

From: Macey Davis
To: [Salazar, Maria D.](#)
Cc: [Atkins, Tennell](#); [Favela, Raquel](#); [REDACTED]; [REDACTED]
Subject: RE: ECONOMIC DEVELOPMENT & HOUSING COMMITTEE - HOUSING POLICY STAKEHOLDER FORUM | 4/5/2018
Date: Tuesday, April 3, 2018 10:23:28 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Maria –

Thank you for chatting earlier. If you could please remove TREC from the agenda for Thursday's meeting that would be our preference. We just want to make sure everyone knows we plan to attend and listen, but we are not ready to comment publicly at this time.

Thank you!

Macey

Macey Davis
The Davis Advocates, LLC
P.O. Box 543846
Dallas, TX 75354
www.davisadvocates.com
[REDACTED]



From: Salazar, Maria D. <maria.salazar2@dallascityhall.com>
Sent: Friday, March 30, 2018 4:02 PM
Subject: ECONOMIC DEVELOPMENT & HOUSING COMMITTEE - HOUSING POLICY STAKEHOLDER FORUM | 4/5/2018

Dear Community Stakeholders,

Per Councilman Atkins, he would like your assistance and participation in the ECONOMIC DEVELOPMENT & HOUSING COMMITTEE - HOUSING POLICY STAKEHOLDER FORUM. On Thursday, April 5, 2018, from 9 a.m. to 11:30 a.m. there will be a special meeting of the Economic Development and Housing Committee Meeting to host a Housing Policy Forum. The goal of the Housing Policy Forum is to provide constructive feedback on the draft Comprehensive Housing Policy presented to the Economic Development and Housing Committee on March 19, 2018.

Your feedback is important, please find the attached agenda and letter with further instructions.

Thank you,



Maria Salazar

Council Assistant | District 8

City of Dallas | DallasCityNews.net

Mayor and City Council Office

1500 Marilla, St., Ste. 5FN

Dallas, TX 75201

O: 214-670-4066

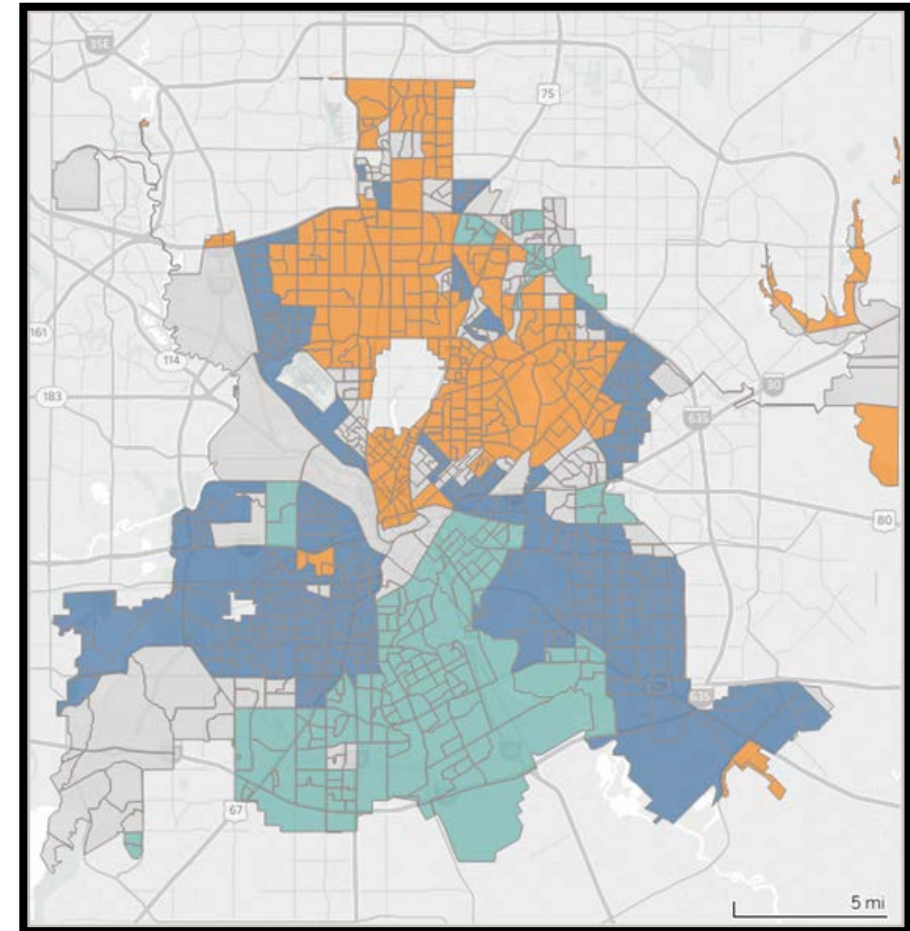
maria.salazar2@dallascityhall.com



Opportunity Dallas Policy Task Force

*Presentation to Economic Development &
Housing Committee*

April 5, 2018



Goals set by Housing Committee

Goal #1: Create and maintain available and affordable housing throughout Dallas

Goal #2: Promote greater fair housing choices

Goal #3: Overcome patterns of segregation and concentrations of poverty through incentives and requirements

Policy Task Force

- **32-person, all-volunteer group**
 - Real estate developers, fair housing advocates, university experts, education advocates, nonprofits, neighborhood association representatives, public sector, faith-based, residents, urban planners, etc.
- **Biweekly meetings since August 2017**
- **Recommendations proposed, vetted, discussed, debated, and decided upon with majority vote**
 - Those not in support of a specific recommendation are noted

***This presentation is not a formal, vetted response from ALL 32 members due to time constraints.**

City's Recommendations:

1. Are a good start and basis but need further work.
2. Are not fully comprehensive and ignore serious issues.
3. Do not address the 3 goals set out by Economic Development & Housing committee –OR– 4 domains established by the 32-member Opportunity Dallas Policy Task Force.

1. Reinvestment Areas

2. Production Goals

3. Income & Rental vs. Homeownership

4. Rental Rehab

5. Targeted Homebuyer Assistance

6. Owner-occupied Rehab

7. Neighborhood Empowerment Zones

8. Housing Trust Fund

9. Tax Increment Financing Percentages

10. Housing Task Force

City's Recommendations:

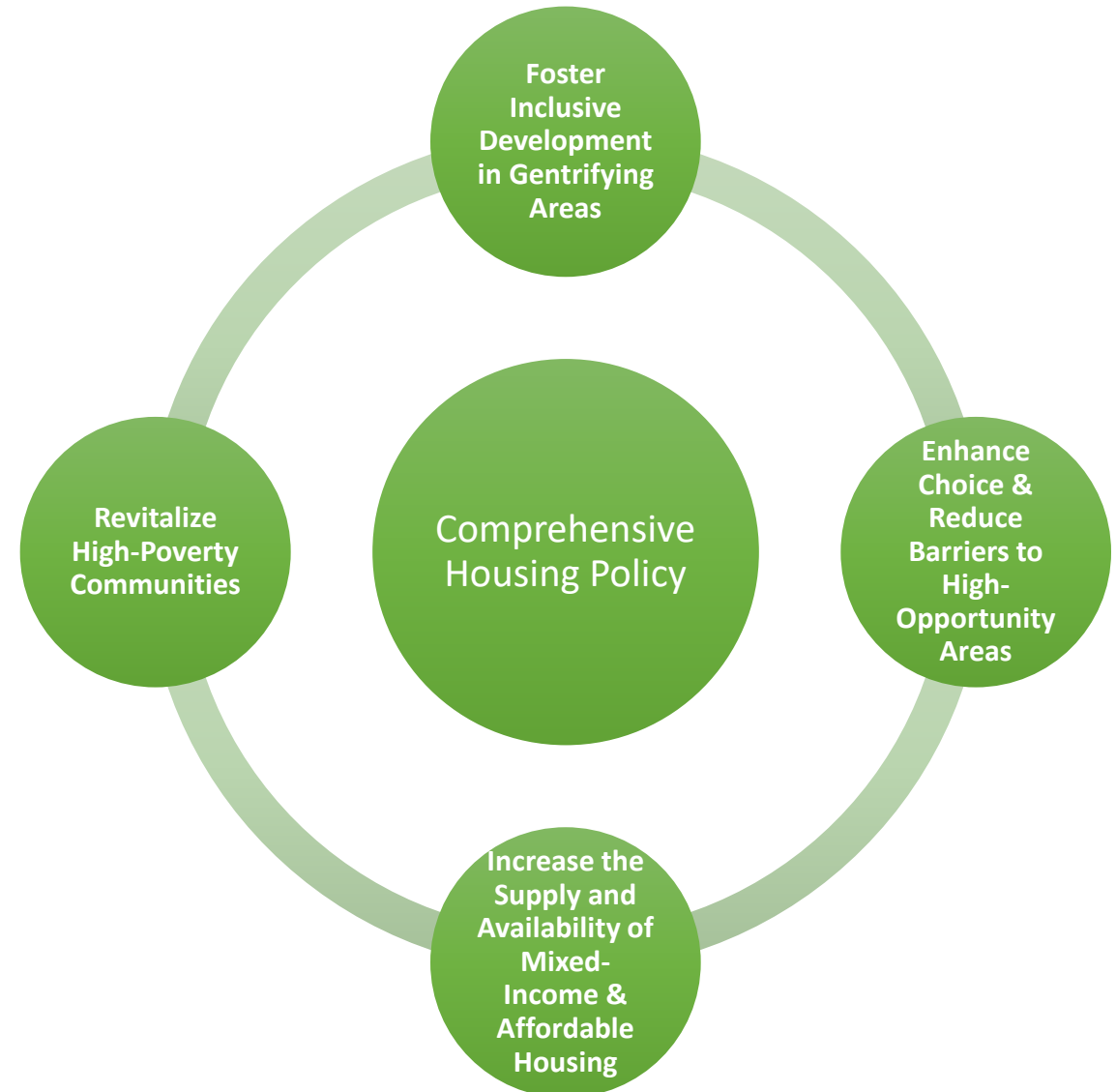
1. Are a good start and basis but need further work.
2. Are not fully comprehensive and ignore serious issues.
3. Do not address the 3 goals set out by Economic Development & Housing committee –OR– 4 domains established by the 32-member Opportunity Dallas Policy Task Force.

Committee Goals & Opportunity Dallas Domains

Goal #1: Create and maintain available and affordable housing throughout Dallas

Goal #2: Promote greater fair housing choices

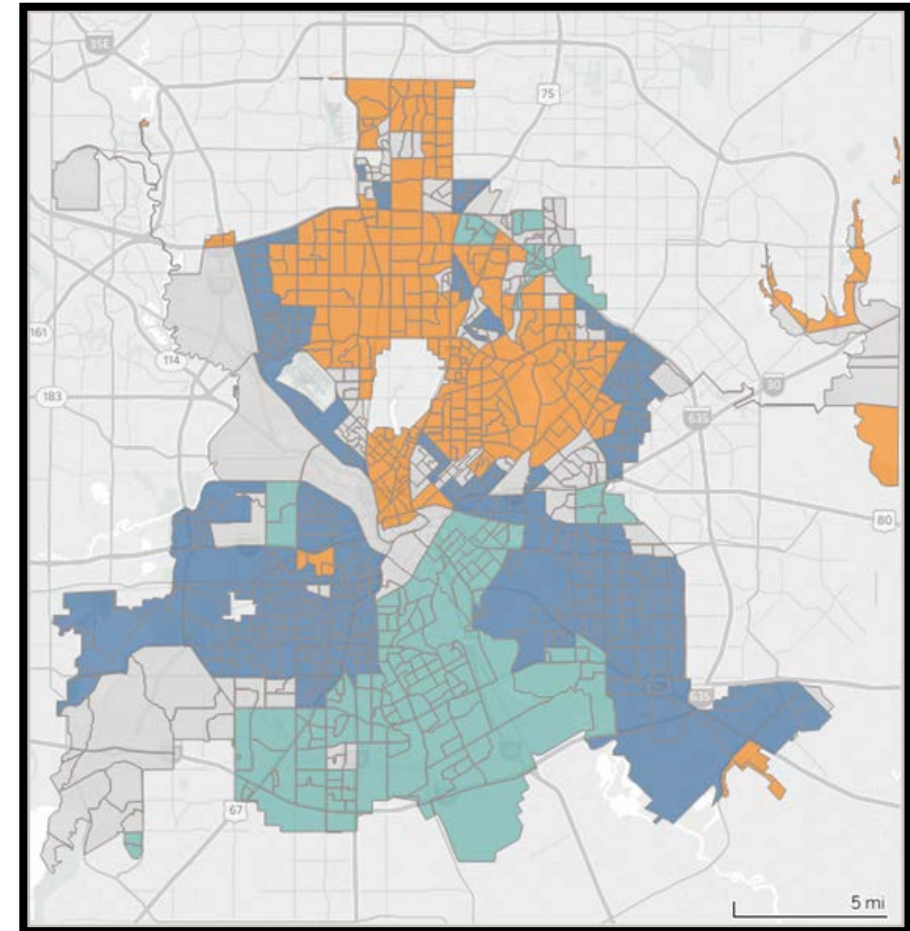
Goal #3: Overcome patterns of segregation and concentrations of poverty through incentives and requirements



Opportunity Dallas Policy Task Force

*Presentation to Economic Development &
Housing Committee*

April 5, 2018



From: Kathy Carlton
To: [Garza, Marisol](#)
Subject: Thursday Housing Meeting
Date: Tuesday, April 3, 2018 4:18:49 PM
Attachments: [image001.png](#)

Dear Marisol:

Speaking on behalf of the Apartment Association of Greater Dallas will be Mike Clark, President of Alpha Barnes Real Estate Services and past president of AAGD.

We will just have written comments to make.

Thanks,

Kathy



Kathy Carlton

Director of Government Affairs

5728 L B J Frwy Ste 100 | Dallas TX 75240

Phone: 972.739.9513 direct | 972.739.9563 fax

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North Texas Community Development Association

Comments on the Special Meeting of the Economic
Development and Housing Committee Meeting – Housing
Policy Forum
April 5, 2018

Who We Are & What We Do

- ▶ Certified Community Housing Development Organizations (CHDO) by the City
- ▶ CHDO's work in the most disenfranchised, poorest areas in Dallas.
- ▶ Over 100 years of collective service to the inner city.
 - ▶ Builders of Hope CDC, CityWide CDC, Dallas City Homes, East Dallas Comm. Org, SDFP Inncity CDC, SouthFair CDC, & 2000 Roses
- ▶ CHDO's choose to work in the hard core inner city where you don't find for-profit developers

Opening Statement

We as a collaborative group share the idea that the areas noted as G, H and I in the Market Value Analysis should be moved from the “Emerging Market Areas” up to the “Stabilization Areas”.

The City has invested significant resources in these disenfranchised areas that the CHDOs serve. The need is to **not** delay, but **continue** these development efforts in order to increase the value of neighborhoods while the City is developing its strategic approach.

Let's not continue to rob these neighborhoods that have been victims of being historically denied of public investments and resources. The neighborhoods of G, H and I remain victims of public and private redlining and are still recovering from the vestiges of racism. These neighborhoods will be further deteriorated if they are not addressed immediately.

Comments on Proposed Housing Policy

- ▶ Establishing Reinvestment Areas
 - The areas of G, H and I should be included in the **Stabilization Areas** and not in the Emerging Market Area due to the fact that these neighborhoods more than meet the minimum **as defined in the proposed housing policy** by having formalized neighborhood organizations, environmental enhancements and master planning.
 - These are areas that the CHDOs have been working in many years establishing a market in these neighborhoods by being the first to develop housing and commercial development.
 - For-profit developers came much later in a few areas, after the market had been established by the CHDOs.

Comments on Proposed Housing Policy Continued . . .

- ▶ Various housing development programs:
 - In support of Neighborhood Empowerment Zones
 - Due to increase in property values as a result of the construction of new homes
 - In support of Homestead Preservation Districts
 - To ensure property tax dollars from economic development are reinvested in affordability for that area
 - In support of Community Revitalization Plan
 - Recommend returning to this concept

Comments on Proposed Housing Policy Continued . . .

- ▶ Setting % of Families at Various Income Bands
 - Ensure families that are 50% below area median income are included

Additional Points of Clarity

- ▶ Land Acquisition for CHDOs
 - Land Banking – ability to continue to buy land regardless of which redevelopment area the neighborhood is located
 - Reverse policy and allow for CHDO to still get points when applying for grants in target areas with a concentration of minorities and poverty.
- ▶ Ensure City Council and public are well aware that the funding that CHDOs received covered both hard and soft costs. The amount of funding that was shared in the previous City CHDO presentation did not show the costs of land development which is required prior to construction of a house. (i.e. water/wastewater utilities, public paving and drainage, etc.)

Thank You!

On behalf of the North Texas Community Development Association we thank you:

- ▶ Builders of Hope CDC
- ▶ Citywide CDC
- ▶ Dallas City Homes
- ▶ East Dallas Community Organization
- ▶ SDFP Innerscity CDC
- ▶ SouthFair CDC
- ▶ 2000 Roses CDC

North Texas Community Development Association

Comments on the Special Meeting of the Economic
Development and Housing Committee Meeting – Housing
Policy Forum
April 5, 2018

From: [Johnson, Bilierae](#)
To: [Garza, Marisol](#)
Subject: FW: Register to speak Open Mic Economic Development & Housing 9:00 AM Thursday, April 05, 2018
Date: Monday, April 2, 2018 2:28:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



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From: Cyndy Lutz [REDACTED]
Sent: Monday, April 02, 2018 12:23 PM
To: Martinez, Miroslava <miroslava.martinez@dallascityhall.com>
Cc: City Secretary <CitySecretary@dallascityhall.com>
Subject: Register to speak Open Mic Economic Development & Housing 9:00 AM Thursday, April 05, 2018

I would like to register to speak at Open Mic in favor of the proposed City Comprehensive Housing Policy

Name **Cyndy Lutz**

address **Dallas Area Habitat for Humanity**, 2800 N Hampton Rd, Dallas 75212

daytime telephone number **214.678.2337**

the subject matter to be presented **in favor of Comprehensive Housing Policy**

whether the subject is on the current city council agenda **Economic Development & Housing Committee 9:00 AM Thurs, 4/5/2018**

I would like to register to speak at Open Mic in favor of the proposed City Comprehensive Housing Policy. Please confirm or let me know if you need further information. Thank you. Cyndy Lutz

Cyndy Lutz
Executive Vice President Neighborhood Investment



Dallas Area Habitat for Humanity

E-mail: [REDACTED]

Tel: 214.678.2337

Fax: 214.678.2380

Website: <http://dallasareahabitat.org>

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