

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

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CITY SECRETARY
DALLAS, TEXAS

MONDAY, JANUARY 4, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

Chair, Councilmember Scott Griggs
Vice-Chair, Councilmember Carolyn King Arnold
Mayor Pro Tem Monica R. Alonzo
Councilmember Tiffinni A. Young
Councilmember Mark Clayton
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

BRIEFINGS

2. Source of Income Discrimination
All Districts
Beverly Davis
Assistant Director
Fair Housing and Human Rights
3. Neighborhood Plus (NH+) Work Plan
FY 2015-16
All Districts
Alan Sims
Chief of Neighborhood Plus
Peer Chacko
Chief Planning Officer and Director
Planning and Urban Design
Bernadette Mitchell
Director
Housing/Community Services

4. **UPCOMING AGENDA ITEMS**

January 13, 2016

- A. Agenda Item #16: Authorize (1) the acceptance of a donation in the amount of \$440,000 from TXU Energy to provide temporary financial assistance through the Martin Luther King, Jr. Community Center and the West Dallas Multipurpose Center to individuals and families who are experiencing a temporary financial crisis; and (2) an increase in appropriations in an amount not to exceed \$440,000 in the Energy Emergency Assistance Fund – *Districts All*
- B. Addendum Item: Authorize an agreement with the Urban Land Institute not to exceed \$125,000 for consulting services related to the development of the City's new housing policy; such contract to be privately funded by Trammel Crow Company and the ULI Foundation – *Districts All*

Adjourn

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



Scott Griggs, Chair
Housing Committee

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.

**SUPPLEMENTAL NOTICE
FOR
AGENDA POSTING**

"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 esta propiedad con una pistola a la vista."

This Supplemental Notice applies to the following public notice. This information also appears on the first page of the corresponding agenda.

Public Notice

151231

POSTED CITY SECRETARY
DALLAS, TX

Housing Committee

Meeting Record

December 7, 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: December 7, 2015

Meeting Start time: 11:26 A.M.

<p><u>Committee Members Present:</u> Councilmember Scott Griggs (Chair) Councilmember Carolyn King Arnold (Vice-Chair) Mayor Pro Tem Monica R. Alonzo Councilmember Mark Clayton Councilmember Casey Thomas, II Councilmember Tiffinni A. Young</p>	<p><u>Staff Present:</u> Alan E. Sims-Chief of Neighborhood Plus Bernadette Mitchell-Director/H/CS Karl Zavitkosky-DEV Don Babers-H/CS Charles Brideau-Assistant Director-H/CS Cynthia Rogers-Ellickson-H/CS Charletra Sharp-H/CS Jeff Chesnut-CAO Robin Bentley-CAO Michael Bostic-CAO Cassandra Luster-H/CS Doris Edmon-H/CS Alida Allen-H/CS</p>
<p><u>Other Council Members Present:</u> Councilmember Philip Kingston</p>	<p><u>Other Attendees</u> Jesse Banda-East Dallas Community Organization Christa Rackleff- Visiting w/Director of Housing from Houston Scottie Smith, II-Scottie Smith, II & Associates Joe Dingman-Catholic Housing Orlando Powell-Keller Williams Realty Norman Henry-Self Michael Davis-Davis Business Services Kristen Schulz-Dallas Habitat for Humanity Cheryl McCarver-Health & Wellness Alliance Children's Health Troy Broussard-Dallas Housing Authority</p>
<p><u>Committee Members Absent:</u></p>	<p><u>Other Attendees</u> Jesse Banda-East Dallas Community Organization Christa Rackleff- Visiting w/Director of Housing from Houston Scottie Smith, II-Scottie Smith, II & Associates Joe Dingman-Catholic Housing Orlando Powell-Keller Williams Realty Norman Henry-Self Michael Davis-Davis Business Services Kristen Schulz-Dallas Habitat for Humanity Cheryl McCarver-Health & Wellness Alliance Children's Health Troy Broussard-Dallas Housing Authority</p>

AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. Approval of November 16, 2015 Minutes of the Housing Committee

Presenter(s): Council Member Scott Griggs, Chair

Action Taken/Committee Recommendation(s)

<p>Motion made by: CM Carolyn King Arnold</p>	<p>Motion seconded by: CM Tiffinni A. Young</p>
<p>Item passed unanimously: <u>X</u></p>	<p>Item passed on a divided vote: <u> </u></p>
<p>Item failed unanimously: <u> </u></p>	<p>Item failed on a divided vote: <u> </u></p>

Follow-up (if necessary):

2. **Disaster Recovery Round 2: A Community Revitalization Model for Houston-All Districts**

Presenter(s): Alan E. Sims Chief of Neighborhood Plus /Bernadette Mitchell, Director/Don Babers, HOU/Neal Rackleff, Director-City of Houston Housing Department/Dr. Al Henson-City of Houston

Information Only: X

Action Taken/Committee Recommendation(s)

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. **Dallas Housing Authority-All Districts**

Presenter(s): Alan E. Sims Chief of Neighborhood Plus /Bernadette Mitchell, Director/Don Babers, HOU/Troy Broussard, Senior Vice President and COO-Dallas Housing Authority

Information Only: X

Action Taken/Committee Recommendation(s)

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):

4. **Briefing Memo**

- Single Family Housing Development Program

Information Only:

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

Motion made by: CM Mark Clayton	Motion seconded by: CM Carolyn King Arnold
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):

Meeting Adjourned by CM Scott Griggs

Meeting Adjourned: 12:50 P.M.

Approved By: _____

Memorandum



CITY OF DALLAS

DATE December 31, 2015

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 Source of Income Discrimination

On Monday, January 4, 2016, you will be briefed on the Source of Income Discrimination. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'A.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

Source of Income Discrimination

Housing Committee

January 4, 2016

Beverly Davis, Assistant Director
Fair Housing and Human Rights



Definition

- Source of Income antidiscrimination ordinances prohibit landlords from discriminating against tenants based on the tenant's lawful source of income
- "Source of Income" is a protected class that some cities, counties and states have added to their fair housing laws

Examples of Sources of Income

- Employer paycheck
- Child support
- Spousal support
- Social Security
- Disability
- Housing Choice Vouchers (Section 8)
- Veterans benefits

Purpose

- Increase housing choice for low income households in higher opportunity areas
- Helps address concentrated poverty
- Ordinance is one possible method for City to affirmatively further fair housing, as required by HUD
 - As of November 2015, DHA reported that:
 - >90% of voucher households are headed by a racial minority
 - 25% of voucher households are headed by a disabled individual

National Survey

- **Federal:** The Fair Housing Act does not prohibit discrimination on the basis of Source of Income. However, it is protected under the some federal programs:
 - HOME Investment Partnership Program
 - Low Income Housing Tax Credits
- **State:** California, Connecticut, District of Columbia, Maine, Massachusetts, Minnesota, New Jersey, North Dakota, Oklahoma, Oregon, Utah, Vermont, and Wisconsin all ban SOI discrimination
- **Major Cities:** Chicago, Los Angeles, San Francisco, Iowa City, Ann Arbor, Grand Rapids, Saint Louis, Buffalo, New York City, Philadelphia, Memphis, Seattle, Austin, all have SOI ordinances

Voluntary Compliance Agreement

- Our November 5, 2014 VCA with HUD requires the following:
 - “City Manager and City Attorney will formally introduce to the City Council for public meeting and adoption an ordinance prohibiting source of income discrimination, including discrimination against Housing Choice Voucher holders.”
- Must be presented for consideration during the 3-year term of the VCA

Austin

- In December of 2014 the Austin City Council unanimously approved an ordinance prohibiting landlord discrimination on the basis of source of income
 - Defined source of income to mean “lawful, regular, and verifiable income including, but not limited to, housing vouchers and other subsidies provided by government or non-governmental entities, child support, or spousal maintenance, but does not include future gifts”

Texas

- In the 2015 session the state legislature passed SB No. 267, now Section 250.007 of the Texas Local Government Code. Became effective September 1, 2015
 - The state law bars municipalities and counties from passing Source of Income ordinances related to “federal housing assistance” programs
 - The state law does not address child support, social security, disability, or other legal sources of income
 - The state law exempts military veterans regardless of the source of their income
 - For veterans only, the City’s ordinance could include protection for federal housing assistance
 - The law exempts incentives, contractual commitments, density bonuses, or other voluntary programs designed to encourage the acceptance of housing vouchers

Possible City Ordinance

One Option for City Council consideration:

Include all sources of income except federal housing assistance, in order to comply with state law

As permitted under state law, this second option could include an exemption for military veterans receiving Housing Choice Vouchers, Veteran Affairs Supportive Housing (VASH) Vouchers, or other federal housing assistance

Possible City Ordinance

- The 2015 state law also permits the City to encourage the acceptance of housing vouchers via incentives, contractual commitments, density bonuses, or other voluntary programs
- Possible Options for Voluntary Programs:
 - No language addressing voluntary programs in ordinance;
 - General statement of encouragement for landlords to accept all legal sources of income; or
 - Recipients of city subsidy or additional zoning density for rental housing must accept all legal sources of income

Questions

Memorandum



CITY OF DALLAS

DATE December 31, 2015

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 Neighborhood Plus (NH+) Work Plan FY 2015-16

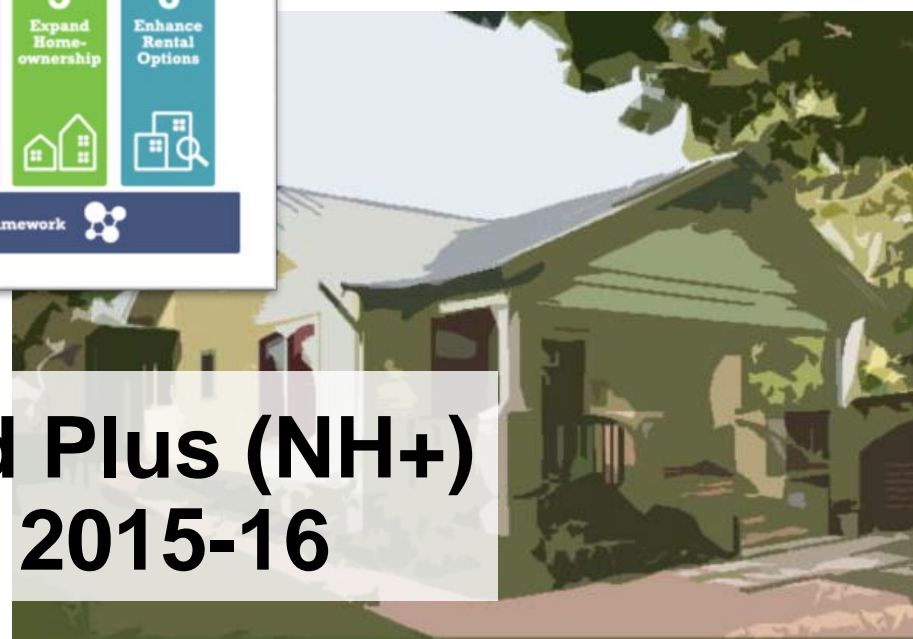
On Monday, January 4, 2016, you will be briefed on Neighborhood Plus (NH+) Work Plan FY 2015-16. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black 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
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Neighborhood Plus (NH+) Work Plan 2015-16

Council Housing Committee Briefing
January 4, 2016



Purpose of the Briefing

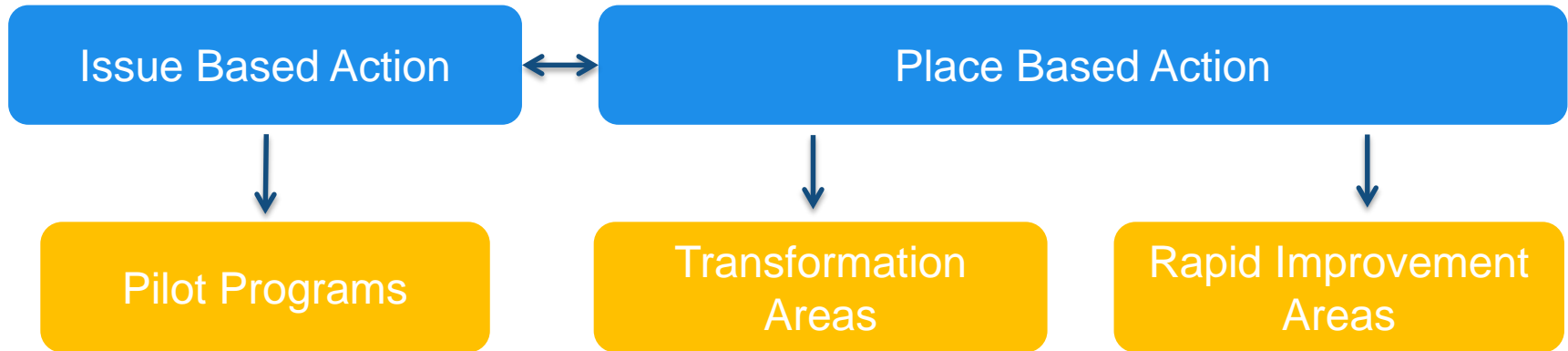
- Discuss the approach to NH+ implementation
- Review proposed FY 2015-16 NH+ Work Plan

Initial Implementation Approach

Key Components

- Issue-based actions (City-wide focus)
- Place-based actions (targeted neighborhoods focused)
- Communication and community engagement
- Progress/success metrics reporting

Initial Implementation Approach



- New programs to respond to Council priorities
- Pilots deployed at hot spots based on citywide assessment
- Collaboration with partners to enhance Collective Impact

- Selected strategically
- Comprehensive
- Address root causes
- Short and Long-term action planning
- Deploy capital and operational resources
- Engage external partners and resources

- Responsive to immediate needs
- Tactical
- Treat symptoms
- Rapid response with limited planning
- Deploy existing operational resources
- City resource focused

First Wave of Transformation Areas

Action Planning & Implementation Pilot

Mayor's Collective Impact Project

Neighbor Up Governance
Public – Private Resources

Education
Corridor

Lancaster
Corridor

Parkdale/
Urbandale

- Three areas selected by Mayor
- Public-Private Board established
- Privately funded General Manager for each area
- Community engagement through Neighborhood Councils
- Leveraged public and private resources

NH+ Work Plan

FY 2015-16

- Developed based on Council priorities aligned with the six NH+ strategic goals
- Appendix includes matrix of programs identifying lead agency, target, current status, next milestones, and Council Committee assignments



Neighborhood Plus Council Priority Actions

Based on instant polling - October 7, 2015



- Strategically target resources to maximize neighborhood impact.



- Increase the earning capacity of low wage earners



- Establish a unified blight removal and improvement program
- Dispose of land bank properties more strategically and efficiently



- Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety



- Encourage infill development and home improvement in target neighborhoods to attract homeowners



- Raise the quality of rental property through better design standards, systematic code enforcement and zero tolerance towards chronic offenders.



Collective Impact

What should staff undertake first?

Create a Collective Impact Framework



- 17% A. Promote inter-agency collaboration, leveraging of resources, coordination and co-location of services
- 17% B. Facilitate a Super-Neighborhood structure to support neighborhood organizations
- 58% C. Strategically target resources to maximize neighborhood impact.
- 8% D. Promote efficiency and effectiveness across programs and agencies



Work Plan Highlights



Proposed Work Plan Items*:

- Establish an inter-departmental steering committee chaired by the Chief of NH+ (Status: Complete)
 - Police
 - Fire
 - Code Compliance
 - Streets
 - Public Works
 - Dallas Water Utilities
 - Parks
 - Libraries
 - Sustainable Development & Construction
 - Planning & Urban Design
 - Housing
 - Fair Housing
 - Communication & Information Services
 - Financial Services
 - Economic Development
 - City Attorney's Office
 - Center for Performance Excellence
 - Office of Cultural Affairs

* See appendix for proposed Neighborhood Plus Work Plan details.



Work Plan Highlights



Proposed Work Plan Items*:

- Coordinate and deploy inter-departmental rapid assessment and response teams, using existing programs and resources to address immediate issues in Rapid Improvement Areas (**Status: Ongoing**)
 - Police Department Ten-Seventy-Two Program
 - Code Compliance Department Code Crawl and Enhanced Animal Control Programs
 - Fire Department Mobile Community Health Program and Smoke Detector Installation Program

* See appendix for proposed Neighborhood Plus Work Plan details.



Work Plan Highlights



Proposed Work Plan Items*:

- Assist Mayor’s Neighbor Up Collective Impact organization. (Status: Underway)
- Assist with Mayor’s Neighbor Up pilot for growSouth Transformation Areas (Status: To be initiated)
- Engage City Council in selecting the next round of NH+ Transformation Areas based on citywide analysis and prioritization criteria (Status: To be initiated)

* See appendix for proposed Neighborhood Plus Work Plan details.



Alleviate Poverty



Alleviate Poverty

What should staff undertake first?

46% A. Increase the earning capacity of low wage earners.

23% B. Expand workforce training programs.

15% C. Expand health, childcare, and transportation programs for low income areas.

15% D. Improve Pre-K education opportunities for children in poverty.

0% E. Facilitate integration of homeless population back into the workforce and society.

* Council priorities based on the October 7, 2015 instant polling results



Work Plan Highlights



Proposed Work Plan Items*:

- Implement a wage floor for City of Dallas contractors
 - Status: Wage floor adopted by Council
- Dallas B.R.A.I.N. Initiative (**B**usiness **R**esource **A**nd **I**nformation **N**etwork)
 - Status: Underway
- Volunteer Income Tax Assistance (VITA) and the Earned Income Tax Credit (EITC) Initiatives
 - Status: Underway
- Workforce readiness continuum program
 - Status: To be initiated

* See appendix for proposed Neighborhood Plus Work Plan details.



Fight Blight

Fight Blight

What should staff undertake first?

- 33% A. Establish a unified blight removal and improvement program.
- 25% B. Develop programs and partnerships to return blighted properties to productive use.
- 42% C. Dispose of City-owned and land bank properties more strategically and efficiently.
- 0% D. Address endemic health issues in blighted areas with concentrated poverty.



Work Plan Highlights



Proposed Work Plan Items*:

- Establish an inter-departmental blight task force (Status: Complete)
- High impact landlord compliance program (Status: Underway)
- Adopt and implement Chapter 27 code amendments (Status: Underway)
- Create and maintain a comprehensive GIS database of city-owned and land bank properties (Status: Underway)
- Enhanced animal control program (Status: Underway)
- City-led single family development pilot on Land Bank property (Status: To be initiated)

* See appendix for proposed Neighborhood Plus Work Plan details.



Attract and Retain the Middle Class

Building the Middle

What should staff undertake first?

- 25%** A. Promote Dallas as a city of neighborhoods and publicize neighborhood assets and programs.
- 8%** B. Support and leverage emerging school quality and school choice programs.
- 8%** C. Dispose of City-owned and land bank properties more strategically and efficiently.
- 58%** D. Enhance neighborhoods desirability by improving infrastructure, housing stock, recreation and safety.



Work Plan Highlights



Proposed Work Plan Items*:

- Adopt and pilot a single family homeowner program to incentivize major home improvements (Status: Underway)
- Identify potential opportunities for Transformation Area infrastructure investment through the 2017 Bond Program and 2018 HUD Consolidated Plan (Status: To be initiated)
- Develop and implement an incentive program for utility companies to expand cell phone, internet and broad band service to underserved areas (Status: To be initiated)
- Coordinate with DISD on implementation of Bond Program and Choice School initiative (Status: To be initiated)

* See appendix for proposed Neighborhood Plus Work Plan details.



Expand Homeownership



Homeownership

What should staff undertake first?

- 33% A. Encourage a wider range of well designed, affordable housing types to respond to emerging preferences.
- 58% B. Encourage infill development and home improvements in target neighborhoods to attract homeowners.
- 0% C. Increase the number of eligible mortgage loan applicants.
- 8% D. Expand home ownership programs to reach a broader range of potential homebuyers.

* Council priorities based on the October 7, 2015 instant polling results



Work Plan Highlights



Proposed Work Plan Items*:

- NoFA (Notice of Funding Availability) for mixed income single family housing development (Status: Underway)
- Adopt and pilot a single family homeowner program to incentivize major home improvements (Status: To be initiated)
- City-led single family development pilot on Land Bank property (Status: To be initiated)
- Host first-time home buyer workshops at City facilities for low- to moderate-income home buyers (Status: To be initiated)

* See appendix for proposed Neighborhood Plus Work Plan details.



Enhance Rental Housing Options



Enhance Rental Options

What should staff undertake first?

- 73% A. Raise the quality of rental property through better design standards, systematic code enforcement, and zero tolerance towards chronic offenders.
- 27% B. Expand affordable housing options and encourage its distribution throughout the city and region.
- 0% C. Align planning, funding and community investments within a quarter mile of DART stations to promote transit-oriented development.



Work Plan Highlights



Proposed Work Plan Items*:

- High impact landlord program implementation (Status: Underway)
- Adopt and implement Chapter 27 Code amendments (Status: Underway)
- Risk-based multi-tenant property inspection program (Status: Underway)
- Develop citywide affordable housing policy guidelines to affirmatively further fair housing and address equity, location and quality (Status: Underway)

* See appendix for proposed Neighborhood Plus Work Plan details.

Communication and Engagement

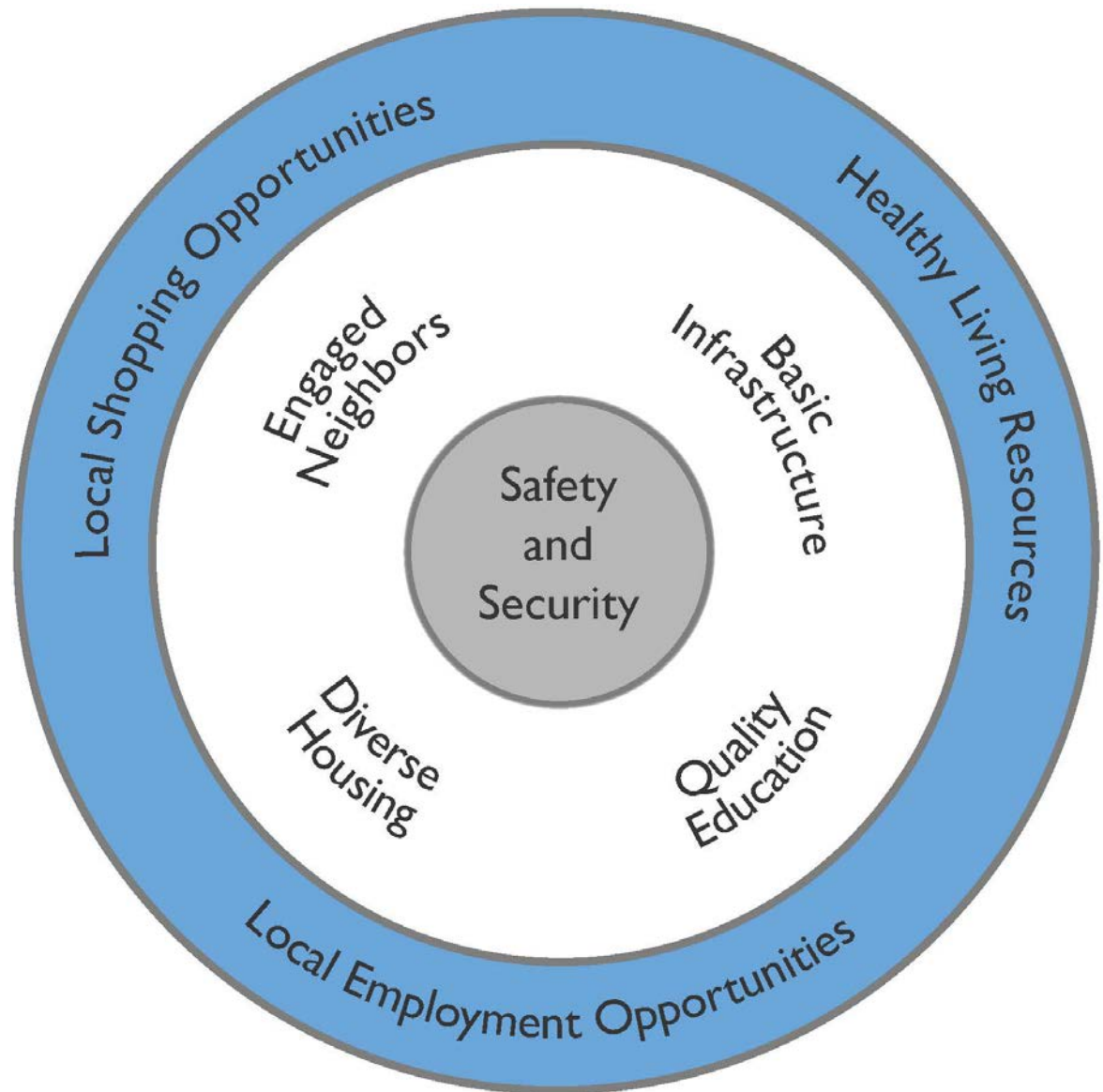
- Brief Council Committees and/or Full Council on progress on pilot programs and target areas at key milestones (Status: Underway)
- Provide presentations as needed to community organizations on the NH+ initiative (Status: Underway)
- Establish a visible web presence for NH+ on the City of Dallas home page to provide easy public access to information (Status: To be initiated)
- Provide regular media releases on NH+ through the Public Information Office (Status: To be initiated)
- Establish stakeholder committees for each transformation area and work with them through the planning and implementation process (Status: To be initiated)

Measuring Success

- Establish annual targets for new pilot programs tied to NH+ strategic goals
- Develop metrics to illustrate impact on neighborhood health and quality of life
 - Enlist help of residents, experts, local universities, etc.
 - May be neighborhood specific
- Define minimum standards (floors) for city infrastructure and services tied to neighborhood health and quality of life indicators

Neighborhood Health Components

- Develop a conceptual framework for measuring neighborhood health and quality of life

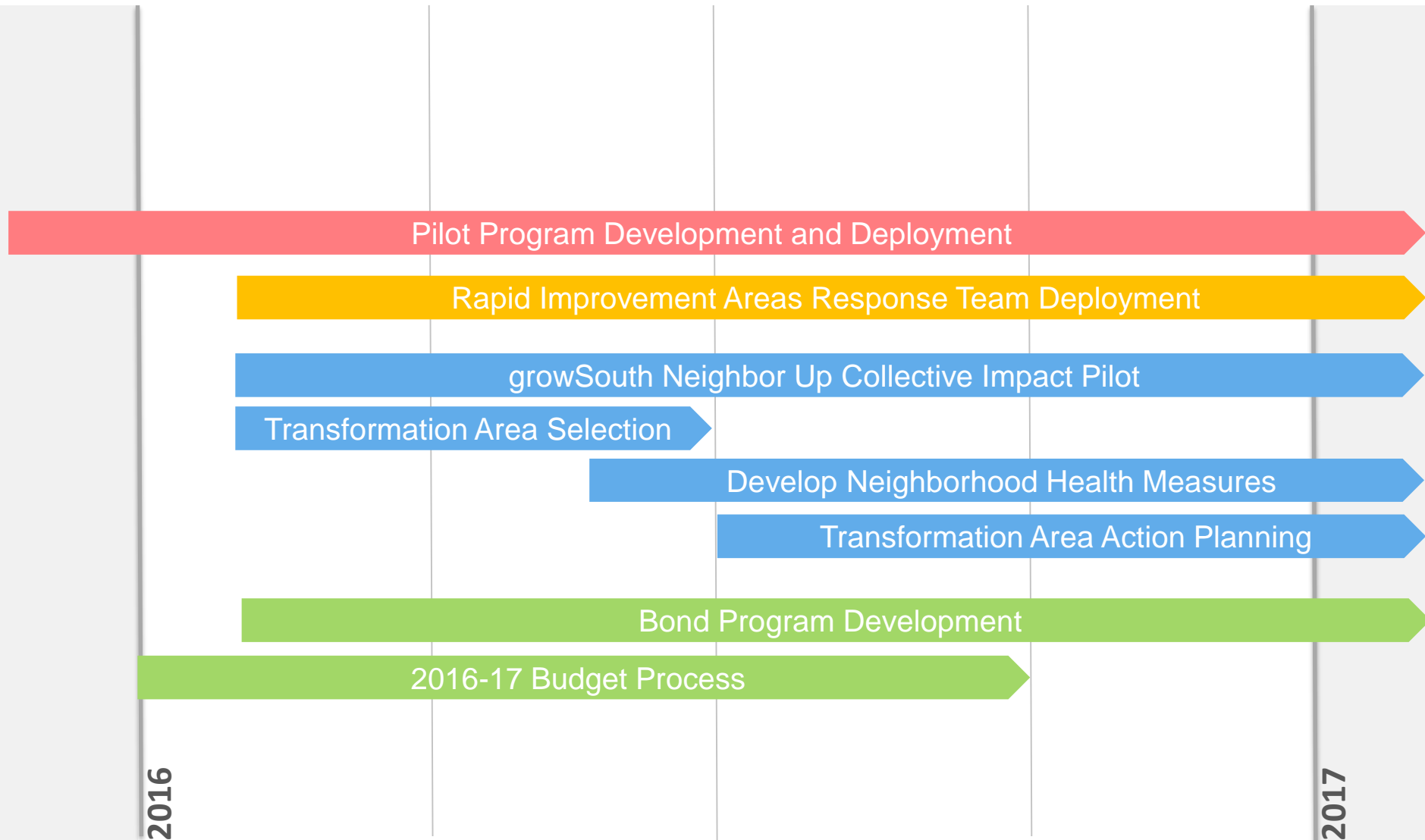


Neighborhood Health

Example Measures

- Safety & Security
 - Police calls; Crime rates
- Engaged neighbors
 - Registered crime watch groups/neighborhood associations
- Basic infrastructure
 - Streets, sidewalks, broadband service
- Diverse housing
 - Housing condition; Housing mix; Household income range
- Quality education
 - Graduation rates; student enrollment diversity
- Employment opportunities
 - Employment rate; Accessible jobs
- Local shopping opportunities
 - Accessible and affordable grocery stores
- Healthy living resources
 - Access to health care; Access to park and recreation facilities; Access to healthy food sources

Work Plan Schedule



2016

2017




Upcoming Briefings and Actions

- January 13, 2016: Council action on NoFA for mixed income single family development program
- January 19, 2016: Housing Committee briefing on Chapter 27 Code Amendments
- January 19, 2016: Economic Development and Cultural Affairs briefing on Dallas B.R.A.I.N.
- January 20, 2016: Full Council briefing on 2017 Bond Program process and schedule
- February 1, 2016: Housing Committee briefing on Transformation Area selection process and criteria
- February 15, 2016: Housing Committee briefing on single family homeowner incentive program


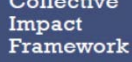


Appendix

- FY 2015-16 Neighborhood Plus Work Plan with targets, status, department responsibilities and committee assignments




**Proposed Neighborhood Plus Work Plan
FY 2015-2016**

Neighborhood Plus Strategic Goals	Priority Projects / Programs	Lead Agency	Target	Current Status & Next Milestone	Committee Assignment	Citywide / Targeted
	Inter-Departmental Steering Committee	Chief of Neighborhood Plus	Director level inter-departmental coordination meetings held monthly to coordinate and track Neighborhood Plus work program implementation.	<u>Current Status:</u> Steering Committee established by City Manager and first meeting held. <u>Next Milestones:</u> Schedule for monthly meetings established and task forces created for prioritized action items.	NA	Citywide
	Inter-Departmental Rapid Improvement Area assessment and response teams	Chief of Neighborhood Plus	Coordinate and deploy rapid response teams to address immediate / near-term issues in indentified Neighborhood Plus target areas.	<u>Current Status:</u> Rapid Area Improvement response team leaders identified for Lancaster Corridor, Education Corridor and Parkdale/Urbandale. <u>Next Milestones:</u> Deploy rapid response teams to address immediate issues in the three growSouth target areas by March 2016.	NA	Targeted
	Neighbor Up collective impact organization	Mayor's Office; Chief of Neighborhood Plus	By June 2016, establish an independent back-bone organization and framework for partnering among public, private and nonprofit agencies for planning, resource allocation and service provision for targeted neighborhood revitalization.	<u>Current Status:</u> Neighbor Up Dallas Collective Impact organization has been created with 501(c)(3) status and leadership council with City, County, DISD, Chamber, Healthcare, and Workforce Development representatives. <u>Next Milestones:</u> Secure philanthropic funding for 2 to 3 years of operation; Hire general managers for three target areas.	NA	Targeted



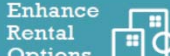
**Proposed Neighborhood Plus Work Plan
FY 2015-2016**

Neighborhood Plus Strategic Goals	Priority Projects / Programs	Lead Agency	Target	Current Status & Next Milestone	Committee Assignment	Citywide / Targeted
	growSouth Neighbor Up Collective Impact pilot	Mayor's Office; Neighbor Up Dallas; Planning & Urban Design	By October 2016, complete action planning for first round of pilot Transformation Areas and launch the first neighborhood action initiatives.	<u>Current Status:</u> growSouth transformation areas selected: Lancaster Corridor, Parkdale-Urbandale, Education Corridor. <u>Next Milestones:</u> Hire three general managers to enable area planning in growSouth pilot target areas to be initiated by February 2016.	NA	Targeted
	Neighborhood Plus Transformation Area selection process	Planning & Urban Design	By May 2016, Council will select the next round of Neighborhood Plus Transformation Areas.	<u>Current Status:</u> Staff is developing indicators and selection criteria to inform a selection process. <u>Next Milestones:</u> Housing Committee and Full Council briefings in February 2016.	Housing Committee	Targeted
	Wage floor for City of Dallas contractors	Purchasing; City Managers Office	Establish a minimum employee hourly rate for City contractors (excluding construction) that ties to MIT's living wage calculator.	<u>Current Status:</u> Wage floor of \$10.37 per hour was adopted by City Council on November 4, 2015. <u>Next Milestone:</u> Encourage other public and private employers to follow suit in providing a living wage to Dallas workers.	Budget and Finance Committee	Citywide
	Dallas B.R.A.I.N. Initiative - neighborhood-based small business program delivered through library branches.	Economic Development; Libraries	By October 2016, expand the existing counseling, training and funding partner network by 50%; By October 2016, provide small business services at 11 library branches tailored to the needs of each community.	<u>Current Status:</u> Pilots launched at Highland Hills, Prairie Creek and Audelia library branches. <u>Next Milestone:</u> Expand program to eight additional library branches.	Economic Development and Cultural Affairs Committees	Citywide






**Proposed Neighborhood Plus Work Plan
FY 2015-2016**

Neighborhood Plus Strategic Goals	Priority Projects / Programs	Lead Agency	Target	Current Status & Next Milestone	Committee Assignment	Citywide / Targeted
<p>Alleviate Poverty </p>	<p>Volunteer Income Tax Assistance Program (VITA) and the Earned Income Tax Credit (EITC) Initiatives</p>	<p>Economic Development; Communities Foundation of Texas; United Way of Greater Dallas</p>	<p>At least 9,000 low to moderate income residents will file tax returns for the 2015 tax year, and at least 2,500 who file will receive the Earned Income Tax Credit.</p>	<p><u>Current Status:</u> Communities Foundation of Texas approved through RFP as lead organization to manage the City EITC Program. <u>Next Milestone:</u> Kick-off event scheduled for December 10, 2015 at MLK Community Center.</p>	<p>Economic Development Committee</p>	<p>Citywide / Targeted</p>
<p>Alleviate Poverty </p>	<p>Workforce readiness continuum program</p>	<p>Economic Development</p>	<p>By October 2016, gaps in the workforce training ecosystem will be identified related to the unemployed and underemployed, and a pilot program in the Education Corridor with be initiated.</p>	<p><u>Current Status:</u> Data gathering on existing service providers in collaboration with Greater Dallas Workforce Solutions is underway <u>Next Milestone:</u> Briefing to Full Council in mid February 2016 by JP Morgan Chase Bank on the New Skills at Work report.</p>	<p>Economic Development Committee</p>	<p>Citywide / Targeted</p>
<p>Fight Blight </p>	<p>Blight Task Force</p>	<p>Code Enforcement; City Attorney</p>	<p>Establish a cross departmental task force to coordinate an action plan for addressing concentrated blight.</p>	<p><u>Current Status:</u> Task force chaired by ACM Joey Zapata created to include Code Enforcement, City Attorney's office blight team, Marshall's office, Fire, Real Estate, Housing, Planning and Center for Performance Excellence. <u>Next Milestone:</u> Convene task force to develop and implement action plan based on Center for Community Progress recommendations.</p>	<p>NA</p>	<p>Targeted</p>



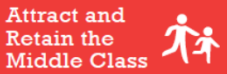

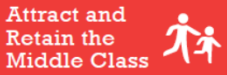



**Proposed Neighborhood Plus Work Plan
FY 2015-2016**

Neighborhood Plus Strategic Goals	Priority Projects / Programs	Lead Agency	Target	Current Status & Next Milestone	Committee Assignment	Citywide / Targeted
	<p>High impact landlord compliance program focused on landlords with high volume of single family rental properties</p>	<p>Mayor's Office; City Attorney; Code Compliance</p>	<p>By October 2016, at least 50% of rental properties owned by high impact landlords, identified based on analysis, will be registered, and 25% of these properties will be inspected for compliance.</p>	<p><u>Current Status:</u> Based on analysis, eight (8) high impact landlords accounting for over 900 rental homes in concentrated areas have been identified and preliminary meetings held to discuss voluntary compliance. Registration process for these properties has been initiated. <u>Next Milestone:</u> Initiate targeted inspection process on these properties.</p>	<p>NA</p>	<p>Targeted</p>
 	<p>Chapter 27 code amendments (Property Standards).</p>	<p>Code Compliance; City Attorney</p>	<p>By May 2016, schedule Council action to update housing standards, enhance tools for enforcement of nuisance properties, revise the rental regulation and inspection process, tighten administrative court procedures.</p>	<p><u>Current Status:</u> Ongoing discussions with stakeholder representatives on code amendments. <u>Next Milestones:</u> Housing Committee briefing on code amendments scheduled for January 4, 2016. Code Compliance to perform a pilot of single family rental property inspections and implement a risk based methodology for multi-tenant property inspections.</p>	<p>Housing Committee</p>	<p>Targeted</p>






**Proposed Neighborhood Plus Work Plan
FY 2015-2016**

Neighborhood Plus Strategic Goals	Priority Projects / Programs	Lead Agency	Target	Current Status & Next Milestone	Committee Assignment	Citywide / Targeted
	Comprehensive database of City-owned and land bank properties	Sustainable Development	By February 2016, create and maintain a reliable database of all City owned and land bank properties and make it available for public access.	<u>Current Status:</u> Web-based GIS dataset compilation of properties is now 80% complete. <u>Next Milestone:</u> Data review by departments and cross check against DCAD.	NA	Citywide
  	City-led single family development pilot on Land Bank property	Housing; Planning & Urban Design	Launch a pilot single family development program on ten (10) land bank lots targeted at homeowners at up to 115% of the area median income, and initiate home sales by April 2016.	<u>Current Status:</u> On October 28, 2015, City Council approved a contract with Dallas Housing Acquisition and Development Corporation (DHADC) for \$1.5 million for development of ten single-family homes in Council District 4. <u>Next Milestone:</u> Environmental review on ten selected properties to be completed.	Housing Committee	Targeted
	Enhanced Animal Control program	Code Compliance	Implement a targeted animal control initiative modeled on the Police Department target area action grids (TAAG) with enhanced outreach, technology and enforcement techniques; Complete a pilot in 5 target areas by March 2016.	<u>Current Status:</u> Hot spots have been identified based on GIS mapping of 311 and 911 call data related to animal control. Five (5) target areas have been identified for the pilot. Deployment of enforcement resources is underway in the first target area. <u>Next Milestone:</u> Deployment of enforcement resources in 4 other target areas; In April 2016, the Quality of Life Committee will be briefed on a program update.	Quality of Life Committee	Targeted

**Proposed Neighborhood Plus Work Plan
FY 2015-2016**

Neighborhood Plus Strategic Goals	Priority Projects / Programs	Lead Agency	Target	Current Status & Next Milestone	Committee Assignment	Citywide / Targeted
 	Single family homeowner incentive program	Housing	In 2016, establish a new single family homeowner program to provide incentives for home improvements.	<u>Current Status:</u> In June 2015, the Housing Committee was briefed by Richardson and Plano staff on similar programs. <u>Next Milestone:</u> On January 19, 2016, the Housing Committee will be briefed on case studies and preliminary options for a City of Dallas program.	Housing Committee	Citywide/ Targeted
 	NoFA for mixed income single family housing development program	Housing	By October 2017, support development of 200 new mixed income single family housing units with funding assistance provided for units up to 140% of the area median income.	<u>Current Status:</u> The Housing Committee was briefed on November 2, 2015. <u>Next Milestone:</u> Council action on NoFA scheduled for December 9, 2015 and NoFA to be issued thereafter.	Housing Committee	Citywide
 	Cell phone, internet broad band service expansion program to underserved areas	CIS, Sustainable Development, Planning & Urban Design	By 2017, create a new incentive program to encourage provision of cell phone, internet broadband access in underserved areas.	<u>Current Status:</u> Briefing on small cell and DAS regulation to QoL Committee completed on Tuesday, November 3, 2015. <u>Next Milestone:</u> Complete mapping of underserved areas and issue a Request For Participation from private utility providers.	Quality of Life Committee	Targeted
 	Coordination of City of Dallas 2017 Bond Program	Public Works	Identify potential opportunities for Transformation Area infrastructure investment through the 2017 Bond Program.	<u>Current Status:</u> Needs inventory is being updated. <u>Next Milestone:</u> Brief Full Council in January 2016 on bond program process.	Full Council	Citywide / Targeted

**Proposed Neighborhood Plus Work Plan
FY 2015-2016**

Neighborhood Plus Strategic Goals	Priority Projects / Programs	Lead Agency	Target	Current Status & Next Milestone	Committee Assignment	Citywide / Targeted
<p>Attract and Retain the Middle Class </p> <p>Expand Home-Ownership </p>	<p>Coordination with DISD on Choice Schools Initiative and DISD bond program</p>	<p>Neighborhood Plus Staff, DISD</p>	<p>During 2016, hold quarterly coordination meetings on Choice schools, bond projects, target area selection and pilot programs.</p>	<p><u>Current Status:</u> Initial high level staff meeting held in November 2015. <u>Next Milestone:</u> First quarterly meeting to be held in January 2016.</p>	<p>Education Task Force</p>	<p>Citywide / Targeted</p>
<p>Attract and Retain the Middle Class </p> <p>Expand Home-Ownership </p>	<p>City sponsored first-time homebuyer workshops</p>	<p>Housing; Fair Housing; Nonprofit housing agencies</p>	<p>In 2016, City staff will host quarterly homebuyer education seminars for low to moderate income home buyers at City facilities in partnership with non-profit homebuyer counseling agencies to increase awareness of City of Dallas Mortgage Assistance Program (MAP)</p>	<p><u>Current Status:</u> Currently representatives of the City's Mortgage Assistance Program and Fair Housing provide information related to City homebuyer programs by invitation only at seminars hosted by partner agencies. <u>Next Milestone:</u> Host the first City sponsored homebuyer education workshop in April 2016 (Fair Housing / Homebuyer Education Month)</p>	<p>NA</p>	<p>Citywide</p>
<p>Enhance Rental Options </p>	<p>Citywide affordable housing policy and guidelines for equitable housing development.</p>	<p>Housing, Economic Development, Fair Housing, Sustainable Development, Planning, City Attorney</p>	<p>By June 2016 adopt Citywide affordable housing policies and guidelines.</p>	<p><u>Current Status:</u> Analysis of Impediments prepared and review period completed; Work underway to schedule a ULI multi-disciplinary expert panel workshop in February 2016. <u>Next Milestone:</u> ULI multi-disciplinary expert panel to provide recommendations and staff to prepare draft policy by April 2016</p>	<p>Housing Committee</p>	<p>Citywide</p>

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: January 13, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of a donation in the amount of \$440,000 from TXU Energy to provide temporary financial assistance through the Martin Luther King, Jr. Community Center and the West Dallas Multipurpose Center to individuals and families who are experiencing a temporary financial crisis; and **(2)** an increase in appropriations in an amount not to exceed \$440,000 in the Energy Emergency Assistance Fund - Not to exceed \$440,000, from \$1,547,979 to \$1,987,979 - Financing: Private Funds

BACKGROUND

TXU Energy and the City of Dallas, Housing/Community Services Department recognize the need for providing charitable energy assistance to persons in financial distress to help reduce energy related costs essential to their health and welfare. TXU Energy developed the TXU Energy Aid Program as a supplement to government and community aid programs designed to assist individuals in financial distress to reduce energy related costs.

In March 2010, TXU Energy entered into an Energy Aid Agreement with the Martin Luther King, Jr. Community Center and the West Dallas Multipurpose Center to provide charitable assistance to individuals that are TXU Energy customers needing energy efficiency assistance services. Energy Aid will be delivered as a component of the emergency financial assistance services available through the Social Services Programs at the Martin Luther King, Jr. Community Center and the West Dallas Multipurpose Center.

TXU Energy provides grant funds, or in certain cases, products in lieu of grant funds to both Centers. The TXU Energy Aid Program is funded by voluntary contributions from TXU Energy. Through this program, the average assistance per client for utility bill payments will be \$700-\$900 with approximately 628 persons served.

BACKGROUND (Continued)

To participate in the program, the client must be a current TXU Energy customer and have a TXU Energy bill that is past due. There are no income limits or age restrictions to receive assistance.

PRIOR ACTION/REVIEW/(COUNCIL, BOARDS, COMMISSIONS)

On January 22, 2014, the City Council accepted a donation from TXU Energy to provide temporary financial assistance to individuals and families who are experiencing a temporary financial crisis, by Resolution No. 14-0245.

Information about this item will be provided to the Housing Committee on January 4, 2016.

FISCAL INFORMATION

\$440,000 - Private Funds

January 13, 2016

WHEREAS, there is a need to provide temporary financial assistance to families in need of utility assistance; and

WHEREAS, the Martin Luther King, Jr. Community Center and the West Dallas Multipurpose Center have developed a partnerships with TXU Energy to provide financial assistance through the TXU Energy Aid Program;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to **(1)** accept a donation in the amount of \$440,000 from TXU Energy to provide temporary financial assistance through the Martin Luther King, Jr. Community Center and the West Dallas Multipurpose Center to individuals and families who are experiencing a temporary financial crisis; and **(2)** increase appropriations in an amount not to exceed \$440,000, from \$1,547,979 to \$1,987,979 in the Energy Emergency Assistance Fund.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds in Fund 0312, Dept. HOU, Unit 0418, Revenue Code 8411, in an amount not to exceed \$220,000.

Section 3. That the City Manager is hereby authorized to increase appropriations in Fund 0312, Dept. HOU, Unit 0418, in an amount not to exceed \$220,000.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds from Fund 0312, Dept. HOU, Unit 0418, Object Code 2140, in an amount not to exceed \$220,000.

Section 5. That the Chief Financial Officer is hereby authorized to receive and deposit funds in Fund 0312, Dept. HOU, Unit 1435, Revenue Code 8411, in an amount not to exceed \$220,000.

Section 6. That the City Manager is hereby authorized to increase appropriations in Fund 0312, Dept. HOU, Unit 1435, in an amount not to exceed \$220,000.

Section 7. That the Chief Financial Officer is hereby authorized to disburse funds from Fund 0312, Dept. HOU, Unit 1435, Object Code 2140, in an amount not to exceed \$220,000.

Section 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Memorandum



DATE December 31, 2015

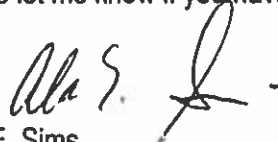
TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT **Upcoming Addendum Agenda Item on the January 13, 2016 Council Agenda – Authorize an agreement with the Urban Land Institute not to exceed \$125,000 for consulting services related to the development of the City’s new housing policy; such contract to be privately funded by Trammel Crow Company and the ULI Foundation**

This item authorizes an agreement in an amount not to exceed \$125,000 with the Urban Land Institute (ULI) to conduct an Advisory Services Panel on affordable and mixed income housing for purposes of developing the City’s new housing policy. The agreement will be privately funded in the amount of \$115,000 donated by Trammel Crow Company and the ULI Foundation; the city will fund the remaining \$10,000 from the Public Private Partnership Fund.

The contract will not be subject to procurement processes under the City’s Special Needs exception in A.D. 4-5, Section 9.3.5. A special need exists where experience indicates that only one consultant can best provide the required service, or where an immediate emergency necessitates the immediate hiring of a consultant. ULI is best and uniquely qualified to perform the services because they create panels of industry leaders from their diverse membership, which includes developers, planners, financiers, market analysts, designers, economists, architects, and public officials, to provide practical and objective advice that is not available from any other source, and has been offering this service for over 65 years.

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
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