

Memorandum



CITY OF DALLAS

DATE February 19, 2021
TO Honorable Mayor and Members of the City Council
SUBJECT **February 24, 2021 Council Agenda Item #92- Texas Severe Winter Storm Emergency Home Repair Program**

On, February 14, 2021 a Texas Disaster Declaration for the Texas Severe Winter Storm (EM-3554-TX) was put in effect. In order to serve low-to-moderate homeowners in a timely manner, The Department of Housing & Neighborhood Revitalization (Housing) has drafted an Emergency Home Repair Program (Program) for consideration by City Council on February 24, 2021.

This program may; 1) utilize non-profit agencies to serve as subrecipients for program administration throughout the Dallas community; 2) utilize a rebate program pending available funds; or 3) be directly administered by staff.

Eligible participants must be homeowners within the City of Dallas, with household incomes at or below 80% of the area median family income (AMFI), who experienced damage(s) to their primary residence caused by the Texas Severe Winter Storm of 2021 and which risk causing harm to the life, health, or safety of the occupants.

Housing will follow the emergency procurement process to accept a minimum of three bids from nonprofits to partner with for administration of the Program. If all funding is not awarded, Housing will operate a rebate program offering reimbursements to qualified homeowners who have paid licensed contractors to do their repairs.

This program is being funded by transferring \$2,000,000.00 from the Public/Private Partnership Program to the newly established Emergency Home Repair Program.

This Item will be presented to City Council on Wednesday February 24, 2021. Full details on program eligibility and application requirements will be available on February 25, 2021.

Should you have any questions or concerns, please contact David Noguera, Director of the Department of Housing and Neighborhood Revitalization at 214-670-3619 or at David.Noguera@dallascityhall.com

A handwritten signature in blue ink that reads "Eric A. Johnson".

Dr. Eric A. Johnson

Chief of Economic Development and Neighborhood Services

c: T.C Broadnax, City Manger
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 17, 2021

TO Housing and Homelessness Solutions Committee

SUBJECT **Westmoreland Station 4% HTC Application Briefing**

This memorandum is to inform the Housing and Homelessness Solutions Council Committee of an upcoming agenda item on February 24, 2021 to (1) authorize the adoption of a Resolution of No Objection for Generation Housing Partners, LLC and/or Texas Westmoreland 2020, Ltd. or its affiliates (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 4% Low Income Housing Tax Credits for the development of Westmoreland Station; and (2) a development loan agreement with the Applicant not to exceed \$3,000,000 in CDBG funds and \$5,000,000 in HOME funds. A third-party underwrite of Westmoreland Station was completed and confirmed the funding gap associated with the development.

Background:

Generation Housing Partners, LLC. and/or Texas Westmoreland 2020, Ltd., or its affiliates (Applicant) submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits) for the development of Westmoreland Station, a ground-up development of a 248-unit mixed-income multifamily complex located at 2700 S. Westmoreland Drive, Dallas, TX. Generation Housing Partners, LLC subsequently submitted an application for City subsidy through the standing Notice of Funding Availability (NOFA) application process in the amount of \$8,000,000.00 to provide gap financing for the Westmoreland Station project.

Generation Housing Partners, LLC creates affordable housing developments that serve the local workforce while also providing options for market rate rental units within each community. Established in 2002, the full-service real estate development firm owns and manages more than 4,000 affordable housing units in Texas. The proposed property manager is Alpha Barnes Real Estate Services II, LLC (Alpha Barnes). Alpha Barnes currently manages over 24,000 units in Texas Oklahoma, and Arkansas.

The Applicant proposes to develop 248 units distributed between three contiguous, 4-story buildings on the 7.2-acre site. The 248 units will be comprised of fifty-nine (59) 1-bedroom, one-hundred thirty-nine (139) 2-bedroom, and fifty (50) 3-bedrooms units. The site itself is .2 miles to the Westmoreland DART station thus characterizing this project as a transit-oriented development (TOD). As a TOD, the Westmoreland Station site provides future residents with ready access to amenities and employment opportunities in the Dallas metro area. The development of Westmoreland Station is congruent with the

DATE February 17, 2021

SUBJECT **Westmoreland Station 4% HTC Application Briefing**

*forward*Dallas! Initiative and provides high-end features and amenities consistent with high-quality housing options located throughout the City.

Total development costs are anticipated to be approximately \$52,564,106.00 which includes the \$3,000,000.00 acquisition price for the land. The anticipated sources and uses are as follows:

Financing Sources	Amount
Conventional Loan/USDA	\$ 28,000,000.00
City of Dallas CDBG	\$ 3,000,000.00
City of Dallas HOME	\$ 5,000,000.00
LIHTC Equity	\$ 14,961,446.00
Deferred Developer Fee	\$ 1,602,660.00
	\$ 52,564,106.00
Proposed Uses	Costs
Acquisition	\$ 3,000,000.00
Construction Costs	\$ 33,466,398.00
Soft Costs & Financing Fees	\$ 8,789,987.00
Developer Fees	\$ 5,921,000.00
Reserves	\$ 1,386,721.00
	\$ 52,564,106.00

After the development is complete, 63 of the 248 units will be made available to households at 50% of Area Median Income (AMI), 160 of the 248 units will be made available to households at 60% of AMI, and the remaining 25 of the 248 units will be made available at market rates.

50% AMI: 63 Units (25%)
60% AMI: 160 Units (65%)
Non-Income Restricted: 25 Units (10%)

The property will provide onsite resident services including:

- After-school K12 programming
- Career & job placement services
- Computer literacy classes
- Health and wellness classes
- Financial literacy classes
- Community events
- Exercise classes
- Nutrition and diet seminars
- ADA-compliant units for special-needs residents
- Transportation coordination

DATE
SUBJECT

February 17, 2021
Westmoreland Station 4% HTC Application Briefing

The 7.2-acre site is located at 2700 S. Westmoreland Road. The development has excellent access to services and amenities including a DART rail station and a full-scale grocery store easily walkable within .2 miles from the site. Although Downtown Dallas is 8.5 miles away, it is easily accessible by transit. The property will also include 3,000 to 4,000 square feet of co-working space for residents and the community to foster economic development and provide start-ups/entrepreneurs access to offices/conference space. The co-working space will also include space for conferences and seminars to provide additional training and education opportunities to future residents and community. The site requires a zoning change and an application has been submitted to the City.


The Westmoreland Station project receives a staff recommendation for a Resolution of Support as it is a CHP priority housing needs development in addition to meeting all the applicable requirements in the CHP's LIHTC policy. Westmoreland Station qualifies as a priority housing needs development because it is in a census tract with a poverty rate below 20% (17.9% per the 2019 American Community Survey).

Additionally, as substantiated by the 3rd party underwriting report, the Westmoreland Station project has a funding gap of at least \$7,050,000.00. Total recommended development subsidy of \$8,000,000.00 represents increases in construction costs related to community feedback and recommended changes to the development's design. The City's CDBG investment in the development is vital to meeting CDBG timeliness test deadline in the summer of 2021. The third-party underwriting report is attached for review.

Timeline:

The item will be briefed to the Housing and Homelessness Solutions Committee on February 22, 2021.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@DallasCityHall.com or 214-670-3619.



Dr. Eric Anthony Johnson
Chief of Economic Development & Neighborhood Services

- c: Honorable Mayor and City Council
- T.C. Broadnax, City Council
- Chris Caso, City Attorney
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- Directors and Assistant Directors



Date: January 29, 2021

To: David Noguera, City of Dallas

Cc: T. Daniel Kalubi, City of Dallas

Re: Art House Lofts Preliminary Underwriting

From: NDC Underwriter: David Nahas

EXECUTIVE SUMMARY

In its review of the application materials, NDC has summarized the salient issues below:

1. NDC recommends the City of Dallas provide a second lien position residual receipts loan per CHP of \$7,050,000 to TX Westmoreland 2020, Ltd. (“Owner”), an affiliate of Generation Housing Development and Hill Tide Partners (“Sponsor”). The proposed project is Art House Lofts (“Project”), a new construction affordable family rental community at the Westmoreland DART transit stop.
2. The Project will create 248 units ranging in size from 1BR to 3BR and will include 223 affordable units targeting household incomes at 50% and 60% AMI, and 25 non-restricted market rate units. The development is envisioned to provide affordable transit oriented rental housing to serve working families, some of whom may be engaged in entrepreneurial “arts focused” careers. A portion of the site will include working studio and art gallery space suitable for residents to complete and market their works of art.
3. Units will be income restricted for a minimum of 15-years.
4. The Project site was previously used for industrial purposes and is located in the Westmoreland Concept Plan area, a targeted redevelopment focus area for the City. The site is vacant land and is under contract for a purchase price of \$3,000,000.
5. The average cost per unit is \$220,746. This appears reasonable and is comparable to the typical cost of new construction in the Dallas market area and other projects receiving City financial assistance. The loan per unit exceeds the CHP maximum however, due to time limitations restricting the Project’s ability to seek 9% Low-Income Housing Tax Credits, an exception is recommended.
6. The application does not contemplate the use of rental subsidies due to its focus on 50% - 60% AMI households.
7. The Applicant’s assumptions around construction and completion timelines are reasonable. The applicant projects a construction period of 18 months followed by a lease-up period of 12 months.
8. The Sponsor has previously developed projects of this type, size, and scope in the Dallas metro area and has demonstrated adequate management and financial capacity to complete the project.
9. There are several recommended additional due diligence steps to be monitored and completed by City staff prior to loan funding (see detailed Recommendations below.)

PURPOSE: The City of Dallas has retained NDC to underwrite applications made for public assistance. This report is delivered as a check on underwriting and assumptions for projects that have been designated as potential awardees of assistance. The project under review has been assessed for the following: viability and readiness; the developer's capacity to start and complete the project; and the developer's experience, and financial capacity. Additionally, a project financial analysis has been conducted to assess the feasibility of the developer's assumptions, the project financing structure, and confirm whether the size of the requested City financial assistance is reasonable.

PROJECT REVIEW: The Applicant applied for funding under the City of Dallas Notice of Funding Available published in August 2020. In addition to the application itself, the package contained copies of a market study, civil engineering feasibility assessment, Phase I ESA, information on the Art House Lofts facility/programming/population, executed Purchase Agreement, Site Plan/Building Plans/Renderings, budget, Term Sheets for construction, permanent, and tax credit financing, a description of the zoning status, Developer information (financials, resumes, etc.) and extensive information regarding the planned operations and property management (policy manuals and staffing position descriptions).

The Project qualifies for funding under the CHP based on the fact that it is 1) with the City of Dallas, 2) going to be multi-family property of 5 or more units, and 3) is new construction.

The CHP limits the amount of loan per unit to 9% of the HUD 234 limit. This would limit the loan to \$14,488 for the studios and \$16,609 for the one-bedroom units. On average, based on the \$7M of assistance, the amount would be \$28,378 per unit. As a 4% LIHTC/bond deal, the lower amount of equity (compared to the 9% LIHTC) requires more City assistance and an exception is recommended.

PROJECT SUMMARY: Art House Lofts is the proposed new construction of a 248-unit affordable multifamily rental development located on a 7.2 acre site at 2700 S. Westmoreland Road, Dallas, TX 75233. This is a transit-oriented development adjacent to the Westmoreland DART station, which is the terminus of the West Oak Cliff DART light rail line. This location will provide its residents with ready access to amenities and employment opportunities throughout the Dallas metro area. The site is located within the Westmoreland Concept Plan area and is reasonably proximate to a variety of community services and amenities. This area is the target of focused redevelopment effort by the City including the anticipated adoption of a Planned Development District as part of the *forwardDallas!* initiative. The developer is presently working with Heritage Oak Cliff, a local community organization, to obtain community design and programming feedback and build community support for the project.

Upon completion, the development will include three contiguous 4-story buildings with adjacent surface parking for 392 vehicles and outdoor common areas. The community will contain 59-1BR units of approximately 729 Sq. Ft., 139-2BR units of 1,021 Sq. Ft., and 50-3BR units of 1,326 Sq. Ft. The design also includes 2,000 sq. ft. of ground floor commercial space that will serve as an art studio and gallery for residents of the property. No revenue from the operation of the art studio space is included in the financing plan.

Units target a range of very-low and low-income households including 63 units at 50% AMI, 150 units at 60% AMI, and 25 market rate units. The target population is general low-income households. Thirteen units will be fully ADA accessible, with four units reserved for persons with disabilities. While a variety of resident services (art and exercise classes, literacy and wellness classes, etc.) are anticipated, the property is not designed with a particular focus on special needs or permanent supportive housing.

The project financing plan assumes construction and permanent financing using tax-exempt bonds accompanied by 4% low-income housing tax credits. The current timeline assumes site acquisition and financing closing in June 2021, construction start in July 2021, completion of construction by end of 2022, and full-lease up to stabilized occupancy by end of 2023 with permanent loan funding in May 2024.

The proposed owner entity is TX Westmoreland 2020, Ltd., a limited partnership. This entity will be comprised of 3 partners: an LLC controlled by Dallas Housing Finance Corporation will serve as the managing general partner, an LLC owned by Generation Housing Partners, LLC and Hill Tide Partners, LLC will serve as special limited partner, and a tax credit investor will serve as the investor limited partner. Generation Housing and Hill Tide will serve as co-developers and asset manager, with continuing operational responsibility for the completed development. DHFC will serve as the general contractor and tax-exempt bond issuer. DHFC will also maintain long-term control of the property and is expected to acquire the site and lease it to the owner partnership for a 99-year term.

I. GENERAL CONSIDERATIONS

City funds are requested to complete the financing source requirement for this new construction project. The City may choose to utilize CDBG or HOME funds for this purpose. The required City gap funding is reasonable on a per unit basis and other funding source provide good leverage. Upon the award of City funds the project should be able to proceed promptly to start construction after the state approves an allocation of tax-exempt bond volume cap and 4% LIHTC.

II. PROJECT FEASIBILITY AND READINESS

- a. **Market Demand:** The application includes excerpts from a recently completed market study prepared by Apartment Market Data, a Texas-based market analytics firm. The study found strong demand in the sub-market area for affordable housing at a wide band of AMI levels ranging from 20% to 70%, and a project capture rate of approximately 2.9%. Further, it notes that due to the anticipated redevelopment of the market area, rapid gentrification could reduce access to affordable housing opportunities in this community in the near future. *It should be noted that the portions of the study provided do not include an overall recommendation for project lease-up to stabilization. Also, the unit mix analyzed does not match the current development program so the market study should be updated to confirm that the development's 12-month lease-up timeline remains reasonable.*
- b. **Environmental Assessment:** A Phase 1 Environmental Assessment has been completed and recommends no further investigation. However, underground storage tanks for diesel fuel previously existing on the property, which was used as a plastic and resin manufacturing plant. When these tanks were removed in 1991 there was evidence of soil contamination. However, the extent of contamination could not be verified due to the existing buildings. The Texas Commission on Environmental Quality issued a No Further Action letter in 1993 with the proviso that TCEQ must be consulted if the existing building was even demolished so that further verification of site conditions for redevelopment could be verified. The existing buildings were demolished in 2019 and the developer's environmental consultant is handling the notification to TCEQ. *Confirmation of suitability for residential development or any further remediation requirements must be obtained prior to proceeding with the proposed new construction.*

- c. Architectural Design: HEDK Architects has completed initial site development feasibility analysis and will serve as project architect. The proposed design has been reviewed for consistency with City of Dallas design criteria.
- d. Entitlements and permits: The site's existing zoning is IM (Industrial Manufacturing). The developer has retained an entitlement consultant who is working with City staff responsible for adoption of the Planned Development District NO. 595, South Dallas/Fair Park. *Adoption of this new plan will be a required prerequisite to allow development of the site for the proposed residential use.*
- e. Site Control: A copy of the contract to purchase and evidence of earnest money deposit was provided.
- f. Dallas Policy Compliance: Increasing the supply of quality affordable housing and housing with access to public transportation are goals of the City's housing policy. This project will provide 248 new affordable TOD housing units.

III. DEVELOPMENT TEAM

- a. Developer Experience and Management Capacity – The development team includes Generation Housing Development as the lead developer and Hill Tide Development as co-developer. Alpha Barnes Real Estate Services, an experienced affordable housing management firm unrelated to the developers, will be retained as the property management agent.
- b. Generation Housing Development was founded in 2002 and is a Dallas-based developer, owner, and asset manager of Class A multifamily properties located throughout the southwest. The firm’s partners have been involved in development, construction, and management of over 4,000 units serving families and seniors, including new construction, rehabilitation, and adaptive reuse. The firm has previously developed new construction LIHTC properties of this size, including the 264 unit Estates at Shiloh, Dallas, 172 unit Heritage Heights, Austin, and 296 unit Reserve at Quebec, Fort Worth. The company’s principals are Chris Applequist and Adrian Iglesias.
- c. Hill Tide Partners is a real estate investment company whose principals have lengthy careers in the low-income housing tax credit industry. Hill Tide’s role in the proposed project relates primarily to financial planning, debt and equity placement, and to serve as a financial guarantor for the developer’s obligations. The company’s principals are Dan Winters and Bob Long.
- d. Monarch Private Investments, LLC is the proposed tax credit equity investor. Monarch is a regional investment firm based in Atlanta, GA with prior experience in the syndication of renewable energy and low-income housing tax credits. The market for LIHTC investment is liquid and it should not be difficult to find an alternative investor if Monarch should, for some reason, not proceed with the proposed investment.
- e. The development team is proposing to partner with the Dallas Housing Finance Corporation to achieve several financing benefits for the project:
 - i. DHFC’s role as nonprofit general partner will enable the completed project to be exempt from payment of real property taxes. This reduction in property operating expenses helps to maximize the permanent loan size and reduce the amount of required direct gap funding investment by the City.
 - ii. To assure long term affordability, DHFC will acquire the site and enter into a 99-year ground lease with the partnership. This arrangement will not entail a cost to DHFC, as DHFC will be paid at lease inception for the full site acquisition cost. Thereafter, a nominal annual lease payment of \$1 will be paid annually. DHFC will obtain sole ownership of the improvements when the lease expires in 99 years, thus ensuring the property remains an affordable housing asset in perpetuity.
 - iii. DHFC will serve as the tax-exempt bond issuer and will earn a bond issuer fee for this role.
 - iv. DHFC will serve as the general contractor of record for the project in order to obtain exemption from payment of sales tax on the construction materials. DHFC will retain Maker Bros, an experienced general contractor, as its sole sub-contractor for the project, and Maker Bros will perform the full range of typical general contractor responsibilities in this delegated relationship.
 - v. As compensation for its general partner role, DHFC will be paid 25% of the developer fee and 25% of the annual surplus cashflow during the first 15 years of operation.

f. Borrower Financial Capacity

Generation Housing Partners, LLC provided internally prepared financial statements including a balance sheet at March 31, 2020 and a profit and loss statement for the period January 1, 2020 through September 17, 2020. The balance sheet indicates assets of \$3,386,303, liabilities of \$3,126,3367, and net worth of \$259,936. During the 9-month reporting period in 2020, the firm generated net income of \$344,596.

Hill Tide Development, LLC provided a CPA-prepared compilation report for 2018 and 2019. As of 12/31/19, the statements show assets of \$6,382,984, liabilities of \$5,014,333, and positive net worth of \$1,368,651. 2019 total revenue was \$7,757,493 with expenses of \$2,347,225 and net income of 5,016,308.

While there is nothing unfavorable evident in the development team financials, their combined liquidity and net worth is low for a project of this size and scope. Confirmation from the project lenders and equity investor that they have reviewed the developer and guarantor financial capacity and found it acceptable should be obtained at an early stage of the loan closing process.

IV. PROJECT FINANCIAL ANALYSIS

- a. Financial resources committed: The applicant has submitted term sheets from OZK Bank for the required construction loan, from Bellwether Enterprise for a proposed Freddie Mac permanent loan, and from Monarch Private Investments for the proposed tax credit syndication. These three sources complete the required project financing, with exception of the City loan and award of bonds and tax credits. The application assumptions are reasonable and in accordance with current market conditions. *However, due to the post-application increase in proposed unit AMI targets this underwriting review assumes materially larger construction and permanent loans than those described in the application supporting documents. The underwriter's assumptions must be confirmed with the lender and investor.*
- b. Development Budget: Total development costs are estimated at \$54,745,001 including a developer fee of \$5,921,000 (\$23,875/unit, 11.5% of total development cost). As a percentage of total development costs, the fee is below the 15% maximum established by City policy. Hard construction costs for building and site work are estimated at \$36,915,000 including a typical 5% cost contingency. The budget appears reasonable and includes the line items typically expected for a project of this size and scope.
- c. Property rents appear within market parameters based on the market study, demand for units appears strong, and operating expense assumptions appear reasonable.

d. Sources and Uses (Construction Phase):

SOURCES OF FUNDS	AMOUNT		PER UNIT
CONSTRUCTION LOAN – OZK BANK	\$38,594,806	70%	\$ 155,624
CITY OF DALLAS	7,037,675	13%	28,378
LIHTC EQUITY INVESTOR	2,881,099	5%	11,617
DEVELOPER FEE DEFERRAL	4,819,700	9%	19,434
DEFERRED COSTS / RESERVES	1,301,181	3%	5,692
TOTAL	54,745,001	100%	220,746
USES OF FUNDS	AMOUNT		PER UNIT
LAND ACQUISITION	3,000,000	6%	12,097
ON SITE WORK	3,720,000	7%	15,000
CONSTRUCTION & CONTINGENCY	33,595,398	61%	135,465
PERMITS & FEES / FF&E	575,000	1%	2,319
FINANCING & BOND ISSUE COSTS	5,005,944	9%	20,185
OTHER SOFT COSTS	1,590,938	3%	6,415
DEVELOPER FEE	5,921,000	11%	23,875
RENTUP & OPERATING RESERVES	1,336,721	2%	5,390
TOTAL	54,745,001	100%	220,746

e. Sources and Uses (Permanent Phase):

SOURCES OF FUNDS	AMOUNT		PER UNIT
FREDDIE MAC 1 ST MORTGAGE	\$26,250,000	48%	\$105,847
CITY OF DALLAS	7,037,675	13%	28,378
LIHTC EQUITY INVESTOR	19,207,326	35%	77,449
DEVELOPER FEE DEFERRAL	2,250,000	4%	9,073
USES OF FUNDS	AMOUNT		PER UNIT
TOTAL	54,745,001	100%	220,746

V. RECOMMENDATION AND LIMITING CONDITIONS:

During application review, underwriting adjustments were made to the estimated amount of tax credit equity investment that the project will generate, requiring a nominal increase in the proposed construction loan amount. The original funding application indicated that approximately \$2,250,000 of the developer fee would be deferred. This assumption has been retained in the analysis although the developer subsequently requested a larger city loan that would enable no fee deferral. A December 2020 change in federal law enables the project to receive more tax credits than originally anticipated and resulting underwriting adjustments reduced the necessary City gap funding from the original \$9.8MM application amount to the current \$7,050,000 recommended amount.

Recommendation: That the City of Dallas provide a loan commitment for \$7,050,000 to the project. These funds shall be secured by a second priority lien, bear interest at 3% simple per annum, have a 40-year term, and be repayable from 50% of project surplus cash in accordance with the CHP standards for annual cash distribution. In accordance with the CHP, the deferred developer fee will be repayable from 100% of surplus cashflow prior to the commencement of payments to the City loan.

Funding Conditions: The City loan shall be funded in accordance with standard CHP administrative practices. *Prior to funding, City staff shall complete the following due diligence:*

1. *Obtain complete construction drawings and specifications and review them for compliance with City regulations. These documents shall be incorporated by reference as contract exhibits to the City loan agreement.*
2. *Confirm that a fixed price construction contract will be executed by a reputable contractor, in accordance with the approved budget, that has been competitively bid to multiple sub-contractors.*
3. *Confirm that the final commitments from the construction and permanent lender and tax credit equity investor conform to the final project budget.*

Project risks include the following considerations and mitigation recommendations:

- Final development entitlements have not yet been approved. Zoning approval must be completed prior to commencement of construction and could impact the anticipated closing date.
- Final plans are not yet complete. Competitive contractor bidding could result in a higher total construction cost and create a budget gap. Should that occur, the City will need to consider whether an adjustment in its approved loan size is appropriate or whether any cost increase should be funded through an increase in the developer's deferred developer fee (to the extent feasible.)
- The construction budget includes sufficient interest reserve to support the construction loan through an approximate 20-month lease-up period post-completion. The anticipated lease-up period to full occupancy is scheduled for 12 months, with permanent loan conversion scheduled 5 months thereafter so the budget allowance appears sufficient. However, should unit lease-up be delayed, or should monthly project cashflow upon full occupancy be insufficient to pay the construction loan carry cost until permanent loan conversion occurs, an unanticipated project cost could result. Such an increase would likely be absorbed through an increase in deferred developer fee.
- The developer is proposing that permanent financing be obtained through a Freddie Mac loan. This is a reputable loan program and appropriate for the project. However, it should be noted that the proposed loan terms include an amortization period of 35 years with a 15-year term and a balloon payment obligation. This is a typical structure in tax credit transactions that provides the property owner with flexibility to refinance the property at the end of its 15-year tax credit partnership with the initial investor. A refinancing could achieve a variety of goals including access to capital for investor tax obligations, a potential to extract project equity to accelerate prepayment to the City loan, fund owner distributions or necessary capital repairs, or an ability to extend the loan term to reduce debt service payments should this be necessary for the project's operating budget. However, the use of a balloon payment presents risk to the City as a subordinate lienholder should refinancing not be possible. Interest rates are presently at historic lows and there is no assurance that rates will be at this level in the future. It may benefit the City to require that the initial mortgage be obtained with an optional, rather than mandatory, balloon prepayment provision. This structure will increase the permanent loan interest rate, but the increase should be relatively nominal and would eliminate the risk of a forced refinancing during an undesirable interest rate climate that would pose risk to the City's investment.

- The Phase I ESA indicates that TCEQ must be consulted to obtain clearance regarding prior LUST site contamination. If further remediation is required as a condition of allowing residential redevelopment to occur, this could add unanticipated project costs. NDC is not the City's environmental consultant and is not providing an opinion regarding this item.
- The civil engineering assessment indicates that the public infrastructure surrounding the site (water, sanitary sewer, and storm sewer) systems are old and may be deteriorated and/or under-capacity. Additional evaluation of these systems will be required, and it will be important to verify that an appropriate cost allowance is included in the final project budget for any required upgrades.

EXHIBITS:

- a. Development Budget
- b. Pro Forma
- c. Source of Funds analysis

Development Budget

INCOME PROPERTY DEVELOPMENT BUDGET

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PROJECT:	Art House Lofts	Surface Parking:	392
NUMBER OF UNITS:	248	TOTAL COST PER UNIT:	220,746
		Gross SF:	256,328

ITEM	COST	% TOTAL	Depreciable	Amortize	Non-Depr.	Historic RTC	LIHTC 4%	LIHTC 9%
ACQUISITION								
Build Acquisition	0	0.00%	0				0	
Land Acquisition	3,000,000	5.48%			3,000,000			
SITE IMPROVEMENTS								
Demolition	0	0.00%	0			0	0	0
On-Site Imp.	3,720,000	6.80%	3,720,000				3,720,000	3,720,000
Off-Site Imp.	0	0.00%			0			
CONSTRUCTION								
Rehabilitation	0	0.00%	0			0	0	0
New Construction	26,875,153	49.09%	26,875,153				26,875,153	26,875,153
General Requirements	1,835,709	3.35%	1,835,709			0	1,835,709	1,835,709
Contractor Overhead	611,903	1.12%	611,903			0	611,903	611,903
Contractor Profit	1,835,709	3.35%	1,835,709			0	1,835,709	1,835,709
P & P Bond or LOC	350,000	0.64%	350,000			0	350,000	350,000
Contingency	1,686,924	3.08%	1,686,924			0	1,686,924	1,686,924
Permits & Impact Fees	575,000	1.05%	575,000			0	575,000	575,000
Furnishings	300,000	0.55%	300,000				300,000	300,000
Relocation	0	0.00%	0				0	0
GC insurance	100,000	0.18%	100,000			0	100,000	100,000
PROFESSIONAL FEES								
Architect & Engineer	660,000	1.21%	660,000			0	660,000	660,000
Real Estate Legal	250,000	0.46%	250,000			0	250,000	250,000
Consultants / Reports	42,000	0.08%	42,000			0	42,000	42,000
Developer Fee	5,921,000	10.82%	5,921,000			0	5,921,000	5,921,000
Environmental	15,000	0.03%	15,000			0	15,000	15,000
Cost Certification	30,000	0.05%	30,000			0	30,000	30,000
Accounting	0	0.00%	0			0	0	0
Survey	18,000	0.03%	18,000			0	18,000	18,000
Lender Inspections	30,000	0.05%	30,000			0	30,000	30,000
CONSTRUCTION FINANCE								
Title and Recording	225,000	0.41%	225,000			0	225,000	225,000
Constr. Interest	3,200,000	5.85%	3,200,000			0	1,357,000	1,357,000
Constr. Loan Fees	342,194	0.63%	342,194			0	342,194	342,194
Appraisal	7,500	0.01%	7,500			0	7,500	7,500
Market Study	15,000	0.03%	15,000			0	15,000	15,000
Lender Legal	100,000	0.18%	100,000			0	100,000	100,000
Other	0	0.00%	0			0	0	0
PERMANENT FINANCE								
Perm. Loan Fees	336,250	0.61%		336,250				
Bond Issuance Cost	525,000	0.96%		525,000				
Title and Recording	75,000	0.14%		75,000				
Lender Legal	55,000	0.10%		55,000				
HFC App & Costs	200,000	0.37%		200,000				
SOFT COSTS								
Property Taxes	15,000	0.03%	15,000			0	15,000	15,000
Constr. Insurance	170,000	0.31%	170,000			0	170,000	170,000
Soft Cost Contingency	50,000	0.09%	50,000			0	50,000	50,000
Tax Credit Appl. Fee	75,938	0.14%		75,938				
Tax Credit Mon. Fee		0.00%		0				
Marketing Expense	60,000	0.11%		60,000				
Organizational Exp.	0	0.00%		0				
Other Amort. Soft	0	0.00%		0				
Syndication Expense	50,000	0.09%			50,000			
Tax Opinion	0	0.00%			0			
Leaseup Expense	50,000	0.09%			50,000			
RESERVES								
Rentup Reserve	0	0.00%			0			
Operating Reserve	1,336,721	2.44%			1,336,721			
Bond D/S Reserve	0	0.00%			0			
Working Capital	0	0.00%			0			
Other	0	0.00%			0			
DEVELOPMENT COST	54,745,001	100.00%	48,981,092	1,327,188	4,436,721	0	47,138,092	47,138,092

Total Hard Costs: 36,915,398 % Soft/Hard: 40.17% Range: 15-35%
 Total Soft Costs (exc Ac 14,829,603 % Soft/TPC: 27.09% Range: 5-25%
 % Soft/TPC (exc Acq): 28.66% Range: 10-30%

Pro Forma

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RENT AND EXPENSE ASSUMPTIONS

RESIDENTIAL RENTS

Unit Type	# Units	Max Rent		Mo. Rent	Ann. Rent	SF
1 BR 50% AMI	15	808	51	757	136,260	729
1 BR 60% AMI	39	970	51	900	421,200	729
1 BR - MARKET RATE	5	1004	0	1,004	60,240	729
2 BR 50% AMI	33	970	65	905	358,380	1021
2 BR 60% AMI	81	1164	65	1,099	1,068,228	1021
2 BR 60% AMI	10	1164	65	1,099	131,880	1021
2 BR - MARKET RATE	15	1244	0	1,244	223,920	1164
3 BR 50% AMI	15	1120	79	1,041	187,380	1326
3 BR 60% AMI	30	1344	79	1,225	441,000	1326
3 BR - MARKET RATE	5	1367	0	1,367	82,020	1326
TOTAL	248			259,209	3,110,508	

RESIDENTIAL ASSUMPTIONS		Percent
Rent Inc./Year		2.00%
Op Cost Inc./Year		3.00%
Reserves Inc./Year		3.00%
Vac. Year 1		7.0%
Vac. Year 2		7.0%
Vac. Year 3 & Future		7.0%

TOTAL INCOME	
Residential Income	3,110,508
Other Income	29,760
TOTAL INCOME	3,140,268

OPERATING EXPENSES	TOTAL	Per Unit	
Management Fee	131,350	530	4.5% Percent of EGI
Advertise/Market	15,000	60	
Payroll	301,500	1,216	
Administrative	91,670	370	
Utilities	193,000	778	
Trash	45,000	181	
Maintenance/Repairs	138,500	558	
Grounds	25,000	101	
Real Estate Property Tax	0	0	
Insurance	74,400	300	
Other	44,640	180	
Total Operating Expenses	1,060,060	4,274	33.76% Percent of Revenue
Replacement Reserves	62,000	250	
City allowed priority GP Fee	50,000	202	
Total Operating Exp. and Reserves	1,172,060	4,726	37.32% Percent of Revenue

PRO FORMA (Page 3 of 5)
AFTER-TAX CASH FLOW ANALYSIS

DETERMINING TAXES	1	2	3	4	5	6	7	8	9	10
Cash Flow	0	0	0	0	0	0	21,420	24,196	25,481	26,771
- Depreciation Expense	1,682,703	1,682,703	1,682,703	1,682,703	1,682,703	1,682,703	1,682,703	1,682,703	1,682,703	1,682,703
- Amortization of Fees	88,479	88,479	88,479	88,479	88,479	88,479	88,479	88,479	88,479	88,479
- Accrued Interest	0	0	0	0	0	0	0	0	0	0
+ Amortization of Principal	623,603	662,866	702,954	743,891	785,702	828,412	443,653	432,710	453,823	487,549
<u>+ Funded Reserves</u>	<u>62,000</u>	<u>63,860</u>	<u>65,776</u>	<u>67,749</u>	<u>69,782</u>	<u>71,875</u>	<u>74,031</u>	<u>76,252</u>	<u>78,540</u>	<u>80,896</u>
= Earnings (Loss) Before Tax	(1,085,579)	(1,044,456)	(1,002,452)	(959,542)	(915,699)	(870,896)	(1,232,078)	(1,238,024)	(1,213,339)	(1,175,967)
x Tax Rate	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
= Tax Incurred (Saved)	(227,972)	(219,336)	(210,515)	(201,504)	(192,297)	(182,888)	(258,736)	(259,985)	(254,801)	(246,953)
Cash Flow	0	0	0	0	0	0	21,420	24,196	25,481	26,771
- Tax Incurred (+ Saved)	(227,972)	(219,336)	(210,515)	(201,504)	(192,297)	(182,888)	(258,736)	(259,985)	(254,801)	(246,953)
Cash Flow After-tax	227,972	219,336	210,515	201,504	192,297	182,888	280,156	284,181	280,282	273,724

After-tax Benefits Analysis

Cash Flow	0	0	0	0	0	0	21,420	24,196	25,481	26,771
- Taxes	(227,972)	(219,336)	(210,515)	(201,504)	(192,297)	(182,888)	(258,736)	(259,985)	(254,801)	(246,953)
+ RTC	0	0	0	0	0	0	0	0	0	0
+ LIHTC	2,182,869	2,182,869	2,182,869	2,182,869	2,182,869	2,182,869	2,182,869	2,182,869	2,182,869	2,182,869
+ Net Sales Proceeds	0	0	0	0	0	0	0	0	0	0
Net Cash Flow After-tax	2,410,841	2,402,205	2,393,384	2,384,373	2,375,166	2,365,757	2,463,025	2,467,050	2,463,151	2,456,593
Ltd. Partners	19,207,326	2,410,599	2,401,965	2,393,145	2,384,134	2,374,928	2,365,521	2,462,779	2,466,804	2,462,905
IRR Equity	18,446,328									
Desired IRR	6.00%									
Actual IRR	5.21%									
LP Capital account	19,207,326	18,121,747	17,077,291	16,074,839	15,115,297	14,199,598	13,328,703	12,075,205	10,812,985	9,574,165
Cash Needed for Exit Taxes	0	0	0	0	0	0	0	0	0	0

Loan Amortization

BANK 1ST MORTGAGE	1	2	3	4	5	6	7	8	9	10
INTEREST APR	4.50%									
AMORTIZATION IN YEARS	35 YRS OF PMT	35								
LOAN AMOUNT	26,250,000									
P&I - ANNUAL	1,490,759	1,490,759	1,490,759	1,490,759	1,490,759	1,490,759	1,490,759	1,490,759	1,490,759	1,490,759
INTEREST	1,174,786	1,160,270	1,145,088	1,129,208	1,112,598	1,095,225	1,077,055	1,058,049	1,038,170	1,017,379
PRINCIPAL	315,973	330,489	345,671	361,551	378,161	395,533	413,704	432,710	452,588	473,380
REMAINING PRINCIPAL	25,934,027	25,603,539	25,257,868	24,896,316	24,518,156	24,122,622	23,708,918	23,276,208	22,823,620	22,350,240

Sources of Funds

SOURCES OF FUNDS

Art House Lofts

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PROJECT ASSUMPTIONS

% Commercial	0.00%
Anticipated Year of Sale	16
Cap Rate at Sale	5.50%
Cost of Sale	2%
Tax Rate at Sale	21%

HISTORIC REHAB. ASSUMPTIONS

Historic Rehabilitation 1=yes, 0=no	0
Historic RTC Equity Rate	\$0.00

LIHTC ASSUMPTIONS

Project Type (1=acq/rehab, 2=bond, 3=new constr.)	2
LIHTC Occupancy Percentage	89.05%
Bldg. Acquisition Eligible 1=yes, 0=no	0

LIHTC 4% Rate	4.00%
LIHTC 9% Rate	9%
LIHTC Bonus Area 1=yes, 0=no	1

INVESTMENT ASSUMPTIONS

Investor Tax Rate	21%
Investor Ownership	99.99%
Basis for Equity (1=Sale Rate, 2=IRR, 3=\$Amt.)	1
1. LIHTC Sale Rate	\$0.88
2. Expected Internal Rate of Return (IRR)	6.00%
3. Equity Investment Committed	\$0

EQUITY ATTRACTED

Equity Attracted Based on Sale Rate	\$19,207,326
Equity Attracted Based on IRR	\$18,446,328
Equity Attracted Based on Dollar Amount	\$0

DEBT ATTRACTION CALCULATION

	Requirements	Loan Amt.
Debt Coverage Ratio	1.20	\$26,389,089
Loan to Value Ratio	80%	\$26,158,389
Capitalization Rate	5.50%	
Stabilized NOI	\$1,798,389	
Fair Market Value	\$32,697,986	
Loan Amount, 1=\$Amt., 2=DCR, 3=DCR and LVR	1	
Bank Loan Committed	\$26,250,000	
Loan Amount Based on DCR	\$26,389,089	
Loan Amount Based on DCR and LVR	\$26,158,389	

PROPOSED PERMANENT FINANCING

	Amount	Rate	Amortization	Maturity	Pymts. Begin	Refi Balloon?	Source
BANK	26,250,000	4.50%	35	35		Y	FHLMC
Amortizing Loan							
Amortizing Loan							
Interest Only Loan							
Interest Only Loan							
Deferred Loan							
Deferred Loan							
Developer Loan	2,250,000			15	100.00%	% of CF	Deferred Dev Fee
Cash Flow Loan	7,037,675	3.00%			50.00%	% of CF	City of Dallas
TOTAL LOANS	35,537,675						
Grant - Non Basis	0						
Grant - Other	0						
TOTAL GRANTS	0						
EQUITY	19,207,326						
TOTAL SOURCES	54,745,001						

\$ 28,377.72 per unit

TOTAL DEV. COST	54,745,001
- TOTAL SOURCES	54,745,001
GAP	0

CASH FLOW	1	2	3	4	5
	0	0	0	0	0

ACTUAL IRR	5.21%
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TAX & APPRECIATION BENEFITS

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Art House Lofts

LIHTC	Acquisition and Rehab.	Tax Exempt Bond	Rehab./New No Acq.
Rehab./New Construction	47,138,092	47,138,092	47,138,092
- % Commercial	0	0	0
- RTC (Housing only)	0	0	0
- Grants	0	0	0
= Rehab/Const. Basis	47,138,092	47,138,092	47,138,092
x Credit Rate	9.00%	4.00%	9.00%
x Bonus Area	130%	130%	130%
= Annual Rehab/Const Credit	5,515,157	2,451,181	5,515,157
Acquisition	0	0	
x Credit Rate	4.00%	4.00%	
= Annual Acq. Credit	0	0	
Annual Credit	5,515,157	2,451,181	5,515,157
x % Low Income	89%	89%	89%
Amount of Credit/Year	4,911,455	2,182,869	4,911,455

Annual LIHTC	2,182,869
10 Year LIH Tax Credit	21,828,690
Equity	19,209,247
x % Ownership	99.99%
Partnership Equity	19,207,326
TOTAL EQUITY LIHTC	19,207,326

CALCULATION OF HISTORIC TAX CREDIT

Eligible Costs	0
- Non RTC Basis Items	
Historic Basis	0
Historic Rate	20%
Historic Tax Credit	0
x % Ownership	99.99%
Historic RTC Equity Rate	\$0.00
Equity Raised by RTC	0

DEPRECIABLE BASIS

Depreciable Expenses	48,681,092	
- Amount of Historic RTC	0	
Adjusted Depreciable Basis	48,681,092	
Years of Depreciation	30.0	Likely Residential property
Other Depreciable	300,000	
Depreciation Per Year	1,682,703	

NET SALE PROCEEDS

Sale Price	39,680,132
- Cost of Sale	793,603
- Existing Debt	27,072,405
- Tax Due	2,942,443
Net Sale Proceeds	0

Capital Gain

Sale Price	39,680,132
- Cost of Sale	793,603
- Adjusted Bas	-26,462,100
Capital Gain	14,011,635

Adjusted Basis

Original Project Cost	54,745,001
- Sum Depreciation	26,923,249
- Sum Amortization	1,359,652
- RTC	0
Adjusted Basis	26,462,100

Tax on Gain

Capital Gain	14,011,635
x Tax Rate	21%
Tax	2,942,443

Memorandum



CITY OF DALLAS

DATE February 19, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **2020 Census and 2021 Redistricting Update**

The U.S. Census Bureau officially announced last week that the 2020 Census data, used for redistricting, will be further delayed and is now expected to be delivered by Sept. 30, 2021. According to the Bureau, COVID-19-related delays and prioritizing the delivery of the apportionment results, used to reapportion seats in the US House of Representatives, delayed the Census Bureau's original plan to deliver the redistricting data to the states by March 31, 2021.

Moving forward, we will adjust, as necessary, the redistricting schedule presented to you during the January 6, 2021 City Council briefing to reflect final delivery of 2020 Census data. We may also need to make additional adjustments to the schedule, depending on when the Redistricting Commission is fully appointed by the City Council and ready to begin their work. We will provide an update to the City Council when more information becomes available.

In the meantime, we are continuing with the procurement process to hire a third-party redistricting consultant for consideration by the City Council in late March/early April. The consultant will bill the City for work performed, on an hourly rate, so our recommendation is to move forward with a contract now, in order to secure a qualified firm, even though any substantial work on the project might not begin until later this year.

We will continue to keep you updated on Census 2020 and Redistricting. If you have any questions or concerns please contact Brett Wilkinson, Director of the Office of Government Affairs, at (469) 271-0399 or brett.wilkinson@dallascityhall.com.

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

Kimberly Bizer Tolbert
Chief of Staff to the City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 19, 2021

TO Honorable Mayor and Members of City Council

SUBJECT **Budget Accountability Report—December 2020**

Please find attached the December Budget Accountability Report (BAR) based on information through December 31, 2020. As a reminder, this report combines the Financial Forecast Report (FFR), Dallas 365, and Budget Initiative Tracker into a single monthly report.

If you have any questions, please contact Jack Ireland, Director of Budget and Management Services.

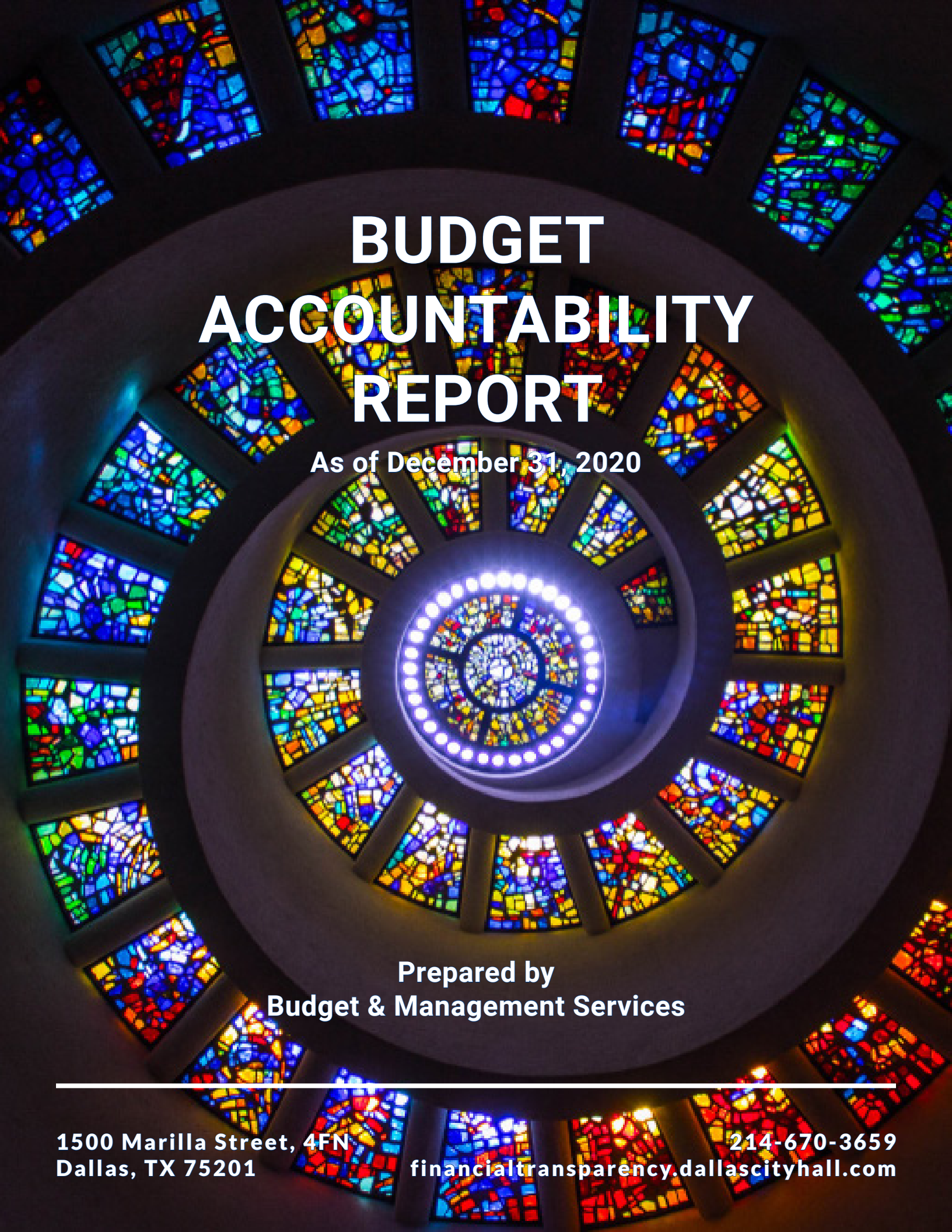
A handwritten signature in blue ink that reads "M. Elizabeth Reich".

M. Elizabeth Reich
Chief Financial Officer

[Attachment]

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizar Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors



BUDGET ACCOUNTABILITY REPORT

As of December 31, 2020

**Prepared by
Budget & Management Services**

**1500 Marilla Street, 4FN
Dallas, TX 75201**

**214-670-3659
financialtransparency.dallascityhall.com**

EXECUTIVE SUMMARY

Financial Forecast Report

Operating Fund	Year-End Forecast vs. Budget	
	Revenues	Expenses
General Fund	✓	✓
Aviation	✓	✓
Convention and Event Services	26.2% under budget	26.2% under budget
Municipal Radio	✓	✓
Sanitation Services	✓	✓
Storm Drainage Management	✓	✓
Sustainable Development and Construction	✓	✓
Dallas Water Utilities	✓	✓
Information Technology	✓	✓
Radio Services	✓	✓
Equipment and Fleet Management	✓	✓
Express Business Center	✓	✓
Office of the Bond Program	✓	✓
9-1-1 System Operations	✓	✓
Debt Service	✓	✓

✓ YE forecast within 5% of budget

Dallas 365

Year-to-Date

✓ 21
On Target

! 5
Near Target

✗ 9
Not on Target

Year-End Forecast

✓ 30
On Target

! 0
Near Target

✗ 5
Not on Target

Budget Initiative Tracker

● 2
Complete

! 1
At Risk

✓ 32
On Track

✗ 0
Canceled

FINANCIAL FORECAST REPORT

The Financial Forecast Report (FFR) provides a summary of financial activity through December 31, 2020, for the General Fund and other annual operating funds of the City. The Adopted Budget column reflects the budget adopted by City Council on September 23, 2020, effective October 1, 2020, through September 30, 2021. The Amended Budget column reflects City Council-approved transfers between funds and programs, department-initiated transfers between expense objects, approved use of contingency, and other amendments supported by revenue or fund balance.

Year-to-date (YTD) actual amounts represent revenue or expenses/encumbrances that have occurred through the end of the most recent accounting period. Departments provide the year-end (YE) forecast, which projects anticipated revenues and expenditures as of September 30, 2021. The variance is the difference between the FY 2020-21 amended budget and the YE forecast. Variance notes are provided when the YE forecast is +/- five percent of the amended budget and/or if YE expenditures are forecast to exceed the amended budget.

General Fund Overview

The General Fund overview provides a summary of financial activity through December 31, 2020.

	FY 2020-21 Adopted Budget	FY 2020-21 Amended Budget	YTD Actual	YE Forecast	Variance
Beginning Fund Balance	\$235,992,351	\$235,992,351		\$235,992,351	\$0
Revenues	1,437,039,483	1,437,039,483	425,816,029	1,449,602,523	12,563,040
Expenditures	1,437,039,483	1,437,039,483	306,658,310	1,440,573,854	3,534,371
Ending Fund Balance	\$235,992,351	\$235,992,351		\$245,021,021	\$9,028,669

Fund Balance. As of December 31, 2020, the beginning fund balance for the adopted and amended budget and YE forecast reflects the FY 2019-20 unaudited unassigned ending fund balance as projected during budget development (July 2020). The ending fund balance for the adopted and amended budget does not reflect changes in encumbrances or other balance sheet accounts. We anticipate updates to the beginning fund balance after the FY 2019-20 audited statements become available in April 2021.

Revenues. Through December 31, 2020, General Fund revenues are projected to be \$12,563,000 over budget primarily due to sales tax revenue, which is projected to be \$16,285,000 over budget based on actual collection trends. The City's collections for the first three months of FY 2020-21 are \$10,902,000 over budget. This is partially offset by interest earnings, which are projected to be \$3,279,000 under budget because of the Federal Reserve lowering interest rates.

Expenditures. Through December 31, 2020, General Fund expenditures are projected to be \$3,534,000 over budget primarily due to DPD and DFR uniform overtime, which is partially offset by salary savings from vacant civilian positions.

FY 2020-21 Financial Forecast Report

GENERAL FUND REVENUE

Revenue Category	FY 2020-21 Adopted Budget	FY 2020-21 Amended Budget	YTD Actual	YE Forecast	Variance
Property Tax	\$825,006,993	\$825,006,993	\$288,202,999	\$825,006,993	\$0
Sales Tax ¹	296,324,365	296,324,365	86,545,862	312,609,784	16,285,419
Franchise and Other	115,907,401	115,907,401	28,619,534	115,964,832	57,431
Charges for Services	105,618,133	105,618,133	8,873,581	104,562,347	(1,055,786)
Fines and Forfeitures	23,554,646	23,554,646	4,115,223	24,316,106	756,260
Operating Transfers In	42,410,021	42,410,021	4,145,862	42,410,021	0
Intergovernmental ²	12,111,533	12,111,533	654,854	11,472,429	(639,104)
Miscellaneous ³	6,716,212	6,716,212	3,219,358	7,147,425	431,213
Licenses and Permits	5,023,871	5,023,871	1,141,708	5,024,864	993
Interest ⁴	4,366,308	4,366,308	297,048	1,087,720	(3,278,588)
Total Revenue	\$1,437,039,483	\$1,437,039,483	\$425,816,029	\$1,449,602,523	\$12,563,040

VARIANCE NOTES

General Fund revenue variance notes are provided below for revenue categories with YE forecast variances of +/- five percent and revenue with an amended budget.

1 Sales Tax. Revenues are forecast to be \$16,285,000 over budget based on actual collection trends. The City's collections for the first three months of FY 2020-21 are \$10,902,000 over budget.

2 Intergovernmental. Revenues are forecast to be \$639,000 under budget primarily due to decreased vehicle registration revenue from an extended grace period that allows individuals to drive with expired registrations through March 2021.

3 Miscellaneous. Revenues are forecast to be \$431,000 over budget primarily due to an unbudgeted legal settlement with the AT&T Performing Arts Center for facility repair costs incurred by the City.

4 Interest. Revenues are forecast to be \$3,279,000 under budget primarily due to the Federal Reserve lowering interest rates.

FY 2020-21 Financial Forecast Report

GENERAL FUND EXPENDITURES

Expenditure Category	FY 2020-21 Adopted Budget	FY 2020-21 Amended Budget	YTD Actual	YE Forecast	Variance
Civilian Pay	\$241,523,414	\$241,542,350	\$47,144,326	\$233,083,382	(\$8,373,170)
Civilian Overtime	7,514,598	7,564,598	2,295,567	8,477,374	912,776
Civilian Pension	33,844,770	33,910,354	6,886,264	33,293,586	(694,354)
Uniform Pay	481,652,999	479,281,000	108,315,931	478,099,953	(1,181,047)
Uniform Overtime	30,835,323	33,207,322	14,234,894	42,400,682	9,193,360
Uniform Pension	167,665,603	167,665,603	37,367,870	167,844,198	178,595
Health Benefits	72,562,299	72,555,086	14,215,150	72,555,086	0
Workers Comp	16,977,554	16,977,554	0	16,977,554	0
Other Personnel Services	11,738,318	11,744,994	2,940,042	12,068,384	315,179
Total Personnel Services¹	1,064,314,878	1,064,448,861	233,400,044	1,064,800,199	351,338
Supplies	74,443,068	74,459,001	13,926,460	75,278,080	299,279
Contractual Services	405,650,955	402,751,405	86,124,129	403,919,365	1,487,760
Capital Outlay	11,244,563	13,873,563	1,395,434	14,035,306	361,743
Reimbursements	(118,613,981)	(118,493,346)	(28,187,757)	(117,459,096)	1,034,250
Total Expenditures	\$1,437,039,483	\$1,437,039,483	\$306,658,310	\$1,440,573,854	\$3,534,371

VARIANCE NOTES

General Fund expenditure variance notes are provided below for expenditure categories with YE forecast variances of +/- five percent. The Amended Budget column reflects department-initiated transfers between expense objects.

1 Personnel Services. Personnel services are forecast to be \$351,000 over budget primarily due to overtime for DPD (\$5,775,000) and DFR (\$3,418,000) uniform employees, which is partially offset by salary savings associated with vacant civilian positions.

FY 2020-21 Financial Forecast Report

GENERAL FUND EXPENDITURES

Expenditure by Department	FY 2020-21 Adopted Budget	FY 2020-21 Amended Budget	YTD Actual	YE Forecast	Variance
Budget and Management Services	\$4,172,709	\$4,172,709	\$782,169	\$4,172,710	\$0
Building Services	23,397,410	23,397,410	5,800,770	23,397,410	0
City Attorney's Office	16,978,300	16,978,300	3,678,936	16,939,123	(39,177)
City Auditor's Office	3,123,860	3,123,860	768,942	2,986,071	(137,789)
City Controller's Office	8,004,574	8,004,574	2,049,970	8,004,574	0
Independent Audit	945,429	945,429	0	945,429	0
City Manager's Office ¹	2,918,134	2,918,134	625,680	2,952,692	34,558
City Secretary's Office	2,886,027	2,886,027	719,533	2,885,132	(895)
Elections	1,106,896	1,106,896	27,020	1,106,896	0
Civil Service	2,946,744	2,946,744	656,218	2,946,744	0
Code Compliance ²	32,209,414	32,209,414	5,992,146	31,659,414	(550,000)
Court and Detention Services ³	23,811,595	23,811,595	4,675,026	22,684,464	(1,127,131)
Jail Contract	9,547,117	9,547,117	1,591,186	9,547,117	0
Dallas Animal Services	15,314,969	15,314,969	2,962,460	15,287,910	(27,059)
Dallas Fire-Rescue ⁴	315,544,933	315,544,933	65,550,125	318,121,632	2,576,699
Dallas Police Department ⁵	513,535,030	513,535,030	108,284,154	518,563,200	5,028,170
Housing and Neighborhood Revitalization	3,587,062	3,587,062	467,370	3,453,970	(133,092)
Human Resources	6,055,192	6,055,192	1,179,836	6,035,793	(19,399)
Judiciary	3,663,199	3,663,199	397,139	3,662,526	(673)
Library	32,074,999	32,074,999	7,453,584	31,786,828	(288,171)
Management Services					
311 Customer Service Center	4,639,768	4,639,768	343,804	4,639,768	0
Communications, Outreach, and Marketing	2,295,750	2,295,750	373,331	2,231,720	(64,030)
Emergency Management Operations	1,152,959	1,152,959	194,930	1,152,959	0
Office of Community Care	8,415,504	8,415,504	994,010	8,405,745	(9,760)
Office of Community Police Oversight	545,133	545,133	79,514	545,133	0
Office of Environmental Quality and Sustainability	4,247,434	4,247,434	2,108,301	4,120,555	(126,878)
Office of Equity and Inclusion ⁶	2,401,046	2,401,046	368,220	2,473,982	72,936
Office of Government Affairs	937,370	937,370	228,881	937,370	0
Office of Historic Preservation	728,797	728,797	127,996	728,797	0
Office of Homeless Solutions	12,364,516	12,364,516	820,024	12,364,516	0
Office of Integrated Public Safety Solutions ⁷	3,393,814	3,393,814	188,637	2,939,547	(454,267)
Mayor and City Council	5,140,653	5,140,653	176,364	5,131,471	(9,182)
Non-Departmental	113,461,571	113,461,571	6,241,950	113,461,571	0
Office of Arts and Culture	20,204,697	20,204,697	11,298,281	19,987,522	(217,175)
Office of Data Analytics and Business Intelligence	1,261,913	1,261,913	88,285	1,261,913	0
Office of Economic Development	5,442,727	5,442,727	1,222,548	5,415,825	(26,902)
Park and Recreation	94,313,446	94,313,446	18,404,148	94,269,849	(43,597)
Planning and Urban Design	3,312,735	3,312,735	634,906	3,237,761	(74,974)
Procurement Services	3,018,085	3,018,085	461,144	2,923,210	(94,875)
Public Works ⁸	76,141,197	76,141,197	37,219,949	75,510,960	(630,237)
Sustainable Development and Construction	1,868,980	1,868,980	779,049	1,868,980	0
Transportation	43,105,575	43,105,575	10,641,772	43,002,846	(102,729)
Total Departments	1,430,217,263	1,430,217,263	306,658,310	1,433,751,634	3,534,371
Financial Reserves	0	0	0	0	0
Liability/Claims Fund Transfer	4,822,220	4,822,220	0	4,822,220	0
Salary and Benefit Stabilization	2,000,000	2,000,000	0	2,000,000	0
Total Expenditures	\$1,437,039,483	1,437,039,483	\$306,658,310	1,440,573,854	\$3,534,371

VARIANCE NOTES

General Fund variance notes are provided below for departments with YE forecast variances of +/- five percent, amended budgets, or YE forecasts projected to exceed budget.

1 City Manager's Office. CMO is projected to be \$35,000 over budget due to unbudgeted termination payouts.

2 Code Compliance. CCS is projected to be \$550,000 under budget due to salary savings associated with 73 vacant positions.

3 Court & Detention Services. CTS is projected to be \$1,127,000 under budget due to salary savings associated with 74 vacant positions.

4 Dallas Fire-Rescue. DFR is projected to be \$2,577,000 over budget primarily due to \$3,418,000 in increased overtime for sworn positions associated with citywide COVID-19 vaccination efforts completed in conjunction with Dallas County, as well as with increased backfill expenses from quarantined uniform staff.

5 Dallas Police Department. DPD is projected to be \$5,028,000 over budget due to \$5,775,000 in increased overtime for sworn positions associated with a focused effort on crime suppression efforts. City leadership and the new Police Chief will evaluate the current trajectory and recommend changes as needed going forward.

6 Office of Equity & Inclusion. EQU is projected to be \$73,000 over budget due to unbudgeted termination payouts.

7 Office of Integrated Public Safety Solutions. IPSS is projected to be \$454,000 under budget due to salary savings associated with 28 vacant positions.

8 Public Works. PBW is projected to be \$630,000 under budget primarily due to salary savings associated with 120 vacant positions.

FY 2020-21 Financial Forecast Report

ENTERPRISE FUNDS

Department	FY 2020-21 Adopted Budget	FY 2020-21 Amended Budget	YTD Actual	YE Forecast	Variance
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AVIATION

Beginning Fund Balance	\$0	\$0		\$0	\$0
Total Revenues	112,758,320	112,758,320	29,139,891	112,758,320	0
Total Expenditures	112,758,320	112,758,320	19,044,377	112,758,320	0
Ending Fund Balance	\$0	\$0		\$0	\$0

CONVENTION AND EVENT SERVICES¹

Beginning Fund Balance	\$57,091,833	\$57,091,833		\$57,091,833	\$0
Total Revenues	85,832,581	85,832,581	1,538,368	63,338,747	(22,493,834)
Total Expenditures	85,832,581	85,832,581	2,750,843	63,338,747	(22,493,834)
Ending Fund Balance	\$57,091,833	\$57,091,833		\$57,091,833	\$0

MUNICIPAL RADIO

Beginning Fund Balance	\$685,965	\$685,965		\$685,965	\$0
Total Revenues	1,911,000	1,911,000	269,822	1,913,086	2,086
Total Expenditures	1,875,612	1,875,612	608,217	1,872,718	(2,894)
Ending Fund Balance	\$721,353	\$721,353		\$726,333	\$4,980

SANITATION SERVICES²

Beginning Fund Balance	\$33,204,530	\$33,204,530		\$33,204,530	\$0
Total Revenues	127,068,910	127,068,910	32,062,530	126,282,255	(786,655)
Total Expenditures	128,413,418	128,413,418	15,579,689	131,453,918	3,040,500
Ending Fund Balance	\$31,860,022	\$31,860,022		\$28,032,867	(\$3,827,155)

STORM DRAINAGE MANAGEMENT– DALLAS WATER UTILITIES

Beginning Fund Balance	\$9,918,699	\$9,918,699		\$9,918,699	\$0
Total Revenues	66,355,747	66,355,747	17,207,340	66,372,361	16,614
Total Expenditures	66,329,747	66,329,747	5,786,825	66,329,747	0
Ending Fund Balance	\$9,944,699	\$9,944,699		\$9,961,313	\$16,614

SUSTAINABLE DEVELOPMENT AND CONSTRUCTION³

Beginning Fund Balance	\$47,421,969	\$47,421,969		\$47,421,969	\$0
Total Revenues	33,644,751	33,434,751	7,228,983	33,434,751	0
Total Expenditures	36,544,104	38,544,104	7,433,004	38,544,104	0
Ending Fund Balance	\$44,522,616	\$44,312,616		\$42,312,616	\$0

WATER UTILITIES⁴

Beginning Fund Balance	\$140,647,348	\$140,647,348		\$140,647,348	\$0
Total Revenues	692,146,200	692,146,200	160,644,183	679,430,483	(12,715,717)
Total Expenditures	714,778,341	714,778,341	127,976,556	702,062,624	(12,715,717)
Ending Fund Balance	\$118,015,207	\$118,015,207		\$118,015,207	\$0

FY 2020-21 Financial Forecast Report

INTERNAL SERVICE FUNDS

Department	FY 2020-21 Adopted Budget	FY 2020-21 Amended Budget	YTD Actual	YE Forecast	Variance
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INFORMATION TECHNOLOGY

Beginning Fund Balance	\$5,590,116	\$5,590,116		\$5,590,116	\$0
Total Revenues	84,372,061	84,372,061	19,538,737	84,372,061	0
Total Expenditures	85,013,099	85,013,099	39,943,478	84,568,143	(444,956)
Ending Fund Balance	\$4,949,078	\$4,949,078		\$5,394,034	\$444,956

RADIO SERVICES

Beginning Fund Balance	\$1,039,213	\$1,039,213		\$1,039,213	\$0
Total Revenues	12,843,519	12,843,519	2,953,477	12,843,519	0
Total Expenditures	13,423,481	13,423,481	1,356,725	13,402,089	(21,392)
Ending Fund Balance	\$459,251	\$459,251		\$480,643	\$21,392

EQUIPMENT AND FLEET MANAGEMENT

Beginning Fund Balance	\$12,006,161	\$12,006,161		\$12,006,161	\$0
Total Revenues	54,714,940	54,714,940	11,000	54,734,383	19,443
Total Expenditures	56,069,040	56,069,040	8,011,056	56,069,040	0
Ending Fund Balance	\$10,652,061	\$10,652,061		\$10,671,504	\$19,443

EXPRESS BUSINESS CENTER

Beginning Fund Balance	\$4,120,084	\$4,120,084		\$4,120,084	\$0
Total Revenues	2,593,790	2,593,790	654,914	2,593,790	0
Total Expenditures	2,080,890	2,080,890	511,461	2,080,890	0
Ending Fund Balance	\$4,632,984	\$4,632,984		\$4,632,984	\$0

OFFICE OF BOND AND CONSTRUCTION MANAGEMENT

Beginning Fund Balance	\$0	\$0		\$0	\$0
Total Revenues	23,074,750	23,074,750	(19,100)	22,053,832	(1,020,918)
Total Expenditures	23,074,750	23,074,750	2,847,576	22,053,832	(1,020,918)
Ending Fund Balance	\$0	\$0		\$0	\$0

FY 2020-21 Financial Forecast Report

OTHER FUNDS

Department	FY 2020-21 Adopted Budget	FY 2020-21 Amended Budget	YTD Actual	YE Forecast	Variance
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9-1-1 SYSTEM OPERATIONS

Beginning Fund Balance	\$5,843,389	\$5,843,389		\$5,843,389	\$0
Total Revenues	12,017,444	12,017,444	2,735,552	12,164,927	147,483
Total Expenditures	16,126,922	16,126,922	3,461,487	16,124,415	(2,507)
Ending Fund Balance	\$1,733,911	\$1,733,911		\$1,883,901	\$149,990

DEBT SERVICE

Beginning Fund Balance	\$43,627,241	\$43,627,241		\$43,627,241	\$0
Total Revenues	319,810,380	319,810,380	105,368,837	319,810,380	0
Total Expenditures	316,672,860	316,672,860	0	316,672,860	0
Ending Fund Balance	\$46,764,761	\$46,764,761		\$46,764,761	\$0

EMPLOYEE BENEFITS

City Contributions	99,503,000	99,503,000	21,340,435	99,503,000	\$0
Employee Contributions	29,341,804	29,341,804	11,253,134	29,341,804	0
Retiree	27,290,950	27,290,950	6,665,940	27,290,950	0
Other	0	0	(5,413)	0	0
Total Revenues	156,135,754	156,135,754	39,254,096	156,135,754	0
Total Expenditures	163,814,169	163,814,169	37,250,085	163,814,169	\$0

Note: FY 2020-21 YE forecast reflects claim expenses expected to occur in the fiscal year. Fund balance (not included) reflects incurred but not reported (IBNR) claims.

RISK MANAGEMENT

Worker's Compensation	23,001,180	23,001,180	58,471	23,001,180	\$0
Third Party Liability	13,784,533	13,784,533	4,848,162	13,784,533	0
Purchased Insurance	7,480,093	7,480,093	21	7,480,093	0
Interest and Other	0	0	14,943	14,943	14,943
Total Revenues	44,265,806	44,265,806	4,921,597	44,280,749	14,943
Total Expenditures	47,212,601	47,212,601	11,319,928	47,158,789	(\$53,813)

Note: FY 2020-21 YE forecast reflects claim expenses expected to occur in the fiscal year. Fund balance (not included) reflects the total current liability for Risk Management (worker's compensation/liability/property insurance).

VARIANCE NOTES

The Enterprise, Internal Service, and Other Funds summaries include the beginning fund balance with the YE revenue and expenditure forecasts. As of December 31, 2020, the YE forecast beginning fund balance represents the FY 2019-20 unaudited projected ending fund balance and does not reflect additional YE savings. We anticipate adjustments to the FY 2020-21 amended beginning fund balance after FY 2019-20 audited statements become available in April 2021. Variance notes are provided below for funds with a YE forecast variance of +/- five percent, YE forecast projected to exceed budget, or projected use of fund balance.

1 Convention & Event Services. CCT revenues are projected to be \$22,494,000 under budget due to various event cancellations as a result of COVID-19. CCT expenses are also projected to be \$22,494,000 under budget primarily due to a reduction in payments to VisitDallas, Spectra Venue Management, and costs that would have been incurred for now-canceled events.

2 Sanitation Services. SAN revenues are projected to be \$787,000 under budget due to decreased landfill activity by non-contract customers. SAN expenditures are projected to be \$3,041,000 over budget due to the shingle cleanup at the former Blue Star Recycling facility. SAN anticipates the use of fund balance to offset lost revenue.

3 Sustainable Development & Construction. DEV's budget was increased by \$2,000,000 on January 27 by resolution #21-0266 to authorize a professional services contract for supplemental permit plan review and inspection services. DEV anticipates the further use of fund balance to offset the increased expenses.

4 Water Utilities. DWU revenues are projected to be \$12,716,000 under budget primarily because of the third of three annual credits issued to wholesale customers as a result of the Sabine River Authority (SRA) settlement, as well as an increase in unpaid utility bills and elimination of past due fees associated with COVID-19. DWU expenses are projected to be \$12,716,000 under budget primarily due to salary savings, decreased street rental payments, and reduced capital construction transfers. DWU anticipates the further use of fund balance to offset additional lost revenue.

FY 2020-21 Financial Forecast Report

GENERAL OBLIGATION BONDS**2017 Bond Program**

Proposition	Authorized by Voters	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
Street and Transportation [A]	\$533,981,000	\$306,967,270	\$94,763,119	\$48,581,679	\$163,622,472
Park and Recreation Facilities [B]	261,807,000	206,776,093	83,449,297	43,592,255	79,734,541
Fair Park [C]	50,000,000	35,854,549	24,524,157	3,073,660	8,256,732
Flood Protection and Storm Drainage [D]	48,750,000	22,484,312	3,719,042	2,261,570	16,503,701
Library Facilities [E]	15,589,000	15,589,000	11,088,030	3,488,183	1,012,787
Cultural and Performing Arts Facilities [F]	14,235,000	13,970,604	5,980,461	7,511,930	478,214
Public Safety Facilities [G]	32,081,000	27,737,155	9,853,166	8,128,652	9,755,338
City Facilities [H]	18,157,000	12,720,154	4,704,720	1,261,935	6,753,498
Economic Development [I]	55,400,000	36,709,750	11,001,344	12,447,454	13,260,952
Homeless Assistance Facilities [J]	20,000,000	13,989,185	45,474	44,190	13,899,522
Total	\$1,050,000,000	\$692,798,072	\$249,128,809	\$130,391,508	\$313,277,756

2012 Bond Program

Proposition	Authorized by Voters	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
Street and Transportation Improvements [1]	\$260,625,000	\$265,630,488	\$234,346,247	\$20,877,559	\$10,406,683
Flood Protection and Storm Drainage Facilities [2]	326,375,000	326,375,000	184,377,802	113,551,751	28,445,447
Economic Development [3]	55,000,000	55,000,000	35,435,638	8,106,725	11,457,637
Total	\$642,000,000	\$647,005,488	\$454,159,687	\$142,536,035	\$50,309,767

2006 Bond Program

Proposition	Authorized by Voters	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
Street and Transportation Improvements [1]	\$390,420,000	\$406,490,554	\$376,331,105	\$23,480,539	\$6,678,910
Flood Protection and Storm Drainage Facilities [2]	334,315,000	342,757,166	271,140,531	22,148,187	49,468,448
Park and Recreation Facilities [3]	343,230,000	353,022,660	336,108,968	2,787,698	14,125,994
Library Facilities [4]	46,200,000	47,693,804	46,191,642	1,014,981	487,181
Cultural Arts Facilities [5]	60,855,000	63,556,770	60,056,742	2,388,083	1,111,946
City Hall, City Service and Maintenance Facilities [6]	34,750,000	35,360,236	24,904,925	1,724,782	8,730,529
Land Acquisition Under Land Bank Program [7]	1,500,000	1,500,000	1,452,418	0	47,582
Economic Development [8]	41,495,000	45,060,053	41,859,178	1,153,596	2,047,280
Farmers Market Improvements [9]	6,635,000	6,933,754	6,584,013	3,208	346,532
Land Acquisition in the Cadillac Heights Area [10]	22,550,000	22,727,451	10,994,911	117,408	11,615,133
Court Facilities [11]	7,945,000	7,948,603	7,648,868	79,399	220,336
Public Safety Facilities and Warning Systems [12]	63,625,000	65,124,222	64,302,793	804,582	16,847
Total	\$1,353,520,000	\$1,398,175,273	\$1,247,576,093	\$55,702,462	\$94,896,717

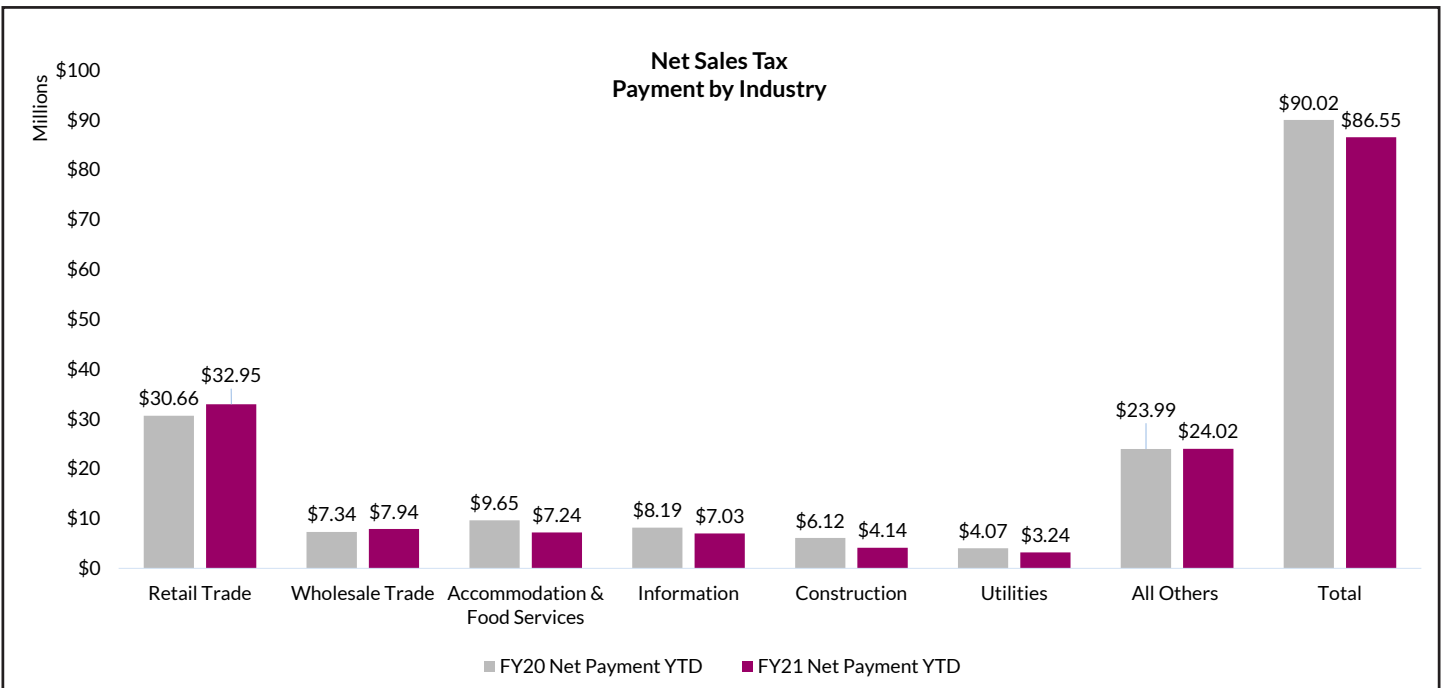
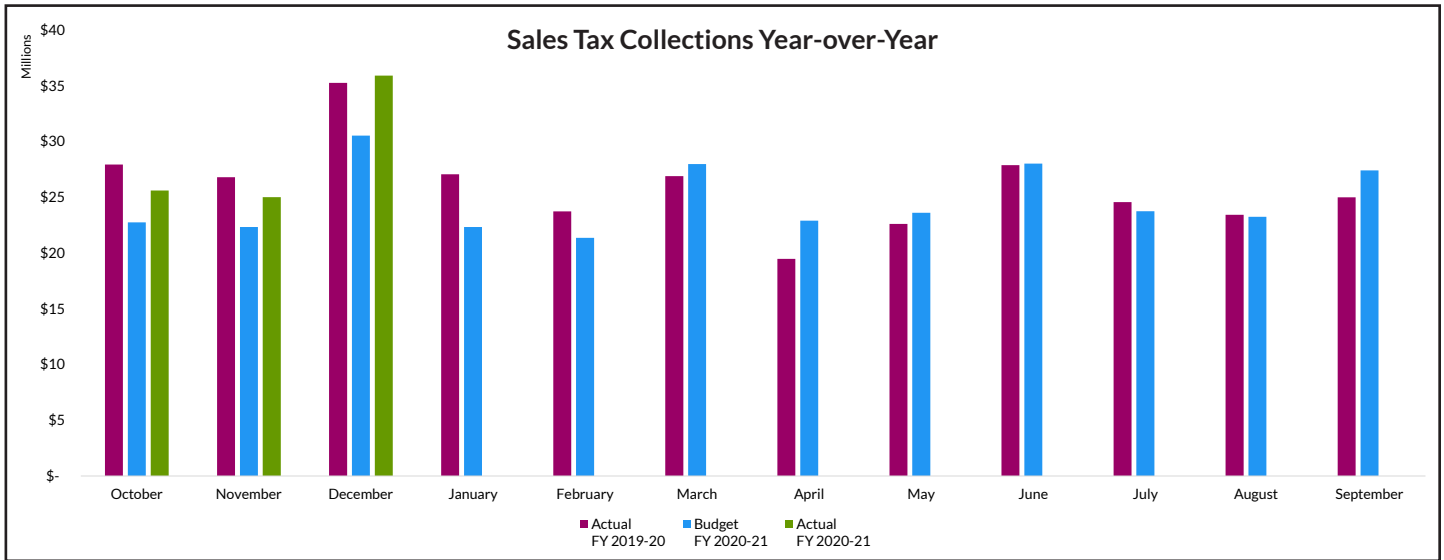
Note: The tables above reflect expenditures and encumbrances recorded in the City's financial system of record. They do not include commitments that have not yet been recorded in the system, such as amounts recently approved by City Council.

FY 2020-21 Financial Forecast Report

ECONOMIC INDICATORS

Sales Tax

The current sales tax rate is 8.25 percent—6.25 percent goes to the state, one percent to the City, and one percent to DART. In FY 2019-20, the City received \$310.7 million in sales tax revenue, but because of COVID-19 and the subsequent economic decline, we budgeted only \$296.3 million for FY 2020-21. As of December 31, 2020, the forecast for sales tax revenue is \$16,285,000 over budget—we will update the forecast throughout the year as additional information becomes available. The charts in this section provide more information about sales tax collections.



Note: Net sales tax payments by industry do not include the City's self-reported sales tax numbers.

FY 2020-21 Financial Forecast Report

ECONOMIC INDICATORS

Year-over-Year Change in Sales Tax Collections		
Industry	Dec FY21 over Dec FY20	FYTD21 over FYTD20
Retail Trade	8%	7%
Wholesale Trade	6%	8%
Accommodation and Food Services	-30%	-25%
Information	-14%	-14%
Construction	-16%	-32%
Utilities	-10%	-20%
All Others	18%	0%
Total Collections	2%	-4%

Retail Trade. Includes establishments engaged in selling (retailing) merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The retailing process is the final step in the distribution of merchandise, so retailers are organized to sell merchandise in small quantities to the general public.

Wholesale Trade. Includes establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. Wholesalers are organized to sell or arrange the purchase or sale of (a) goods for resale to other wholesalers or retailers, (b) capital or durable nonconsumer goods, and (c) raw and intermediate materials and supplies used in production.

Accommodation and Food Services. Includes establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.

Information. Includes establishments engaged in (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data.

Construction. Includes establishments primarily engaged in the construction of buildings or engineering projects (e.g. highways and utility systems). Establishments primarily engaged in the preparation of sites for new construction or in subdividing land for sale as building sites are also included in this sector.

Utilities. Includes establishments providing electric power, natural gas, steam supply, water supply, and sewage removal.

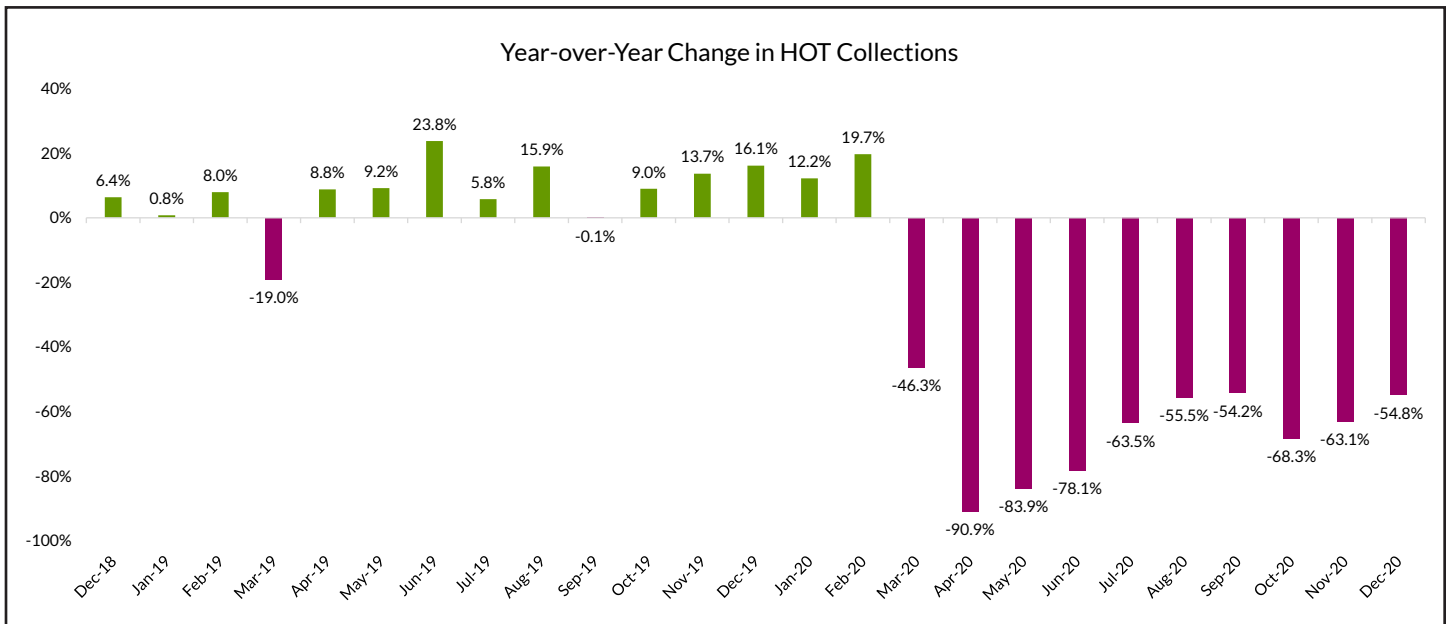
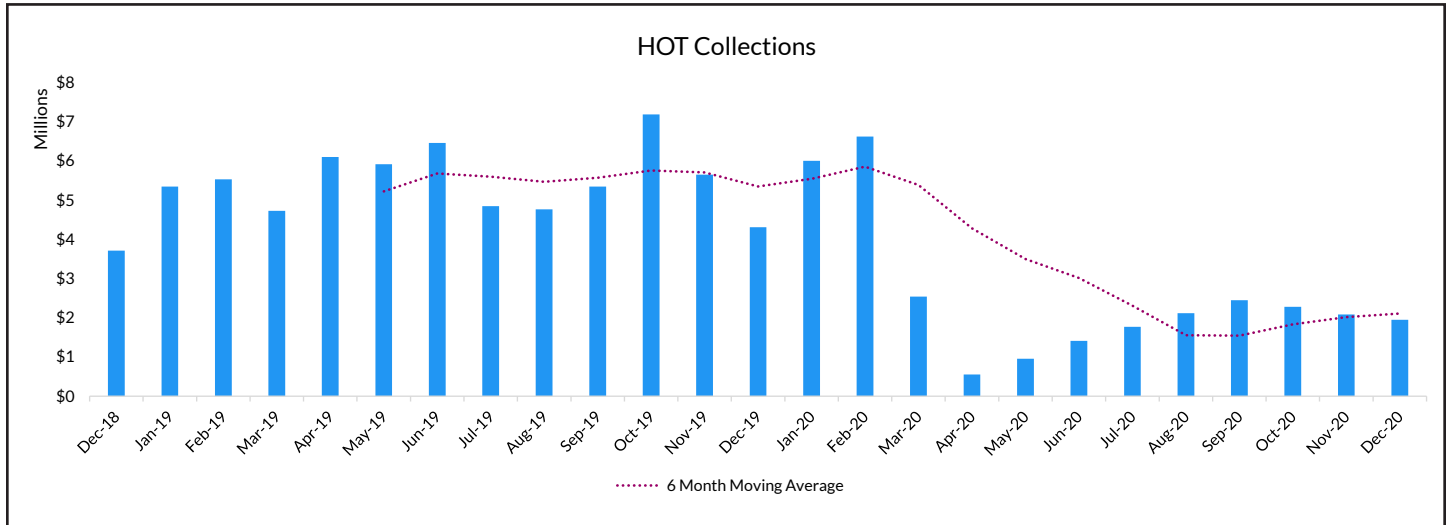
All Others. Includes but is not limited to manufacturing, professional and business services, financial activities, education and health services, and natural resources and mining.

FY 2020-21 Financial Forecast Report

ECONOMIC INDICATORS

Hotel Occupancy Tax

The City collects hotel occupancy taxes (HOT) on hotel, motel, bed and breakfast, and short-term rentals in the city limits. The HOT rate in Dallas is 13 percent of the cost of the room (not including food served or personal services not related to cleaning and readying the space for the guest)—six percent goes to the state, and seven percent goes to the City. HOT is the largest single revenue source for the Kay Bailey Hutchison Convention Center, and data is typically updated every two months.



FY 2020-21 Financial Forecast Report

ECONOMIC INDICATORS

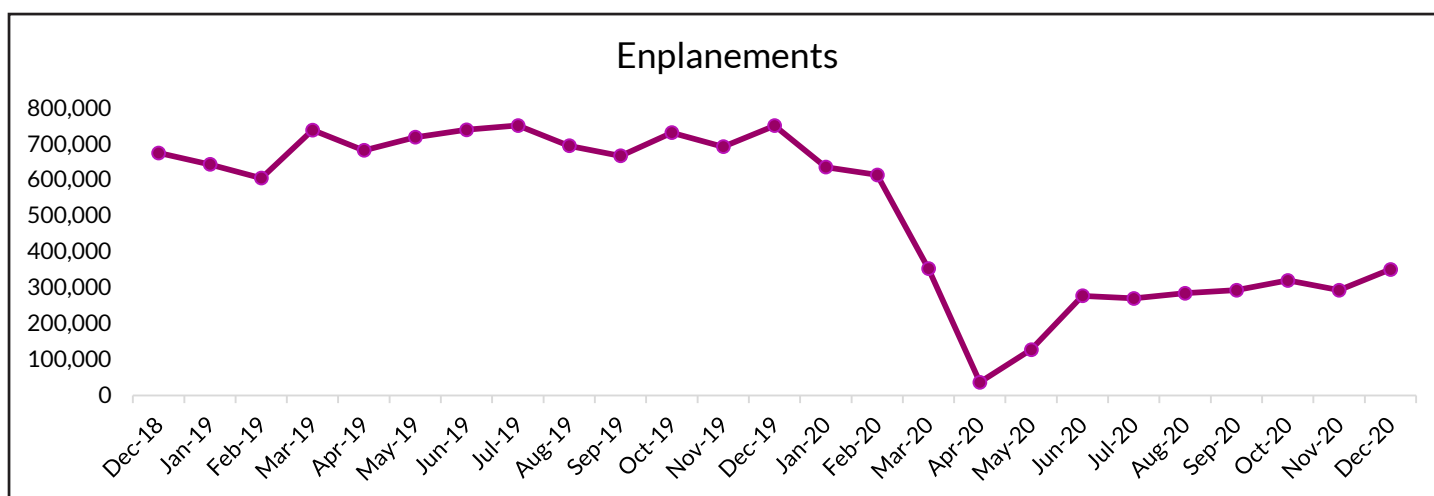
Convention Center Event Bookings

The table below lists the number of actual, planned, and forecast events at the KBHCCD for the last three fiscal years. Please note if no event takes place, it results in an equal reduction in revenue and expenses.

	FY19 Actual	FY20 Actual	FY21 Planned	FY21 Actual/Forecast
October	6	6	6	3
November	2	11	6	1
December	9	5	7	3
January	7	13	10	2
February	9	12	6	3
March	8	1	6	2
April	6	1	3	1
May	6	0	9	6
June	5	0	8	4
July	3	0	3	1
August	7	0	7	4
September	11	0	3	5
Total	79	49	74	35

Love Field Enplanements

An enplanement is when a revenue-generating passenger boards an aircraft. Enplanements are the most important air traffic metric because enplaned passengers directly or indirectly generate 80 percent of Aviation revenues. Typically, Aviation generates only 20 percent of total operating revenues from non-passenger-related activities.

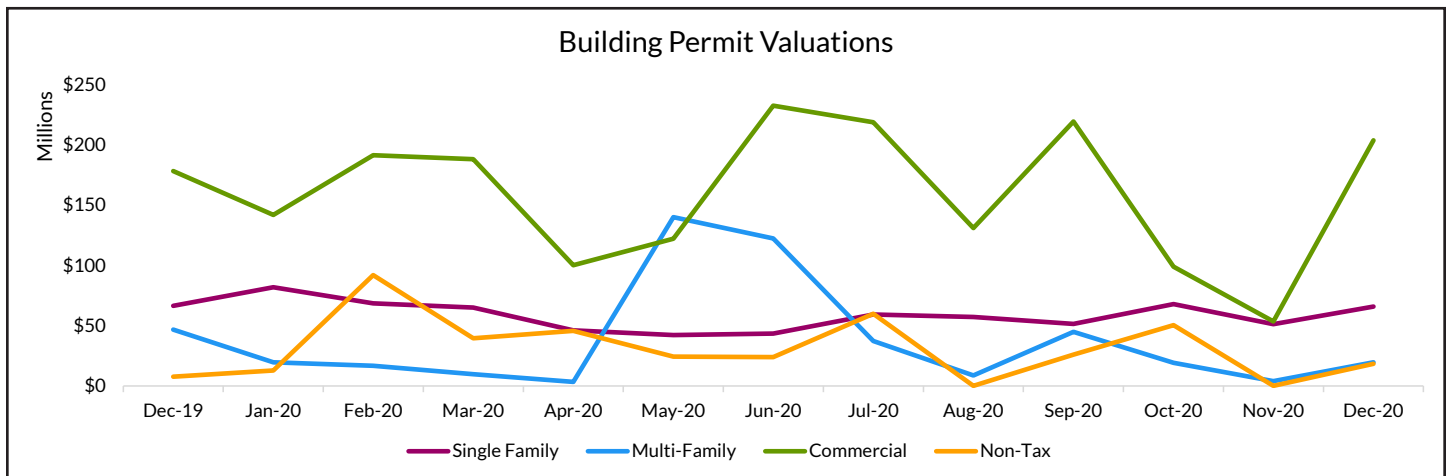
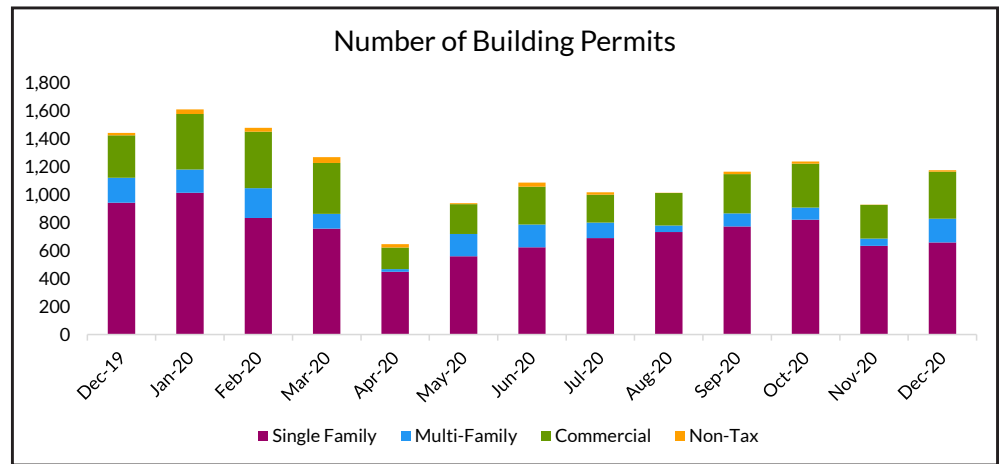


FY 2020-21 Financial Forecast Report

ECONOMIC INDICATORS

Building Permits

Building permits (required for all construction in Dallas) can provide insight into upcoming activity in the housing market and other areas of the economy. Permits are a key indicator of the confidence developers have in the economy; likewise, a decline can indicate developers do not anticipate economic growth in the near future. In some cities, this measure may be a leading indicator of property tax value growth, but in Dallas, the property tax forecast model includes other variables like wage/job growth, housing supply, gross domestic product, population, vacancy rates, and others.



DALLAS 365

The Dallas 365 initiative aligns 35 key performance measures to our eight strategic priorities. The department responsible for each measure is noted at the end of the measure's description, and last year's performance is included if available. If FY 2019-20 data is not available, N/A is listed.

Year-to-date (YTD) and year-end (YE) targets are presented for each measure. YTD targets may vary based on seasonality of the work. Each month, we compare 1) the YTD target with the actual performance for the current reporting period and 2) the YE target with the department's forecasted performance as of September 30, 2021.

Measures are designated "on target" (green) if actual YTD performance is equal to or greater than the YTD target. If actual YTD performance is within five percent of the YTD target, it is "near target" (yellow). Otherwise, the measure is designated "not on target" (red). The same methodology applies to YE forecasts. Variance notes are provided for each red measure.



#	Measure	FY 2019-20 Actual	YTD Target	YTD Actual	YE Target	YE Forecast
Economic Development						
1	Percentage of dollars spent with local M/WBE businesses (Economic Development)	69.98%	65%	70.2%	65%	65%
2	Percentage of businesses from low- to moderate-income (LMI) census tracts connected to the B.U.I.L.D. ecosystem (Economic Development)	N/A	40%	87%	40%	87%
3	Percentage of single-family permits reviewed in three days (Sustainable Development)	N/A	85%	0%	85%	0%
4	Percentage of inspections performed same day as requested (Sustainable Development)	96.77%	98%	98%	98%	98%
Environment & Sustainability						
5	Percentage of annual Comprehensive Environmental & Climate Action Plan (CECAP) milestones completed	N/A	9%	19.7%	92%	92%
6	Monthly residential recycling diversion rate (Sanitation Services)	N/A	19%	19.6%	19%	19.1%
7*	Missed refuse and recycling collections per 10,000 collection points/service opportunities (Sanitation Services)	14.66	12.5	14.6	12.5	14
Government Performance & Financial Management						
8	Percentage of 311 calls answered within 90 seconds (311 Customer Service Center)	35.68%	75%	36%	75%	75%
9	Percentage of vehicles receiving preventive maintenance on schedule (Equipment and Fleet Management)	76.67%	70%	84.7%	70%	85.5%

* For most measures, high values indicate positive performance, but for these measures, the reverse is true.

FY 2020-21 Dallas 365

#	Measure	FY 2019-20 Actual	YTD Target	YTD Actual	YE Target	YE Forecast
Housing & Homeless Solutions						
10*	Average number of days to contract signing for Home Improvement and Preservation Program (HIPP) applications (Housing & Neighborhood Revitalization)	N/A	120	N/A	120	120
11	Percentage of development funding contributed by private sources (Housing & Neighborhood Revitalization)	N/A	60%	81%	60%	60%
12	Percentage of unduplicated persons placed in permanent housing who remain housed after six months (Homeless Solutions)	75.03%	85%	85%	85%	85%
13	Percentage of individuals who exit to positive destinations through the Landlord Subsidized Leasing Program (Homeless Solutions)	N/A	80%	93.3%	80%	80%
Public Safety						
14	Percentage of responses to structure fires within 5 minutes and 20 seconds of dispatch (Fire-Rescue)	85.54%	90%	87.7%	90%	90%
15	Percentage of EMS responses within nine minutes (Fire-Rescue)	88.98%	90%	90.6%	90%	90%
16	Percentage of responses to Priority 1 calls within eight minutes (Police)	52.75%	60%	57.9%	60%	60%
17	Percentage of 911 calls answered within 10 seconds (Police)	81.90%	90%	71.5%	90%	85%
18*	Crimes against persons (per 100,000 residents) (Police)	2,028.89	499.8	534.7	1,999	2,139.0
19	Percentage of crisis intervention calls handled by the RIGHT Care team (Integrated Public Safety Solutions)	N/A	9%	9.1%	45%	45%
20	Complaint resolution rate (Community Police Oversight)	N/A	70%	85%	70%	70%
Quality of Life, Arts, & Culture						
21	Percentage of cultural services funding to ALAANA (African, Latinx, Asian, Arab, Native American) artists and organizations (Office of Arts & Culture)	N/A	25%	27%	30%	30%
22	Percentage of litter and high weed service requests closed within SLA (Code Compliance)	54.42%	65%	62.7%	65%	65%
23	Live release rate for dogs and cats (Animal Services)	90.6%	90%	88%	90%	90%
24	Percentage of technology devices checked out (hot spots and Chromebooks) (Library)	N/A	85%	75.3%	85%	85%
25	Percentage of users who report learning a new skill through adult learning or career development programs (Library)	N/A	90%	93%	90%	90%
26	Percentage of planned park visits completed by Park Rangers (Park & Recreation)	N/A	95%	96.3%	95%	95%
27	Participation rate at late-night Teen Recreation (TRec) sites (27,300 annual participants) (Park and Recreation)	6.8%	0%	0%	100%	20%

* For most measures, high values indicate positive performance, but for these measures, the reverse is true.

FY 2020-21 Dallas 365

#	Measure	FY 2019-20 Actual	YTD Target	YTD Actual	YE Target	YE Forecast
Transportation & Infrastructure						
28	Percentage of bond appropriation awarded ITD (Bond & Construction Management)	90%	71%	70%	90%	90%
29*	Percentage of work orders for emergency maintenance (Building Services)	N/A	4%	0.3%	4%	2%
30	Percentage of planned lane miles improved (726 out of 11,800 miles) (Public Works)	100%	10.4%	7.4%	100%	100%
31	Percentage of potholes repaired within three days (Public Works)	95.37%	98%	98.5%	98%	98%
32	Percentage of signal malfunction responses within 120 minutes (Transportation)	91.55%	91%	94.3%	91%	91%
Workforce, Education, & Equity						
33	Percentage increase in Senior Medical Transportation Program trips (Community Care)	N/A	10%	-2.5%	10%	10%
34	Percentage of Fresh Start clients who maintain employment for six months (Economic Development)	N/A	25%	50%	25%	50%
35	Percentage of City departments participating in the Equity Indicators alignment process (Equity & Inclusion)	N/A	8%	8%	80%	83%

* For most measures, high values indicate positive performance, but for these measures, the reverse is true.

VARIANCE NOTES

#3. As of February 1, DEV estimates residential permit review times at eight weeks, down from 13 weeks in December. On February 10, City Council will consider awarding a consultant contract to improve the review process. Staff anticipates a three-week review time once improvements are fully implemented.

#7. SAN has staggered collection start times to comply with COVID-19 restrictions, which adversely impacts completion times. Additionally, SAN continues to struggle to fill vacant positions.

#8. Multiple system malfunctions and COVID-19 have adversely impacted response times. 311 anticipates improvement as they continue to implement technology enhancements, fill vacancies, and move agents from training to call-taking.

#10. HOU received HIPP applications October 17, 2020, and with the goal of 120 days to close, the department anticipates closings in February or March 2021.

#17. DPD has multiple 911 call-taker candidates in the background review process and anticipates a return to full staffing soon. DPD is actively promoting the use of the Dallas Online Reporting System (DORS) for lower-priority calls, which will positively impact response times in the coming months.

#18. DPD will work to reduce crimes against persons through initiatives outlined in the 2020 crime plan and the efforts of the violent crime task force.

#24. Checkouts were lower than anticipated in December, possibly because of the holidays among other factors.

#27. Due to COVID-19 restrictions, PKR has limited its programs and services. PKR hopes to resume programming adapted to COVID restrictions in spring/summer 2021.

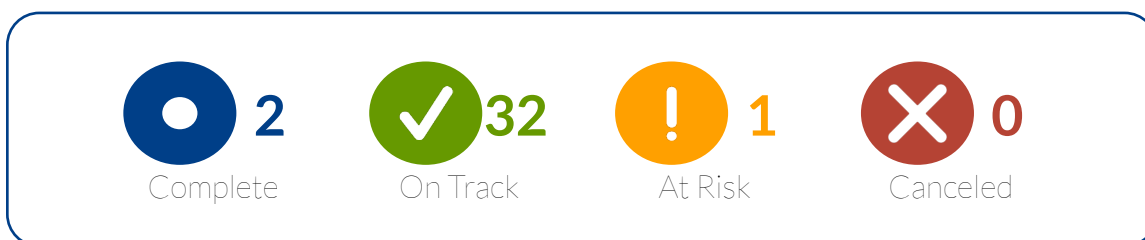
FY 2020-21 Dallas 365

#30. Contract work was delayed in December to finish previous months' work; PBW anticipates being back on target next month.

#33. Residents took 312 trips through December 2020, compared to 320 through December 2019. OCC anticipates fluctuations in usage due to the pandemic. The City will address ridership performance goals with DART at its quarterly meeting in February.

BUDGET INITIATIVE TRACKER

The Budget Initiative Tracker reports on 35 activities included in the FY 2020-21 budget. For each initiative included in this report, you will find the initiative number, title, description, status, and measure. At the end of each description, the responsible department is listed. Each month, the responsible department provides a current status for the initiative and indicates whether the initiative is “complete” (blue circle), “on track” for completion by the end of the fiscal year (green check mark), “at risk” of not being completed by the end of the fiscal year (yellow exclamation mark), or “canceled” (red x).



In the Spotlight



Budgets are tight for many of our residents, and during the pandemic, those budgets have been stretched even further. HIPP assists residents who need home repairs to make sure they and their families feel safe where they live. The program provides forgivable loans for structural or health and safety repairs, including foundation, siding, roofing, doors and windows, or major gas, plumbing, and electrical repairs. To ensure public health, staff hosted a drive-through application drop-off day in December. Staff anticipate closing loans with approved applicants in February or March.

FY 2020-21 Budget Initiative Tracker

ECONOMIC DEVELOPMENT

1 Workforce Development

INITIATIVE Merge business and workforce development efforts into a single team that will collaborate with community and business stakeholders to prepare residents for emerging job growth sectors. (Economic Development)

STATUS ECO continues to bring employees together to align efforts and ensure no duplication. The team is also working with Community Care and local partners like the South Dallas Employment Project to implement this initiative. To date, almost 250 residents have participated in programs offered by our workforce readiness program grantees.

2 B.U.I.L.D. Program

INITIATIVE Roll out the Broadening Urban Investment to Leverage Dallas (B.U.I.L.D.) program to strengthen small businesses and provide access to technical training, funding, mentorship, and capacity-building guidance. (Economic Development)

STATUS B.U.I.L.D. launched its first grant program for minority- and women-owned business enterprises (M/WBEs) in November 2020, awarding up to \$3,000 each to 50 businesses, 87% of which are in low- to moderate-income census tracts. The awardees are completing the required technical assistance and business coaching to receive their funds by February 1.

ENVIRONMENT & SUSTAINABILITY

3 Environmental Action Plan

INITIATIVE Initiate the 48 actions and 137 milestones identified in the Comprehensive Environmental and Climate Action Plan (CECAP) for FY 2020-21. (Environmental Quality and Sustainability)

STATUS OEQS has completed 21 milestones and initiated another 76. The RFCSP for the Urban Agriculture Plan is scheduled for January 2021, and Phase 1 of the community solar program is complete. The team is also negotiating contracts for electric fleet conversion and a greenhouse gas inventory update. Additionally, the Texas Tree Foundation briefed the ENVS Committee on the Urban Forest Master Plan on February 1.

You can find more details on the CECAP, including the full work plan for FY 2020-21, at dallasclimateaction.com/cecap.

4 Brush & Bulky Trash Collection

INITIATIVE Streamline brush/bulky trash collection to reduce emissions, improve air quality, and realize collection efficiencies as outlined in the CECAP. (Sanitation Services)

STATUS SAN aims to increase the amount of trash collected (in tons) per mile driven through this initiative, but this is a new measure for the department. SAN will collect baseline data in FY 2020-21 and report the measure quarterly in FY 2021-22. Currently the manually collected data does not appear to be consistent; the management team is working with the district offices to ensure data is collected accurately.

FY 2020-21 Budget Initiative Tracker

GOVERNMENT PERFORMANCE & FINANCIAL MANAGEMENT

5 Language Equity

INITIATIVE Assist residents in their primary languages, which include Spanish, Vietnamese, Arabic, French, Burmese, Hindi, Korean, Swahili, and Mandarin, by recruiting four additional Spanish-speaking customer service agents (CSAs) and maintaining LanguageLine translation services. (311 Customer Service Center)

STATUS 311 hired two new Spanish-speaking CSAs in January but has temporarily reassigned these agents to the new COVID Vaccine Appointment Hotline. Activation of the hotline also increased resident usage of LanguageLine services by 48%. Once Emergency Management procures emergency call center services, these CSAs will move back to 311 operations with the goal of answering 100% of Spanish calls within five minutes. In December, agents answered 76% of calls within this timeframe; the average speed of answer (ASA) was 6:50.

6 Data Analytics

INITIATIVE Build a new team that will harness the City's data to promote transparency and accessibility to the public and provide crucial insights that support better decision-making throughout the organization. (Data Analytics & Business Intelligence)

STATUS Hiring is in progress. Five new team members joined in January, and two more will finish onboarding soon. The office is interviewing for the remaining positions this quarter.

7 Minimum Wage

INITIATIVE Lead by example by increasing the minimum wage for permanent, part-time, seasonal, and temporary City employees to \$14 per hour in FY 2020-21. (Human Resources)

STATUS City Council approved the \$14 minimum wage as part of adopting the FY 2020-21 budget. The increase took effect October 1, 2020.

HOUSING & HOMELESSNESS SOLUTIONS

8 Eviction Assistance

INITIATIVE Alleviate financial hardship through an eviction assistance program that connects tenants facing eviction to resources ranging from housing assistance and direct legal services to financial education. (Equity & Inclusion)

STATUS EQU is partnering with Legal Aid of NorthWest Texas (LANWT) to provide counseling and legal assistance to tenants facing eviction due to COVID-19. LANWT conducted four outreach events, provided legal assistance to 71 individuals, and closed 28 cases through the end of 2020.

9 Comprehensive Housing Policy

INITIATIVE Refine the Comprehensive Housing Policy to better meet residents' housing needs, including changing the terms of some loans from repayable to forgivable and creating a targeted home rehabilitation program. (Housing & Neighborhood Revitalization)

STATUS City Council adopted most changes to the Comprehensive Housing Policy at the end of FY2019-20, and staff has implemented many already. Others such as the Targeted Repair Program (TRP) will begin later this year. Through December, HOU has completed five home repairs.

FY 2020-21 Budget Initiative Tracker

PUBLIC SAFETY**10 Environmental Design** ✓

INITIATIVE Reduce crime and improve quality of life by remediating environmental issues such as vacant lots, abandoned properties, substandard structures, and insufficient lighting. (Code Compliance, Transportation)

STATUS TRN completed the LED conversion of 76 street lights on Malcolm X Blvd. CCS combined its closure team with the illegal dumping program outlined in BIT item #21, which is operational.

11 Police Mediation ✓

INITIATIVE Strengthen accountability through the Office of Community Police Oversight by adding a mediation coordinator and intake specialist. (Community Police Oversight)

STATUS OCPO is working with HR to reclassify the mediation coordinator position prior to posting.

12 Intoxication Recovery Center ✓

INITIATIVE Divert public intoxication cases from jail to a recovery services center staffed with case workers who will help individuals identify and manage substance use disorders. (Court and Detention Services)

STATUS CTS hired the manager for the recovery center and is onboarding additional staff. The new manager is drafting policies and procedures for the program, and the center is on track to open June 1.

13 Fire-Rescue Response ✓

INITIATIVE Augment our fire-rescue response by hiring 21 new firefighters to fully staff Station #59 (scheduled to open in September 2021) and operating a ladder truck at Station #18 to respond more efficiently to multi-story structure fires in downtown. (Fire-Rescue)

STATUS DFR hired 25 new members in the Fall 2020 class, with plans to hire additional members in the spring and summer to fully staff the new station and cover existing assignments while accounting for attrition.

14 RIGHT Care ✓

INITIATIVE Expand the RIGHT Care program to five teams to avoid unnecessary hospitalization, arrests, and interactions between residents and law enforcement. (Integrated Public Safety Solutions)

STATUS The first expansion team launched February 15, and the second is on track for March 1. The third and fourth teams will also launch in March. DPD and DFR are prepared for all five teams to be fully operational in April.

15 Mobile Crisis Response ✓

INITIATIVE Form a mobile crisis response team to support police officers when residents need direct services such as food, housing, transportation, or shelter in cases of domestic violence. (Integrated Public Safety Solutions)

STATUS Staff interviewed candidates for the manager position on February 4. The selected candidate will hire the rest of the team by the end of March, and the team should be handling referrals from DPD by April.

16 Behavioral Health Care ✓

INITIATIVE Remove barriers to behavioral health care in communities with limited or no access to these services to mitigate behavioral health crises. (Integrated Public Safety Solutions)

STATUS IPSS is arranging a contractual agreement with a service provider and plans to brief City Council on the plan in March.

17 Violence Interrupters ✓

INITIATIVE Partner with community organizations to establish violence interrupters—credible individuals who serve as mentors and conflict resolution experts to curb violence from within their neighborhoods. (Integrated Public Safety Solutions)

STATUS Procurement Services will post the request for competitive sealed proposals (RFCSP) in February, with selection in April. HR has posted the project coordinator position.


FY 2020-21 Budget Initiative Tracker

PUBLIC SAFETY**18 21st Century Training** 

INITIATIVE Improve police training in alignment with the principles of 21st Century Policing by enhancing external review, expanding programs to reduce implicit bias, and requiring annual training in alternative solutions, de-escalation, and less-lethal tactics. (Police)


STATUS DPD is partnering with the Caruth Police Institute, a recognized center of excellence, and the Meadows Mental Health Policy Institute to implement Active Bystandership for Law Enforcement (ABLE) training. Project ABLE is an evidence-based education program designed to not only prevent harm but change the culture of policing. Train-the-trainer events will begin by the end of February, and multiple instructors from DPD, other area police agencies, and academic institutions will be certified as ABLE trainers.

All DPD officers are trained in less-lethal tactics, including taser and baton annual certification, de-escalation, and alternative force solutions.

19 Staffing Study Implementation 

INITIATIVE Respond more efficiently to high-priority calls and free up resources for other efforts through continued implementation of staffing study recommendations, including transitioning 95 sworn positions to patrol and adding 95 non-sworn positions. (Police)

STATUS As of January 1, DPD has hired 24 of the 95 non-sworn positions and selected 40 additional candidates who are in the background check process.

20 Real-Time Crime Center 

INITIATIVE Expand the Real-Time Crime Center (RTCC) team by adding 11 civilian crime intelligence analysts, for a total of 22 staff who analyze imaging and data in real time to proactively implement crime-fighting strategies. (Police)

STATUS Expansion of the RTCC is nearly complete—19 crime analysts are working at full capacity, and the remaining three are undergoing their background investigation as part of the hiring process.

FY 2020-21 Budget Initiative Tracker

QUALITY OF LIFE, ARTS, & CULTURE**21 Illegal Dumping** ✓

INITIATIVE Target illegal dumping by investing \$500,000 for Code Compliance to add three new mow/clean crews. (Code Compliance)

STATUS CCS hired two supervisors for the illegal dump team in November 2020, and HR will advertise nine additional positions on February 1. HR will also advertise four Code Officer positions in February that will assist in proactively identifying illegal dumps and work with the camera crew to place cameras in chronic dumping areas. CCS has also ordered equipment for the new crews and is updating Salesforce to report and track illegal dumping cases.

22 Digital Equity ✓

INITIATIVE Continue bridging the digital divide by making additional mobile hot spots and Chromebooks available for checkout at select libraries. (Library)

STATUS LIB has 3,000 hot spots in circulation, including 2,100 deployed in December, and is waiting on Chromebook delivery.

23 Branch Libraries ✓

INITIATIVE Open two state-of-the-art branch libraries at Vickery Park in Fall 2020 and Forest Green in Spring 2021. (Library)

STATUS Construction of the Vickery Park branch library was substantially complete in November, but furniture installation continues due to COVID-related delays. The branch opened for curbside pickup February 2. Forest Green construction continues and is on schedule for completion in spring 2021.

24 Youth Recreation !

INITIATIVE Engage Dallas youth through expanded recreational and cultural programming, mentoring relationships, job training and apprenticeships, physical and mental health initiatives, and fun educational activities. (Park & Recreation)

STATUS TRec programs are tentatively scheduled to resume in spring 2021. PKR is offering virtual/remote programming through its social media channels.

TRANSPORTATION & INFRASTRUCTURE**25 Facility Accessibility** ✓

INITIATIVE Increase accessibility for residents with disabilities by updating City facilities in compliance with the Americans with Disabilities Act. (Equity & Inclusion)

STATUS As a follow-up to the November 4 briefing to City Council, EQU posted the ADA Self-Evaluation and Transition Plan to its website at bit.ly/3azPJVx. The plan identifies barriers to City services, programs, and activities and the schedule for removing them where feasible.

26 Infrastructure Equity ✓

INITIATIVE Dedicate \$32.4 million to make equitable investments in streets, alleys, sidewalks, and other infrastructure, including \$8.6 million dedicated to underserved neighborhoods and near schools and senior centers. (Public Works)

STATUS PBW has completed 16.29 of 61 planned lane miles in targeted areas using the new equity framework for infrastructure projects. This framework takes into account the predominant racial and ethnic group(s), socioeconomic status, and transportation access in a census tract with a focus on historically underrepresented communities of color, low-income neighborhoods, and areas without sidewalks.

27 Sidewalk Master Plan ✓

INITIATIVE Increase accessibility for residents with disabilities by implementing the Sidewalk Master Plan with \$9.4 million in bond funds. (Public Works)

STATUS PBW has completed four sidewalk projects, and two more are under construction.

28 Bike Lanes ✓

INITIATIVE Maintain our investment in bike lanes at \$1.5 million to continue expanding mobility options, improving air quality, and making Dallas more sustainable. (Transportation)

STATUS TRN plans to implement 1.1 miles of buffered bike lanes on West Commerce from Fort Worth Ave. to Riverfront Blvd. in February and begin the Union Bikeway project in summer 2021.

29 Water/Wastewater Service ✓

INITIATIVE Set aside \$2.9 million annually to extend water and wastewater infrastructure to all residents in unserved areas within the next 10 years. (Water Utilities)

STATUS The FY 2020-21 unserved areas work plan includes improvements at three locations: Gooch St., Killough Blvd., and Mesquite Heights. Construction awards are scheduled for City Council consideration in May, June, and September, respectively.

FY 2020-21 Budget Initiative Tracker

WORKFORCE, EDUCATION, & EQUITY**30 Virtual Language Center** 

INITIATIVE Establish the City as a trusted primary source for information and ensure residents with limited English proficiency have equal access to programs and services through a new Virtual Language Center and other translation efforts. (Communication, Outreach, & Marketing)

STATUS COM established the Virtual Language Center in September and launched the translation service request tool in January. Most print, video, and audio deliverables in English are translated to Spanish by default.

31 Fair Park Multimedia Center 

INITIATIVE Launch the Multimedia Center at Fair Park to magnify the impact of City programs and services, broadcast a Spanish-language City television channel, provide apprenticeships for local students, and bolster resilience through additional digital communications capacity. (Communication, Outreach, & Marketing)

STATUS The City is accepting bids to install production equipment at the Multimedia Center, and COM is working with the City Attorney to finalize licensing that will permit the City to increase programming by airing others' content. In October, COM launched the City's Spanish-language channel, which airs 24/7 through Spectrum on Channel 99. Two seniors graduating from Thomas Jefferson P-Tech High School are starting the 10-week apprenticeship program in mid-February.

32 Direct Assistance 

INITIATIVE Meet residents' basic needs with direct assistance, including rent and utility assistance, food distribution, benefits navigation, and clothing distribution. (Community Care)

STATUS OCC has prepared the solicitation for program partners to address the drivers of poverty and expects to identify these partners by March or April.

33 Financial Empowerment Centers 

INITIATIVE Pilot two Financial Empowerment Centers (FECs), community-based centers that offer financial coaching, employment referrals, mental health services, and housing support to help low-income residents navigate out of poverty and achieve financial stability. (Community Care)

STATUS OCC has prepared the solicitation for program partners for the FEC pilot program and expects to identify these partners by March or April.

34 Reentry Services 

INITIATIVE Support formerly incarcerated people reentering public life through community-based services such as housing placement, job skills training, job placement, and wraparound support services. (Community Care, Economic Development)

STATUS OCC is working with ECO to align workforce, employment, and supportive services for justice-impacted individuals with the goal of releasing a joint solicitation in early summer and launching the program by July. The reentry services program funded by the Texas Department of Criminal Justice (TDCJ) is on track to meet its contractual targets.

35 Equity & Inclusion 

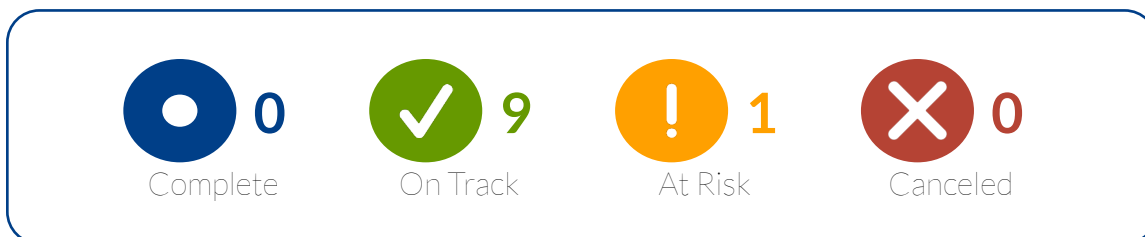
INITIATIVE Integrate the City's equity, resilience, inclusion, fair housing, and human rights initiatives in a single office. (Equity & Inclusion)

STATUS The City consolidated its offices of Equity, Fair Housing & Human Rights, Resilience, and Welcoming Communities & Immigrant Affairs into the Office of Equity & Inclusion, effective October 1.

Budget Initiative Tracker

MULTI-YEAR INITIATIVES

While most initiatives can be completed in a single fiscal year, several FY 2018-19 and FY 2019-20 initiatives required additional time because of the scope and term of the project, as well as delays due to COVID-19. We will continue to report the status of these 10 initiatives below, using the initiative numbers from the prior reports for reference.

**FY 2018-19****5 Security of City Facilities** ✓

INITIATIVE Consolidating security for City facilities into Court and Detention Services and conducting a comprehensive risk assessment to identify future security needs for City facilities and programs. (Court & Detention Services)

STATUS The vendor will brief the executive team in mid-February on the assessment results and recommended next steps.

7 P-25 Radio System ✓

INITIATIVE Expanding radio coverage area, improving system reliability, lowering operating costs, and improving interoperability across City departments and with other public safety agencies through implementation of the new P-25 radio system. (Information & Technology Services)

STATUS The project is on track to go live in October 2022 (originally December 2020). Of the 32 planned sites, 18 are near completion, seven are in progress, and seven are awaiting ILA approval. Three of these are a collaboration with the GMRS Radio Consortium to expand coverage in eastern Dallas County while reducing construction costs.

23 Historic Resource Survey ✓

INITIATIVE Devoting \$100,000 to conduct a historic resource survey with private partners. (Historic Preservation)

STATUS The consultant completed the field work (documenting and photographing each property in the survey area) in December and developed the database that will house all survey data. They are now digitizing and entering the data collected, conducting additional historical research on the properties, and drafting historic context statements.

FY 2019-20**4 Body-Worn Cameras** ✓

INITIATIVE Enhance safety for officers and residents and encourage positive community interactions by purchasing additional body-worn cameras for police officers, the Marshal's Office and Dallas Animal Services officers. (Police)

STATUS DPD has purchased 500 additional cameras and initiated replacement of existing cameras. Staff anticipates 2,000 total cameras in service by summer 2021.

5 Firefighter Safety ✓

INITIATIVE Protect our firefighters by purchasing a second set of personal protective equipment (PPE) and a complete replacement of self-contained breathing apparatus (SCBA) to allow for cleaning equipment between fires. This is a two-year initiative begun in FY 2018-19. (Fire-Rescue)

STATUS DFR has purchased all sets of PPE (1,835) and distributed 1,672 to the field. DFR has 74 sets pending distribution and is awaiting delivery of the last 89 sets.

Budget Initiative Tracker

MULTI-YEAR INITIATIVES**FY 2019-20, continued****12 Traffic Signals** 

INITIATIVE Promotes safety and enhance traffic flow by replacing broken vehicle detectors at 40 critical intersections and retiming 250 traffic signals. This is a multi-year initiative begun in FY 2018-19. (Transportation)

STATUS TRN has completed two additional equipment installations and is scheduling the remaining 27.

15 Affordable Housing 

INITIATIVE Further affordable housing throughout the city as prescribed in the Comprehensive Housing Policy through the 2020 Notice of Funds Available (NOFA). (Housing & Neighborhood Revitalization)

STATUS HOU is evaluating applications for 760 new units and will present the first recommended project to City Council in February.

19 Comprehensive Plan 

INITIATIVE Update the City's Comprehensive Plan to incorporate more recent policy initiatives and encourage strategic land development while promoting equity, sustainability, and neighborhood revitalization. (Planning & Urban Design)

STATUS On January 27, City Council voted to defer action on the consultant contract until April 28 to ensure the Economic Development Plan is completed first.

29 Juanita J. Craft Civil Rights House 

INITIATIVE Preserve civil rights history by restoring the Juanita J. Craft Civil Rights House. (Arts & Culture)

STATUS OAC has secured more than \$800,000 for this project. McCoy Collaborative Preservation Architecture has completed Phase 1 of the design, and staff anticipates submitting Phase 2 of the design contract for City Council consideration in February. The historic house is on track to reopen in 2022.

Meanwhile, the South Dallas Cultural Center started an artist-in-residency program with artists of the African diaspora as part of its programming for the Craft House. The first resident artist is Nitashia Johnson, a Dallas-based photographer, videographer, and designer and a graduate of Booker T. Washington High School whose work has been featured in the New York Times. During her residency, she will engage with and document the South Dallas neighborhood and its residents for an online exhibition starting in February.

39 Ethics Training 

INITIATIVE Foster an ethical organizational culture by continuing biennial ethics training and expanding the Values Ambassador program. (Equity & Inclusion)

STATUS EQU launched online ethics training and field training December 9, and 74% of staff have completed the training at six weeks post-launch (ahead of schedule).



Memorandum



CITY OF DALLAS

DATE February 20, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **February 24, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

On February 12, 2021, a DRAFT City Council Agenda for February 24, 2021 was provided for your review. This memo outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

Additions:

87. 21-297 A resolution authorizing **(1)** a joint elections agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a general election to be held Saturday, May 1, 2021, in the amount of \$1,650,190.14; **(2)** a legal advertising in connection with the Saturday May 1, 2021 General Election and Special Election, in the amount of \$150,000.00; and **(3)** translation services for publication and posting notices related to the election in the amount of \$300.00 - Total not to exceed \$1,800,490.14 - Financing: General Fund
88. 21-298 A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a general and special election to be held Saturday, May 1, 2021 - Not to exceed \$12,217.18 - Financing: General Fund
89. 21-300 A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a general and special election to be held Saturday, May 1, 2021 - Not to exceed \$8,924.24 - Financing: General Fund
90. 21-301 A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 1, 2021 general election and special election, and submit a canvass report to the full City Council on Wednesday, May 12, 2021 - Financing: No cost consideration to the City

DATE February 20, 2021

SUBJECT **February 24, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

91. 21-324 Authorize **(1)** an Emergency Home Repair Program (Program) - as described in **Exhibit A** in response to the 2021 Texas Severe Winter Storm to provide a grant of up to \$10,000.00 per household for emergency repairs for low- to moderate-income persons at or below 80 percent of the area median income; **(2)** execution of all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, contractors, and/or administration agreement(s) for the Program and change orders/amendments; **(3)** a one-time transfer of funds in an amount not to exceed \$2,000,000.00 from the Public Private Partnership Fund to the Emergency Home Repair Program Fund; **(4)** an increase in appropriations in an amount not to exceed \$2,000,000.00 in the Emergency Home Repair Program Fund; **(5)** a disbursement of funds in an amount not to exceed \$2,000,000.00 from the Emergency Home Repair Program Fund in accordance with the Program; and **(6)** up to 10 percent of the funds to be utilized for program administration – Not to exceed \$2,000,000.00 - Financing: Emergency Home Repair Program Fund
92. 21-149 Authorize an economic development agreement with Digital Realty Trust, L.P., approved as to form by the City Attorney, granting: **(1)** a business personal property tax abatement exempting 50 percent of the taxes on the added value to the net new tangible personal property for a period of five years Estimated Revenue Foregone: City ad valorem business personal property taxes up to \$252,929.00 over a five-year period; and **(2)** a Chapter 380 Economic Development Grant in an amount of \$200,000.00 in consideration for job creation and a multiphase expansion and renovation of Digital's offices located at 2323 Bryan Street, Dallas, Texas in accordance with the City's Public/Private Partnership Program – Not to exceed \$200,000.00 - Financing: Public/Private Partnership Fund

Revisions:

84. 20-2456 Authorize an amendment to the 2021 City Calendar to **(1)** revise the date of the 2021 City Council Inauguration to June 14, 2021 from June 21, 2021; **(2)** move the Quality of Life Committee and Transportation and Infrastructure Committee meetings back to its normal meeting date of June 21, 2021; **(3)** move the Housing and Homelessness Solutions Committee and the Government Performance and Financial Management Committee meetings from June 15, 2021 to June 22, 2021; and **(4)** move the June 23, 2021 briefing date to June 16, 2021 and June ~~23~~ 16, 2021 agenda date to June ~~16~~ 23, 2021 - Financing: No cost consideration to the City
This item is being revised due to system not properly saving. Please contact Carrie Prysock, Director for Mayor and City Council Office, at 214-670-5682 for more information.

DATE February 20, 2021
SUBJECT **February 24, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

Deletions:

66. 21-262 A resolution to **(1)** authorize the City Manager or a designee to establish programming to enhance and advance workforce and economic development with external entities, including education and healthcare institutions; and **(2)** execute interlocal agreements, and other agreements as may be necessary to implement and carry out the collaborations and programming - Financing: No cost consideration to the City
This item is being deleted due to the power outage many meetings with Council members were cancelled because of the uncertainty of when the power will be back on, staff deemed it necessary to move this item to a later Council Agenda date to make sure there is ample time to brief each Councilmember and reschedule the cancelled meetings. Please contact Elizabeth Saab, External Affairs Director, 214-490-0249 or Robin Bentley, Interim Director of Economic Development, at 214-671-9942 for more information.

A memorandum was previously provided to Committee and/or City Council regarding the following items. A link to the memos is attached for more information.

4. 21-110 Authorize settlement of the lawsuit styled Lorris Hinson v. The City of Dallas, Cause No. CC-20-01000-E - Not to exceed \$205,000.00 - Financing: Liability Reserve Fund
City Council will be briefed by confidential memorandum regarding this matter on February 19, 2021.
5. 21-272 Authorize settlement of the lawsuit styled Terrance Bass, et al. v. The City of Dallas; and John Does 1-5, Cause No. 3:17-CV-03330-E - Not to exceed \$2,450,000.00 - Financing: Liability Reserve Fund
City Council was briefed in Executive Session regarding this matter on May 6, 2020, and by confidential memorandum on January 23, 2021, and February 8, 2021.
6. 21-266 Authorize a professional services contract with McKool Smith, P.C., Ashcroft Sutton Reyes LLC, and Korein Tillery LLC for legal services to represent the City of Dallas in the lawsuit to be filed and styled City of Dallas et al. v. Netflix, Inc., et al., contingent upon approval of the contract by the Office of the Attorney General of Texas pursuant to Section 2254 of the Texas Government Code - Financing: No cost consideration (see Fiscal Information)
City Council was briefed by confidential memorandum regarding this matter on December 18, 2020, and January 29, 2021.

DATE February 20, 2021

SUBJECT **February 24, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

47. 21-76 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
48. 21-77 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
49. 21-78 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
50. 21-79 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
51. 21-80 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)

DATE February 20, 2021

SUBJECT **February 24, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

52. 21-81 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
53. 21-82 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
54. 21-83 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
55. 21-84 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
56. 21-85 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)

DATE February 20, 2021

SUBJECT **February 24, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

57. 21-86 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City [The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
58. 21-87 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City [The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
59. 21-88 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City [The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
60. 21-89 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City [The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
61. 21-90 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City [The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)

DATE February 20, 2021

SUBJECT **February 24, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

62. 21-91 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
63. 21-92 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
64. 21-93 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
65. 21-148 A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)
67. 21-263 An ordinance authorizing an amendment to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Three ("Oak Cliff Gateway TIF District") to: (1) include a finding that operations and maintenance support for the Dallas Streetcar is necessary and convenient to the implementation of furthering development along major transportation corridors and transit connections in and adjacent to the TIF District; (2) create a budget category in support

DATE February 20, 2021
SUBJECT **February 24, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

of the Dallas Streetcar; and (3) shift \$257,202.00 net present value (approximately \$950,000.00 in total dollars) of the District's budget from the Oak Cliff Gateway Sub-district to the new budget category amending Ordinance No. 23033, as amended, to reflect this amendment - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)

68. 21-264 Authorize the dedication of \$475,000.00 in Oak Cliff Gateway TIF funds from the available District-Wide Set-Aside to support the operations and maintenance ("O&M") of the Dallas Streetcar for FY 2020-2021- Not to exceed \$475,000.00 - Financing: Oak Cliff Gateway TIF District Fund (subject to current and future appropriations from tax increments)

[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)

69. 21-62 A resolution adopting the City's Federal Legislative Program for the 117th Session of the United States Congress - Financing: No cost consideration to the City

[The Government Performance and Financial Management Committee was briefed by memorandum on February 4, 2019.](#)

78. 21-163 Authorize a three-year service price agreement for boat and motor repairs and parts - Tommy's Mobile Boat & Motor Service, Inc., only bidder - Estimated amount of \$331,654 - Financing: General Fund (\$194,520), Dallas Water Utilities Fund (\$128,414), and Stormwater Drainage Management Fund (\$8,720)

[The Public Safety Committee was briefed by memorandum regarding this matter on February 8, 2021.](#)

84. 20-2456 Authorize an amendment to the 2021 City Calendar to **(1)** revise the date of the 2021 City Council Inauguration to June 14, 2021 from June 21, 2021; **(2)** move the Quality of Life Committee and Transportation and Infrastructure Committee meetings back to its normal meeting date of June 21, 2021; **(3)** move the Housing and Homelessness Solutions Committee and the Government Performance and Financial Management Committee meetings from June 15, 2021 to June 22, 2021; and **(4)** move the June 23, 2021 briefing date to June 16, 2021 and June ~~23~~ 16, 2021 agenda date to June ~~16~~ 23, 2021 - Financing: No cost consideration to the City

[City Council was briefed by memorandum regarding this matter on January 8, 2021.](#)

DATE February 20, 2021
SUBJECT **February 24, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

91. 21-324 Authorize **(1)** an Emergency Home Repair Program (Program) - as described in **Exhibit A** in response to the 2021 Texas Severe Winter Storm to provide a grant of up to \$10,000.00 per household for emergency repairs for low- to moderate-income persons at or below 80 percent of the area median income; **(2)** execution of all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, contractors, and/or administration agreement(s) for the Program and change orders/amendments; **(3)** a one-time transfer of funds in an amount not to exceed \$2,000,000.00 from the Public Private Partnership Fund to the Emergency Home Repair Program Fund; **(4)** an increase in appropriations in an amount not to exceed \$2,000,000.00 in the Emergency Home Repair Program Fund; **(5)** a disbursement of funds in an amount not to exceed \$2,000,000.00 from the Emergency Home Repair Program Fund in accordance with the Program; and **(6)** up to 10 percent of the funds to be utilized for program administration - Not to exceed \$2,000,000.00 - Financing: Emergency Home Repair Program Fund
[City Council will be briefed by memorandum regarding this matter on February 19, 2021.](#)

Thank you for your attention to these changes. If you have any questions, please contact Kimberly Bizer Tolbert, Chief of Staff at 214-670-3302.



T.C. Broadnax
City Manager

- c: Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
- Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 19, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – February 18, 2021**

New Updates

[New Director Announcement](#)

Michael Gange will join the City of Dallas as the Director of the Office of Environmental Quality and Sustainability (OEQS) [on March 3rd](#). Mr. Gange has 30 years of environmental quality and sustainability experience, with 16 of those years in a variety of roles at the City of Fort Worth. He has a broad understanding of city government and its environmental complexities. His passion for local government started in 1998 when he became part of the City of Fort Worth's Environmental Management Department. As Fort Worth's Assistant Director, he directed the Environmental Management Division over citywide environmental compliance as well as city facility compliance. Mr. Gange was a part of the LaGrave Field Redevelopment, Trinity River Vision, and Chisholm Trail Parkway projects in Fort Worth. He was most recently the Vice President of Environmental Operations for a local consulting firm. In that capacity, he focused on due diligence for property development as well as assisting industry operations to exceed Clean Water Act standards. Mr. Gange grew up in Dallas; he holds a Bachelor's in Marine Science from Texas A&M University at Galveston and a Master's in Environmental Science from the University of North Texas. Please join me in welcoming Michael to the City of Dallas!

[City Manager's Corner – Severe Winter Weather Week](#)

This week, I want to recognize the thousands of employees who have been working non-stop to provide our residents with the resources they need during this time. Aside from our first responders, many employees have been putting themselves at risk, delivering goods and resources to our warming shelters and residents at high risk. Others were more than willing to open their warm homes to residents and fellow employees who went without power or water. From Convention Center to Public Works, Sanitation and Dallas Water Utilities, I want to thank these departments and many more for all their hard work during this time. Your hard work and perseverance do not go unnoticed. Thank you to all who have stepped up and faced this weather to help those in need. Dallas is a great place to live and work – and this is because of you.

[Winter Weather Updates](#)

Please use the below to share with residents on where they can locate updated department information and resources related to warming centers and helpful tips. Social media graphics are attached. If you need to update or add your department information to this site, please contact media@dallascityhall.com.

DATE February 19, 2021
SUBJECT **Taking Care of Business – February 18, 2021**

The City of Dallas is continuing to respond to the impact of winter weather in the area. Check the City's website frequently for updates on warming centers and closures. Dallas residents are encouraged to use the OurDallas App or 311 website to report issues related to animal welfare or Code Compliance concerns. For urgent water issues, please call 3-1-1. <http://bit.ly/2NjR3no>

La Ciudad de Dallas sigue respondiendo al impacto del temporal de invierno en el área. Visita regularmente la página de la Ciudad para obtener información actualizada acerca de los centros de calentamiento y cierres. Se recomienda a los residentes de Dallas utilizar la aplicación OurDallas o el sitio web 311 para informar sobre problemas relacionados con el bienestar de los animales o el Cumplimiento del Código. Para cuestiones urgentes relacionadas con el agua, llame al 3-1-1. <http://bit.ly/2NjR3no>

For those asking about donations, the City of Dallas continues its partnership with the Communities Foundation of Texas. Individuals can make donations [here](#).

- Monetary donations are easier to manage and allocated efficiently the necessary supplies; however, if anyone has blankets, non-perishable food, please contact Christina da Silva at christina.dasilva@dallascityhall.com.
- DPD Contact for cold weather supplies is being coordinated through [Christina da Silva](#).

For more information, please contact Carrie Prysock, Director of the Mayor and City Council Office.

[Save the Date – State of Homelessness Address](#)

The results of the 2021 Point In Time Homeless Count will be presented by Metro Dallas Homeless Alliance on May 11, 2021 from 9:30 a.m. to 11:30 a.m. This year's State of Homelessness address will be livestreamed on Vimeo. Registration information will be shared when it becomes available.

[Code Compliance Implementation of a Pilot Program](#)

The Department of Code Compliance Services is empathetic toward our unsheltered population and is offering solutions to improve living conditions and reducing blight in our city.

Last week we placed 32 roll-off carts in a portion of the downtown area that normally houses a large population of our homeless community. The roll carts offer our residents an option for disposing of trash and debris versus placing it on the ground. In addition, our team is proactively distributing trash bags and educating the community on use of the carts.



DATE February 19, 2021
 SUBJECT **Taking Care of Business – February 18, 2021**

The carts will be monitored weekly and emptied as needed by CCS staff. To help easily identify the carts used for this program, they are blue with lime green lids and are secured.

New Procurement Opportunities

The Office of Procurement Services (OPS) is excited to announce the following new contract opportunities. More information can be found on the City’s [electronic bid portal](#):

Opportunity No.	Opportunity Name
CIZ1968	Trinity Forest Spine Trail Phase 1 - Site Development, by Park and Recreation Department
CIZ1969	Part 1 Water & Wastewater Small Services Installations at Various Locations, Part 2 Water & Wastewater Main Installations at Various Locations, Part 3 Water & Wastewater Mainline Extensions and Emergency Mainline Replacements/Relocations at Various Locations, by Dallas Water Utilities
CIZ1970	Water and Wastewater Main Replacements at Various Locations, by Dallas Water Utilities
BJ21-00012963	Citywide Painting Services
BF21-00014070	Cleaning of Various Wastewater Plant Process Units
BR21-00015824	CV-COVID-19- Emergency Assistance Program
BRZ21-00015807	Financial Empowerment Centers

We are also pleased to share the latest [Procurement Quarterly](#), listing citywide opportunities for the current quarter (of the fiscal year) and published on the OPS [website](#). Please be advised that once an opportunity is advertised, it is considered an open procurement until the City Council awards the contract. The Code of Ethics prohibits communication between councilmembers and vendors/ suppliers on open procurements. Should you have any questions, please contact Chhunny Chhean, Director of Procurement Services.

Look Ahead

City Council Briefings

March 3, 2021

- Illegal Dumping & Blight Abatement Strategic Plan
- Final Draft of Strategic Mobility Plan/Connect Dallas Plan
- City Manager 2021 Goals

DATE February 19, 2021
SUBJECT **Taking Care of Business – February 18, 2021**

Media Inquiries

As of February 16, 2021, the City has received media requests from various news outlets regarding the following topics:

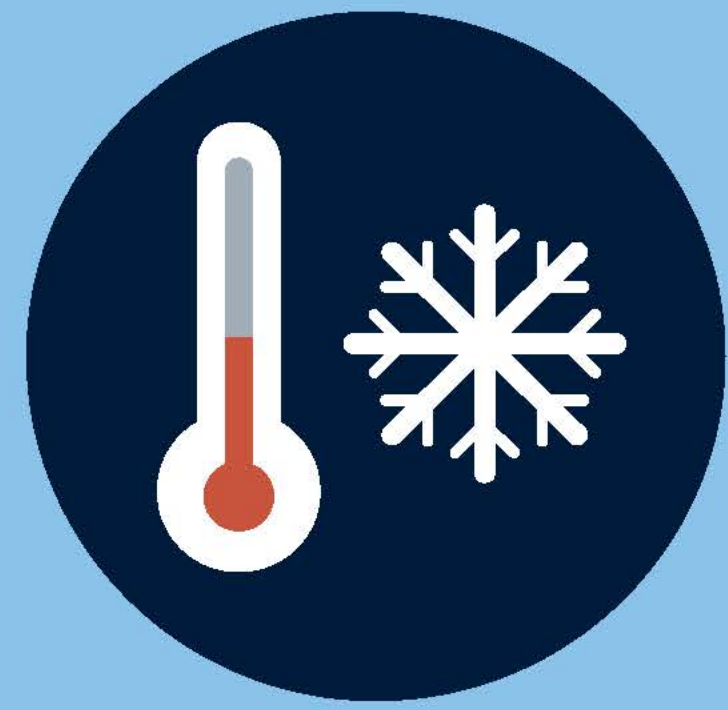
- Persons experiencing homelessness & inclement weather
- Man living in car
- Board Meeting Council Item
- Shelter Questions
- EOC
- NOFA Task Force Meeting Inquiry
- Winter Storm & Resource
- The City Prepares for COVID19 Vaccinations During Inclement Weather
- Low Percentage of First Responders Choosing to Get Vaccinated
- Two Fires at South Dallas Museum Sparks Media Interest
- Overnight Weather Causes Spike in Accident Responses
- Fire Educators Talk Heating Safety with Multiple Media Outlets
- Twenty Residents Displaced After Apartment Fire in Northeast Dallas Apartment Fire
- Multiple News Agencies Inquire About DFRs Responses to Weather-Related Incidents
- DFR Talks About Challenges Associated with Fighting Fire in Freezing Temperatures
- Carbon Monoxide Calls on the Rise During Cold Weather
- Univision Inquires About What to Call 911 For
- Firefighters Extinguish Garage Fire in East Dallas Home
- 24 Apartment Destroyed in North Dallas Apartment Fire

Please see the attached document compiling information provided to media outlets, during the period from February 9 – February 16, 2021, for your reference. Should you have any questions or concerns, please contact Kimberly Bizer Tolbert, Chief of Staff.



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors



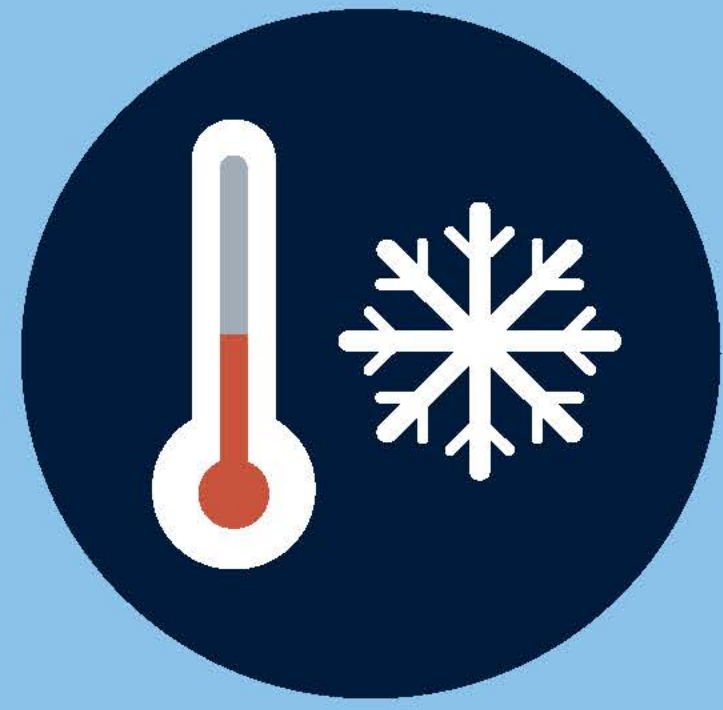
CITY OF DALLAS WARMING CENTERS OPEN

FOR MORE INFORMATION, VISIT:

DALLASCITYHALL.COM



City of Dallas



CIUDAD DE DALLAS CENTROS DE CALENTAMIENTO ABIERTOS

PARA MÁS INFORMACIÓN, VISITE:

DALLASCITYHALL.COM



City of Dallas

Communications, Outreach & Marketing
Media Requests
Feb 10 – Feb 16

Date Submitted: 2/10/2021

Topic: Persons experiencing homelessness & inclement weather

Inquiry: Ken Kalthoff asked what accommodations the city is making for people experiencing homelessness in light of inclement weather.

Submitted By: Catherine Cuellar (Office of Homeless Solutions)

Media Entity: Ken Kalthoff, NBC 5

Date Submitted: 2/10/2021

Topic: Man living in car

Inquiry: The City recommended Telemundo refer a man who happened to be homeless to Our Calling.

Submitted By: Catherine Cuellar (Office of Homeless Solutions)

Media Entity: Zully Salgado, Telemundo

Date Submitted: 2/11/2021

Topic: Board Meeting Council Item

Inquiry: The city shared a link to the video of City Council Agenda Item 28 on Feb. 11 allowing undocumented immigrants to participate in board and commissions upon request from Nancy Leal of NBC 5. Link provided as a courtesy here: [February 10, 2021 City Council Agenda Meetings - Dallas, TX \(swagit.com\)](#)

Submitted By: Catherine Cuellar

Media Entity: Nancy Leal, NBC

Date Submitted: 2/12/2021

Topic: Shelter Questions

Inquiry: The city of Dallas confirmed inclement weather shelter would be provided to persons experiencing homelessness at the Kay Bailey Hutchison Convention Center at Dallas.

Operations will continue through Friday (2/19) of next week depending on weather conditions.

Submitted By: Anastasia Reed

Media Entity: Patrick Randolph, NBC 5

Date Submitted: 2/12/2021

Topic: EOC

Inquiry: The city confirmed the Emergency Operations Center at City Hall would not be activated.

Submitted By: Rocky Vaz (OEM)

Media Entity: Scott Friedman, NBC 5

Date Submitted: 2/15/2021 (City holiday)

Topic: NOFA Task Force Meeting Inquiry

Inquiry: We provided Diane Xavier a copy of the most recent NOFA meeting attended by the Housing Policy Task Force at her request.

Submitted By: Nichelle Sullivan (Housing & Neighborhood Revitalization)

Media Entity: Diane Xavier, Dallas Examiner

Date Submitted:

Topic:

Inquiry:

Submitted By:

Media Entity:

Date Submitted: 2/14-2/15

Topic: Winter Storm & Resource

Inquiry: Over the holiday weekend, the City of Dallas received many inquiries from local and national media. The answers have been compiled and condensed below:

The City has about 70 trucks retrofitted with sand spreaders throughout Dallas. We concentrate on bridges, overpasses, inclines, and intersections on most major thoroughfares. The City of Dallas is responsible for keeping major city streets and Trinity River bridges clear and passable. The Texas Department of Transportation is responsible for the highways, and the North Texas Tollway Authority is responsible for the toll roads.

The Kay Bailey Hutchison Convention Center has enough space to be expanded to accommodate more people. 110 people were accommodated Friday/Saturday and 136 people on Saturday/Sunday. We confirmed the KBHCC is on a smart grid.

We also coordinated morning show interviews featuring Robert Perez, Public Works Director.

Submitted By: COMS team

Media Entity: NBC 5/Telemundo, WFAA, Univision, Everton Bailey – DMN Reporter, KERA



CITY OF DALLAS

Dallas Fire-Rescue Department
Media Requests: February 9 – 15, 2021.

Tuesday, February 9th: Dallas Morning News (Everton Bailey) - Quick question for you regarding vaccinations resuming today at KBHCC. Have there been any modifications made in the process due to the cold weather?

City Response - For just the cold, we have made no changes to the process.

However, if/when it rains, the appointment verification area, currently in Lot C, will be moved to the covered section of Ceremonial Street, between Griffin and Lamar. Residents would enter off of Lamar.

Wednesday, February 10th: Univision 23 (Erika Torres Caraban) - I hope you are staying warm on this cold Wednesday. We wanted to know if you could tell us what percentage of your department has opted to not get the covid-19 vaccine? If possible can you also tell us what are the some of the commons reasons you have heard for them getting it or not getting it?

City Response - There are a total of 1,985 uniformed members of Dallas Fire-Rescue, but 738 of them elected to receive the COVID-19 vaccine; equaling 37% of the department. While there are others who have been vaccinated through Parkland hospital, and perhaps through another means, we are not tracking those numbers; but with that being the case, I'd say that the total is probably closer to 40%.

Since receiving the vaccination is voluntary, and disclosing a reason for refusal is not requisite, we are unable to say specifically why more DFR members aren't getting the vaccine.

Generally speaking, the reasons that firefighters have are probably consistent with those from anyone else; like concerns over the speed at which the vaccines were developed, whether any corners were cut during that process, concerns over unknown long-term effects, among other reasons.

All we can do as a department is provide the facts to our members so they can conduct their own risk vs. benefit analysis, and make an educated and informed decision on what they feel is best for them and their families.

Wednesday, February 10th: Dallas Weekly (Dianté Marigny) - I'm Dianté, reporter with Dallas Weekly. I am covering the fires that took place at the Kathlyn Joy Gilliam Museum on November 21, 2020 and January 1, 2021.

What I would like to know for the public is, when a fire is deemed undetermined what are the specific details of that? Does undetermined just mean we don't know what caused it? Do we know if it was done on purpose? Can you just explain exactly what undetermined means so that I can add it to my report? Also, there is a hole in the front room of the museum that the owner Connie seems to think started the fire, is that an official statement of the firefighters that were there that day?

Any details you provide me would be awesome!

I look forward to your response!

City Response - Simply stated, an “undetermined” fire is one in which there are multiple potential causes.

While it would seem to some that determining the cause of a fire is a simple matter of finding the most likely cause and settling on it, what’s more important is being able to rule out all other potential causes.

In response to your question about the “hole in the front room”, I can tell you that firefighters informed investigators that they observed fire coming from a hole in a front window when they arrived at the scene of the November 21st fire.

If you need copies of the report, you can get them by sending an email to openrecords@dallascityhall.com. Please reference incident numbers 2020262004 and 2021000088.

Thursday, February 11th: Univision 23 (Erika Torres Caraban) and WFAA 8 (Lourdes Vazquez) - I hope you are staying warm tonight. I am going to be checking in with your department a couple times tonight to ask about accidents responded to and more specifically to weather related accidents. If your system does not show specifically weather related ones let us know- how many in general? What are you guys seeing out there? Please let us know so we can best inform our audience during our morning newscast.

City Response - Dallas Fire-Rescue does not track "weather related" accidents. Therefore, I can only tell you that we were dispatched to 72 accidents since midnight.

Thursday, February 11th: Dallas Morning News (Krista Torralva) - Krista Torralva here from The Dallas Morning News. We just spoke about my interview request. To recap, I'm writing about the record cold Dallas is having and how residents can safely warm their homes.

City Response – Set her up with Fire Education Lieutenant, Anthony Jacobs, which can be read at <https://www.dallasnews.com/2021/02/11/dallas-braces-for-record-cold-temperatures-electricity-use/>

Friday, February 12th: Estrella TV (Juanita) – Called to request a Spanish interview with someone regarding heating safety.

City Response – Connected her with Senior Fire Prevention Officer, Daisy Castaneda, for her needs. The interview aired on the same day, but there is no available link with which to view it.

Friday, February 12th: WFAA 8 (Rebecca Lopez) - Just wanted to talk to someone about preparing for the cold weather similar to what you guys did with the DMN I could just do it via zoom.

City Response – Sent her up with Fire Education Officer, Selina Villarreal. The story aired that evening, but there is not available like to see if at.

Saturday, February 13th: All local media outlets - I am reaching out for information on this fire located on 6603 E Lovers Lane. Has anyone been evacuated, injured, and or transported?

City Response - At 3:17 p.m., Dallas Fire-Rescue units responded to a 911 call for a structure fire at the LaVita on Lovers Lane Apartments, located at 6603 East Lovers Lane, in Northeast Dallas. When firefighters arrived at the two-story apartment building, they saw smoke coming from a unit on the second floor. Attack teams moved in for an offensive fire attack; but the fire had already spread into the attic space, so they had to breach the roof and ceiling on both sides of the fire to keep it from spreading laterally over the entirety of the building. Approximately 70 firefighters worked to mitigate the situation, as the fire was declared extinguished around 5:00 p.m.

There were 8 units in the building of origin, 7 of which suffered varying combinations of fire, smoke and water damage. At least 20 resident are estimate to be displaced as a result of the fire, but property management was working to place resident in vacant apartments on-site. They are also working with the American Red Cross to determine the remaining needs of each displaced resident.

Thankfully, there were no injuries reported as a result of the fire, and the fire's cause is undetermined.

Sunday, February 14th: WFAA 8 (Lourdes Vazquez) - Can you provide information on how many calls DFR responded to calls of cold exposure and how many were transported?

City Response - The only category we have that directly correlates a response to the current environment, is an "Environmental Emergency"; and we haven't responded to any such calls today. There are several other call types that could be the result of the cold weather exposure, but that type of diagnosis would not be made at the pre-hospital level.

Sunday, February 14th: NBC 5/Telemundo (Claire Cardona) - Do you know how many motor vehicle accidents and other cold/weather-related incidents DFR has responded to since midnight?

City Response - DFR has only responded to 34 major accidents since midnight. I am not able to tell you if these accidents were weather related. Also, we have had no calls for "Environmental Emergencies".

Sunday, February 14th: Univision 23 (Nathalie Palacios) - We would like to request information in regard to a 2 alarm fire at 3302 W Camp Wisdom Rd.

City Response - On Saturday, February 14th, at 11:34 a.m., Dallas Fire-Rescue units were dispatched to a 911 call for a structure fire at a vacant building, located at 3302 West Camp Wisdom Road, in Southwest Dallas. There is no available additional information this fire, but there have been no reported injuries.

Sunday, February 14th: Dallas Morning News (Bailey Everton), Univision23 (Nathalie Palacios) and NBC5/Telemundo (Cynthia Garcia) - Has DFR responded to any weather-related calls involving people who are unsheltered? If so, do you know the outcome of those events? Also, any idea how many crashes DFR crews have responded to today?

City Response - The only call type we have that speaks specifically to an environmental exposure, is "Environmental Emergency". Today, we have responded to zero such calls. While I'm sure there are other call types that could ultimately be attributed to the cold weather, that would only become evident during the course of patient assessment.

Also, DFR has responded to 87 accidents since midnight. However, I don't have the ability to identify those that may have been weather related.

Sunday, February 14th: Univision 23 (Nathalie Palacios) - Can you tell us about how different it is trying to contain and extinguish fires during this type of weather?

City Response - The first challenge that comes with fighting fire in such weather seems obvious, but is the most important, is getting to the scene safely. Because road conditions are treacherous, and we have to drive a bit slower, this can allow for fires to grow to a larger size prior to firefighter arrival.

Another challenge is the hidden torrential dangers, like holes, drop-offs, or other obstacles, that snow can hide when you're on the scene of a fire. Additionally, if temperatures are low enough water used in suppression operations can freeze on the fireground, presenting a slipping hazard to firefighters.

Finally, because fighting fire in snow, or the cold in general, takes more of a physical toll, it increases the importance for rotating personnel into rehab more frequently; therefore calling for a larger response than it would under normal weather conditions.

Monday, February 15th: Univision 23 (Erika Torres Caraban) - I hope you are doing well and staying warm. Can you tell us how many calls your department responded to since midnight? Any calls due to carbon monoxide issues? Any calls about hypothermia? How many house fires, if any, have you guys responded to? Please let us know what other data from overnight and this morning you can provide us with so we can give our community a full breakdown of what has and is happening.

City Response - Apologies for the delay. What's accounted for most of our responses since midnight are "Automatic Fire Alarm" as a result of the power outages. In fact, since midnight DFR has responded to nearly 150 calls for automatic fire alarms.

We have also responded to 12 "Carbon Monoxide Detector" calls, all of which were determined to also be the result of power loss and no readings of the gas being present. For context, this is different than a "Carbon Monoxide Emergency" (which we have had zero calls for) where someone has called reporting the symptoms of Carbon Monoxide exposure.

Thankfully, people have been watching the news, and have stopped trying to navigate the roadways, as well have only responded to 8 accidents in that same time frame.

We've responded to 5 "Environmental Emergencies", 4 structure fires and 1 trash fire.

Monday, February 15th: WFAA 8 (Tiffany Liou) - Can you tell me how many carbon monoxide calls DFD has had from Friday (12th) thru Sunday (14th)?

City Response - Since Friday, we've responded to 31 CO "detector" calls, and 1 CO "emergency" call. The "emergency" involved a fatality at a residence on the 4600 block of Cedar Springs Road. Associated story can be seen at

<https://www.wfaa.com/article/news/local/carbon-monoxide-poisoning-highest-during-cold-weather-texas/287-3ce17235-a5af-4aa5-937e-674721b3f0bb>

Monday, February 15th: Univision 23 (Nathalie Palacios) - We know that people should not just call 911 if their power is out. However, what parameters would be circumstance enough to call 911? If they are showing signs of hypothermia or are without energy for their life saving medical devices, would this mean they can get transportation to a hospital or otherwise?

City Response - Someone becoming hypothermic would be a reason to call 911.

The answer for the other question depends on the circumstances. If the loss of power, and subsequent disabling of medical equipment, has caused a patient's chronic medical condition to escalate to a true medical emergency, then we'd encourage them to call 911. If the patient has exhausted their alternatives, but is not having a medical emergency, we'd encourage them to seek the services of a private non-emergency ambulance service before calling 911.

Monday, February 15th: NBC 5/Telemundo (Cynthia Garcia) - I hope all well and you're staying warm. Do you have any information on the fire at 3600 Lawnview in Dallas?

City Response - DFR units were dispatched to this one-alarm fire, at a home on the 3600 block of Lawnview Avenue, at 3:39 p.m.

According to the 911 caller, black smoke and flames could be seen coming from the garage of the small one-story wood-framed home; and according to DPD's Air 1, flames could be seen coming through the roof. It's unclear if anyone was in the home at the time of the fire, but there have been no injuries reported.

Firefighters had the fire extinguished in about an hour, but the home suffered significant damage. The cause of the fire is currently listed as undetermined.

Tuesday, February 16th: Sent the following information to all the local news desks
- On Monday, February 15th, at 9:55 p.m., Dallas Fire-Rescue units were dispatched to a 911 call for a structure at the Alua Apartments, located at 4300 Horizon North Parkway, in North Dallas.

When firefighters arrived at the three-story apartment building, they observed smoke coming from an apartment on the second floor. They made their way into the unit to find fire within the void spaces between the second and third floors as well as the wall spaces. Considering the weather conditions, the size of the structure and the inability to

visualize the extent of the fire, Command requested a second, and eventual third, alarm response. Fire made its way through the roof, forcing Command to pull all firefighters back, assuming a defensive posture. Approximately, 80 firefighters battled the fire, and the elements, well into the morning hours before declaring the fire extinguished around 2:30 a.m. However, crews remained on the scene the entire night/morning, conducting overhaul operations to ensure the flames had been completely extinguished, before clearing the scene around 9:00 a.m.

There were 24 units in the apartment building, and though only eight of them were reported to have suffered fire damage, all the units were left uninhabitable due to varying degrees of smoke and water damage. All residents evacuated the building safely, and there were no injuries reported. Firefighters were able to make it through the entirety of the operation thanks primarily to the efforts of the Box 4 Fire Buffs Organization being on scene and providing food, drinks and warming areas for first responders to take refuge in between rotations.

It is unclear the number of residents who were displaced as a result the fire, as most of them left for shelter with family and friends off-site, or sought refuge inside their vehicles; but property management is working with them to determine their needs going forward.

The extent of damage left the building unsafe for entry; and as a result the cause of the fire will be listed as undetermined. Custody of the building was passed back over to property management to determine what will ultimately happen to it.

