

Memorandum



CITY OF DALLAS

DATE October 16, 2015

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Current Housing Data

On Monday, October 21, 2015, you will be briefed on Current Housing Data. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
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

Current Housing Data

A Briefing to the Housing Committee

Housing/Community Services Department

October 19, 2015



Purpose

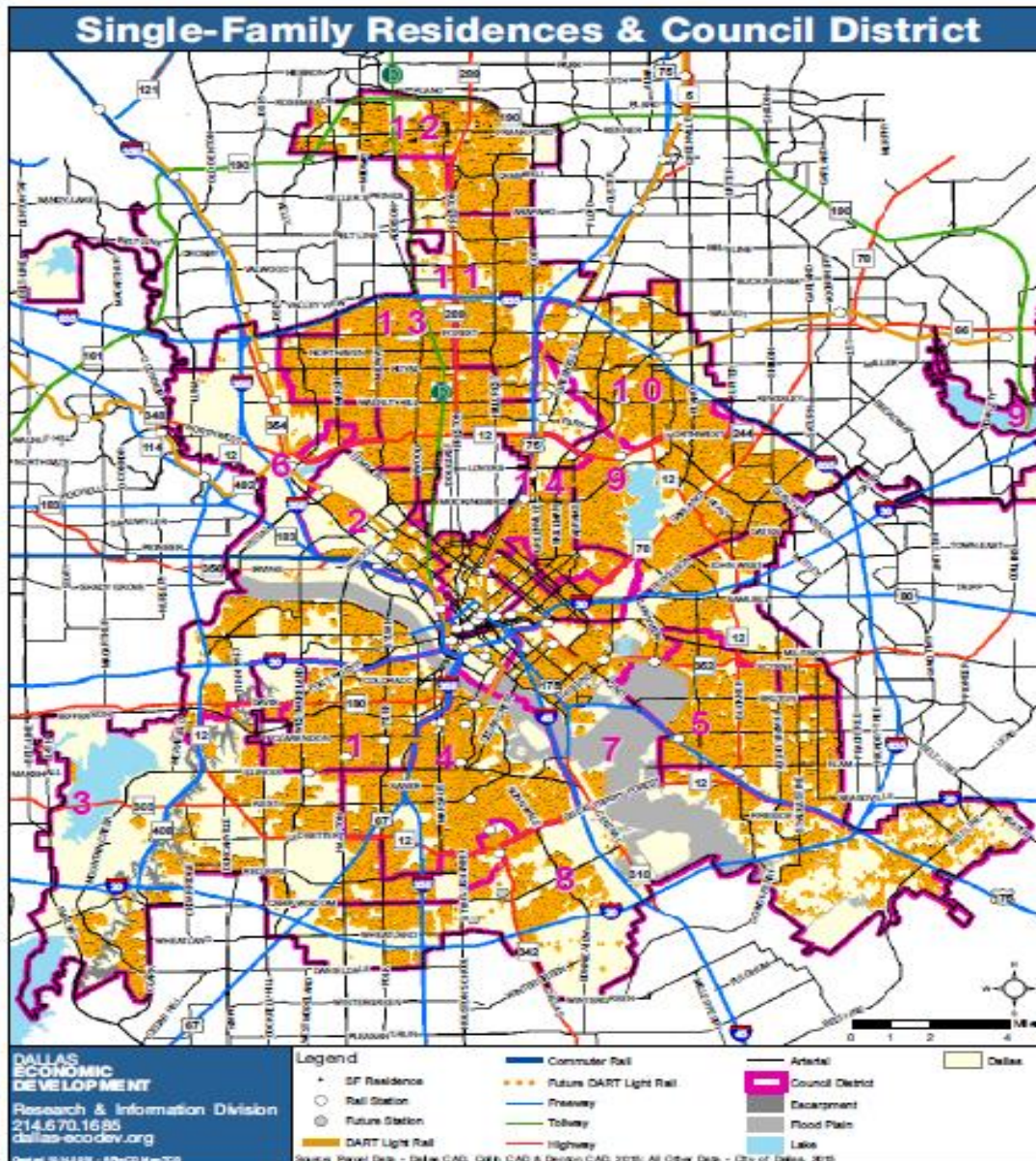
- The purpose of this briefing is to provide current housing data for the City of Dallas as background information for developing future housing policy.

Single-family Housing

Single-Family Homes by Council District		
Dallas Office of Economic Development		
District	SF Homes	SF Taxable Value
1	17,479	\$1,636,389,844
2	13,250	\$1,372,430,467
3	20,589	\$1,356,715,707
4	22,604	\$724,861,424
5	19,923	\$760,607,733
6	12,629	\$938,832,790
7	18,866	\$975,689,379
8	17,313	\$713,078,385
9	24,991	\$4,630,221,232
10	19,536	\$2,900,986,097
11	17,411	\$4,649,503,905
12*	16,050	\$3,667,270,395
13	25,276	\$11,747,249,382
14	22,586	\$6,118,236,170
Total	268,503	\$42,192,072,910

Source: City of Dallas via Dallas CAD, Collin CAD & Denton CAD. 2015 certified values for all districts *except district 12 (2014 certified values)

Single-family Housing



Multi-family Housing

Multi-family Units by Council District

City of Dallas

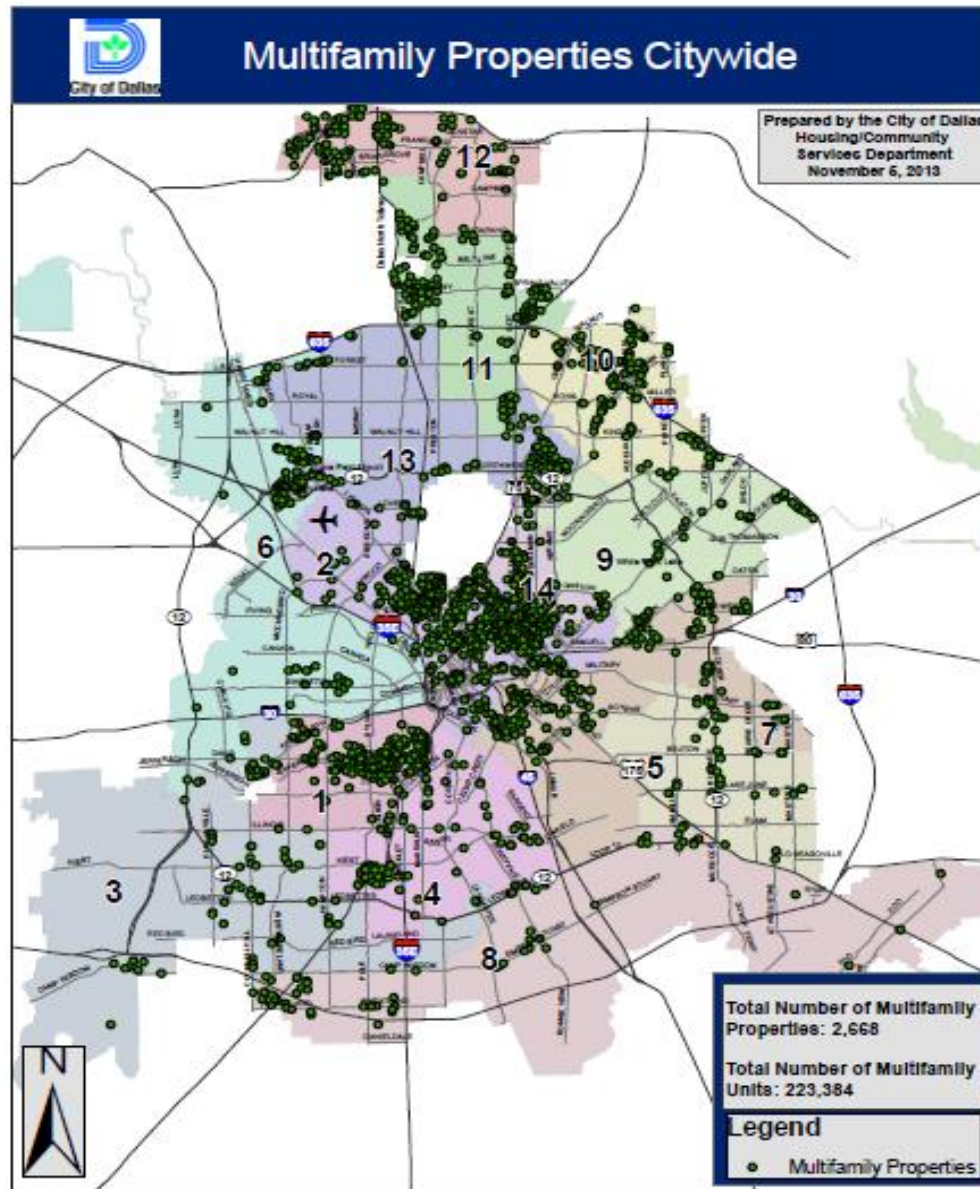
Multi-family Properties: 2,668

Multi-family Units: 223,384

96% Occupancy

CD	# Multifamily Properties	# Multifamily Units
1	353	8,332
2	552	22,345
3	101	11,073
4	98	6,733
5	37	2,187
6	102	12,399
7	243	13,640
8	63	10,789
9	70	11,840
10	113	22,344
11	149	27,237
12	116	31,596
13	124	13,981
14	546	28,726

Multi-family Housing



Owner/Renter Occupancy

2000 Summary

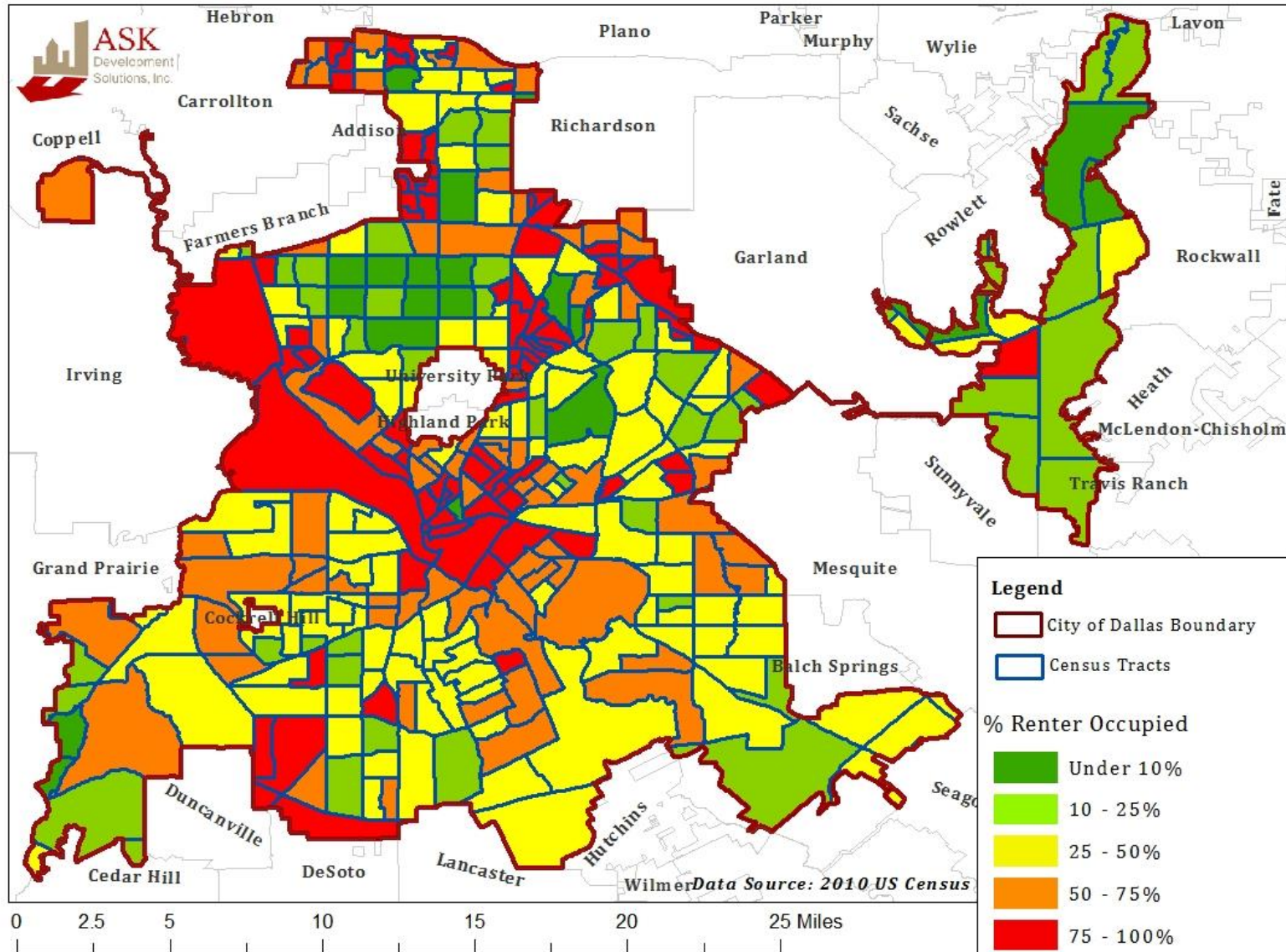
	Number	Percentage
2000 Owner	195,335	43.2%
2000 Renter	<u>256,498</u>	<u>56.8%</u>
Total	451,883	100.0%

2010 Summary

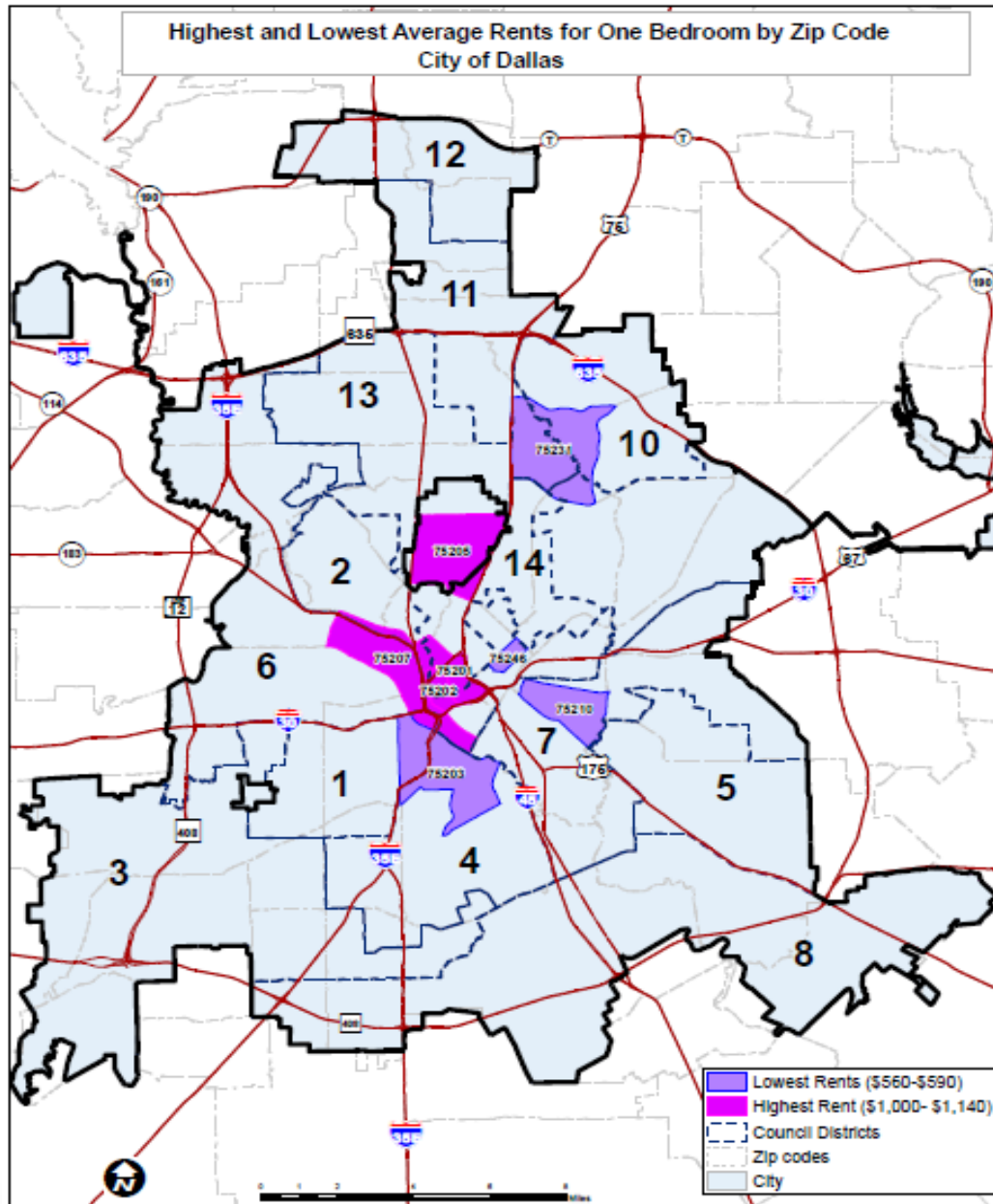
	Number	Percentage
2010 Owner	201,880	44.1%
2010 Renter	<u>256,117</u>	<u>55.9%</u>
Total	457,997	100.0%

Renter Occupancy

City of Dallas: Percent Renter Occupied Housing in 2010



Fair Market Rental



Homebuyer Profile

- Typical market-rate, single-family homebuyer comes from out of state
- Household Income: \$100,000+ (couple)
- Purchase Price Range: \$150,000 - \$200,000
- Preferred Amenities: 3+ bedroom / 2 bath, garage, interior upgrades
- Young professionals + Diverse ethnicity

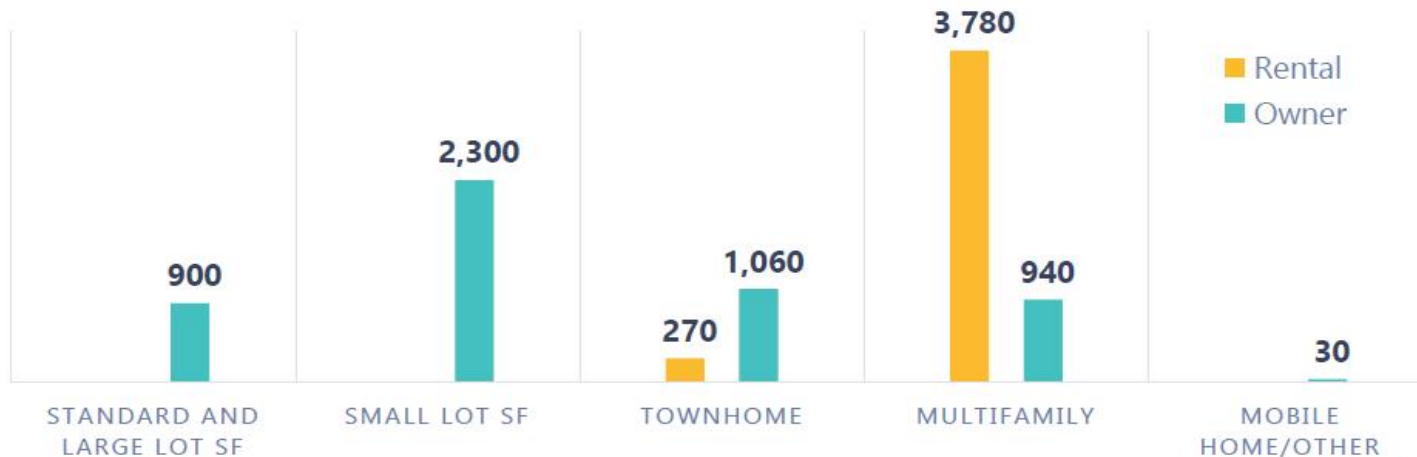
2020 Yearly Housing Targets

NeighborhoodPlus
The future of living in our city

Yearly Target for New Housing Units to 2020

Annual Increment by Housing Type and Tenure

The goal is to keep pace to maintain about 50% of Dallas County population.



Source: Envision Tomorrow Balanced Housing Model. Calculated from ACS 2009-2013 levels over 7 years to 2020 based on ESRI Tapestry projections

Next Steps...

Upcoming Briefings

- Regionalism
- Chapter 27
- Tax Increment Finance Districts
- Source of Income Discrimination

Discussion of Housing Policy & Adoption

- Where to create opportunities
- How to create housing options

City Council Action on Housing Policy by May/June 2016