

Memorandum



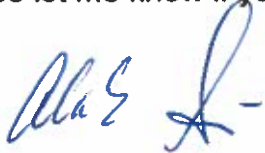
DATE May 13, 2016

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

SUBJECT Housing Policies

On Monday, May 16, 2016, you will be briefed on the draft Housing Policies. A copy of the briefing is attached.

Please let me know if you have any questions.



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
Christopher D. Bowers, Interim 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

Housing Policies

A Briefing to the Housing Committee

May 16, 2016



Issue

- How do we ensure the availability of safe, decent, affordable, and fair housing choices throughout Dallas?
- How do we also consider the health of our community overall?
 - Access to transportation
 - Quality schools
 - Healthcare services
 - Jobs
 - Healthy food choices

Information Reviewed

- Analysis of Impediments to Fair Housing Choice
- City of Houston and City of Austin Policies & Programs
- Public Housing & Voucher Program- Dallas Housing Authority
- Source of Income Ordinance- Chapter 20 A
- Chapter 27- Minimum Housing Standards
- Tax Increment Financing Districts
- Ownership & Renter Data & other trends

Additional Input

- The Real Estate Council
- Inclusive Communities Project
- The North Texas Community Development Association
- Urban Land Institute
- Habitat for Humanity

Accomplishments

- Ownership Housing Program Adopted- Notice of Funding Availability (NOFA)
- Land Bank Expansion Program Adopted- Building on lots in the Bottom
- Chapter 27 Amendments Adopted by Committee
- Source of Income Ordinance to be considered by full City Council June 15, 2016
- Housing Policy Draft Upcoming

Issues to Discuss for Housing Policy

- Ownership Opportunities versus Rental Opportunities
- Defined Household Incomes
- Poverty Rates by Census Tract
 - Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)
 - Low Poverty Areas- Defined as “High Opportunity” areas
- Preservation and Revitalization

Owner versus Renter Opportunities

- Ownership rates 44% versus Renter rates 56%
- Ownership proven to build wealth and stabilize communities
- Ownership opportunities are not typically related to concentrations of poverty
- *Ownership opportunities should be encouraged in all parts of Dallas*
- Renter opportunities should follow a placement policy

Defined Household Incomes

- Poverty
 - 0% - 30% of (AMFI); \$15,050 (1 person); \$21,500 (4 person household)
- Low Income
 - 31% - 60% AMFI; \$30,114 (1 person); \$43,020 (4 person)
- Lower Middle Income
 - 61% - 80% AMFI; \$40,150 (1 person); \$57,350 (4 person)
- Middle Income
 - 81% - 140% AMFI; \$70,266 (1 person); \$100,380 (4 person)
- Higher Income
 - 141% plus AMFI

Figures are based on
HUD Metro Fair
Market Rent Area
Income Limits

Poverty Rates by Census Tracts

- Consider balanced neighborhoods or census tracts
 - One-third very low income, one-third low income, one-third middle income and higher
- Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)
 - Census Tracts with over 50% minority population and over 40% individual poverty rate
 - Consider 15%, 20%, or 25% as a maximum level for approval of low income rental opportunities (i.e. Define “High Opportunity” areas)
- Measurement of Success: individual poverty rate is reduced and mix of household incomes by census tract is created

Preservation and Revitalization

- Consider approval of rental projects that have existing affordability restrictions for renovations – no matter the location
- Consider approval of rental projects located within City Council approved “Revitalization” areas
 - Would have to further define and provide mixed income opportunities

Other Rental Considerations

- Tax Increment Financing Districts- change affordable housing requirements
- Impact on Schools- Elementary in particular
- Special Public Ownership Options for Permanent Supportive Housing
- Voluntary Inclusionary Zoning or Payment in Lieu
 - Payment in Lieu would create a fund for creating additional affordable housing choices
 - Require all City supported projects to accept vouchers
- Mobility Program

Next Steps

- Discussion and decisions as to items to include in the written policy by Housing Committee (page 6)
- Draft of Housing Policy provided to Housing Committee by May 20, 2016
- June 6, 2016 Housing Committee will consider policy to recommend to full City Council
- June 8, 2016 Briefing to City Council
- June 22, 2016 City Council considers adoption of the Housing Policy
- Ongoing modifications to specific programs to match the adopted policy and metrics to measure the success of each effort
- Continued work on creating a dedicated funding source for implementation
 - General Obligation Bond Funds
 - Special Permit Fees