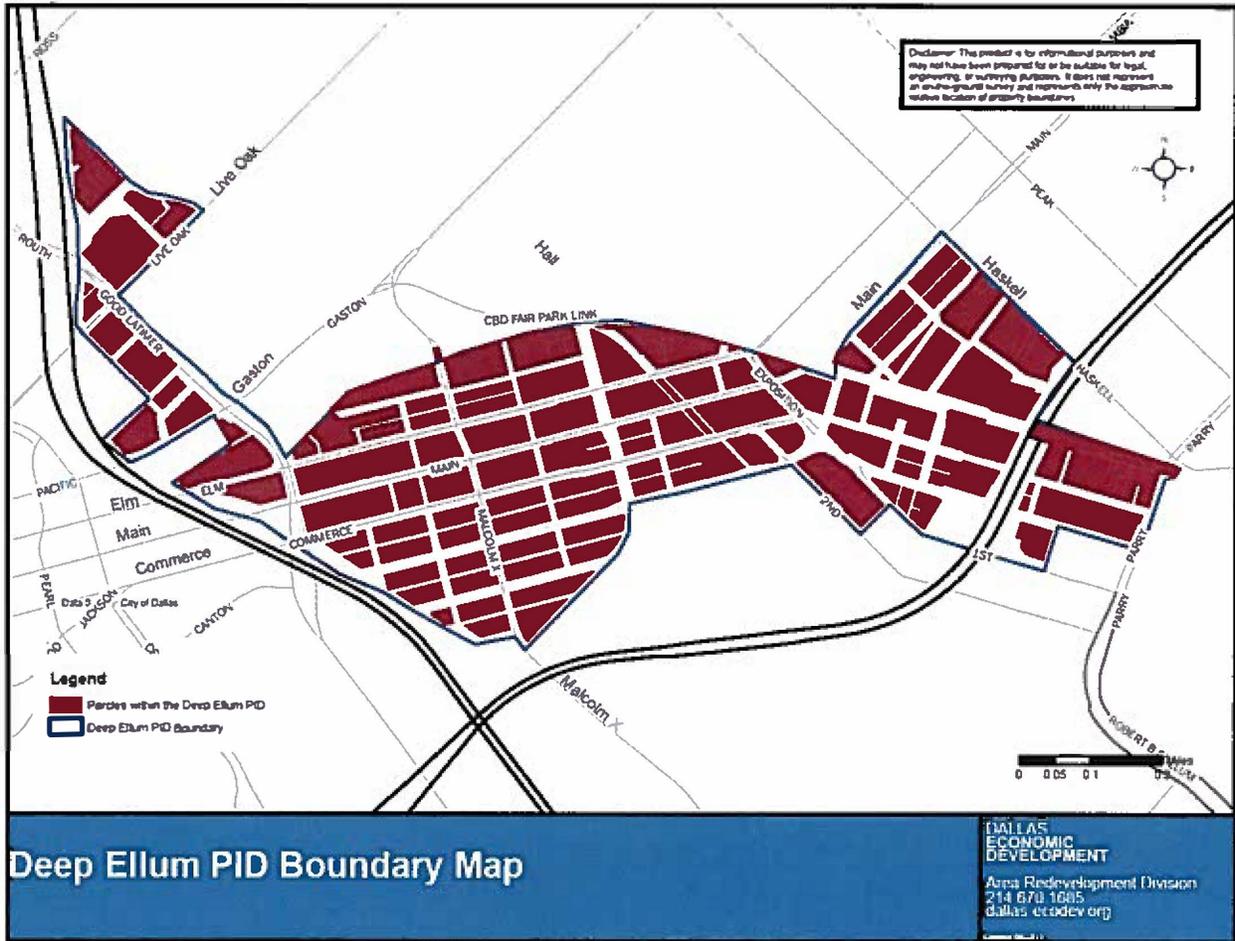
Should you have any questions or concerns, please contact me at (214) 670-5257.



**Raquel Favela**  
Chief of Economic Development and Neighborhood Services

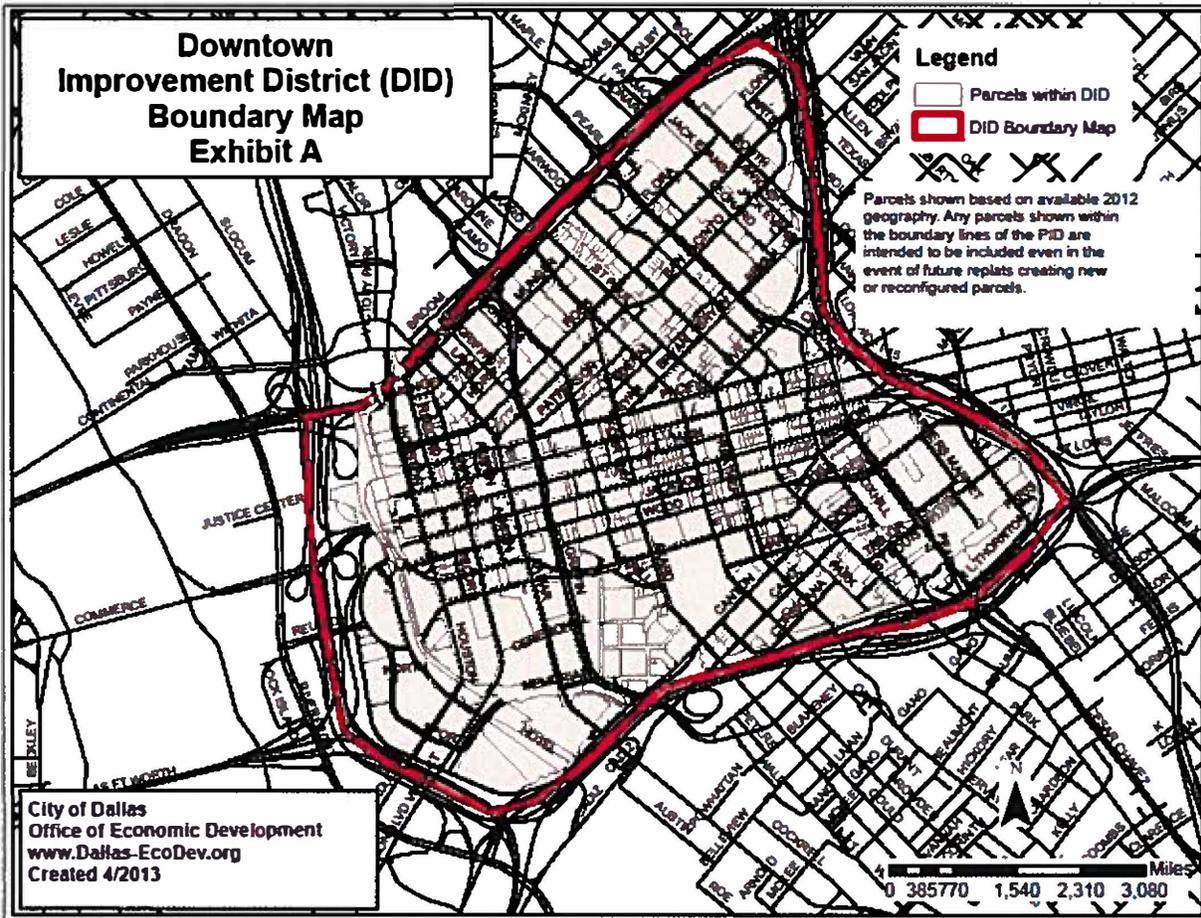
- c:   The Honorable Mayor and the Members of City Council  
      T.C. Broadnax, City Manager  
      Larry Casto, City Attorney  
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      Nadia Chandler Hardy, Chief of Community Services  
      Theresa O'Donnell, Chief of Resilience  
      Directors and Assistant Directors

### Deep Ellum (DPID) - Annual Plan Summary



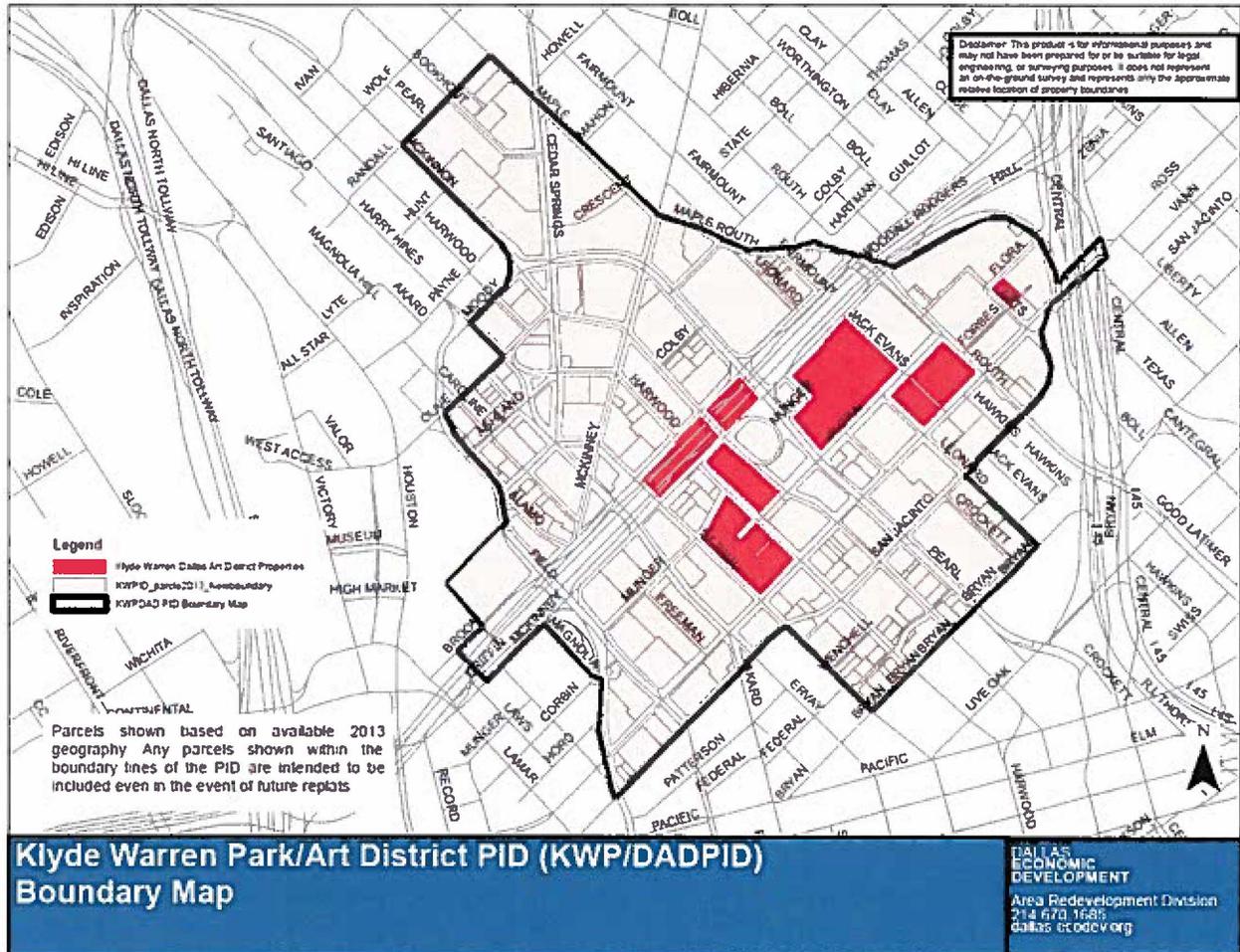
<b>Expiration</b>		<b>Deep Ellum</b>	
		December 31, 2020	
<b>Accounts</b>		689	
<b>Estimated Assessment Rate per \$100</b>		\$0.12	
<b>Budget Categories</b>	<b>Improvements</b>	18%	
	<b>Business Dev &amp; Recruitment</b>	4%	
	<b>Transportation Improvements</b>	6%	
	<b>Marketing &amp; Promotion</b>	44%	
	<b>Audit/Insurance</b>	7%	
	<b>Administration</b>	16%	
	<b>Public Safety</b>	5%	

**Dallas Downtown Improvement District (DIDPID) - Annual Plan Summary**



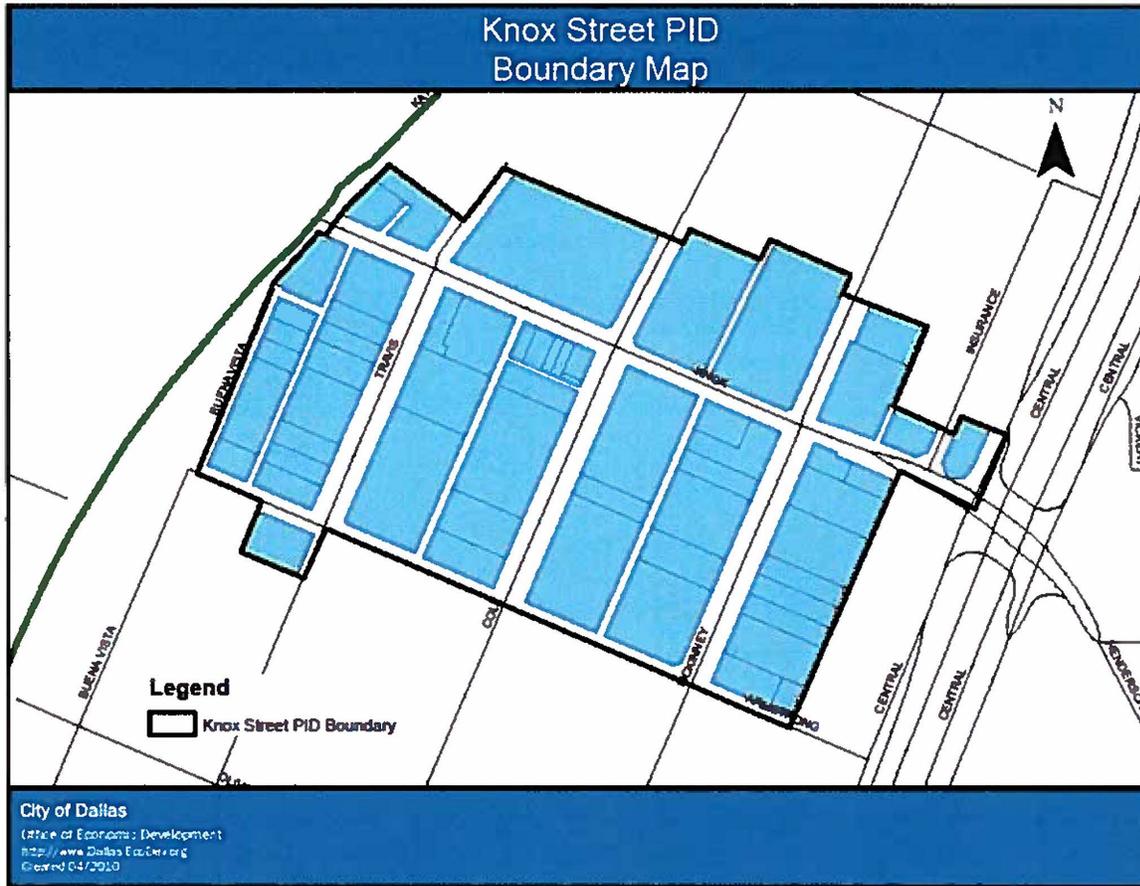
	<b>Downtown</b>	
Expiration	December 31, 2020	
Accounts	1,872	
Budget Categories	Public Safety	39%
	Capital Improvements	7%
	Transportation Improvements	6%
	Communication/Events	18%
	Administration	12%
	Services & Improvements	18%

### Klyde Warren Park/Dallas Arts District (KWP/DADPID)- Annual Plan Summary



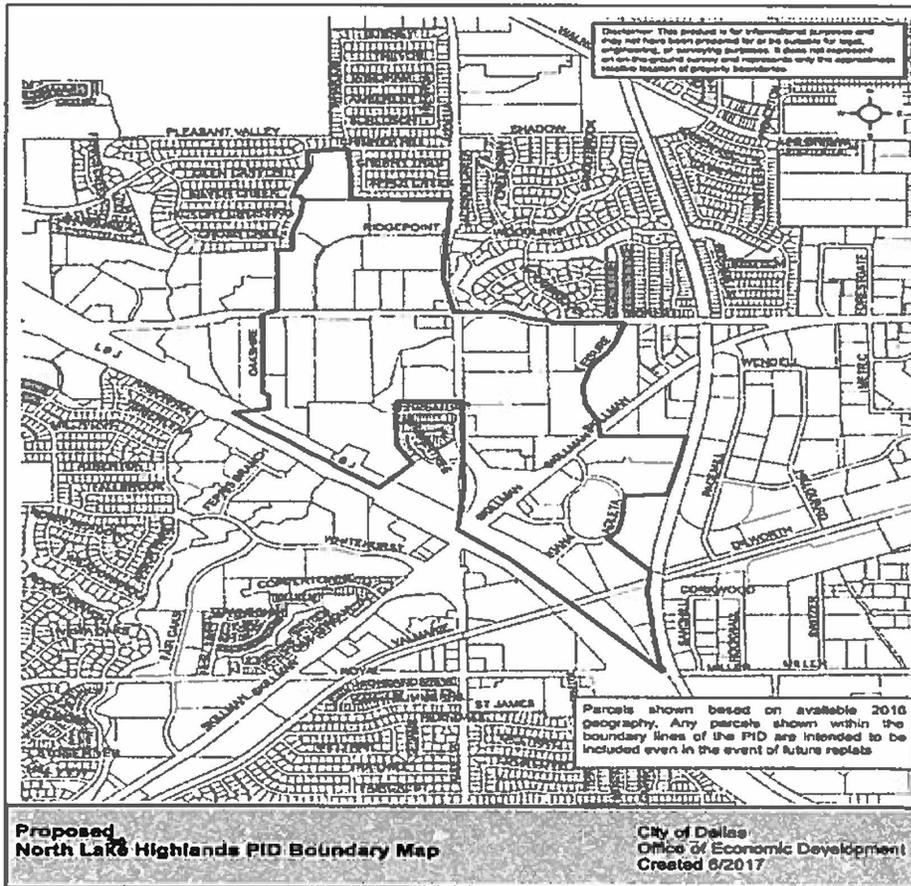
Klyde Warren Park/DAD		
Expiration	December 31, 2021	
Accounts	671	
Budget Categories	Public Safety	20%
	Sanitation and General Maintenance	22%
	Landscape Imprvs, Holiday Lighting & Decorations	31%
	Cultural Enhancements, Marketing and Promotion	15%
	Administration	4%
	Signage (wayfinding)	1%
	Audit/Insurance	7%

### Knox Street Improvement District (KSPID) - Annual Plan Summary



	<b>Knox Street</b>	
<b>Expiration</b>	December 31, 2017	
<b>Accounts</b>	56	
<b>Budget Categories</b>	Public Safety	16%
	Capital Improvements *	49%
	Marketing/Promotion	29%
	Audit and Insurance	4%
	Admin	0%
	Funds are being carried forward from prior years to complement gateway markers and streetscape improvements and/or possibly in conjunction with Knox Complete Streets - 2016 Capital Improvements.	

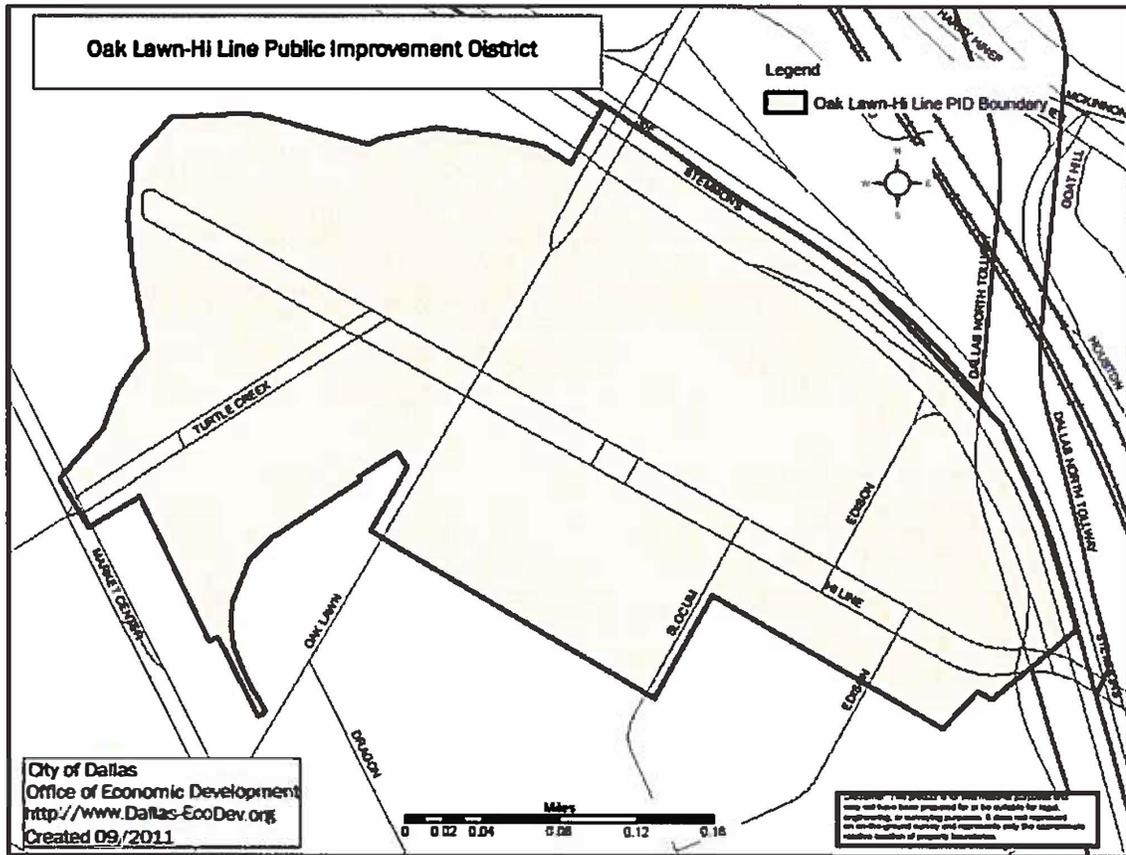
## North Lake Highlands (NLHPID) - Annual Plan Summary



	<b>North Lake Highlands</b>	
<b>Expiration</b>	December 31, 2024	
<b>Accounts</b>	437	
<b>Budget Categories</b>	<b>Public Safety</b>	60%
	<b>Improvements</b>	16%
	<b>Promotion</b>	5%
	<b>Audit/Insurance</b>	6%
	<b>Administration</b>	10%

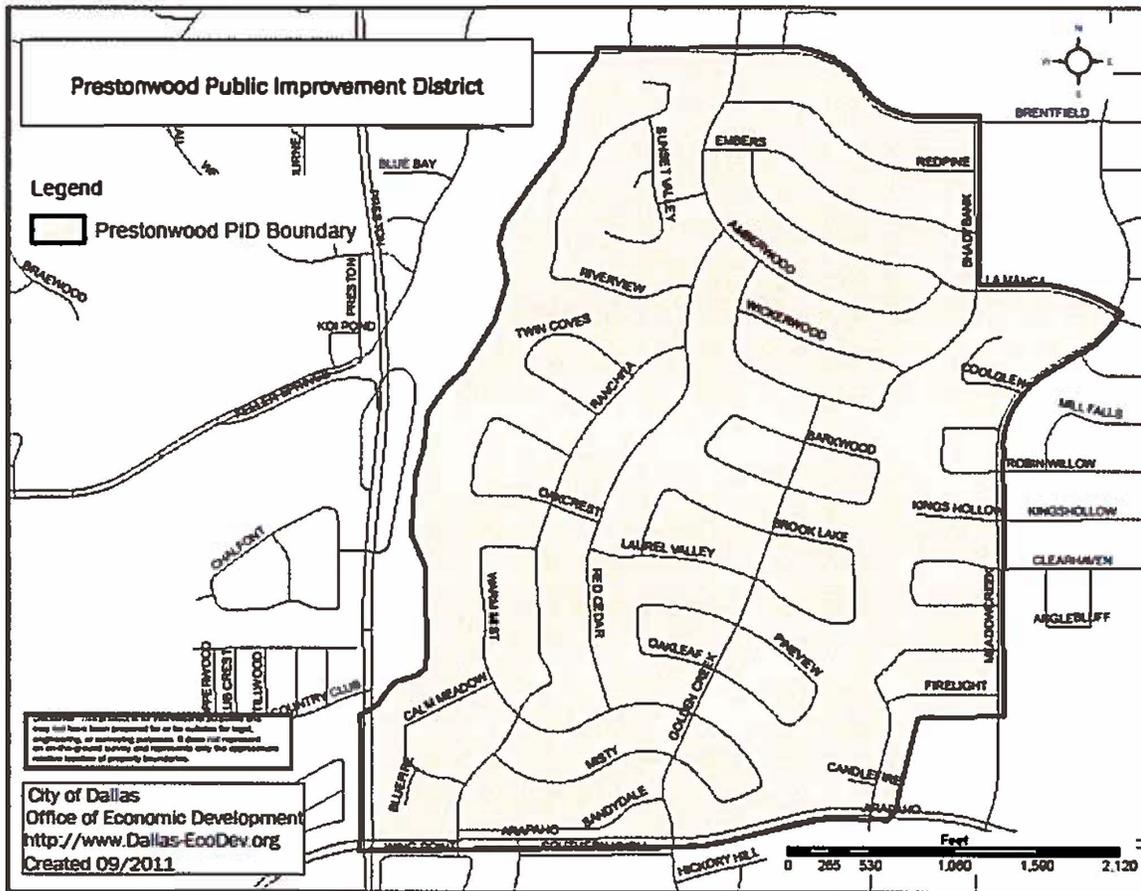


### Oak Lawn-Hi Line (OLHIPID) – Annual Plan Summary



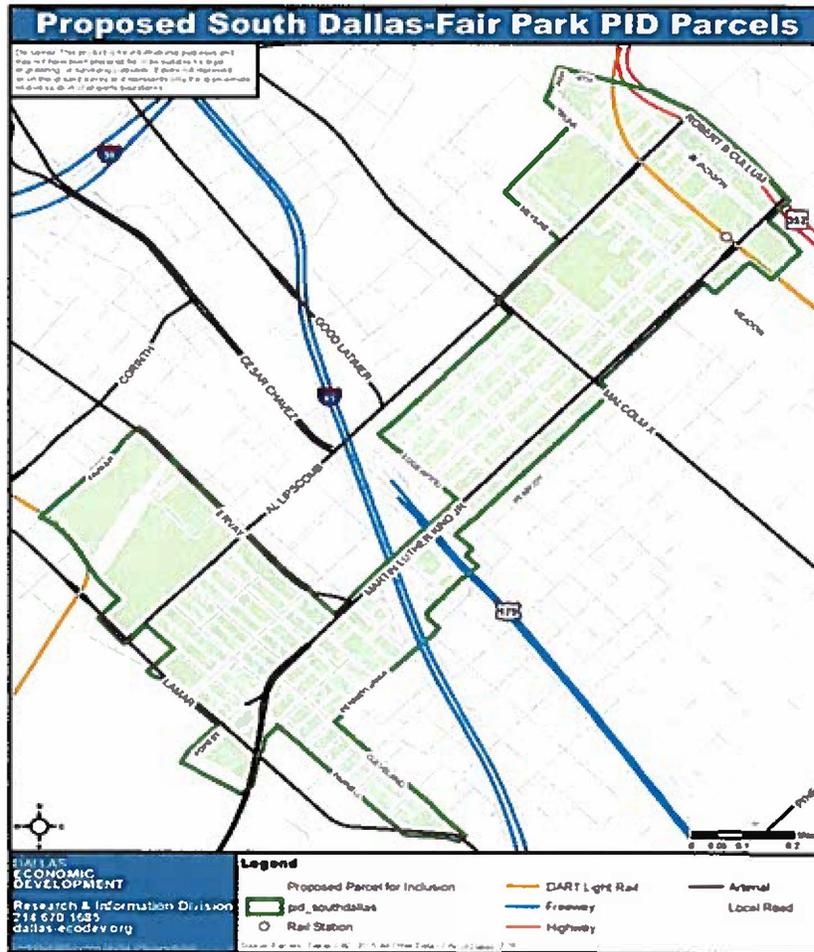
<b>Oak Lawn-Hi Line</b>		
<b>Expiration</b>	December 31, 2023	
<b>Accounts</b>	45	
<b>Budget Categories</b>	<b>Public Safety</b>	<b>30.7%</b>
	<b>Improvements</b>	<b>57.7%</b>
	<b>Promotion</b>	<b>0.3%</b>
	<b>Audit/Insurance</b>	<b>4.5%</b>
	<b>Administration</b>	<b>6.7%</b>

### Prestonwood (PPID) – Annual Plan Summary



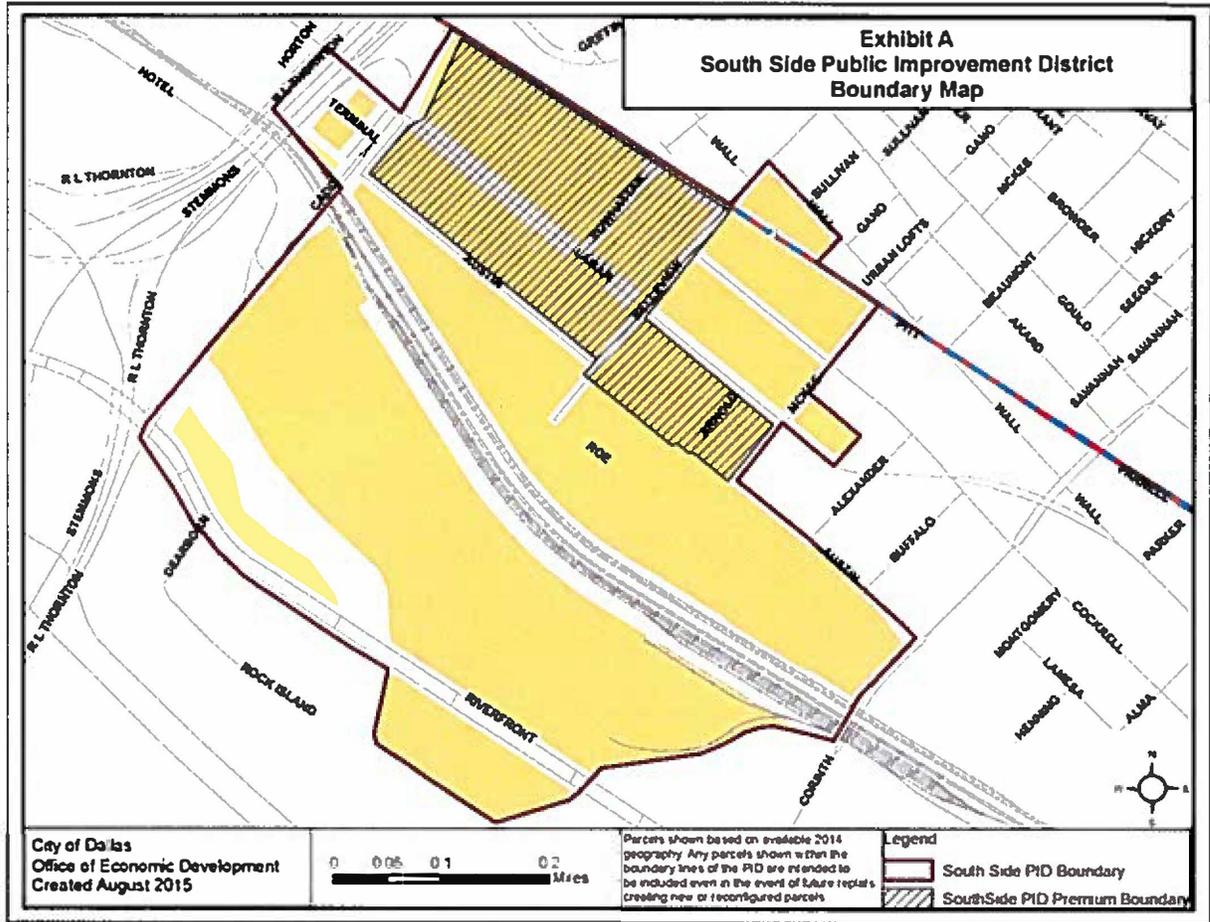
<b>Expiration</b>		<b>Prestonwood</b>
		December 31, 2018
<b>Accounts</b>		1,034
<b>Budget Categories</b>	<b>Public Safety</b>	85%
	<b>Administration</b>	3%
	<b>Audit/Insurance</b>	7%

### South Dallas/Fair Park (SD/FPPID) – Annual Plan Summary



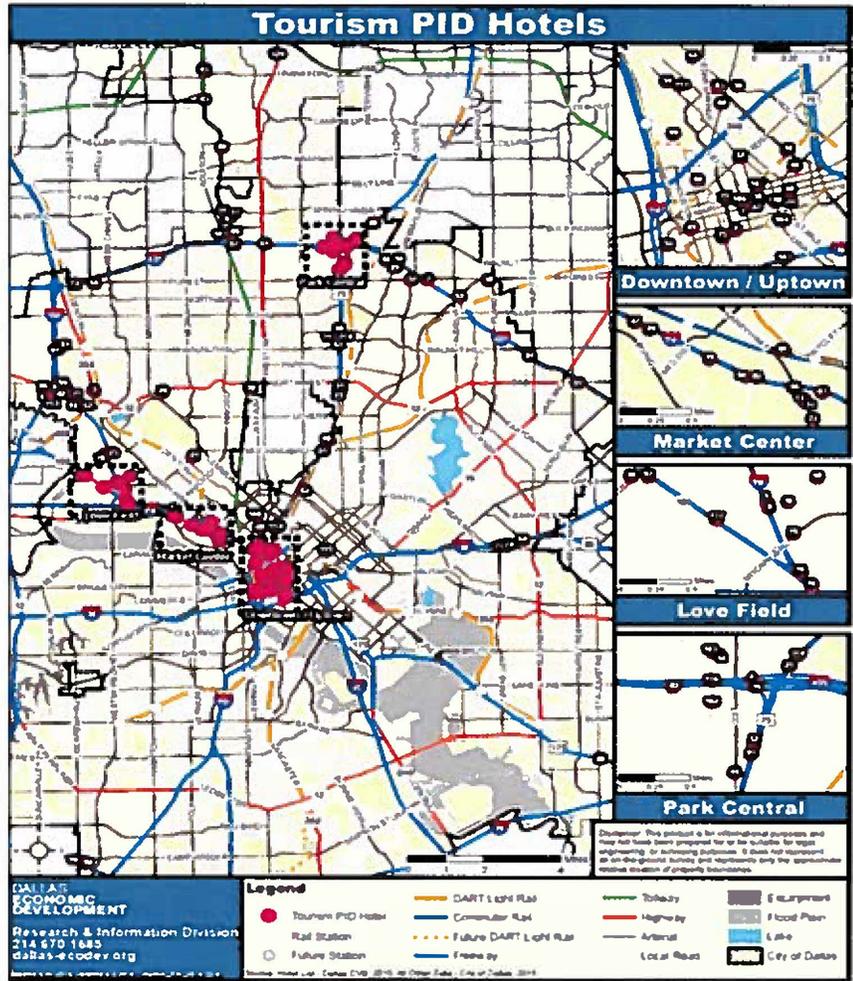
South Dallas/Fair Park		
Expiration	December 31, 2023	
Accounts	636	
Budget Categories	Safety & Security	45%
	Improvements	25%
	Promotion	10%
	Contingency/Carryover	3%
	Administration	10%
	Audit	2%
	Insurance	5%

**South Side (SSPID) – Annual Plan Summary**



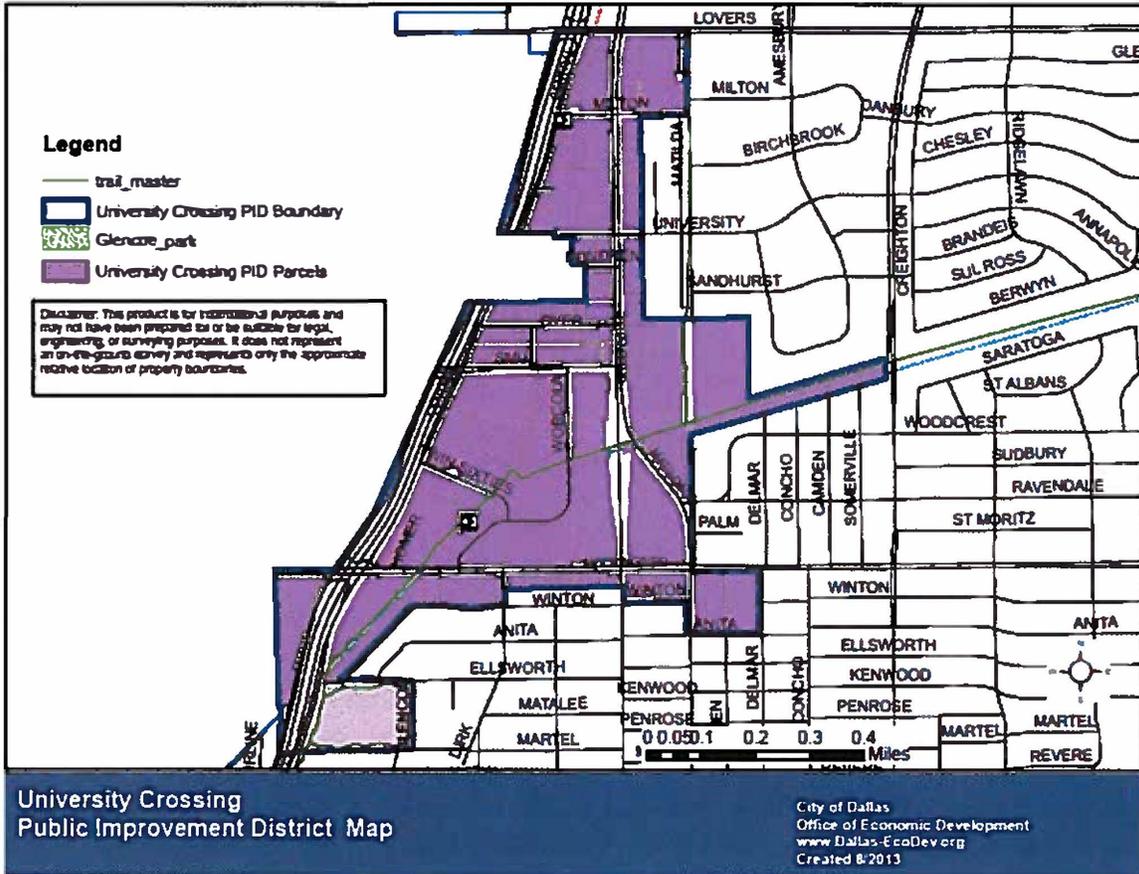
<b>South Side</b>																	
<b>Expiration</b>	<b>December 31, 2019</b>																
<b>Accounts</b>	<b>132</b>																
<b>Budget Categories</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;"><b>Park Improvements</b></td> <td style="text-align: right;"><b>35%</b></td> </tr> <tr> <td style="text-align: right;"><b>Public Safety / Security</b></td> <td style="text-align: right;"><b>31%</b></td> </tr> <tr> <td style="text-align: right;"><b>Administration</b></td> <td style="text-align: right;"><b>13%</b></td> </tr> <tr> <td style="text-align: right;"><b>Business Recruitment / Marketing</b></td> <td style="text-align: right;"><b>10%</b></td> </tr> <tr> <td style="text-align: right;"><b>Audit</b></td> <td style="text-align: right;"><b>5%</b></td> </tr> <tr> <td style="text-align: right;"><b>Cultural events</b></td> <td style="text-align: right;"><b>3%</b></td> </tr> <tr> <td style="text-align: right;"><b>Insurance</b></td> <td style="text-align: right;"><b>3%</b></td> </tr> <tr> <td style="text-align: right;"><b>Public Art Projects</b></td> <td style="text-align: right;"><b>0%</b></td> </tr> </table>	<b>Park Improvements</b>	<b>35%</b>	<b>Public Safety / Security</b>	<b>31%</b>	<b>Administration</b>	<b>13%</b>	<b>Business Recruitment / Marketing</b>	<b>10%</b>	<b>Audit</b>	<b>5%</b>	<b>Cultural events</b>	<b>3%</b>	<b>Insurance</b>	<b>3%</b>	<b>Public Art Projects</b>	<b>0%</b>
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**Tourism (TPID) – Annual Plan Summary**



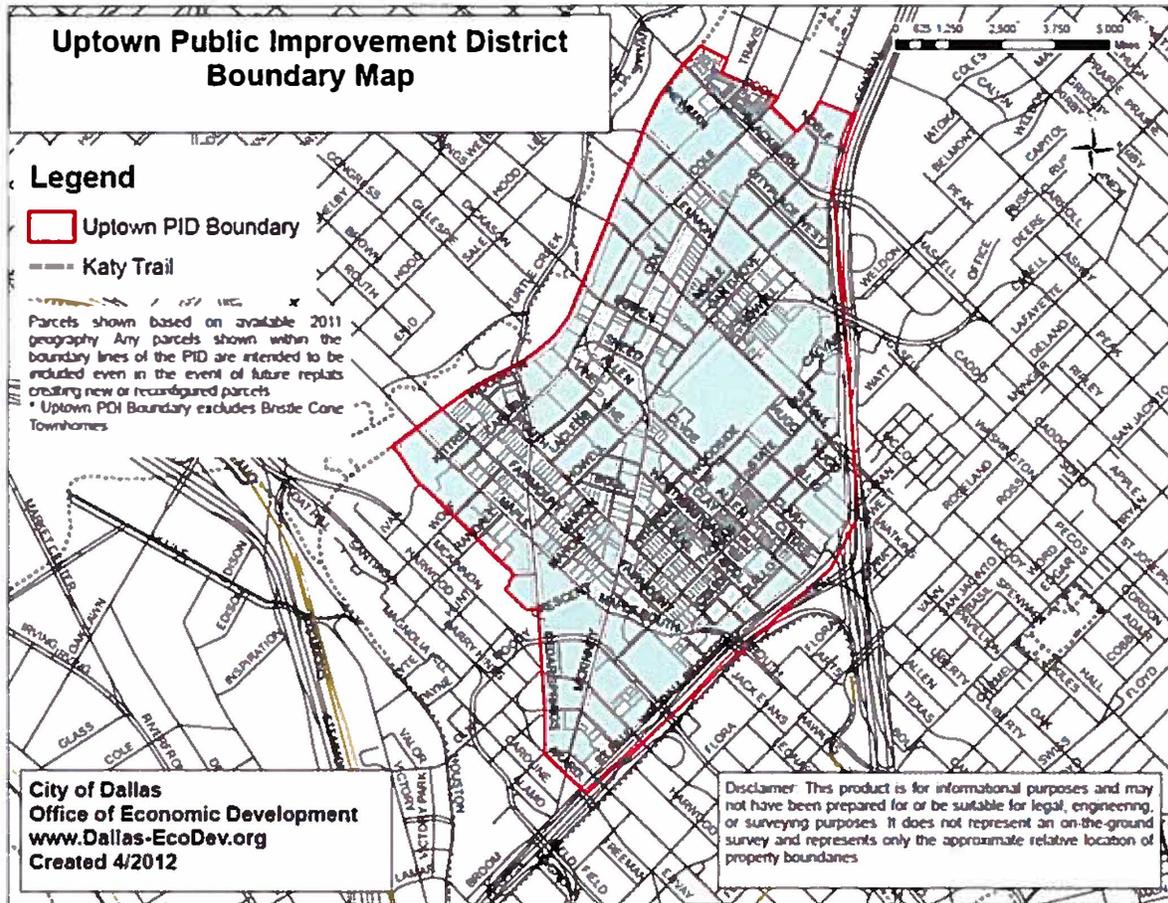
	<b>Tourism PID</b>	
<b>Expiration</b>	September 30, 2029	
<b>Accounts</b>	120 accounts at the time of the TPID's renewal	
<b>Budget Categories</b>	<b>Incentives &amp; Sales Efforts</b>	42.5%
	<b>Marketing (Promotion/Advertising)</b>	35.0%
	<b>Site Visits &amp; Familiarization Tours</b>	10.0%
	<b>Event Funding Application Pool</b>	7.5%
	<b>Operations/Research/Administration</b>	5.0%

### University Crossing (UCPID) – Annual Plan Summary



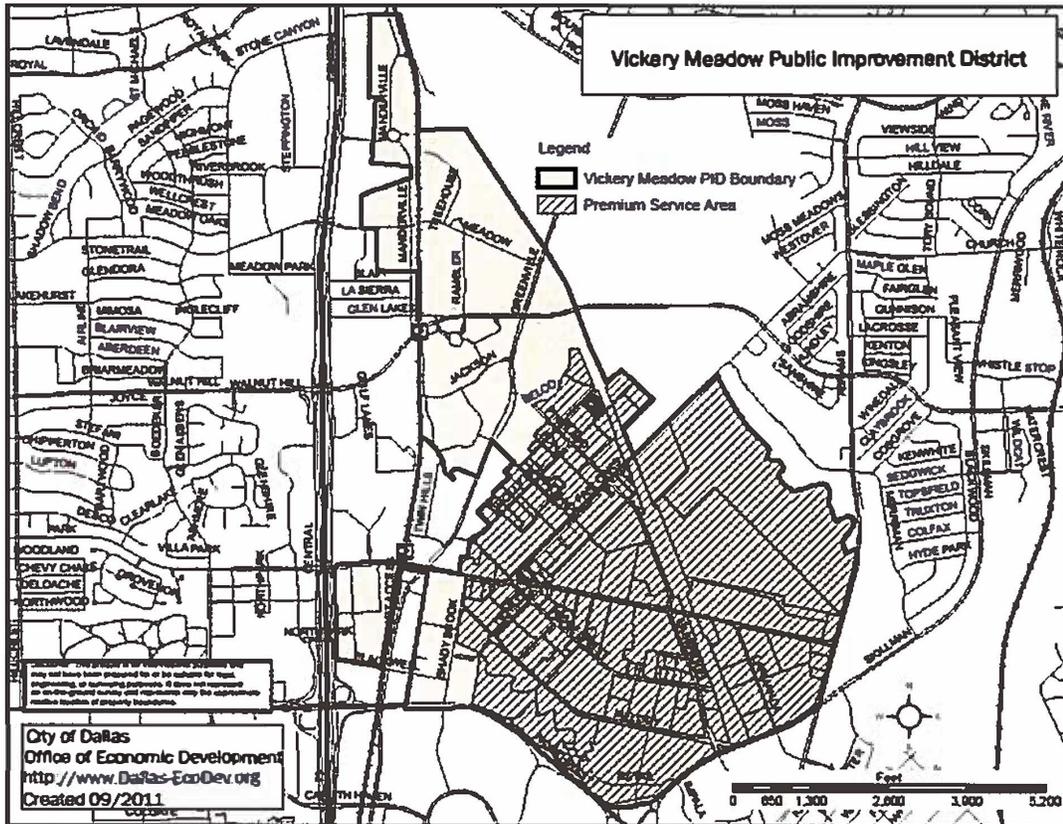
University Crossing	
Expiration	December 31, 2020
Accounts	248
Budget Categories	Security 26%
	Improvements 26%
	Public Area Impvmts., 24%
	Promotion 9%
	Audit/Insurance 3%
	Administration 11%

### Uptown PID - Annual Plan Summary



Expiration		Uptown	
December 31, 2019		2.161	
Accounts			
Budget Categories		Capital Improvements	30.0%
		Landscape Improvements	30.0%
		Services (including safety) & Promotion	22.8%
		Finance & Administration	15.0%
		Contingency	2.2%
		Griggs Park Improvements	0.0%

### Vickery Meadow PID - Annual Plan Summary



Vickery Meadow		
Expiration	December 31, 2022	
Accounts	2,332	
Budget Categories	Community Service	2%
	Property Standards & Public Relations	13%
	Safety & Security	38%
	Park Lane other area Improvements, Services	8%
	Audit/Insurance	2%
	Economic Development	2%
	Administration	10%
	Midtown Park Improvements	3%
	Public Relations Expenses	7%
	Capital Improvements	15%

# Memorandum



CITY OF DALLAS

DATE August 2, 2017

TO Members of the Economic Development and Housing Committee:  
Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

SUBJECT Upcoming Agenda Item – Southfair Community Development Corporation Six-Lots Project

In June 2017, Southfair Community Development Corporation (Southfair) requested an amendment to its existing HOME Investment Partnership funds contract approved on June 22, 2016 to increase the number of units from two to six; to increase the amount of funding from \$112,000 to \$712,000; and to extend the loan agreement from June 30, 2017 to August 31, 2018. The Land is currently owned by Southfair.

Total Development Cost	\$1,219,700
City HOME	\$ 712,000
Private Financing	\$ 507,700

The market conditions have provided the developer an opportunity to build and sell several more homes under this existing contract since they currently own the additional lots and have homebuyers waiting for homes to be built. Two of the six lots are currently under construction at approximately 75% complete. Homebuyers are under contract for the homes.

The developer indicated that several situations have contributed to a slight delay in completion of the two units, including

- 1) Lack of available and experienced contractors interested in small projects.
  - Southfair continues to seek contractors to work on projects of this size. They have interviewed several contractors to work with in the future.
- 2) Platting and utility requirements.
  - Platting was required to divide a large lot into two smaller lots and correct several encroachments.

To ensure performance on the contract for the next year, the City's agreement will contain the following thresholds. City staff has informed Southfair of the monitor requirements.

- a) Monthly reports submitted by developer to provide updates on the status of the project on construction, next steps, and expected completion.
- b) Private financing available no later than October 30, 2017.
- c) Start construction on two homes no later than November 30, 2017.
- d) Continue the start of construction for two homes every 90 days.
- e) Close on the homebuyer sales within 30 days of completion of construction.
- f) Expend funding on a monthly basis with final draw submitted by August 1, 2018.

g) Report delays immediately within one week to City staff.

Should you have any question, please contact me at 214-671-5257.



Raquel Favela  
Chief of Economic Development and Neighborhood Services

c: The Honorable Mayor and the Members of City Council  
T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
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Nadia Chandler Hardy, Chief of Community Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

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Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

SUBJECT Upcoming Agenda Item – Southfair Community Development Corporation Townhomes Project

In June 2017, Southfair Community Development Corporation (Southfair) requested an amendment to its existing HOME Investment Partnership Program contract approved on April 22, 2015 in the amount of \$290,000 for construction of 4 townhomes to extend the loan agreement from June 22, 2017 to June 22, 2018.

Total Development Cost	\$754,330
City HOME	\$290,000
Private Financing	\$464,330

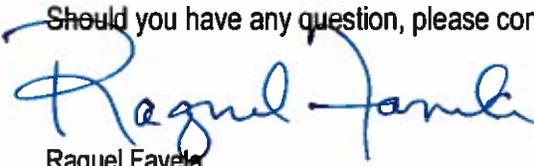
Construction of the townhomes is underway and approximately 40% complete. The developer indicated several situations have contributed to delays in completion of the four units, including

- 1) Lack of available and experienced contractors interested in small projects.
  - Southfair continues to seek contractors to work on projects of this size. They have interviewed several contractors to work with in the future.
- 2) Underground utility upgrades.
  - Infill lots require utility upgrades when located in older neighborhoods. The planning and construction cause significant delays in the timeline.

This contract extension is recommended based on a one-year construction and sales schedule provided by Southfair Community Development Corporation. To ensure performance on the contract for the next year, the City's agreement will contain the following thresholds. The developer has been informed of the monitoring.

- a) Monthly reports submitted by developer to provide updates on the status of the project on construction, next steps, and expected completion.
- b) Close on the homebuyer sales within 30 days of completion of construction.
- c) Expend funding on a monthly basis with final draw submitted by May 15, 2018.
- d) Report delays immediately within one week to City staff.

Should you have any question, please contact me at 214-671-5257.



Raquel Favela

Chief of Economic Development and Neighborhood Services

c: The Honorable Mayor and the Members of City Council  
T.C. Broadnax, City Manager  
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Directors and Assistant Directors

# Memorandum



DATE August 2, 2017

TO Members of the Economic Development and Housing Committee: Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

SUBJECT Upcoming Agenda Item – Builders of Hope Creekside Project

In June 2017, Builders of Hope CDC (BOH) requested an amendment to its existing contract approved on May 27, 2015 to decrease the number of units from 10 to 9 units; to decrease the amount of HOME Investment Partnership funds from \$225,000 to \$202,500; and to extend the loan agreement from May 31, 2017 to May 31, 2018. The project is a collaboration between BOH and the Texas State Affordable Housing Corporation (TSAHC).

Total Development Cost	\$1,450,000
City HOME	\$ 202,500
Private Financing	\$1,247,500

\*TSAHC Land lease to BOH until sale to an eligible homebuyer.

The developer indicated that several situations have contributed to delays with contract completion, including

- 1) Two incidents of change in executive staff in the past three years.
  - BOH obtained a new Executive Director in May 2017.
- 2) Contract negotiations for the lease of land, fees, costs and other TSAHC concerns.
  - Negotiations were completed in mid-2016 and again in June 2017.
- 3) Lack of available and willing contractors to take on small projects.
  - BOH continues to seek out new contractors to take on projects of this size. Several builders are now under contract with BOH.

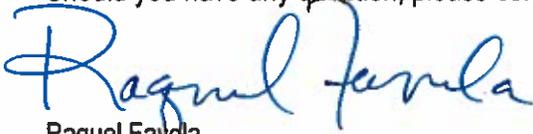
To-date, BOH completed construction and sales for 8 of the 10 owner occupied units to be built under the contract. Construction for the final home under the contract will start in August 2017 and be completed in November. Sales will be completed by May 2018.

To ensure performance on the contract for the next year, the City's agreement will contain the following thresholds. City staff has informed BOH of the monitoring requirements.

- a) Monthly reports submitted by developer to provide updates on the status of the project on construction, next steps, and expected completion.
- b) Private financing available no later than September 30, 2017.
- c) Start construction on the final home no later than October 31, 2017.

- d) Close on the home within 30 days of completion of construction.
- e) All homebuyer sales completed by April 2018.
- f) Expend funding on a monthly basis with final draw submitted by May 1, 2018.
- g) Report delays immediately within one week to City staff.
- h) Staff will continue to monitor daily operations for developer capacity.

Should you have any question, please contact me at 214-671-5257.



Raquel Favela  
Chief of Economic Development and Neighborhood Services

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