

# Memorandum



CITY OF DALLAS

DATE October 30, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **S&P Global Ratings Downgrades Love Field Airport Modernization Corp.  
General Airport Revenue Bonds Due to COVID-19 Pandemic – RATING ACTION**

Today, S&P Global Ratings (S&P) lowered its long-term rating to 'A-' from 'A' on the Love Field Airport Modernization Corp. (LFAMC) General Airport Revenue Bonds (GARBs) issued for Dallas Love Field Airport (DAL). The outlook remains negative.

This downgrade follows a review by S&P at the end of March of this year in which the outlook was deemed negative and, "DAL, along with many other U.S. airport ratings, was placed on CreditWatch to reflect the material negative impact of the COVID-19 pandemic on traffic levels, expected financial performance metrics, and overall credit quality." S&P's rating decision reflects the expectation that, "activity levels at DAL will be depressed, unpredictable, or demonstrate anemic growth due to the COVID-19 pandemic and associated effects outside of management's control," further based on their belief that, "a high degree of uncertainty exists regarding the trajectory of a recovery in aviation activity, complicating financial planning and increasing operational challenges".

The report from S&P notes that DAL entered the pandemic operationally and financially strong, with enplanements at an all-time peak, historically strong debt service coverage levels and good liquidity, however, "the enplaned passenger levels declined 39.1% to 5.06 million in fiscal 2020 (ended Sept. 30) from 8.31 million in fiscal 2019, following depressed activity levels since March." According to S&P, "enplanements improved from the most severe declines experienced in April and May, but remain materially depressed." In spite of these challenges, S&P notes DAL's credit strengths as an "important provider of air service in the expanding Dallas-Fort Worth-Arlington MSA," in a "good liquidity position," with a "very strong management and governance, reflecting an effective and experienced management team that has sufficiently managed risks and operations."

S&P's assessment follows the assumption "among health experts," that "the pandemic may now be at, or near, its peak in some regions but will remain a threat until a vaccine or effective treatment is widely available, which might not occur until the second half of 2021." As such, S&P "could revise the outlook to stable in the next two years with improved clarity on the trajectory of DAL's enplanement recovery and stabilization of activity levels," evaluating if the airport's "ability to maintain financial metrics is achievable, sustainable, and consistent with the rating."

DATE October 30, 2020

SUBJECT **S&P Global Ratings Downgrades Love Field Airport Modernization Corp.  
General Airport Revenue Bonds Due to COVID-19 Pandemic – RATING ACTION**

Please find attached the report provided by S&P today. If you have any questions or need further information, please do not hesitate to contact me.



M. Elizabeth Reich  
Chief Financial Officer

### Attachment

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera 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 & Neighborhood Services  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors

# RatingsDirect®

---

## Summary:

# Love Field Airport Modernization Corp., Texas; Airport

### Primary Credit Analyst:

Scott Shad, Centennial (1) 303-721-4941; scott.shad@spglobal.com

### Secondary Contact:

Todd R Spence, Farmers Branch (1) 214-871-1424; todd.spence@spglobal.com

## Table Of Contents

---

Rating Action

Negative Outlook

Credit Opinion

Related Research

## Summary:

# Love Field Airport Modernization Corp., Texas; Airport

### Credit Profile

Love Field Airport Modernization Corp AIRPORTS

*Long Term Rating*

A-/Negative

Downgraded, Removed from CreditWatch

## Rating Action

S&P Global Ratings lowered its long-term rating to 'A-' from 'A' on Love Field Airport Modernization Corp. (LFAMC), Texas' general airport revenue bonds (GARBs) issued for Dallas Love Field Airport (DAL), and removed the rating from CreditWatch, where it had been placed with negative implications Aug. 7, 2020. The outlook is negative.

DAL, along with many other U.S. airport ratings, was placed on CreditWatch to reflect the material negative impact of the COVID-19 pandemic on traffic levels, expected financial performance metrics, and overall credit quality. For more information, see "U.S. Airport Ratings Placed On CreditWatch Negative On Severe Passenger Declines And Weakening Credit Metrics," published Aug. 7, 2020, on RatingsDirect.

Net airport system revenues, as made available by the city under a project financing agreement with the LFAMC, secure the bonds. A debt service reserve fund funded to the lesser of the IRS maximum provides additional security to bondholders. A rate covenant (1.25x debt service coverage [DSC] based on average annual debt service) is in effect, as is an additional bonds test requiring that historical net revenues provide at least 1.1x DSC or projected net revenues provide at least 1.25x DSC, respectively. We consider the bond provisions credit neutral.

As of October 2020, DAL had approximately \$625.5 million in total debt outstanding, which includes \$213.97 million in general airport revenue bonds (GARBs), \$407.46 million in Southwest bonds (revenue credit agreement), and \$4.07 million in pension obligation bonds. All debt is fixed rate with no swaps or variable-rate debt outstanding.

### Credit overview

The rating action and negative outlook reflect our expectation that activity levels at DAL will be depressed, unpredictable, or demonstrate anemic growth due to the COVID-19 pandemic and associated effects outside of management's control. In our view, the severe drop in demand has diminished DAL's overall credit quality and will likely pressure financial metrics relative to historical levels. We view this precipitous decline not as a temporary disruption with a relatively rapid recovery, but as a backdrop for what we believe will be a period of sluggish air travel demand that could extend beyond our rating outlook horizon.

DAL entered the pandemic operationally and financially strong with enplanements at an all-time peak (8.31 million enplaned passengers in fiscal 2019), historically strong DSC levels, and good liquidity. However, enplaned passenger levels declined 39.1% to 5.06 million in fiscal 2020 (ended Sept. 30) from 8.31 million in fiscal 2019, following



depressed activity levels since March. Enplanements improved from the most severe declines experienced in April and May, but remain materially depressed; August and September enplanements declined about 58% and 56%, respectively, compared with 2019. In addition, we believe a high degree of uncertainty exists regarding the trajectory of a recovery in aviation activity, complicating financial planning and increasing operational challenges. For additional information, see "This Time Is Different: An Anemic And Uncertain Passenger Recovery Will Challenge U.S. Airports' Credit Quality," Aug. 7, 2020, and "Activity Estimates For U.S Transportation Infrastructure Show Public Transit And Airports Most Vulnerable To Near-Term Rating Pressure," June 4, 2020.

The rating reflects DAL's adequate enterprise risk profile and strong financial risk profile. Our forward-looking view resulted from a weakening of DAL's market position assessment due to effects related to COVID-19, which in turn lowered our enterprise risk profile assessment to adequate from strong. Under our criteria, market position is a primary credit factor that incorporates activity level trends; passenger volatility; rate-setting flexibility; and additional considerations outside of the operator's control, including health scares. Within our overall enterprise risk profile, market position assessment is the highest-weighted factor (60%), followed by industry risk (20%), economic fundamentals (10%), and management and governance (10%). Within our overall financial risk profile, we consider such factors as financial performance (55% weight), debt and liabilities capacity (35%), and liquidity and financial flexibility (10%). For additional information regarding our criteria, see "U.S. And Canadian Not-For-Profit Transportation Infrastructure Enterprises: Methodologies And Assumptions," March 12, 2018.

Our revised market position assessment for DAL results in a lower-but-still-adequate overall enterprise risk profile. This reflects our view of the airport's role as an important provider of air service within the region with strong historic enplanement growth, as well as its position as a key component of Southwest Airlines Co.'s route system, supported by a growing demand base, centered on the Dallas-Fort Worth-Arlington metropolitan statistical area (MSA). Tempering our assessment is significant air carrier concentration, with Southwest at 94% of total enplanements in fiscal 2019; local competition from Dallas Fort-Worth International Airport (DFW); and moderate exposure to connecting traffic (about 32% of total enplanements). The financial risk profile is unchanged at strong overall, as we continue to evaluate management's strategy and the shape of the traffic recovery along with the anticipated impact on financial metrics. Our financial risk profile incorporates DAL's strong financial performance, with DSC of 1.85x in fiscal 2019 (S&P Global Ratings-calculated; 5.57x GARB indenture coverage in fiscal 2019); moderate cost and debt structure (\$10.27 cost per enplanement S&P Global Ratings-calculated; \$77 debt per enplanement--all for 2019); debt-to-net revenues of 8.3x in fiscal 2019, with a manageable capital improvement plan and no additional near-term debt needs; and good liquidity (estimated \$42.9 million in unrestricted reserves in fiscal 2020) equal to 171 days' cash and 6.7% liquidity to debt using 2019 expenditure and debt figures.

We anticipate financial performance (DSC) in fiscal years 2020 (based on preliminary estimates) and 2021 will be lower than in recent years. Existing liquidity in concert with mitigation measures taken thus far to reduce expenditures, and the \$53.8 million in Coronavirus Aid, Recovery, and Economic Security (CARES) Act funding will allow DAL to weather the near-term activity declines. Management applied \$24 million of CARES Act money in fiscal 2020 with \$4 million allocated to capital projects, \$10 million to debt service requirements, and \$10 million to operations and maintenance (O&M). The remaining balance will be used in fiscal 2021 to offset revenues losses from COVID-19 and is expected to be applied to debt service requirements and O&M. In response to COVID-19, DAL provided

concessionaires relief with contracts adjusted to a percentage of rent, and also provided three months of rent abatement to rental car providers that did not receive any federal aid. Furthermore, DAL's skilled management team continues to implement measures to reduce expenses, defer capital spending, and manage rental car and concessionaire relief. Although estimated revenue impacts to DAL appear to be manageable at this time, the projected effects on future key financial metrics are subject to considerable uncertainty, in our view. We could weaken the financial risk profile if enplanements remain depressed for an extended period, further pressuring financial metrics, including DSC (S&P Global Ratings-calculated) and debt-to-net revenue.

Key credit strengths, in our opinion, are DAL's:

- Role as an important provider of air service in the expanding Dallas-Fort Worth-Arlington MSA, along with its position as a key component of Southwest's route system with strong historical enplanement growth prior to the COVID-19 pandemic. Tempering our assessment is significant air carrier concentration, competition from DFW, and moderate exposure to connecting traffic;
- Good liquidity position, with \$42.9 million in estimated unrestricted reserves in fiscal 2020 (unaudited) providing 171 days' cash on hand and 6.7% liquidity to debt based on 2019 figures, bolstered by an infusion of CARES Act funds that DAL expects to deplete in fiscal 2021;
- Large and economically vibrant service area, which encompasses the Dallas-Fort Worth-Arlington MSA (fourth-largest MSA in the U.S.), supported by a large and growing population base, good economic activity as measured by GDP per capita, and ample employment opportunities despite the spike in unemployment resulting from COVID-19; and
- Very strong management and governance, reflecting an effective and experienced management team that has sufficiently managed risks and operations, as demonstrated by steady financial and operational performance during periods of significant growth.

Key credit weaknesses, in our opinion, are DAL's:

- Exposure to potentially prolonged weak or unpredictable enplanement levels as a result of COVID-19 outbreaks and lingering associated effects (such as the pandemic-induced recession, shifts in travel restrictions, stay-at-home and social distancing restrictions, or behavioral changes with respect to air travel), making effective financial budgeting and planning challenging;
- Constrained cash flow generation ability as a result of severe enplanement declines related to factors outside of management's control, pressuring financial metrics; and
- Significant airline concentration, with Southwest (BBB/Negative), its largest carrier, accounting for approximately 94% of total enplanements in fiscal 2019.

### **Environmental, social, and governance (ESG) factors**

Our rating action reflects health and safety risks posed by the COVID-19 pandemic and its impact on passenger activity due to mobility restrictions and behavioral changes related to travel, which we view as a social factor within our ESG factors, resulting in significant operating and financial pressures for the airport. We analyzed DAL's risks related to environmental and governance factors, and consider them to be in line with our view of the standard for the airport sector. We will continue to evaluate these risks as the situation evolves.

## Negative Outlook

### Downside scenario

We could lower the rating if we come to believe that DAL's enplanements will remain materially depressed for longer than we expect, negatively affecting financial metrics for an extended period.

### Return to stable scenario

We could revise the outlook to stable in the next two years with improved clarity on the trajectory of DAL's enplanement recovery and stabilization of activity levels. When making this assessment, we will evaluate if the airport's ability to maintain financial metrics is achievable, sustainable, and consistent with the rating.

## Credit Opinion

S&P Global Ratings acknowledges a high degree of uncertainty about the evolution of the pandemic and its effect on the economy and air travel. The consensus among health experts is that the pandemic may now be at, or near, its peak in some regions but will remain a threat until a vaccine or effective treatment is widely available, which might not occur until the second half of 2021. We are using this assumption in assessing the economic and credit implications associated with the pandemic (see our research here: [www.spglobal.com/ratings](http://www.spglobal.com/ratings)). As the situation evolves, we will update our assumptions and estimates accordingly.

The U.S. economy has begun what looks to be a long, difficult journey to recover from its pandemic-induced slump. With consumer spending proving largely resilient through the summer of 2020 (helped by federal fiscal stimulus) and unemployment--while still notably high--softening a bit more than S&P Global Economics had forecast, third-quarter GDP is poised for a steeper rebound than many market participants expected. S&P Global Economics expects a 29.5% bounce in third-quarter U.S. GDP (6.7% annualized rate), although that will only partially offset the massive losses in the first half of the year. Our current economic forecasts anticipate ending 2020 at a negative 4.0% real GDP growth rate in 2020 and rebounding to a slower growth phase heading into 2021 with 3.9% estimated for next year, down from 5.2% in June's economic forecast and weaker than our previous 2021 estimate of 6.2%. The unemployment rate declined to 8.4% in August from its post-1947 record high of 14.75% (in April 2020); however, S&P Global Economics doesn't expect the unemployment rate to reach its pre-pandemic level until mid-2024. Our economic forecasts and macro credit implications associated with the pandemic assume a vaccine or effective treatment is widely available in the second half of 2021. As this sluggish recovery unfolds, three big risks remain: no coronavirus vaccine yet available as the country heads into flu season, a lack of new fiscal stimulus, and trade tensions with China on the rise. (See "Economic Research: The US Economy Reboots, With Obstacles Ahead," Sept. 24, 2020.)

## Related Research

- Through The ESG Lens 2.0: A Deeper Dive Into U.S. Public Finance Credit Factors, April 28, 2020

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed

*Summary: Love Field Airport Modernization Corp., Texas; Airport*

to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at [www.standardandpoors.com](http://www.standardandpoors.com) for further information. Complete ratings information is available to subscribers of RatingsDirect at [www.capitaliq.com](http://www.capitaliq.com). All ratings affected by this rating action can be found on S&P Global Ratings' public website at [www.standardandpoors.com](http://www.standardandpoors.com). Use the Ratings search box located in the left column.

Copyright © 2020 by Standard & Poor's Financial Services LLC. All rights reserved.

No content (including ratings, credit-related analyses and data, valuations, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives. Rating-related publications may be published for a variety of reasons that are not necessarily dependent on action by rating committees, including, but not limited to, the publication of a periodic update on a credit rating and related analyses.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw or suspend such acknowledgment at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, [www.standardandpoors.com](http://www.standardandpoors.com) (free of charge), and [www.ratingsdirect.com](http://www.ratingsdirect.com) (subscription), and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at [www.standardandpoors.com/usratingsfees](http://www.standardandpoors.com/usratingsfees).

STANDARD & POOR'S, S&P and RATINGSDIRECT are registered trademarks of Standard & Poor's Financial Services LLC.

# Memorandum



CITY OF DALLAS

DATE October 30, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Amendments to Chapter 5, “Aircraft and Airports,” and Chapter 47A, “Transportation for Hire,” of the Dallas City Code**

On November 11, 2020, the Department of Aviation will seek City Council approval to amend Chapter 5, “Aircrafts and Airports,” and Chapter 47A, “Transportation-for-Hire,” of the Dallas City Code.

The amendments to these chapters will seek to

- a) Revise definitions
- b) Meet recommendations provided to the Department of Aviation by the City Auditor
- c) Ensure agreement among the transportation-for-hire services at the state and local level
- d) Increase the international arrival fees due to a 35 percent increase by the Federal Government’s Customs Border Protection in their fees
- e) Adhere to recommendations proposed by Transportation-for-Hire stakeholder

The Department of Aviation conducted stakeholder meetings with the transportation-for-hire partners. They requested an adjustment of the insurance requirements that are equitable to market competition on the state and local level, and that the Department of Aviation remove language associated with transportation network companies that are currently governed by the State of Texas.

On August 24, 2020, the City Auditor briefed the Government Performance and Financial Management Committee and recommended that the Department of Aviation perform verification on at least 25 percent of the transportation-for-hire company’s websites on a quarterly basis, establish data sharing agreements with transportation network companies to obtain detailed airport trip fee activity reports, and request airport trip fee reports with sufficient information to perform revenue assurance analysis.

The Department of Aviation conducted a holistic review of these chapters and discovered that specific activities, regulations, and practices were no longer applicable. Therefore, efforts were made to modify and streamline language to be current with activities, regulations, international fees, and practices of a public airport the size of Dallas Love Field in the aviation industry.

Other changes contained in the proposed ordinances include, but are not limited to, changes to definitions, enforcement, policy, fees, and special events.

DATE October 30, 2020

SUBJECT **Amendments to Chapter 5, "Aircraft and Airports," and Chapter 47A, "Transportation for Hire," of the Dallas City Code**

The following is a breakdown of amended fees for Chapter 5, "Aircraft and Airports":

<b>INTERNATIONAL ARRIVAL FEES</b>	<b>FY 19-20 (Current)</b>	<b>FY 20-21 (New)</b>
Transport Category (more than 100,000 lbs.)	\$750.00	\$1,050.00
Large Turbine (more than 40,000 to 100,000 lbs.)	\$500.00	\$700.00
Medium Turbine (12,500 to 40,000 lbs.)	\$400.00	\$560.00
Light Turbine (less than 12,500 lbs.)	\$250.00	\$350.00
Twin Engine Reciprocal Propeller	\$100.00	\$140.00
Single Engine Reciprocal Propeller	\$75.00	\$105.00
<b>TRANSPORTATION SERVICE FEES</b>	<b>FY 19-20 (Current)</b>	<b>FY 20-21 (New)</b>
Certificate of Registration	\$0.00	\$30.00
Transportation Services Decal	\$15.00	\$15.00
Trip Fee Entry (Pick-Up)	\$2.50	\$2.00
Trip Fee Exit (Drop Off)	\$0.00	\$2.00

The following is a breakdown of amended fees for Chapter 47A, "Transportation-for-Hire" (TFH):

<b>TFH SERVICE FEES</b>	<b>FY 19-20 (Current)</b>	<b>FY 20-21 (New)</b>
Application Permit	\$133.00	\$0.00
Operating Authority Permit	\$278.00	\$1,000.00
Vehicle Permit	\$3.00	\$30.00
Driver Permit	\$53.00	\$76.00
Driver Permit – Duplicate	\$0.00	\$50.00

If you have any questions or concerns, please contact Mark Duebner at 214-670-6077.



**Majed A. Al-Ghafry, P.E.**  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the 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 October 30, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Housing Acquisition and Development Corporation (DHADC) Update**

## Summary

As we start a new fiscal year, staff would like to provide an update on DHADC activities, specifically inventory, acquisitions, staffing and challenges. The last 6 months have provided a number of challenges for DHADC partners and city staff as adjustments are made to account for COVID. The Housing Department is designated a Phase 3 return-to-work department and staff continues to primarily work from home with plans to return to City Hall at the end of the calendar year. In light of continuing COVID-related staff shortages and changing work priorities our partners are experiencing, we continue to explore solutions to assist in their efforts and remedy our obstacles in creating new affordable housing stock in Dallas.

## DHADC Inventory:

- In the Fiscal Year 2019-2020, 33 affordable housing units were completed and sold to income eligible homebuyers through the Land Bank Program. These housing units were completed in an average time of 128 days and sold in an average time of 33 days with an average sales price of \$185,105. The average size of the housing units sold was 1,929 square feet. Currently, the Land Bank Program has 53 housing units under construction or pending permits to start construction. Staff anticipates an additional 39 housing units to start construction in Fiscal Year 2020-2021.

## DHADC Acquisitions:

- Staff has referred 300 properties to Linebarger, Goggan, Blair and Sampson for foreclosure consideration as the first step in the acquisition process for DHADC inventory lots. In addition, 145 properties have been “cleared” by Linebarger Goggan and referred to Republic Title for their assessment and of those, 125 have been referred to Terracon for a Limited Environmental Site Assessment. Staff



DATE October 30, 2020  
SUBJECT **Dallas Housing Acquisition and Development Corporation (DHADC) Update**

intends to refer an additional 50 properties to Linebarger Goggan by the end of next month. On September 15, DHADC staff was notified by Linebarger Goggan, “we resumed filing lawsuits in June and the court hearings resumed in July. The Sheriff’s office conducted a tax sale in July, however, the sales scheduled for August – October were cancelled. The Sheriff’s office has confirmed that the private sales to the land bank will move forward as planned starting in December”. Therefore, DHADC staff along with our service providers, will continue with the preparation of the identified lots for acquisition to be ready for filing when the County resumes normal business operations.

*DHADC staff recently visited a Hedgestone Investments project, 2822 Pennsylvania, currently under construction on a Land Bank lot with Councilman Bazaldua to provide program updates. This project is approximately 1900 square feet and will sell for approximately \$180,000 to a prospective homebuyer in the 81-115%AMI range.*



DATE October 30, 2020

SUBJECT **Dallas Housing Acquisition and Development Corporation (DHADC) Update**

*DHADC staff recently visited a Hedgestone Investments completed project, 2314 Wilhurt, as part of the program's compliance review. This project is 2007 square feet and is expected to be sold for approximately \$189,000 to a prospective homebuyer in the 81-115% AMI range.*



### **DHADC Staffing:**

- As you are aware the DHADC is supported by Housing staff and the number of individuals dedicated to the Land Bank Program has been reduced over the last year to 2, Land Bank Manager, Albert Gonzalez and Housing Project Coordinator, Alisha Palma. In addition, we have since undertaken a new program, the Land Transfer Program and soon will also be overseeing the Community Land Trust Program. Temporary help was authorized to support the additional workload and this individual came on board Monday, October 26, 2020.

DATE October 30, 2020  
SUBJECT **Dallas Housing Acquisition and Development Corporation (DHADC) Update**

**DHADC Improvements:**

- The past several months have brought on some unique challenges as most of the internal and external work groups which assist DHADC in the sale and compliance of vacant lots have shifted their processes to accommodate COVID cautionary measures. DHADC staff has implemented changes and continually looks for more solutions to address impediments to our processes. First, all monetary transactions to and from DHADC are now conducted by wire transfer or ACH. Staff has renegotiated all banking fees with Chase to account for the increased volume in such transactions. Secondly, through a third-party service provider, DHADC staff now files all Dallas County legal documents related to the properties DHADC sells or services electronically. Third, DHADC now has a signed MOU with Dallas Water Utilities to clear any City liens on DHADC properties within 48 hours. This also included staff training on the Dallas Water Utilities SAP operating system to research City liens on DHADC properties. Lastly, DHADC staff created an expedited approval of release of reverters and partial release of liens with the more active Title Companies to reduce the closing time for prospective homebuyers.

Should you have any questions or require any additional information, please contact myself or David Noguera, Director, Department of Housing & Neighborhood Revitalization, at [David.Noguera@DallasCityHall.com](mailto:David.Noguera@DallasCityHall.com) or 214-670-3619



Dr. Eric A. Johnson  
Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billieae 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 October 30, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Housing Finance Corporation Agenda Notifications & Public Comment**

This memo addresses questions raised at the October 26, 2020 Housing & Homelessness Solutions Committee concerning the Dallas Housing Finance Corporation's (DHFC) policy for posting agendas and time allotment for public comment.

### *Policy for Posting Agendas*

As with all City Boards, Commissions, and Committees, the DHFC is required to adhere to the Texas Open Meetings Act (TOMA) when conducting Board of Directors meetings. Amongst other requirements, the DHFC must post its agenda no less than 72 hours prior to the time of the meeting. Per TOMA, the agenda must also be posted in a place readily available to the public at all times. The DHFC has historically posted its agendas with the City Secretary's Office (CSO) wherein the agenda was physically posted at City Hall and on the CSO's website. In addition, the DHFC has recently begun posting current and past agendas and minutes of the DHFC Board of Directors meetings on the Department of Housing and Neighborhood Revitalization's (HNR) website.

The Board of Directors meets every second Tuesday of the month at 12:00PM. This provides consistency to the public, community and Board of Directors in planning, receiving, and reviewing the meeting agenda. The DHFC's scheduled meeting time, the second Tuesday of the month at 12:00PM, is made public and posted on the CSO website as well as the HNR website. The posted agendas provide information on how the public can participate in the Board meeting. Due to COVID-19, the DHFC has conducted its Board of Directors meetings virtually via Microsoft Teams. A dial-in number is also provided for residents that may not have access to the internet to participate in the meeting.

From time to time, a meeting must be cancelled due to scheduling conflicts with other City functions such as the recent Tuesday meeting of City Council on October 13, 2020. In this event, the DHFC will post an agenda informing the public that the meeting is cancelled no less than 72 hours prior to the normally scheduled meeting. A special called meeting may also be conducted from time to time to reschedule a cancelled meeting or to approve or authorize necessary DHFC business. Any special called meeting is subject to TOMA and must be posted no less than 72 hours prior to the meeting.

DATE October 30, 2020  
SUBJECT **Dallas Housing Finance Corporation Agenda Notifications & Public Comment**

Concerns were raised that the 72-hour posting window did not provide the public with enough time to review and prepare comment. However, the 72-hour window required by law is necessary when preparing and planning the agenda of a DHFC Board of Directors meeting. The DHFC actively manages 5 properties, is in the process of constructing 3 new properties, and working to close on additional properties by the end of the year. The DHFC consistently has business items that must be attended to by the Board of Directors that are unknown to Staff and the Board of Directors within hours of the 72-hour posting deadline. Items such as Board authorization of replacement reserve draws for emergency HVAC spending, authorization of budget amendments to partnership properties, or even a briefing regarding potential security concerns may need to be added to the agenda at the last minute. While posting the agenda in advance of the 72-hour window would provide more opportunity for review, it would not be in the best interest of the DHFC to do so.

Understanding that the community would be most interested in commenting on the development of affordable housing and not its day-to-day business matters, the DHFC requires that any applicant for a bond inducement and/or partnership meet with the neighborhood associations/organizations in the area of the proposed development. Staff directs applicants to the exhaustive neighborhood association map on Planning and Urban Design's website as well as Council Liaisons and Staff to identify such neighborhood associations/organizations in the vicinity of the development site. These community meetings provide a much more interactive venue for residents to ask questions and provide their comments directly to the applicants and Staff.

#### *Time Allotment for Public Comment*

Questions were also raised over the amount of time the DHFC makes available for public comment at its Board of Directors meetings. While the October 19, 2020 special called meeting of the DHFC Board of Directors meeting limited public comment to 1 minute, the DHFC Board of Directors normally allows 3 minutes of public comment - mirroring the allowance provided by City Council. Time was limited to 1 minute on this occasion due to the fact that there were 3 applications for preliminary bond inducements and partnerships under consideration. In order to provide for ample time for Board discussion of the proposed developments, public comment time was limited to 1 minute.

The DHFC Board of Directors is made up of dedicated volunteers with full-time jobs that rely on a set meeting duration and schedule to properly plan for their service commitment. The DHFC Board of Directors welcomes public comment and typically provides 3 minutes of comment time; however, for the sake of the Board's availability and to allow for proper



DATE October 30, 2020  
SUBJECT **Dallas Housing Finance Corporation Agenda Notifications & Public Comment**

deliberation on the agenda items, it was Staff's determination (with DHFC Officer approval) to limit the public comment time to 1 minute per resident at the October 19 meeting. The DHFC fully intends to resume allowing 3 minutes of public commentary at its future meetings as was the case when there was robust community participation at the August 11, 2020 DHFC Board of Directors meeting.

Should you have questions or concerns, please contact David Noguera, Director at 214-670-3619 or david.noguera@dallascityhall.com.



Dr. Eric A. Johnson  
Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billerae 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 October 30, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Housing Department Performance Measures Update Follow-Up**

This memo addresses the contents included in two categories of the “Housing Department Performance Measures Update”: Development and Other.

## Development

The Department of Housing and Neighborhood Revitalization reports three primary measures combining all development programs administered by its staff. Units supported includes all units approved by council or the program’s associated boards, units permitted includes units that receive a build permit, and units occupied includes a measure of when a unit is sold or rented, typically measured at renter/buyer income verification or at deed transfer date. The programs that are included in these measures are federal grant and bond-funded projects, land bank and land transfer projects, and the Mixed-Income Housing Development Bonus program. Beginning October 1, 2020 this category will also include Low-Income Housing Tax Credit (LIHTC) projects and Dallas Housing Finance Corporation (DHFC) partnerships.

## Other

The “Units Supported by Other Departments” measure contains housing units produced by incentives, staff time, and policies in other departments including Tax Increment Financing (TIF) District funding, and acquisitions and developments administered by other City departments. This category also included LIHTC and DHFC projects as these programs were housed in the Office of Economic Development at the start of fiscal year 19-20. Beginning October 1, 2020, this category will no longer include units produced by LIHTC or DHFC.

Projects counted in the reported measure include the following developments:

- 2400 Bryan
- Palladium Red Bird
- Villas at Western Heights
- Ridgecrest Terrace Apartments
- The Ridge at Lancaster
- HighPoint at Wynnewood
- The Magenta
- Sphinx at Murdeaux
- Sorcey Road Apartments
- Juliette Fowler Residences

DATE October 30, 2020

SUBJECT **Housing Department Performance Measures Update Follow-Up**

- Gateway Oak Cliff
- Dallas Stemmons Apartments
- The Oaks

Should you have questions or concerns, please contact David Noguera, Director at 214-670-3619 or [david.noguera@dallascityhall.com](mailto:david.noguera@dallascityhall.com).



Dr. Eric A. Johnson

Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billieae 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 October 30, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Update on HUD OIG and Reconstruction Program Audit 2018-FW-1004 and CHDO Program Audit 2019-FW-1004**

This memorandum will provide an update on three open audits that were previously briefed to the Housing and Homeless Committee on February 24, 2020, and disclosed to City Council by Taking Care of Business memorandums on August 2, 2019 and November 15, 2019, respectively, see attached links below:

2017 HOME Monitoring and OIG HOME Reconstruction Program Audit 2018-FW-1004:

[https://dallascityhall.com/government/citymanager/Documents/FY18-19%20Memos/Updates-on-HUD-OIG-Audit-of-the-City%27s-HOME-Program-and-Status-of-Open-Findings-from-the-2017-On-Site-Monitoring\\_Memo\\_080219.pdf](https://dallascityhall.com/government/citymanager/Documents/FY18-19%20Memos/Updates-on-HUD-OIG-Audit-of-the-City%27s-HOME-Program-and-Status-of-Open-Findings-from-the-2017-On-Site-Monitoring_Memo_080219.pdf)

HUD OIG CHDO Program Audit 2019-FW-1004:

[https://dallascityhall.com/government/citymanager/Documents/FY19-20\\_Memos/HUD%20OIG%20CHDO%20Program\\_Memo\\_111519.pdf](https://dallascityhall.com/government/citymanager/Documents/FY19-20_Memos/HUD%20OIG%20CHDO%20Program_Memo_111519.pdf)

As is the standard practice with HUD audits and monitoring reports, a considerable amount of negotiation is undertaken to mitigate adverse effects or consequences of any finding. The length of time required for negotiations is uncertain and repayments made to HUD have historically been less than initially identified. As disclosed in the City Council briefing dated February 24, 2020 (summary chart attached), the City was faced with a potential repayment of \$60M from HUD audit findings dating from 2016-2020. To-date, the City has repaid a total of \$693,433 relative to those findings.

In this case, and although the Housing Department does not agree with the penalties for the findings described below, after three years of negotiation with HUD and after all options were exhausted, the Housing Department agreed to a reduction in FY 2020-21 HOME Investment Partnership Program funds in the amount of approximately \$4.3M to address the findings.

Audit	Finding	HUD Original Penalty Amount	Agreed Amount
2017 HOME Monitoring	<b>Finding 7:</b> Conversion of rental properties to homeownership.	\$1.4M	\$739,000.26
HUD OIG HOME Reconstruction	<b>Finding 1C:</b> The recommendations for the two deficiencies that remain open are (1)		\$103,000

DATE October 27, 2020  
 SUBJECT **SUBJECT**

Program Audit 2018-FW-1004	hiring of a qualified entity to determine and correct deficiencies related to eight reconstructed homes, including the structural integrity of the homes and (2) the potential for the City to repay its HOME program from non-federal funds which were misspent reconstructing homes.	\$1.3M	
HUD OIG CHDO Program Audit 2019-FW-1004	<b>Finding 1:</b> The City did not follow environmental requirements; <b>Finding 2:</b> The City did not effectively manage its Community Housing Development Organizations (CHDO).	\$5.2M	\$3.46M
	<b>Totals</b>	<b>\$7.9M</b>	<b>\$4,302,343.26</b>

The \$4.3M reduction in HOME Investment Partnership funds will impact production of approximately 80 new housing units anticipated for developed in 2020-21. The home repair and homebuyer assistance programs **will not** be impacted by this reduction. Although this is a significant impact to new housing production, the Housing Department has over \$17.6M in unspent CDBG and HOME funds for development activities to work through in the next few years. In addition to the annual federal funding from CDBG and HOME for development, the Housing Department will receive approximately \$4M in Bond funds over the next 2 years for development activities.

The City of Dallas is prepared to move forward with HUD to build a stronger partnership to address community needs and close out long-standing audit findings that have taken a considerable amount of time to resolve. The Housing Department will move forward on a Preliminary Substantial Amendment to the FY 2020-21 Action Plan to reduce the HOME Program development funding and call for a public hearing. Should you have any questions concerning this matter, please contact Dr. Eric Anthony Johnson, Chief of Economic Development and Neighborhood Services.



Dr. Eric A. Johnson  
 Chief of Economic Development and Neighborhood Services

- c: T.C. Broadnax, City Manager  
 Chris Caso, City Attorney  
 Mark Swann, City Auditor  
 Bilierae Johnson, City Secretary  
 Preston Robinson, Administrative Judge  
 Kimberly Bazor 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

HUD Audits from 2016-Present

Year	Audit, Monitoring, Review	Potential Repayment	Results
2016	<p>Internal Audit on Development Projects: Auditor required 10 items associated with the following two categories to be implemented:</p> <ol style="list-style-type: none"> <li>1) Recommend the Director of the Department of Housing and Neighborhood Revitalization develop and implement formal (written, approved, and dated) policies and procedures for the following processes;</li> <li>2) Recommend the Director of the Department of Housing and Neighborhood Revitalization develop, implement, and retain complete and consistent documentation for the following processes</li> </ol>	\$29.9M	<p>On August 21, 2019 Internal Auditor report identified nine of the ten items were implemented (cleared); The final item could not be cleared pending a lack of new construction projects to review. The item will be tested in FY 2019-20.</p>
2016	<p>Entitlement Program DEC Review: HUD Ft. Worth requested copies of all documentation that the Auditor's Office referenced in the audit report.</p>	\$29.9M	<p>April 2017, Review was closed. No repayment.</p>
2016	<p>Pleasant Oaks OIG Audit: HUD Ft. Worth requested Pleasant Oaks Project files to provide to OIG for review.</p>	\$1.6M	<p>November 2016, Review was closed. No repayment.</p>
2016	<p>HOME Program Financial HUD Monitoring: HUD Ft. Worth performed monitoring review of the HOME Program financial records.</p>	\$1.4M	<p>No Findings Issued. No repayment.</p>
2016	<p>CDBG Housing Rehabilitation Administration DEC Review: DEC requested information regarding staffing and administrative costs associated with the housing rehabilitation program.</p>	\$1.2M	<p>August 2016, Repayment of \$106,568 for ineligible administrative costs and Finding closed</p>
2017	<p>HOME HUD Monitoring: HUD Ft. Worth reviewed administration, programs, CHDOs, reporting, financials, program income and compliance for the HOME Program.</p>	\$1.4M	<p>Repayment of \$424,634 for ineligible project costs and TBRA administrative costs; Awaiting HUD's final review of Finding #7-Conversion of rental properties to homeownership.</p>

HUD Audits from 2016-Present

Year	Audit, Monitoring, Review	Potential Repayment	Results
2017	NSP DEC Monitoring: DEC reviewed all aspects of the NSP including administration, programs/projects, financials, monitoring, Land Banking, program income and reporting.	\$14M	August 2017, Repayment of \$50,809 for ineligible administrative costs and Review closed.
2017	NSP HUD Monitoring: During the 2017 HOME Monitoring, NSP was reviewed by HUD DC.	\$14M	August 2017, Review closed. No repayment.
2017	5203 Bexar DEC Review: DEC reviewed all aspects of the project including contracts, expenditures, eligibility, and monitoring.	\$1.9M	Repayment of \$111,422 for untimely distribution of funds; Review closed.
2017	OIG HOME Reconstruction Program Audit: HUD reviewed housing reconstruction activities, policies and procedures, expenditures, loan agreements, inspections, and environmental process.	\$1.3M	Nine Findings issued; One Finding remains open for Engineer to review 8 properties and Housing to complete repairs.
2017	DEC Review of Contracts referenced in 2016 Audit: DEC reviewed ICDC Peabody Project, ICDC Pittman Project, NBCDC Pleasant Oaks Project, and BOH Creekside Project files and expenditures.	\$4M	March 2018, Review was closed. No repayment.
2018	OIG CHDO Audit: OIG reviewed CHDO projects, certifications and expenditures from 2018 prior.	\$3.3M	City received HUD response letter on November 1, 2019. Housing is working with the HUD FT. Worth Office to complete its review of the documentation and work towards final actions and closure.
	<b>TOTAL</b>	\$60m	\$693,433

# Memorandum



CITY OF DALLAS

DATE October 30, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Update on Sustainable Development & Construction Permit Processing**

The information provided below is an update to a memo to the City Council on September 11, 2020 and a briefing to the Transportation & Infrastructure Committee on September 21, 2020 regarding the Sustainable Development & Construction (SDC) department.

- There is a significant reduction in the backlog of Single Family permits for new construction and additions in the prescreen process. As briefed to the Transportation & Infrastructure Committee, internal staff were temporarily reassigned and third-party staff from an existing contract with Dal-Tech Engineering were brought in to help clear the queue for administrative screening of submittals.
  - On September 1, 2020: 464 applications in queue
  - As of October 28, 2020: 101 applications in queue
- The department is working to add third-party resources through the City's temporary staffing contract and an Administrative Action to assist with plan reviews. Plan review requires more technical skills and knowledge, so it is more difficult to assign additional resources to this step than the prescreen process. The current surge at this stage is a result of moving the backlog of applications through prescreen. The temporary hiring of staff will be vital to tackling the surge and reducing the overall permitting timeline to acceptable levels.
- Information and Technology Services (ITS) continues to make performance improvements to the ProjectDox electronic plan review system. ITS is redesigning and rehosting the current system environment for greater efficiency and scalability. ITS is also conducting a deep diagnostic on the network at the Oak Cliff Municipal Center, and upgrading staff computers to include Windows 10.
- SDC is dedicated to ensuring that applicants understand the ProjectDox electronic system. SDC has updated training materials available on the department's website. Live virtual training sessions are scheduled for November and December. SDC is also creating instructional videos and FAQs to be posted to the website by December 1, 2020.

DATE October 30, 2020

SUBJECT **Update on Sustainable Development & Construction Permit Processing**

- SDC received seven (7) responses to the Request for Competitive Sealed Proposals (RFCSP) for the “Workflow Evaluation and Staffing Study” project. The Evaluation Committee includes, Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services; Majed Al-Ghafry, Assistant City Manager; Terry Lowery, Dallas Water Utilities Director; Kris Sweckard, Director, Sustainable Development & Construction. The proposal review and selection process is underway. Council consideration of a contract-is scheduled for December, with a project launch expected in early 2021.
- SDC received four (4) responses to the Request for Competitive Sealed Proposals (RFCSP) to design and develop a “Building Permit and Land Use Planning/Management System.” This information technology and process project will replace Posse, the backbone permitting system currently in use by SDC and partner departments. This replacement project is critical to more effectively review end-to-end processes and make recommendations for long-term technology to support permitting. As each entity has already presented its proposal, selection is scheduled for November. Following negotiations, the contract is anticipated for Council consideration in January.
- CARES Act funding has afforded SDC the opportunity to take on additional information technology projects that due to CARES act requirements, must be completed by December 30, 2020. These projects include:
  - Providing electronic submittal capabilities for Real Estate (abandonment and Right-of-Way license applications)
  - Providing electronic submittal for platting of properties
  - Providing dynamic plan review for the Q-Team to utilize in expedited plan review meetings
  - Provide automated interface between the ProjectDox electronic plan review system and Posse permitting system to eliminate what is currently a manual process.
- SDC will create and issue by December 31, 2020, a Request for Competitive Sealed Proposals (RFCSP) to contract with a consultant to design and implement a self-certification program for engineers and/or architects to obtain building permits with limited staff involvement. This program will still be subject to inspections during and at completion of construction. The scope of work for the project will include a training program for those wishing to self-certify.
- As directed by the City Council during the budget process, the City Manager, through the Human Resources department, is designing a recruitment and

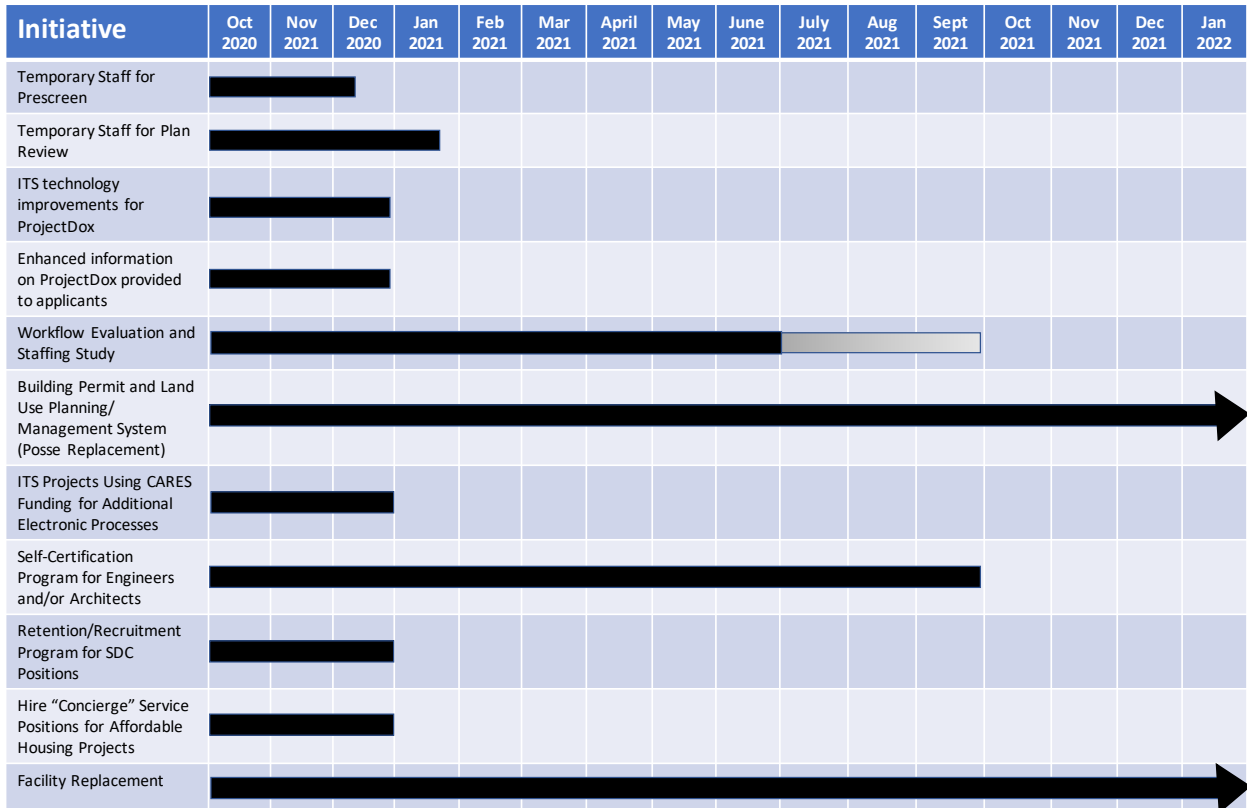
DATE October 30, 2020

SUBJECT **Update on Sustainable Development & Construction Permit Processing**

retention program specifically for SDC positions that are difficult to fill and retain. Recommendations will be provided to City Council for discussion and approval.

- As approved in the FY20-21 budget, two additional Development Project Coordinators are being hired to provide “concierge” services for projects related to mixed income housing developments that are participating in the 1,000-Unit Affordable Housing Challenge or other City Housing programs. These positions were posted and have closed. Civil Service is reviewing candidates. While the positions are being filled, existing SDC staff is meeting with Housing & Neighborhood Revitalization staff to identify best practices for efficient and effective coordination.
- SDC continues to explore avenues to replace the Oak Cliff Municipal Center.

The following timeline overview illustrates the various projects and initiatives as outlined above:



The information provided above reflects the continued dedication of staff to rise to the challenges that the COVID-19 pandemic and other factors have presented. Thank you for your support as we reimagine and make efficiency improvements with Sustainable Development & Construction.

DATE October 30, 2020

SUBJECT **Update on Sustainable Development & Construction Permit Processing**

Please do not hesitate to reach out with questions or concerns.



**Dr. Eric A. Johnson**  
Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor 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 October 30, 2020

TO Honorable Chair and Members of the Environment & Sustainability Council Committee

SUBJECT **October 5, 2020 ENVS Committee Meeting Responses**

The following information is provided in response to the Committee's questions at the October 5, 2020 meeting.

## **1. How does the work of the Dallas 2030 District fit into CECAP goals?**

The Dallas 2030 District is a non-profit entity leading a public-private initiative with commercial and governmental building owners and managers in the Dallas Central Business District, Design District, Medical District and portions of Uptown. By 2030, the members of the Dallas 2030 pledge to reduce their energy consumption by 50%, be carbon neutral for new buildings, reduce water consumption 50%, and reduce transportation-related emissions from the district by 50%. Each of these goals exceed the CECAP goals for 2030 and will help the city at large meet these goals since the combined building and energy sectors account for the highest contribution (64%) of greenhouse gas emissions in Dallas, and of this amount, 33% is attributed to commercial buildings including offices, restaurants and retailers.

The CECAP references the work of the Dallas 2030 District as a specific example of how the commercial sector can work collaboratively with the public sector towards meeting the goals of the CECAP. These efforts also support the outreach, education and engagement efforts that are necessary to achieve the goals of the CECAP.

## **2. Provide additional information on how the City works with the Dallas 2030 District:**

The Dallas 2030 District includes businesses and public agencies in the designated area (described above). Members represent three different stakeholder groups - Property Owners and Managers, Professional Members and Community Members. The City is currently a founding (Community) member. City staff from OEQS and Building Services participate on the Steering Committee. City staff also participate and help promote Dallas 2030 District-sponsored training, education and outreach events to other building industry professionals. These events advance an understanding of the current state of design for high-tech, energy efficient buildings, the cost efficiencies gained through water and energy efficiency upgrades, and towards our ability to reach other commercial building owners and operating staff by demonstrating how any building can be more energy efficient. More information on the Dallas 2030 District, including the schedule for pending meetings may be found at [Dallas 2030 District](#).

## **3. What green building initiatives is the City implementing to meet CECAP goals?**

As early as 2003, the City of Dallas was one of the first US Cities to adopt a Green Building Ordinance that requires new buildings of more than 10,000 square feet to meet higher energy efficiency standards, and to implement water conservation and other sustainable design and

construction certification elements (like the Leadership in Energy and Environmental Design (LEED), Envision, etc.). As of spring of 2020, the City has at least 40-LEED certified buildings.

In addition to the Green Building Program focused primarily on the design of new facilities, efforts have also been made to retrofit existing buildings. As summarized in the February 3, 2020 briefing to this Committee, the City has made significant progress making our buildings more energy efficient. Over the last two decades, the City has entered into several performance contracts that, in simple terms, fund energy efficiency improvements with savings guaranteed by the improvements. In addition, energy efficiency retrofits have been completed through the annual budget appropriations, grants, rebates, and even negotiated value-added benefits through our electricity contract (such as the LED lighting retrofit of City Hall in 2012 and 2013). These efforts have helped reduce City electricity expenses by nearly \$20 million over the past 12 years.

On April 10, 2019, City Council adopted our first Green Energy Policy including direction to establish an energy management system to include benchmarking of our energy efficiency efforts, identifying areas for improvement, and exploring opportunities for on- and off-site renewable energy generation. The Building Services Department reallocated a position in FY2019-20 and filled it in March to lead development of a framework to guide the establishment of the City's first true energy management system. These efforts are consistent with CECAP actions of implementing a municipal energy management plan that ultimately moves the City towards greater carbon neutrality.

The recent National Community Solar Partnership grants are being used to explore opportunities for implementing on- and off-site renewable energy generation, particularly as we look at energy equity and energy poverty across Dallas, consistent with targets for increasing local solar generation, and for implementing renewable energy projects.

Other planned and on-going actions, consistent with the CECAP for the current fiscal year include:

**a. Begin energy benchmarking of 225 City facilities using the U.S. Environmental Protection Agency (EPA) Portfolio Manager® web-based tool**

Portfolio Manager® will be used to help establish baseline energy performance, set goals for energy performance, identify under-performing buildings, and verify efficiency improvements. This is the same data platform that the Dallas 2030 District uses. Staff will consider becoming an active Property Owner and Manager member by enrolling Dallas City Hall and the J. Erik Jonsson Central Library into the Dallas 2030 District program once the necessary data collection is developed (later this fiscal year).

**b. Identify and implement an appropriate Energy Management System (EnMS) software / online tool**

Due diligence is being performed to identify a suitable EnMS system that best serves City of Dallas with minimum requirements and features such as:

- Portfolio Manager® integration
- Interval meter data analysis
- Fully automated data entry after initial setup
- Sustainability metrics and energy usage dashboards
- Energy Use Intensity heat mapping
- Robust reporting

**c. Energy Auditing, Assessment and Solar Feasibility Studies**

Staff is collaborating with State Energy Conservation Office (SECO) to participate in their technical assistance programs for energy assessments and feasibility studies offered to various municipalities at no to very low cost. This will help identify building-specific energy conservation measures and assess feasibility of installing solar photovoltaics on various City buildings to reduce electric grid energy usage in support of the goals set forth in the CECAP initiative. In addition, staff will provide input on routine City facility improvements to incorporate energy efficiency where feasible.

Again, the preceding three items are high-level components of the FY20-21 work plan for the recently initiated energy management program. Periodic briefings to the committee are envisioned beginning in the first quarter of 2021 to provide additional detail and updates. In the interim, please feel free to contact Errick Thompson, Director of the Building Services Department, at (214) 670-0196 with any questions.

**4. Provide a list of NCTCOG committees with regular OEQS staff participation**

OEQS staff participate in several NCTCOG committees to support regional coordination and collaboration of the CECAP, and to also support consistent regulatory efforts related to the stormwater, air quality and zero waste programs. A list of these committees is attached to this memorandum (See Attachment A below).

Please contact Sheila Delgado, Interim Director of the Office of Environmental Quality & Sustainability at (214) 670-1642, should you have questions or need additional information.

Joey Zapata  
Assistant City Manager

**Attachment**

- |   |  |
|---|--|
| <p>c: Honorable Mayor and Members of the City Council<br/>Chris Caso, City Attorney<br/>Mark Swann, City Auditor<br/>Biliera Johnson, City Secretary<br/>Preston Robinson, Administrative Judge<br/>Kimberly Bizzor Tolbert, Chief of Staff to the City Manager</p> | <p>Majed A. Al-Ghafry, Assistant City Manager<br/>Jon Fortune, Assistant City Manager<br/>Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services<br/>M. Elizabeth Reich, Chief Financial Officer<br/>M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion<br/>Directors and Assistant Directors</p> |
|---|--|

**Attachment A - NCTCOG Committees with OEQS Programmatic Participation**

<b>Committee/Task Force</b>	<b>Purpose</b>
Regional Implementation of Sustainability Efforts	Regional coordination with NCTCOG Member cities towards developing regional greenhouse gas inventory and climate plan
Air North Texas	Regional air quality outreach and education effort
Dallas - Fort Worth Clean Cities Coalition	Regional effort towards emissions reduction, promotion of cleaner energy and vehicles
Regional Stormwater Management Coordinating Council	Regional coordination with NCTCOG Member cities towards Stormwater Permit implementation
Bacteria TMDL Program Coordination Committee	Bacteria Total Maximum Daily Load Program under the City's Stormwater Permit
<a href="#">Monitoring Coordination Forum</a>	Coordination for Regional Water Quality Monitoring Program under the City's Stormwater Permit
<a href="#">TMDL Stormwater Subcommittee</a>	Bacteria Total Maximum Daily (Pollution) Load Program under the City's Stormwater Permit
Illicit Discharge Detection & Elimination Task Force	Regional coordination with NCTCOG Member cities towards Stormwater Permit implementation
Pollution Prevention Task Force	Regional coordination with NCTCOG Member cities towards Stormwater Permit implementation
Stormwater Public Education Task Force	Regional coordination with NCTCOG Member cities towards Stormwater Permit implementation, particularly permit-mandated outreach and education efforts
<a href="#">iSWM Implementation Subcommittee</a>	Public Works Council - Regional coordination with NCTCOG member cities towards Stormwater Permit implementation, particularly for Green Infrastructure (in CECAP)
<a href="#">Sustainable Public Rights of Way Subcommittee</a>	Public Works Council - Regional coordination with NCTCOG member cities towards Stormwater Permit implementation, particularly Green Infrastructure and Complete Streets (in CECAP)
Resource Conservation Council	Resource Conservation Council - Regional coordination with NCTCOG Member cities towards recycling and waste management under our local solid waste management plan (AKA Zero Waste Plan)
Regional Management Plan Subcommittee	Resource Conservation Council - Regional coordination with NCTCOG Member cities towards recycling and waste management under our local solid waste management plan (AKA Zero Waste Plan)
Materials Management Grant Selection Subcommittee	Resource Conservation Council - Regional coordination with NCTCOG Member cities towards recycling and waste management under our local solid waste management plan (AKA Zero Waste Plan)
Surface Transportation Technical Committee	Regional coordination with NCTCOG member cities and agencies related to the State Implementation Plan for air quality

# Memorandum



CITY OF DALLAS

DATE October 30, 2020

Honorable Members of the Government Performance & Financial Management  
TO Committee: Jennifer S. Gates (Chair), Cara Mendelsohn (Vice Chair),  
Carolyn King Arnold, Adam Bazaldua, Lee Kleinman, Omar Narvaez, Casey Thomas, II

SUBJECT **311 and Code Compliance System Concerns**

During the Government Performance & Financial Management (GPFM) Committee meeting on October 20, 2020, Council Members raised concerns about known, documented issues in the interface between IT systems used by Code Compliance and 311, specifically a problem in which recorded resident issues were improperly dropped, stopping tracking and resolution of the issues and resulting in reduced service to City residents.

This memorandum serves to clarify this documented IT system issue and inform the Committee that we substantially resolved the issue in December 2019 and made expanded enhancements in October 2020. Currently, the system is stable, and we are not experiencing additional instances of this problem.

Further details on key events:

- Following an upgrade to the 311 Salesforce system in October 2018, we began receiving reports of inconsistently dropped recorded issues between the 311-tracking system and the Code Compliance Posse system.
- To address the issue, in December 2019, Code Compliance went live with a new Salesforce based system which resolved the problem of recorded issues being dropped in and between the Code Compliance and 311 systems.
- In October 2020, we made additional enhancements to the Code Compliance Salesforce platform which expanded this functionality to special teams and added other improvements to the interface.

In providing this response, ITS confirmed with 311 and Code Compliance staff that the problem with dropped Service requests or tracking no longer exists following the upgrades and corrections to the corresponding systems. If you receive any constituent inquiries that indicate otherwise, please alert us and we will investigate and resolve.

DATE October 29, 2020  
SUBJECT **311 and Code Compliance System Concerns**

Thank you for sharing our commitment to providing excellent service to Dallas residents. Please let me know if you have further questions.



M. Elizabeth Reich  
Chief Financial Officer

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

Jon Fortune, Assistant City Manager  
Majed A. Al-Ghafry, 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

# Memorandum



CITY OF DALLAS

DATE October 30, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – October 29, 2020**

## **Encampment Resolution Schedule November 2, 2020 – November 6, 2020**

The Office of Homeless Solutions (OHS) has scheduled the following sites for homeless encampment resolution the week of November 2nd through 6th.

The OHS Street Outreach teams have continued to engage with individuals to provide notice of clean-up and connect to resources and shelter. OHS Community Mobilization will meet with stakeholders to determine long-term sustainability of encampment sites and will provide periodic updates.

The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. If you have any questions about the encampment resolution process or the dashboard please contact Kevin Oden, Interim Director, Office of Homeless Solutions. Councilmembers, staff and residents can access the dashboard using the link below:

<https://dallasgis.maps.arcgis.com/apps/opsdashboard/index.html#/ccd41f0d795f407a94ae17e2c27bf073>

## **New Updates**

### **Update on HUD OIG and Reconstruction Program Audit 2018-FW-1004 and CHDO Program Audit 2019-FW-1004**

The attached memorandum will provide an update on the open HUD audits for the Department of Housing and Neighborhood Revitalization (Housing). As with HUD audits, Housing has engaged in several discussions and provided source documentation to support costs associated with the audit findings. Both HUD and Housing have concluded with a final offer from HUD to reduce the HOME Investments Partnerships Grant to address the \$4.3M in penalties for the remaining open findings. Once written confirmation is received from HUD, Housing will proceed with a substantial amendment to the FY 2020-21 Action Plan to reduce the HOME grant. Should you have questions, please contact Dr. Eric Anthony Johnson, Chief of Economic Development and Neighborhood Services.

### **Notification of Routine Fogging**

Building Services will be fogging City Hall offices and common areas this Thursday, 10/29 and Friday, 10/30. Work will begin at 6pm-11pm each night. We ask that offices be vacated by 5:45pm. Please refer to the attached notification for more information and share with your staff.

DATE October 30, 2020  
SUBJECT **Taking Care of Business – October 29, 2020**

Should you require any adjustments to the schedule or if you have any questions, please contact Errick Thompson, Director of Building Services.

### [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](#):

<b>Opportunity No.</b>	<b>Opportunity Name</b>
BI21-00014928	Airport Safety and Work-Order Management System

For citywide opportunities for the current quarter, we invite you to review the [Procurement Quarterly](#), 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.

### [DAS FY20 Performance Dashboard](#)

Dallas Animal Services (DAS) has released their [Fiscal Year 20 Performance Dashboard](#). This dashboard compares key shelter and field metrics over the last 5 fiscal years including loose and loose owned dog bites by district, pet adoption and return to owner maps, and the overall increase in the DAS Live Release Rate for dogs and cats which exceeded 90% in FY20 for the first time in DAS history. DAS presented this dashboard and other animal services updates at the Animal Advisory Commission on Thursday morning (October 29). Should you have any questions or concerns, please contact the DAS Public Information Office at [daspio@dallascityhall.com](mailto:daspio@dallascityhall.com).

### [COVID-19 Non-Emergency Fleet Vehicle Activation](#)

The City Manager has approved a mandate that activates all City of Dallas fleet vehicles to highlight important COVID-19 bilingual resources for residents. Communications, Outreach & Marketing is using CARES Act funds to provide vehicle decals and clings including the City's Stay on Guard campaign, COVID-19 24/7 hotline (214.670.INFO) and COVID-19 website ([dallascityhall.com/covid19](http://dallascityhall.com/covid19)). The activation will include all city fleet vehicles except police squad cars, ambulances, and other emergency vehicles. For more information, please contact Catherine Cuellar, Director of Communications Outreach and Marketing.

### [Halloween Contactless Candy Caravan](#)

Convention and Event Services, Park and Recreation, Dallas Mayor Pro Tem Adam Medrano and DJ Austin B7 will host a contactless drive-thru Candy Caravan this



DATE October 30, 2020  
SUBJECT **Taking Care of Business – October 29, 2020**

Saturday, October 31, 2020 from noon to 3 p.m. at Dallas Heritage Village. Visitors will pull up in their vehicles, caravan with City Staff and participating Councilmembers and leave with a bag of treats provided at end of the caravan using contactless protocols. This event is outside, and attendees must remain in their vehicles at all times. No walk-ups are allowed, and restrooms will be unavailable to mitigate the spread of COVID-19. Attendees are encouraged to enjoy this event with members of their households. Attendees are required to wear masks, and can dress up and optionally decorate their vehicles. Reservation of a [complimentary ticket](#) through Eventbrite is highly encouraged and information is included on the attached flier provided in both English and Spanish.

A special thanks is extended to all the departments that have volunteered to participate in the event and that have donated items for the treat bags. COVID-19 protocols will be strictly enforced, and all volunteers, staff and attendees will be required to wear masks and practice social distancing and screening protocols. For more information please contact Rosa Fleming, Director of Convention and Event Services, or Crystal Ross, Assistant Director of Park & Recreation.

#### [Veterans Day Message for Council Members](#)

WRR FM is planning a special day of music and recognitions this Veterans Day, November 11. As part of the program, they are collecting community stories about Dallas veterans to be read on the air during the program and posted on the WRR website. The deadline for these stories is November 4. More information on the event can be found at <https://www.wrr101.com/veteransday2020/>. Should you have any questions, or need assistance, please contact Manager Amy Bishop.

#### [MLK Celebration Week 2021](#)

In response to the impacts of the COVID-19 pandemic to promote safety and in recognition of the City of Dallas's role in demonstrating leadership related to the pandemic, the City will be transitioning all Dr. Martin Luther King, Jr. Celebration Week activities to a virtual format, including the annual MLK Gala/Banquet, and will not be moving forward with planning and hosting a parade on MLK Day for 2021.

The Martin Luther King, Jr. Community Center (MLKJCC) Advisory Board made the recommendation not to hold a parade event at their October 19, 2020 meeting, recognizing that a gathering of such scale would be unsafe and acknowledging the difficulties of administering even a scaled down event with appropriate distancing, attendance limits, and safety protocols. Staff is working closely with Board members to develop virtual events options in recognition of MLK Day for 2021 and will look to follow a similar series to prior years, only with all events being hosted virtually. The exception will be the Wreath-Laying Ceremony, which will take place at the MLKJCC, but will follow social distancing and recommended limits on gatherings.

DATE October 30, 2020  
SUBJECT **Taking Care of Business – October 29, 2020**

Staff will provide updates on planned activities over the coming weeks as events and activity implementation are solidified. If you have any questions on this, please contact Office of Community Care Director, Jessica Galleshaw.

### [West Dallas Multipurpose Center to serve as new Walk Up Testing Site](#)

The Office of Community Care has partnered with Parkland Health and Hospital System to bring free COVID-19 testing to hard hit communities by making the West Dallas Multipurpose Center a walk-up testing site. Beginning on November 3, residents can receive a free COVID-19 test at the Center, located at 2828 Fish Trap Rd, during testing hours of 7:30 a.m. through 4 p.m. (or until testing limit is reached). See attached flier for additional details. If you have any questions on this, please contact Office of Community Care Director, Jessica Galleshaw.

### **Look Ahead**

#### [City Council Briefings](#)

November 4, 2020

- Phase I efforts of the City of Dallas ADA Self Evaluation and Transition Plan
- Bond Program Update
- Infrastructure Management Plan
- Priority Improvement Zones

November 17, 2020

- Marketing Strategy

#### [Media Inquiries](#)

As of October 26, 2020, the City has received media requests from various news outlets regarding the following topics:

- Final budget adoption details
- CARES Act funding
- Honu audit by the City Auditor
- One-year anniversary of Oct. 20, 2019 tornado
- Local Media Inquiring Into Which Airport the Woman, the County Recently Reported died from COVID-19 on a Flight, Flew Into
- Sign Set on Fire at Dallas Democratic Party Location
- DFR Volunteer to Help Clean Up Oakland Cemetery
- Early Morning Storms Causes Brief Spike in Accident Responses
- USAR Rescues One from Downtown High-Rise Elevator
- Firefighters Extinguish Early Morning Fire at West Dallas Doctor's Office
- DFR Reports 160 Total Members Have Tested Positive for COVID-19 To Date

DATE October 30, 2020  
SUBJECT **Taking Care of Business – October 29, 2020**

Please see the attached document compiling information provided to the media outlets for October 20, 2020 – October 26, 2020 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                  | Jon Fortune, Assistant City Manager  |
| Mark Swann, City Auditor                   | Joey Zapata, Assistant City Manager  |
| Biliera Johnson, City Secretary            | Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services |
| Preston Robinson, Administrative Judge     | M. Elizabeth Reich, Chief Financial Officer                                  |
| Kimberly Bizer Tolbert, Chief of Staff     | M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion            |
| Majed A. Al-Ghafry, Assistant City Manager | Directors and Assistant Directors  |

**Encampment Resolution Schedule November 2<sup>nd</sup>– November 6<sup>th</sup> 2020**

<b>LOCATION</b>	<b>DIVISION</b>
<b>Monday, November 2<sup>nd</sup> 2020</b>	
7401 Samuel Blvd	South
I-30 @ Buckner Blvd	South
2300 Coombs	South
2600 Dawson	South
1700 Baylor Street	South
5600 South Lamar Street	South
2600 Hickory Street	South
FRANKFORD AND GIBBONS	North
7575 FRANKFORD ROAD	North
75/ N CENTRAL EXPRESSWAY AND FOREST LANE	North
75/ N CENTRAL EXPRESSWAY AND 635/ LYNDON B JOHNSON (Under Bridge and wooded area)	North
8550 MIDPARK	North
<b>Tuesday, November 3<sup>rd</sup> 2020</b>	
E R L Thornton @ Munger	South
E R L Thornton @ Peak	South
704 Fletcher	South
1207 South Harwood	South
Ervay @ I30	South
ROYAL LANE AT MANDERVILLE DRIVE	North
FOREST LANE AND STULTS ROAD	North
E NORTHWEST HIGHWAY AND SHILOH RD	North
635/ LYNDON B JOHNSON AND TI BOULEVARD	North
<b>Wednesday, November 4<sup>th</sup>, 2020</b>	
5600 S Lamar St7	South
2300 COOMBS Street	South
1800 South Blvd	South
Bonnie View Rd @ I-20	South
2600 Hickory	South
2600 Dawson Avenue	South
2600 Louise Avenue	South
35/STEMMONS AT ROYAL LANE	North
35/STEMMONS AT WALNUT HILL LANE	North
WEST NORTHWEST HIGHWAY AND DENTON DRIVE	North
635/LYNDON B JOHNSON AT JOSEY LANE	North
635/LYNDON B JOHNSON AT WEBB CHAPEL ROAD	North
635. LYNDON B JOHNSON AND VALLEY VIEW LANE	North
<b>Thursday, November 5<sup>th</sup> 2020</b>	
ERL Thornton & Peak	South

ERL Thornton & Munger	South
2700 Taylor St.	South
2600 Canton St.	South
500 South Houston	South
1500 South Harwood	South
35/ STEMMONS AT CONTINENTAL	North
35/ STEMMONS AT OAK LAWN	North
35/STEMMONS AT MEDICAL DISTRICT DRIVE	North
183/ JOHN WEST CARPENTER AT REGAL ROW	North
183/ JOHN WEST CARPENTER AT MOCKINGBIRD LANE	North
35/ STEMMONS AT EMPIRE CENTRAL	North
<b>Friday, November 6<sup>th</sup>, 2020</b>	
75/ N CENTRAL EXPRESSWAY AT HASKELL	North
45/CENTRAL AT PACIFIC AVENUE	North
WOODALL RODGERS AT FIELD STREET	North
WOODALL RODGERS SERVICE ROAD- under bridge at 45	North
45/ CENTRAL AT ROSS AVENUE	North
45/ CENTRAL AT LIVE OAK	North
EMERALD AND HARCOURT	North

# Memorandum



CITY OF DALLAS

DATE October 27, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Update on HUD OIG and Reconstruction Program Audit 2018-FW-1004 and CHDO Program Audit 2019-FW-1004**

This memorandum will provide an update on three open audits that were previously briefed to the Housing and Homeless Committee on February 24, 2020, and disclosed to Council by Taking Care of Business memorandums on August 2, 2019 and November 15, 2019, respectively, see attached links below:

2017 HOME Monitoring and OIG HOME Reconstruction Program Audit 2018-FW-1004:

[https://dallascityhall.com/government/citymanager/Documents/FY18-19%20Memos/Updates-on-HUD-OIG-Audit-of-the-City%27s-HOME-Program-and-Status-of-Open-Findings-from-the-2017-On-Site-Monitoring\\_Memo\\_080219.pdf](https://dallascityhall.com/government/citymanager/Documents/FY18-19%20Memos/Updates-on-HUD-OIG-Audit-of-the-City%27s-HOME-Program-and-Status-of-Open-Findings-from-the-2017-On-Site-Monitoring_Memo_080219.pdf)

HUD OIG CHDO Program Audit 2019-FW-1004:

[https://dallascityhall.com/government/citymanager/Documents/FY19-20\\_Memos/HUD%20OIG%20CHDO%20Program\\_Memo\\_111519.pdf](https://dallascityhall.com/government/citymanager/Documents/FY19-20_Memos/HUD%20OIG%20CHDO%20Program_Memo_111519.pdf)

As is the standard practice with HUD audits and monitoring reports, a considerable amount of negotiation is undertaken to mitigate adverse effects or consequences of any finding. The length of time required for negotiations is uncertain and repayments made to HUD have historically been less than initially identified. As disclosed in the City Council briefing dated February 24, 2020 (summary chart attached), the City was faced with a potential repayment of \$60M from HUD audit findings dating from 2016-2020. To-date, the City has repaid a total of \$693,433 relative to those findings.

In this case, and although Housing does not agree with the penalties for the findings described below, after three years of negotiation with HUD and after all options were exhausted, Housing agreed to a reduction in FY 2020-21 HOME Investment Partnership Program funds in the amount of approximately \$4.3M to address the findings.

Audit	Finding	HUD Original Penalty Amount	Agreed Amount
2017 HOME Monitoring	<b>Finding 7:</b> Conversion of rental properties to homeownership.	\$1.4M	\$739,000.26
HUD OIG HOME Reconstruction	<b>Finding 1C:</b> The recommendations for the two deficiencies that remain open are (1)		\$103,000

DATE October 27, 2020  
 SUBJECT **SUBJECT**

Program Audit 2018-FW-1004	hiring of a qualified entity to determine and correct deficiencies related to eight reconstructed homes, including the structural integrity of the homes and (2) the potential for the City to repay its HOME program from non-federal funds which were misspent reconstructing homes.	\$1.3M	
HUD OIG CHDO Program Audit 2019-FW-1004	<b>Finding 1:</b> The City did not follow environmental requirements; <b>Finding 2:</b> The City did not effectively manage its Community Housing Development Organizations (CHDO).	\$5.2M	\$3.46M
	<b>Totals</b>	<b>\$7.9M</b>	<b>\$4,302,343.26</b>

The \$4.3M reduction in HOME Investment Partnership funds will impact production of approximately 80 new housing units anticipated for developed in 2020-21. The home repair and homebuyer assistance programs **will not** be impacted by this reduction. Although this is a significant impact to new housing production, Housing has over \$17.6M in unspent CDBG and HOME funds for development activities to work through in the next few years. In addition to the annual federal funding from CDBG and HOME for development, Housing will receive approximately \$4M in Bond funds over the next 2 years for development activities.

The City of Dallas is prepared to move forward with HUD to build a stronger partnership to address community needs and close out long-standing audit findings that have taken a considerable amount of time to resolve. Housing will move forward on a Preliminary Substantial Amendment to the FY 2020-21 Action Plan to reduce the HOME Program development funding and call for a public hearing. Should you have any questions concerning this matter, please contact Dr. Eric Anthony Johnson, Chief of Economic Development and Neighborhood Services.



Dr. Eric A. Johnson  
 Chief of Economic Development and Neighborhood Services

- c: T.C. Broadnax, City Manager  
 Chris Caso, City Attorney  
 Mark Swann, City Auditor  
 Bilierae Johnson, City Secretary  
 Preston Robinson, Administrative Judge  
 Kimberly Bizzor 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

HUD Audits from 2016-Present

Year	Audit, Monitoring, Review	Potential Repayment	Results
2016	<p>Internal Audit on Development Projects: Auditor required 10 items associated with the following two categories to be implemented:</p> <ol style="list-style-type: none"> <li>1) Recommend the Director of the Department of Housing and Neighborhood Revitalization develop and implement formal (written, approved, and dated) policies and procedures for the following processes;</li> <li>2) Recommend the Director of the Department of Housing and Neighborhood Revitalization develop, implement, and retain complete and consistent documentation for the following processes</li> </ol>	\$29.9M	<p>On August 21, 2019 Internal Auditor report identified nine of the ten items were implemented (cleared); The final item could not be cleared pending a lack of new construction projects to review. The item will be tested in FY 2019-20.</p>
2016	<p>Entitlement Program DEC Review: HUD Ft. Worth requested copies of all documentation that the Auditor's Office referenced in the audit report.</p>	\$29.9M	<p>April 2017, Review was closed. No repayment.</p>
2016	<p>Pleasant Oaks OIG Audit: HUD Ft. Worth requested Pleasant Oaks Project files to provide to OIG for review.</p>	\$1.6M	<p>November 2016, Review was closed. No repayment.</p>
2016	<p>HOME Program Financial HUD Monitoring: HUD Ft. Worth performed monitoring review of the HOME Program financial records.</p>	\$1.4M	<p>No Findings Issued. No repayment.</p>
2016	<p>CDBG Housing Rehabilitation Administration DEC Review: DEC requested information regarding staffing and administrative costs associated with the housing rehabilitation program.</p>	\$1.2M	<p>August 2016, Repayment of \$106,568 for ineligible administrative costs and Finding closed</p>
2017	<p>HOME HUD Monitoring: HUD Ft. Worth reviewed administration, programs, CHDOs, reporting, financials, program income and compliance for the HOME Program.</p>	\$1.4M	<p>Repayment of \$424,634 for ineligible project costs and TBRA administrative costs; Awaiting HUD's final review of Finding #7-Conversion of rental properties to homeownership.</p>



HUD Audits from 2016-Present

Year	Audit, Monitoring, Review	Potential Repayment	Results
2017	NSP DEC Monitoring: DEC reviewed all aspects of the NSP including administration, programs/projects, financials, monitoring, Land Banking, program income and reporting.	\$14M	August 2017, Repayment of \$50,809 for ineligible administrative costs and Review closed.
2017	NSP HUD Monitoring: During the 2017 HOME Monitoring, NSP was reviewed by HUD DC.	\$14M	August 2017, Review closed. No repayment.
2017	5203 Bexar DEC Review: DEC reviewed all aspects of the project including contracts, expenditures, eligibility, and monitoring.	\$1.9M	Repayment of \$111,422 for untimely distribution of funds; Review closed.
2017	OIG HOME Reconstruction Program Audit: HUD reviewed housing reconstruction activities, policies and procedures, expenditures, loan agreements, inspections, and environmental process.	\$1.3M	Nine Findings issued; One Finding remains open for Engineer to review 8 properties and Housing to complete repairs.
2017	DEC Review of Contracts referenced in 2016 Audit: DEC reviewed ICDC Peabody Project, ICDC Pittman Project, NBCDC Pleasant Oaks Project, and BOH Creekside Project files and expenditures.	\$4M	March 2018, Review was closed. No repayment.
2018	OIG CHDO Audit: OIG reviewed CHDO projects, certifications and expenditures from 2018 prior.	\$3.3M	City received HUD response letter on November 1, 2019. Housing is working with the HUD FT. Worth Office to complete its review of the documentation and work towards final actions and closure.
	<b>TOTAL</b>	\$60m	\$693,433



# CANDY CARAVAN

## AT DALLAS HERITAGE VILLAGE

1515 SOUTH HARWOOD DALLAS 75215 • ENTER AT HARWOOD ST.



Join the City of Dallas and Dallas Mayor Pro Tem Adam Medrano for a contactless drive-thru Candy Caravan this Halloween. Pull up in your car, caravan with us and leave with a bag of treats.



**OCTOBER 31**  
**NOON - 3 P.M.**

**Vehicles Required.**  
**NO Walk Ups Allowed.**

COVID-19 Note: This event is outside and attendees must remain in their car at all times. Restrooms will be unavailable to mitigate the spread of COVID-19. Please attend this event with members of your household. Visitors are encouraged to wear a mask, dress up and decorate their vehicles.

Reservation of a complimentary ticket is encouraged. Get your ticket at <https://www.eventbrite.com/e/125648892219>



Convention and Event Services



Dallas Park & Recreation





# CARAVANA DE CAMELOS

## EN EL DALLAS HERITAGE VILLAGE

1515 SOUTH HARWOOD DALLAS 75215 • ENTRADA POR LA CALLE HARWOOD.



Únete a la Ciudad de Dallas y al Alcalde Pro Tem de Dallas, Adam Medrano, en una caravana de caramelos sin contacto este Halloween. Sube a tu automóvil, haz la caravana con nosotros y sal con una bolsa de dulces.



**EL 31 DE OCTUBRE  
MEDIODÍA - 3 P.M.**

**Vehículos requeridos.  
No está permitido ir a pie.**

Nota sobre COVID-19: Este evento es en el exterior y los asistentes deben permanecer en su auto en todo momento. Para reducir la propagación de COVID-19, no habrá baños disponibles. Por favor, asistan a este evento con los miembros de su hogar. Se anima a los visitantes a llevar una mascarilla, vestirse y decorar sus vehículos.

Se recomienda reservar una entrada de cortesía. Consiga su entrada en <https://www.eventbrite.com/e/125648892219>



Convention and Event Services



Dallas Park & Recreation





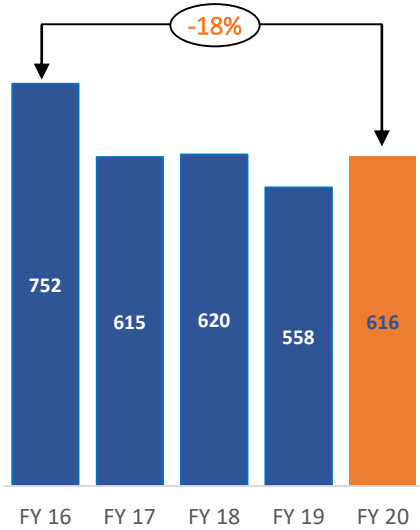
# FY20 - Dallas Animal Services Performance Dashboard



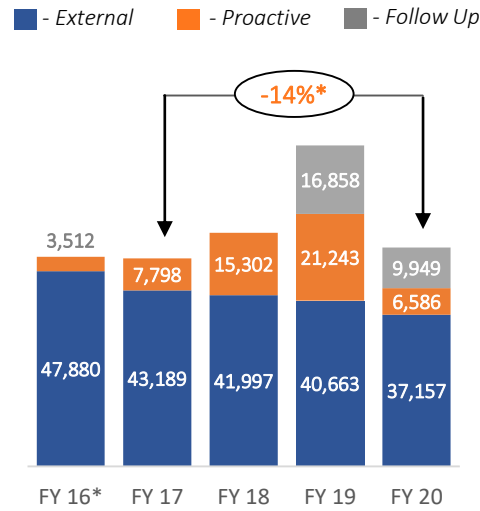
DAS' FY20 Dashboard – As of 10/1/2020

\*DAS started to track and report Follow Up calls in FY19. They are not included in the % change calculation. DAS transitioned to Salesforce in FY19. DAS started to report Proactive SRs in FY17. \*\* These bites occurred either at an unspecified location or a general area that couldn't be assigned to a specific district with certainty.

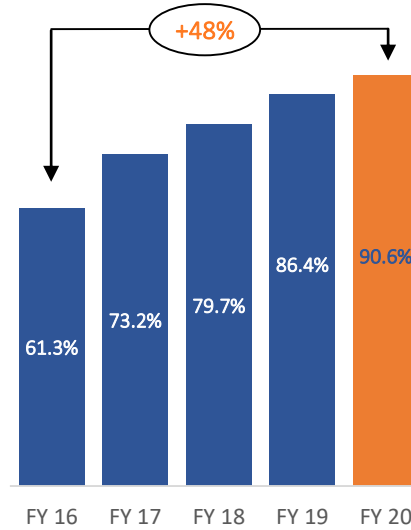
## Loose and Loose Owned Dog Bites



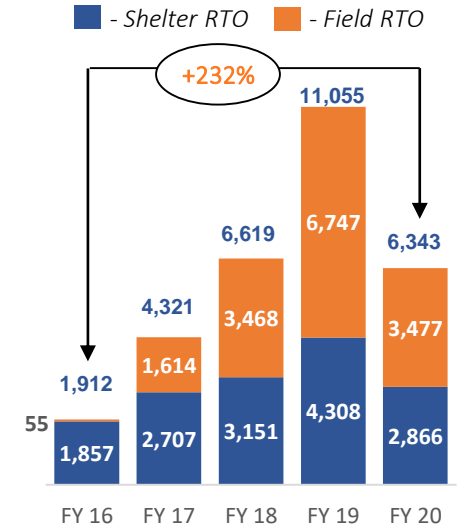
## Service Requests



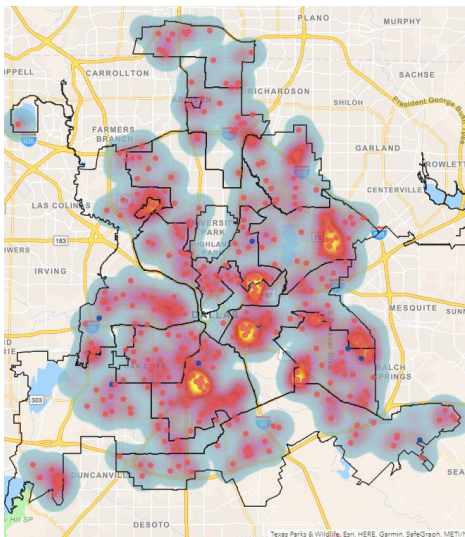
## Live Release Rate (Dogs & Cats)



## Dog Return to Owner Success Rate

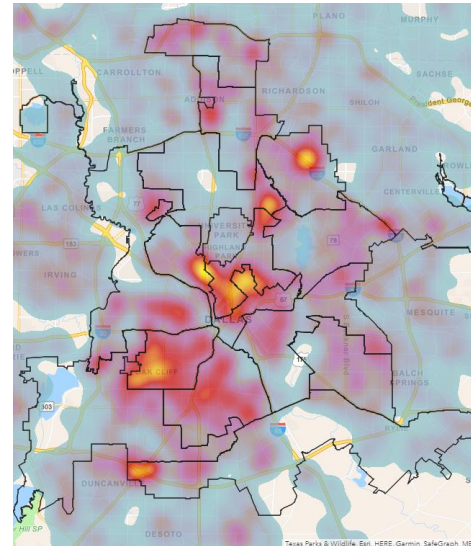


## Loose & Loose Owned Dog Bites by District

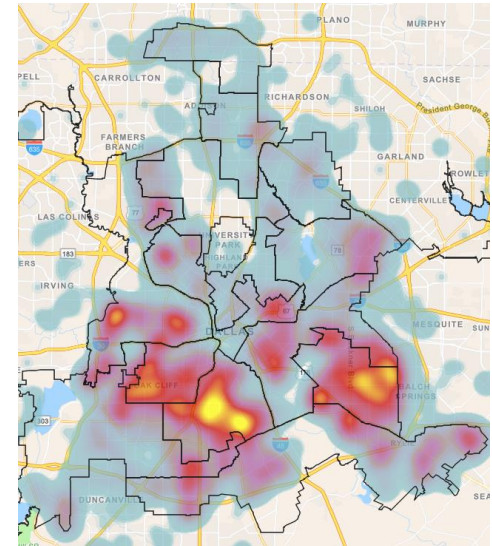


Council District	Loose Dog Bite Count FYTD19	Loose Dog Bite Count FYTD20	% of Change	% of FYTD20 Total
1	42	28	-33.3%	4.5%
2	36	48	33.3%	7.8%
3	32	45	40.6%	7.3%
4	60	71	18.3%	11.5%
5	56	63	12.5%	10.2%
6	59	58	-1.7%	9.4%
7	60	61	-1.7%	9.9%
8	63	57	-9.5%	9.3%
9	35	53	51.4%	8.6%
10	28	33	17.9%	5.4%
11	17	19	11.8%	3.1%
12	12	18	50.0%	2.9%
13	35	20	-42.9%	3.2%
14	19	30	57.9%	4.8%
UNKNOWN	3**	12**	300%	1.9%
<b>TOTAL</b>	<b>554</b>	<b>616</b>	<b>3.0%</b>	<b>100%</b>

## Pet Adoption Map



## Return to Owner Map



**Key:**

- = OWNED Dogs
- = UNOWNED Dogs

# COVID-19 Testing Site

Due to the recent increase in positive COVID-19 cases, Dallas County has opened a community walk-up testing location near you. No appointment required.

## WEST DALLAS MULTIPURPOSE CENTER

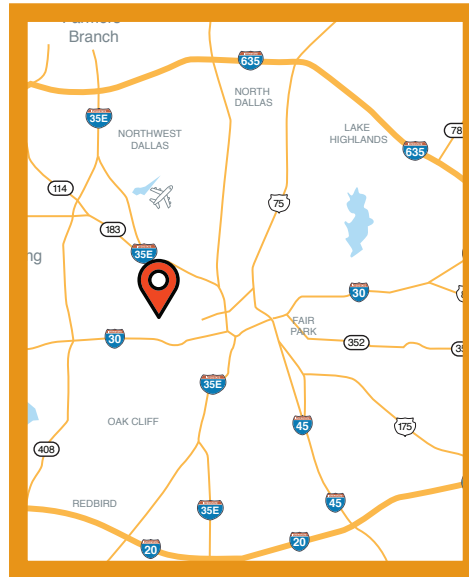
**DART Bus Routes Serving This Stop**

**052**



**STOP ID NUMBER**

**21622**



**2828 Fish Trap Road  
Dallas, Texas 75212**

**Testing Is Available:  
Tuesday-Saturday**

**7:30 A.M.-4 P.M.**  
(or until the testing limit is reached).

*Closed on Sundays  
and Mondays*

## TESTING CRITERIA

Testing is open to anyone who is over the age of 5 **with or without symptoms** and lives within the boundaries of the City of Dallas or Dallas County.

### **Exceptions to the residency requirement**

- First responders, DART drivers, healthcare workers, and all CISA essential workers; must have a work ID and must work in Dallas County/City of Dallas.
- City of Dallas and Dallas County employees; must provide a valid work ID.

For more information, call DCHHS at 972-692-2780 or visit [www.dallascounty.org/departments/dchhs/2019-novel-coronavirus.php](http://www.dallascounty.org/departments/dchhs/2019-novel-coronavirus.php)



Care. Compassion. Community.



# Sitio de prueba de COVID-19

Debido al reciente aumento de casos positivos de COVID-19, el condado de Dallas ha abierto un centro de pruebas comunitario cerca de usted. No se requiere cita previa.

## WEST DALLAS MULTIPURPOSE CENTER

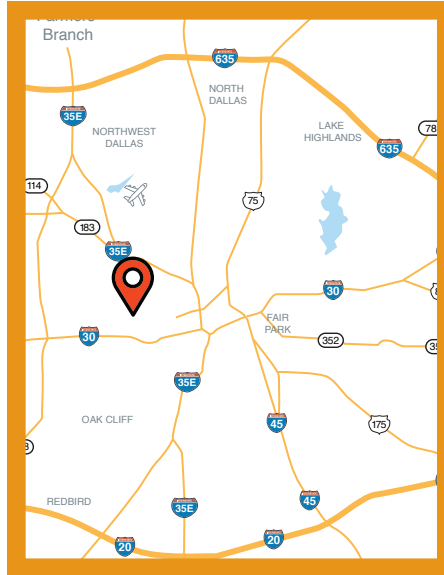
Las rutas de autobús del DART que sirven a esta parada

**052**



Número de identificación de la parada

**21622**



**2828 Fish Trap Road  
Dallas, Texas 75212**

Se Pueden Hacer Pruebas:  
**Martes-Sábado**

**7:30 A.M.-4 P.M.**  
(o hasta que se alcance el límite de la prueba).

*Cerrado los domingos y  
lunes*

## CRITERIOS DE PRUEBA

Las pruebas están abiertas a cualquier persona mayor de 5 años **con o sin síntomas** y que viva dentro de los límites de la ciudad de Dallas o del condado de Dallas.

### Excepciones al requisito de residencia.

- Los trabajadores de primera respuesta, los conductores del DART, los trabajadores de la salud y todos los trabajadores esenciales del CISA; deben tener una identificación de trabajo y deben trabajar en el Condado de Dallas/Ciudad de Dallas.
- Empleados de la ciudad de Dallas y del condado de Dallas; deben mostrar una identificación válida de trabajo.

Para más información, llame al DCHHS al 972-692-2780 o visite [www.dallascounty.org/departments/dchhs/2019-novel-coronavirus.php](http://www.dallascounty.org/departments/dchhs/2019-novel-coronavirus.php)



Cuidado. Compasión. Comunidad.





**Building Services**  
Department

# NOTIFICATION OF FOGGING SERVICE

**Building Services will be fogging City Hall offices  
and common areas on**

**Thursday, 10/29 & Friday, 10/30  
beginning at 6-11:00p each night**

The process consists of applying a fogging solution using an electrostatic sprayer to kill germs on surfaces. Common spaces and office areas will be treated with a food-safe EPA registered disinfectant.

**Please allow 2 hours after fogging to allow to air dry prior  
to returning to your work area.**

For any questions, please contact  
Lonnie Taylor at [lonnie.taylor@dallascityhall.com](mailto:lonnie.taylor@dallascityhall.com) or 214-670-9569 or  
Elsa Cantu at [elsa.cantu@dallascityhall.com](mailto:elsa.cantu@dallascityhall.com), 469-475-6256.





**Classical 101.1 WRR  
celebrates our veterans!**







CITY OF DALLAS

Dallas Fire-Rescue Department  
Media Requests: October 20 - 26, 2020.

**Tuesday, October 20<sup>th</sup>: The Arizona Republic (BrieAnne Frank)** - Good afternoon,

I'm a reporter with The Arizona Republic in Phoenix and we're looking into this story reported by Dallas media that a Texas woman died of COVID while on a flight from Arizona to Texas in July.

According to NBC DFW the incident happened on July 25 and crews attempted to administer oxygen to the woman but she died while on the jetway.

Here's that article for reference - <https://www.nbcnews.com/news/us-news/texas-woman-died-coronavirus-jetway-flight-arizona-n1243957>

We were wondering if Dallas police/fire units have any additional information about this information.

Thanks so much!

**City Response** - Dallas Fire-Rescue has no record of having responded to someone who fits that description. In all transparency however, if we did, we be bound by the laws of HIPAA and unable to disclose an additional detail.

Keep in mind however, the flight could have easily come into DFW International Airport, and we do not provide emergency medical services to them. They have their own public safety assets.

**Wednesday, October 21<sup>st</sup>: Spectrum News (Mike Pool)** - What information can you share on a fire call a 1414 Washington this morning. This is the Dallas Democratic Party. Apparently, a sign was set on fire.

**City Response** - This incident shows to have come in around 5:15 a.m., when DFR units were dispatched on an "Investigation" to 1417 Washington Avenue, after a 911 "caller stated a sign was set on fire".

Investigators were not dispatched to the call, so I don't have any details to give you other than to say that the fire was quickly extinguished and didn't cause any property damage.

**Thursday, October 22<sup>nd</sup>: Sent the following information to the local news desks –**

The following information is being sent on behalf of DFR volunteers (among others) who'll be cleaning up at Oakland Cemetery tomorrow. If you are interested in covering, please have your photogs and/or reporters use the following as the point of contact: **DFR Driver-Engineer, David Leos, at (214) 709-1574** (Contact is also on the flyer).

**What:** Oakland Cemetery Memorial and Clean-Up Day

**When:** Friday, October 23<sup>rd</sup>, from 9:00 a.m. – Noon

**Where:** Oakland Cemetery (3900 Oakland Circle, Dallas, TX 75215)

**Background (posted on FB in an effort to solicit volunteers):** Friday, October 23<sup>rd</sup>, will mark the Annual Memorial & Clean-Up Day at Oakland Cemetery. Dating back as early as 2013, when a firefighter inquired into the whereabouts of John Clark's (Dallas Fire Department's first Line of Duty Death) gravesite, volunteers have been visiting the cemetery, along with families of the fallen, and taking part in an annual event which involves cleaning up the headstones and burial plots, to include some eight (8) Dallas Firefighters who've died in the line of duty, at the cemetery.

In addition to cleaning up, volunteers will have the opportunity to engage in fellowship with the families of these fallen firefighters to convey the sentiment that they will never be forgotten, and will always be part of the Dallas Fire Department/Rescue family.

None of this can be accomplished without volunteers donating their time; so please consider giving of yourself and helping the cause, as members from the Dallas Fire Department Retirees and the Friends of Oakland Cemetery Dallas, among others, join efforts to help honor those who've paid the ultimate sacrifice.

**Friday, October 23<sup>rd</sup>: WFAA 8 (Maci Smith)** - Just sending my usual request on how many accidents/high water incidents DFR responded to this morning between around 5am and 8:30am?

**City Response** - During the referenced time frame, Dallas Fire-Rescue responded to 33 different types of accidents, and only 1 incident involving a vehicle trapped in high water.

**Friday, October 23<sup>rd</sup>: WFAA 8 (Maci Smith), CBS 11 (Giles Hudson) and NBC 5/Telemundo (Joanna Molinero)** - What info can you share on this incident?

Dallas, TX (Dallas County)| Technical Rescue| 1800 Main St| Battalion 1 O/S unknown incident request USAR response. USAR 19 tf and USAR 33 tf responding| 16:55

**City Response** - At 16:46 Dallas Fire-Rescue's USAR team was assigned to an Elevator Emergency at The Merc, located at 1800 Main Street, in Downtown Dallas.

According to responding personnel, an elevator, with one passenger inside, was trapped between the 1<sup>st</sup> and 2<sup>nd</sup> floors. However, due to it being in a shaft that was blind up to the 5<sup>th</sup> floor, rescue teams had to come in from above and use a ladder to help the passenger climb to safety. The passenger was not injured and required no further assessment.

**Saturday, October 24<sup>th</sup>: CBS 11 (Darcy Birden)** - I am looking for info on the fire on Singleton Blvd, is there any available at this time?

**City Response** - On Saturday, October 24<sup>th</sup>, at 3:36 a.m., Dallas Fire-Rescue units responded to a 911 call for a structure fire at a home, located on the 3900 block of Clymer Street, in West Dallas.

When firefighters arrived at the one-story residence, they observed the front of the home fully engulfed in flames. They mounted an offensive attack, and extinguished the fire in just under an hour.

The homeowner was the only occupant at the house when the fire began; and though he was able to make it out, he was taken to a local hospital for the treatment of unspecified burn injuries he sustained while there.

Fire Investigators determined that the fire most probably began on the front porch of the home, got into the attic and spread laterally to an adjacent bedroom, before firefighters extinguished it. However, the exact cause is undetermined.

**Monday, October 26<sup>th</sup>: Sent the following Tweet to the local news desks regarding the COVID-19 impact on DFR –**

As of October 26th, [@DallasFireRes](#) is reporting that a total of 160 [#firefighters](#) and civilian employees have tested positive for [#COVID19](#). 146 have fully recovered and returned to work, and 33 are in [#quarantine](#) for on and off-duty exposures.  
[@CityOfDallas](#) [#FlattenTheCurve](#)

<https://twitter.com/DallasFireRes/status/1320736744749281280>

**Communications, Outreach & Marketing**  
**Media Requests**  
**Oct. 20 – Oct. 26**

Date Submitted: 10/21/2020

Topic: DMN - Restaurant Patios

Inquiry: Sarah Blaskovich with the Dallas Morning News asked if restaurants are able to use patios and driveways as additional (outdoor) dining space to help restaurants increase capacity due to COVID-19. The City reminded DMN of its Parklet Program and advised that the parklets must align with the business' certificate of occupancy.

<https://dallascityhall.com/departments/office-special-events/Pages/Temporary-Parklet-Program.aspx>

Submitted By: Roxana Rubio (Office of Special Events)

Media Entity: Sarah Blaskovich (Dallas Morning News)

Date Submitted: 10/21/2020

Topic: Texas Tribune - Permitting

Inquiry: Juan Pablo Garnham with the Texas Tribune asked about the City permitting to allow infrastructure development for a train station and railways leaving out of Dallas. The City advised that the City is not involved in the permitting or review of the track infrastructure such as rail beds, bridges, tracks, signals, etc. Any buildings for rail stations and maintenance facilities are subject to the same permitting and review requirements as any other Commercial project in the City.

Submitted By: Roxana Rubio (Sustainable Development and Construction)

Media Entity: Juan Pablo Garnham (Texas Tribune)

Date Submitted: 10/20/2020

Topic: Oct. 2019 one-year anniversary

Inquiry: Patrick Randolph with NBC 5 asked for recovery progress from last year's tornado on Oct. 20, 2019. The City shared the following information,

The Oct. 20, 2019 tornado totaled \$44.5 million in costs to the City. Teams cleared 25,000 cubic yards of debris in 5 days and the estimated debris totals were between 250,000-300,000 cubic yards. I've shared your inquiry and if I receive any additional information, I'll be sure to send to you as well.

Submitted By: Roxana Rubio (Office of Emergency Management)

Media Entity: Patrick Randolph (NBC 5)

Date Submitted: 10/20/2020

Topic: Honu audit

Inquiry: Holly Hacker with DMN asked about the administrative investigation/audit related to City Auditor's findings related to the investigation into Honu's selection process. We advised DMN to file an open records request, as some City Auditor records may be exempt from open records.

Submitted By: Roxana Rubio and Catherine Cuellar

Media Entity: Holly Hacker (DMN)

Date Submitted: 10/26/2020

Topic: Mike Pool/Spectrum re: COVID-19 homeless

Inquiry: Per the 2019 MDHA Point in Time count there are 4,471 homeless individuals in the homeless response system. <http://www.mdhadallas.org/wp-content/uploads/2020/07/PIT-Summary-2020.pdf>

The County Health and Human Services department maintains the data for testing, however, I am unsure if they have a sub-category for persons experiencing homelessness that test positive. Anecdotally, we have served 192 COVID-19 positive guests at our hotel at the Dallas Love Field Inn and 391 that were waiting for test results to get into emergency shelters. In addition, we hosted 42 COVID-19 positive guests in April when the Dallas Life Shelter had an outbreak at their facility at a different hotel.

Finally, there are any number of reasons that lead to a person experiencing homelessness. Rent burden is certainly one of these reasons, however we strive to make connections with family or other supportive housing options to overcome these barriers.

Submitted by: Catherine Cuellar

Date Submitted: Oct. 26, 2020

Topic: Old Fish Hatchery at White Rock Lake Advisory Committee

Inquiry: Jacob Vaughn with the Dallas Observer asked for a copy of the zoom meeting from the inaugural meeting of the Old Fish Hatcher at White Rock Lake Advisory group. The City provided him with the link.

Submitted By: Nichelle Sullivan (Mayor & City Council)

Media Entity: Jacob Vaughn, Dallas Observer

Date Submitted: 10/23/20

Topic: GreenSourceDFW inquired about how the city's rezoning and/or amortization process would be applied if the data from SharedAirDFW shows poor air quality compliance.

Susan Alvarez, the assistant director of Dallas Environmental Quality & Sustainability provided the following response:

“While admirable, this data collection effort may or may not meet the data quality objectives or the quality assurance protocols necessary by both the TCEQ and the EPA to allow these data to be used for regulatory purposes. The City regulatory compliance efforts follow state and federal compliance. As a part of the update to the Forward Dallas Comprehensive Land Use Plan, we are performing a holistic land use review in the context of environmental data to inform the zoning policy moving forward.”

Submitted By: Demeshia Jackson (Dallas Environmental Quality & Sustainability)

Media Entity: Elizabeth “Betsy” Friauf (GreenSourceDFW)

Date Submitted: 10/19/20

Topic: The Dallas Morning News was writing about a new restaurant opening on the edge of Hillcrest Village Park and needed answers to the following questions:

--When will the park be finished?

--Is it still called Hillcrest Village Park?

--What is the total budget for the park?

--Are there any Parks&Rec or P&Z meeting notes that have extra details?

Park & Rec Media Relations Manager Andrea provided you with the following responses:

--When will the park be finished? The park will be completed / finished in late November, 2020.

--Is it still called Hillcrest Village Park? The Park is called Hillcrest Village Green.

--What is the total budget for the park? \$4,293,900.00.

--Are there any Parks & Rec or P&Z meeting notes that have extra details? No.

Submitted By: Demeshia Jackson (Park & Rec)  
Media Entity: Sarah Blaskovich (Dallas Morning News)

Date Submitted: 10/21/20

Topic: NBC 5 and Telemundo 39 reached out regarding Fair Park being on the city's council agenda. Park & Rec Media Relations Manager forwarded the inquiry to Fair Park's media contact.

Submitted By: Demeshia Jackson (Park & Rec)  
Media Entity: Joanna Molinero Sample (NBC 5 and Telemundo 39)

Date Submitted: 10/26/2020

Topic: COVID-19 website tracking

Inquiry: Vianna Davila, investigative reporter with ProPublica and the Texas Tribune inquired: "I have a question about whether the city has a website tracking its enforcement of the COVID-19 public health emergency rules - a place where the city tracks any citations or warnings issued for violation of county or state COVID-19 health emergency rules, whether violation of mask orders, gatherings that are too large, etc. Is that available online?"

The City's response: Please visit our dashboard on the COVID webpage at [dallascityhall.com/covid19](https://dallascityhall.com/covid19) here:

[https://public.tableau.com/profile/cityofdallasdxinnovationteam/vizhome/CityofDallasCOVID-19Dashboard/Dashboard1#!/vizhome/Book3\\_15862351183220/DFWRegionalCases](https://public.tableau.com/profile/cityofdallasdxinnovationteam/vizhome/CityofDallasCOVID-19Dashboard/Dashboard1#!/vizhome/Book3_15862351183220/DFWRegionalCases)

Submitted By: Tenisha Bogan

Media Entity: Vianna Davila, Reporter - ProPublica/Texas Tribune investigative unit

Date Submitted: 10/23/2020

Topic: Follow-up, CARES Act funding

Inquiry: Lori Brown, Reporter with FOX TV inquired: "I thought the amount allocated to nonprofit operational expenses from eviction assistance, was \$1,000,000 after an amendment was proposed for that by CM Mendelsohn. Is that correct? Also, are additional funds being put back into eviction assistance now, or will that happen later, if needed? What is the funding source of those funds?"

The City's response: The City responded: \$550,000 for nonprofit assistance was included in the original CRF budget that was presented to Council on June 17. The Mendelsohn amendment increased the funding amount by \$450,000, from \$550,000 to \$1,000,000. The source of the \$450,000 was CRF funding that had been initially proposed for eviction assistance. The source of funding will be CARES Act Community Development Block Grant funds. The proposed plan for expenditure is up for preliminary adoption on October 28, 2020, with final adoption scheduled for November 11.

Submitted By: Tenisha Bogan

Media Entity: Lori Brown, Reporter, FOX TV

Date Submitted: 10/22/2020

Topic: CARES Act inquiry

Inquiry: Lori Brown, Reporter with FOX tv inquired: "My question is why did Ms. Reich tell council members that the city had more CARES Act money than it could expend through the rental and mortgage assistance program by the deadline of 12/30, when Thor says that there is more need than there are funds available for? Ms. Reich supported giving \$1 million in Cares Act money from the housing and mortgage assistance program to nonprofits that apply for operating expenses. This is so none of the money would go unused. If the need in the

community for rental and mortgage assistance is great, then why would some of the money be at risk of going unused?"

The City's response: To clarify, the City is working to prevent evictions through funding rental and utility assistance and through eviction assistance. The reference to eviction assistance was specifically referring to legal assistance for renters to avoid illegal evictions, not to rental and utility assistance, though each of these services have a shared goal of helping clients remain housed and avoid evictions.

The money that was reallocated to nonprofit assistance was from the eviction assistance funds (\$500,000). Rather than utilizing the CRF funds, eviction assistance will be supported using funds that have a longer utilization period, thus making them usable into 2021 and beyond, when we expect the needs to be greatest for type of service.

The City continues to work diligently to administer rental assistance funds and if we are able to process more applications than can be supported by the current resources, we will work to fund those.

Submitted By: Tenisha Bogan

Media Entity: Lori Brown, Reporter, FOX TV

Date Submitted: 10/22/2020

Topic: CARES Act fund- Request for projects

Inquiry: Aparna Zalani, Special Projects Producer for CBS 11 inquired: "I am requesting information about the accounting of CARES act funds allocated to the City of Dallas. I am requesting a list of all projects that were funded by the CARES act dollars. Please include the total spent and total unused funds as well."

The City's response: Links below are provided in response to inquiry from CBS-11

- Link below is a presentation that lists all projects that were funded by the CARES Act funds and the status of those projects.  
[https://dallascityhall.com/departments/budget/financialtransparency/DCH%20Documents/Update-on-COVID-19-Funding\\_081920.pdf](https://dallascityhall.com/departments/budget/financialtransparency/DCH%20Documents/Update-on-COVID-19-Funding_081920.pdf)

- Link below provide the list of CARES Act funds the City received, total spent and amounts remaining. Updates to the site are ongoing. Financial data is updated weekly.  
<https://dallascityhall.com/departments/budget/financialtransparency/Pages/Covid-19-Response-Funding.aspx>

Submitted By: Tenisha Bogan

Media Entity: Aparna Zalani, Special Projects Producer, CBS 11

Date Submitted: 10/26/2020

Topic: Reuters – Budget

Inquiry:

**Nathan Layne with Thomson Reuters asked the following questions and the City provided the following answers:**

-- what was the date on which the latest budget was adopted? Has the budget been amended since then? (if so, please provide details)

The FY 2020-21 budget was adopted on Sept. 23. No amendments have been made since.

-- in the latest budget how much money was allocated to the police department? What was the amount in the previous year's budget? (can you please provide links to document showing this, with page numbers?)

The budgeted expenses for DPD have increased from \$546.5 million for FY 2019-20 to \$561.7 million for FY 2020-21. The final budget documents will be available by the end of the month.

-- what is the size of the city's total budget (including money allocated to police and everything else) in the latest budget? What was the total budget in the previous year? (can you please provide links to documents and page numbers showing this?)

The budget for FY 2020-21 is about \$4 billion. The total adopted FY20 budget was \$3.79B—\$2.92B in operating and \$872M in capital. You can view the breakdown on pg. 4 of the Budget Overview. The full FY20 budget can be found on the Financial Transparency website here: <https://dallascityhall.com/departments/budget/financialtransparency/Pages/Current-Budget.aspx>

-- what percentage does police department comprise of overall budget? What was percentage in previous year's budget (please provide link to document and page numbers)

	FY 2019-20 Budgeted (\$)	FY 2020-21 Budgeted (\$)
DPD % of General Fund	36.0%	35.7%
DPD % of Total Budget	14.1%	14.6%

(this will be part of the complete budget document, once finalized)

Also, from a qualitative standpoint, can you please share any thoughts on what impact, if any, the “defund the police” movement has had on budget decisions in your city?

The City's budget for FY 2020-21 funds a wide range of services to meet the needs of our residents. Based on recommendations from residents, faith and education leaders, community activists, neighborhood groups, the City Council, and other stakeholders, we are investing more resources in:

- Basic needs like jobs, housing, and access to food and health care
- Streets, sidewalks, and water in unserved and underserved neighborhoods
- Programs to engage our youth, care for our seniors, support formerly incarcerated residents reentering the community, and lift up those in financial distress
- Alternatives to policing that match the response to the need, from mental health counseling to community-based violence interruption programs

We are also pursuing greater equity in the services we deliver each day.

Submitted by: Roxana Rubio (Office of Budget)