

# Memorandum



CITY OF DALLAS

DATE May 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **May 12, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

On April 30, 2021, a DRAFT City Council Agenda for May 12, 2021 was provided for your review. This memo outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda.

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

## Additions:

30. 21-893 Receive the report of the Ad Hoc City Council Canvassing Committee and adopt a resolution and order accepting the canvassing committee's report declaring the results of the May 1, 2021 general and special elections - Financing: No cost consideration to the City
31. 21-894 An ordinance ordering a runoff election to be held in the city of Dallas, on Saturday, June 5, 2021, for the purpose of electing Members of the City Council for Places 2, 4, 7, 11, 13 and 14 in which no candidate received a majority of the votes in the general election held Saturday, May 1, 2021 - Financing: No cost consideration to the City (see Fiscal Information)
32. 21-895 A resolution authorizing an increase in the joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a runoff election to be held Saturday, June 5, 2021 - Not to exceed \$1,475,551.53, from \$1,650,190.14 to \$3,125,741.67 - Financing: General Fund (see Fiscal Information)
33. 21-896 A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the Saturday, June 5, 2021 runoff election, and submit a canvass report to the full City Council on Monday, June 14, 2021 - Financing: No cost consideration to the City
34. 21-878 A resolution amending Resolution No. 20-0945 to direct the city manager to fly the Pride Flag with the City of Dallas Seal on the flagpole at City Hall (1500 Marilla) and other City operated facilities in place of the City of Dallas Official Flag for the month of June 2021, and annually thereafter, for the month of June - Financing: No cost consideration to the City

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

3. 21-762 A resolution denying rates as requested by Oncor Electric Delivery Company LLC in its application for a Distribution Cost Recovery Factor filed with the City of Dallas on April 8, 2021 - Financing: No cost consideration to the City; All expenses incurred for the rate case will be reimbursed by Oncor directly to the Oncor Cities Steering Committee  
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on April 26, 2021.](#)
  
4. 21-754 Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas v. Morris Dale Martin, et al, for acquisition from Morris Dale Martin, et al., of approximately 432,376 square feet of land for right-of-way located in Hunt County, Texas for the Lake Tawakoni 144-inch raw Water Transmission Pipeline Project - Not to exceed \$48,385.00, increased from \$55,000.00 (\$51,615.00, plus closing costs and title expenses not to exceed \$3,385.00) to \$103,385.00 (\$100,000.00, plus closing costs and title expenses not to exceed \$3,385.00) - Financing: Water Construction Fund  
City Council was briefed by confidential memorandum regarding this matter on May 7, 2021.

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



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 Bizzor Tolbert, Chief of Staff to the City Manager | M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion            |
| Majed A. Al-Ghafry, Assistant City Manager                  | Directors and Assistant Directors  |

# Memorandum



CITY OF DALLAS

DATE May 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – May 6, 2021**

## New Updates

### Encampment Resolution Schedule May 6<sup>th</sup>, 2021

Following the rescheduling of encampment outreach due to inclement weather last week, the effort to create more comprehensive, proactive engagement around encampments continues this week. The Office of Homeless Solutions (OHS), in partnership with City Square, Austin Street, and the VA, the vendors are scheduled to engage with the unsheltered residents located at Meyers, Jeffries, and Merlin Street on Friday, May 7<sup>th</sup>. OHS will continue engaging with these unsheltered residents, coordinating with other outreach agencies, to better meet and serve them where they are at, ahead of encampment resolutions.

The following sites (attached) are scheduled for homeless encampment cleaning the weeks of May 3<sup>rd</sup> – May 7<sup>th</sup> and May 10<sup>th</sup> – May 14<sup>th</sup>. Please note that these will be for debris removal and outreach only. The OHS Street Outreach teams have continued to engage with individuals to provide notice of clean-up and connect to resources and shelter. Last week, the OHS Street Outreach Team:

- Engaged a total of 79 unsheltered residents
- Linked 2 unsheltered residents to MLK Community Service program through Night Court to expunge existing tickets. This helps remove barriers for recovering IDs
- Transported 10 to shelter

The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. Please visit the dashboard using the link below and feel free sharing this tool with residents:

<https://dallasgis.maps.arcgis.com/apps/opsdashboard/index.html#/ccd41f0d795f407a94ae17e2c27bf073>. Should you have questions or concerns, please contact Christine

Crossley Director of the Office of Homeless Solutions.

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### City Manager's Corner

Kathryn Rush, Chief Planner in the Department of Transportation, is this week's employee spotlight. Since joining the City in April 2020, Kathryn took on the day-to-day management of the development of the City's first Strategic Mobility Plan, which was unanimously approved by the City Council on April 28, 2021. This was a key achievement for the City of Dallas and will guide our transportation planning, processes, and programs for years to come. Kathryn is leading several other City-wide efforts including the planned update to the 2011 Bike Plan as well as the development of the Vision Zero Action Plan, along with many smaller

transportation planning efforts across multiple City Council districts. These initiatives will benefit from her commitment to the City's principals of excellence, empathy, ethics, and equity, which she demonstrates daily in the tremendous passion she brings to her work, her commitment to engage internal and external stakeholders, and her willingness to collaborate with departments and teams across the City. Congratulations, Kathryn! Keep up the great work!

### AAPI Resilience Social Media Series

The Office of Equity & Inclusion – Resilience Division is launching a month-long celebration for Asian American Pacific Islander Heritage Month centered around highlighting *AAPI Resilience!* This is a two-pronged initiative with an educational aspect that will be showcased through DID YOU KNOW social media posts. These posts will shed light on the long history of AAPI communities and their impact in Dallas. Additionally, Resilience will feature profiles of AAPI leaders in the DFW metroplex through FEATURED AAPI LEADERS social media posts. Be sure to follow along this initiative on Resilience's Twitter (<https://twitter.com/ResilientDAL>) and Facebook page (<https://www.facebook.com/ResilientDAL/>). Should you have any questions, please contact the City's Resilience Officer, Genesis D. Gavino.

### Short-Term Rental Data Analysis

The Office of Data Analytics and Business Intelligence (DBI) conducted an analysis of the impact of Short-Term Rentals on the surrounding communities. In summary, a white paper, entitled "[Short-Term Rental Data Analysis: An Analysis of the Impact of Short-Term Rental Properties in the City of Dallas](#)" explores what, if any, relationship exists between Short-Term Rentals (STRs) and impacts on the community. Using data from the City's 311 and 911 systems, as well as data from Dallas, Collin, and Denton Counties' Central Appraisal Districts, DBI conducted comparisons between the levels of 311 and 911 calls to see if STRs differed from non-STRs. Our findings indicate that Short-Term

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Rentals have limited measurable impact on the surrounding neighborhoods. Should you have any questions, please contact Dr. Brita Andercheck, Director of the Office of Data Analytics and Business Intelligence, at [Brita.Andercheck@DallasCityHall.com](mailto:Brita.Andercheck@DallasCityHall.com).

[Dallas Park and Recreation presents Discover Summer activities for youth and families](#)  
**Summer camps!** They're happening! Dallas Park and Recreation lottery registration for youth summer camps is under way now and ends Friday, May 7. Two eight-week camps run from June to August. Get details at <https://bit.ly/2R1Zp5f>. **Outdoor Adventure Camp** at Samuell Farm is where kids will experience a week of thrilling adventures set in a rustic natural environment. They'll enjoy kayaking, mountain biking, archery, survival skills & more! More information at <https://www.dallasparcs.org/571/Outdoor-Adventure-Camp>. Families can enjoy **S'mores and Stories**, an evening under the stars at Samuell Farm. This outdoor adventure is 7-9:30pm on May 22. Bring camp chairs, blankets & dinner; we'll provide the campfire, s'mores & stories! \$25 per family (up to 6). Register here at <https://bit.ly/2PzUTdR>. Should you have questions, please contact John Jenkins, Director of Park and Recreation.

#### [Dallas Park and Recreation is hiring!](#)

Creative, customer service-minded individuals can apply for seasonal recreation center assistant positions at [DallasCityHall.com](http://DallasCityHall.com). Bahama Beach Waterpark is also hiring lifeguards, cashiers, emergency medical technicians, concessions staff and park attendants. Please feel free to share the attached graphics (in English and Spanish) with your residents. Applications are available at [Dallas Aquatics](#). Please contact John Jenkins, Director of Park and Recreation.

#### [New Recreation Center Openings](#)

The Dallas Park and Recreation department invites you to attend two new recreation center openings. Walk or bike over for the **Northaven Trail Bridge** groundbreaking at 10 am May 8, 11231 N. Central Expressway (southwest corner of Northaven and southbound frontage road of Central Expressway). The next week, the newly renovated **Bachman Recreation Center** reopens with a ribbon-cutting at 11 a.m. May 13 at the center, 2750 Bachman Dr. Please contact John Jenkins, Director of Park and Recreation.

#### [Feedback from virtual Job Fair](#)

On April 29, 2021, the City of Dallas Public Library Department, in collaboration with the City of Dallas HR Talent team, hosted a virtual job fair that was lauded as a resounding success by all parties involved. One job-seeking participant made it clear at the end of the job fair that it was "the best job fair they have ever attended." The job fair hosted 90 participants, including Dallas area job seekers, 9 representatives from Dallas employers, and numerous facilitators and moderators from multiple City of Dallas departments. The City of Dallas Public Library credits the job fair's success to the excellent communication, organization, and collaboration between all City of Dallas employees who worked to make the job fair happen, from advertising, organizing the schedule, and moderating the breakout sessions. Although the City of Dallas Public Library has perfected the virtual job

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fair platform due to practicing safe social distancing, they look forward to hosting future in-person job fairs now that they are open for business. **Great job, City of Dallas Public Library and HR Talent teams!** Should you have questions, please contact Jo Giudice Library Director.

### [Asian American Association](#)

Welcoming Communities and Immigrant Affairs Division, Asian American Association of City Employees and Dallas Police Department are partnering with the Dallas Chinese Community Center to host a virtual town hall “Addressing Hate Crimes Against Asians.” This virtual town hall will be open to the public. The panel discussion will speak to:

- Historic Racism Against Asians and Current Trends of Violence Against Asians
- Explaining the definition of Hate Crime, Abuse, Harassment & Learning Your Rights in the US
- Resources on how to Promote Safety, Prevention, & Reporting

The event will be held on May 8, 2021 at 2:00p.m. Those who are interested in attending can register here: Registration Link: <https://forms.gle/Qx3oQsrMNBpqT61CA>. Should you have questions, please contact Christina Da Silva, Director for Welcoming Communities & Immigrant Affairs Officer.

### [One Dallas in National Civic League's Virtual Action Fair](#)

As a finalist for the National Civic League’s 2021 All-America City Award, all finalists were asked to produce a promotional video to highlight their communities. This year’s theme is Building Equitable and Resilient Communities and the Office of Equity & Inclusion, with support from Communications, Outreach & Marketing, [created this video](#) to be shared at the conference from June 7-9. Please contact Catherine Cuellar, Director of Communications, Outreach and Marketing if you have any questions.

### [Virtual Conversation on the Plaza](#)

Today the Dallas Water Utilities and Office of Environmental Quality and Sustainability’s Water Conservation Division hosted a **Virtual Conservation on the Plaza – Special Home Edition**. Information included how to Brush up on your knowledge of indoor/outdoor water conservation and learn about important clean up steps for your landscape after the deep freeze through this virtual program designed especially for City of Dallas employees. Special guest **Dave Gaylinn** with American Water Works Association (AWWA) kicked things off with a brief overview of Drinking Water Week (May 2-8) and the importance of conserving water. **Clint Wolf** and **Daniel Cunningham** with Rooted In hosted the main presentation of the program. Employees learned about ways to conserve water both indoors and outdoors, with a special segment focusing on waterwise landscape recovery after the winter weather in February. There was also an opportunity to win 1 of 5 rain barrels and 1 of 50 waterwise plants! For questions, please contact Terry Lowery, Director for Dallas Water.

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### 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](#):

CIZ-DWU-20 239/240	"Water and Wastewater Main Replacements at 24 Locations, Contract No. 20-239/240", by Water Utilities Department
CIZ-DWU-21 121	"Bachman Lake Dredging 2021 Project, Contract No. 21-121", by Water Utilities Department
CIZ1983	"White Rock Lake Trail - Bath House to Winfrey Point", by Parks and Recreation Department
BR21- 00016023	Drivers of Poverty COVID19-CDBG
BRZ21- 00016400	Re-Entry Services

We are also pleased to share the latest [Procurement Quarterly](#), listing citywide opportunities for the current quarter (of the fiscal year) and published on the OPS [website](#).

Please be advised that once an opportunity is advertised, it is considered an open procurement until the City Council awards the contract. The Code of Ethics prohibits communication between councilmembers and vendors/ suppliers on open procurements. Should you have any questions, please contact Chhunny Chhean, Director of Procurement Services.

### Look Ahead

#### City Council Briefings

May 19, 2021

- DWU Underserved Areas
- Vacant Lot Registration Program
- Update on Recovery Services Center
- Sustainable Procurement and Chapter 2 Procurement Amendments

#### Media Inquiries

As of May 3, 2021, the City has received media requests from various news outlets regarding the following topics:

- Positive News Coverage Resulting from DFR and DPD Serial Arsonist Arrest
- Department Issues Statement in Response to Campaign Photos
- Residents Displace Following Fire at Northeast Dallas Apartment Complex
- Firefighters from Dallas and Richardson Extricate Person from Major Accident
- Libraries reopening – Spectrum News

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Please see the attached document compiling information provided to media outlets, during the period from April 27 – May 3, 2021, for your reference. Should you have any questions or concerns, please contact Kimberly Bizer Tolbert, Chief of Staff.



T.C. Broadnax  
City Manager

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|--|--|
| 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                                  |
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| Majed A. Al-Ghafry, Assistant City Manager | Directors and Assistant Directors  |



**Encampment Resolution (Cleaning) Schedule May 6<sup>th</sup>, 2021**

<b>LOCATION</b>	<b>LOCATION</b>
<b>May 3<sup>rd</sup> – May 7<sup>th</sup>, 2021</b>	<b>May 10<sup>th</sup> – May 14<sup>th</sup>, 2021</b>
Cadiz @ Akard	1800 South Blvd
500 S. Houston street	1700 Chestnut Street
900 Ceremonial Avenue	700 2nd Avenue
1500 S. Harwood Street	2500 Dawson Avenue
I30 @ Barry Street	2700 Taylor Street
I30 @ Peak Street	E Northwest Highway and Shiloh Road
2852 North Haskell (Central & N. Haskell Ave.)	635/ Lyndon B Johnson and TI Blvd
2397 Manana Drive	Forest Lane and North Central
2678 Forest Lane	Royal Lane and Manderville Road
11898 Josey Lane	
3100 LBJ Fwy & Webb Chapel	
Stemmons Corridor	

City of Dallas & Dallas Chinese Community Center  
Invite you to attend

**May 8, 2021**  
**2PM**

# Addressing Hate Crimes Against Asians

## TOPICS

- Racism against Asians in the past and present
- Explaining the definition of Hate Crime, Abuse, Harassment & Learning Your Rights in the US
- Resources on how to Promote Safety, Prevention, & Reporting

### *Moderator:*

**Joan Wu**  
Board Member  
Dallas Chinese Community Center

### *Panelists:*

**Christina da Silva**  
Welcoming Communities & Immigrant  
Affairs Officer  
City of Dallas

**Jack Fan**  
Board Member  
Dallas Asian American Bar Association

**Nam Soo**  
Senior Corporal #10206  
Dallas Police Department Office of  
Community Affairs



**OPEN to the PUBLIC**

Registration Link:

<https://forms.gle/Qx3oQsrMNBpqT61CA>  
or scan the QR code



**SCAN ME**



# 針對亞裔的仇恨犯罪 討論會

## 議題

- 美國過去和現在對亞裔的種族歧視由來
- 以法律角度來了解仇恨犯罪和騷擾的定義以及如何保護自己的權利
- 如何確保安全、預防犯罪和舉報犯罪事實

### Moderator:

Joan Wu

Board Member

Dallas Chinese Community Center

### Panelists:

Christina da Silva

Welcoming Communities & Immigrant

Affairs Officer

City of Dallas

Jack Fan

Board Member

Dallas Asian American Bar Association

Nam Soo

Senior Corporal #10206

Dallas Police Department Office of

Community Affairs



線上講座，以英文進行  
請事先報名：

<https://forms.gle/Qx3oQsrMNBpqT61CA>



save the date

# GRAND REOPENING

Thursday, May 13 | 11am



Remarks · Ribbon Cutting · Facility Tours

As a result of Covid-19, safety standards will be enforced including: Mask Requirements, Small Group Tours, Social and Physical Distancing.



Council Member  
Omar Narvaez  
District 6



## **BACHMAN RECREATION CENTER**

2750 Bachman Drive | Dallas, TX 75220

214.670.8847



Park Board Member  
Timothy R. Dickey  
District 6

guarde la fecha

# GRAN REAPERTURA

Jueves 13 de Mayo | 11am



*Comentarios · Corte de Cinta · Visitas al centro*

*Como resultado de Covid-19, las medidas de seguridad seran reforzadas incluyendo: Mascarilla, Grupos chicos de visita, Distancia Social y Fisica*



*Council Member  
Omar Narvaez  
District 6*



## **BACHMAN RECREATION CENTER**

2750 Bachman Drive | Dallas, TX 75220

214.670.8847



*Park Board Member  
Timothy R. Dickey  
District 6*

# Now Hiring!



[BahamaBeachDallas.com](http://BahamaBeachDallas.com)

 Dallas  
Park & Recreation

  
CITY OF DALLAS

# Descubre el Verano

Campamento de  
Verano 2021

Elija entre dos  
sesiones de (8)  
semanas de  
campamento de  
verano

7 de junio - 30 de julio  
o  
21 de junio - 13 de agosto



Edades 5 a 12  
\$50 por semana  
Lunes - Viernes  
7:30am - 5:30pm

## Registro de Lotería

Comienza el  
1 de mayo  
Finaliza  
7 de mayo



Dallas Park & Recreation

Visite [dallasparcs.org](http://dallasparcs.org) para obtener más información

# Discover Summer

Summer Camp 2021

Two 8 Week  
Summer Camp  
Sessions  
June 7 - July 30  
or  
June 21 - Aug. 13



Ages 5 - 12  
\$50 per week  
Monday - Friday  
7:30am - 5:30pm

**Lottery  
Registration  
Begins - May 1st  
Ends - May 1th**



Dallas Park & Recreation

Visit [DallasParks.org](http://DallasParks.org) for more info!



895948



# Something big is happening in your neighborhood!



We invite you to walk or bike over and join us for the  
Northaven Trail Bridge Groundbreaking Ceremony  
Saturday May 8 at 10am

11231 N. Central Expressway (The southwest corner of Northaven Road and southbound frontage road of US75)

A partnership with the City of Dallas, Dallas County, North Central Texas Council of Governments, TxDOT & Friends of Northaven Trail. Project is located in City Council Districts 10, 11 and 13 & County Commissioner Districts 1 and 2.





Dallas Park & Recreation



# Outdoor Adventure Camp!



SAMUELL FARM, 100 US-80, MESQUITE, TX 75149



**June 7th - August 6th**  
**Monday - Friday | 8:30am - 5:30pm**  
**Ages 7-15**

Counselor in Training positions available for 16 & 17yr olds.

- Arts and Crafts
- Fishing
- Geocaching
- Kayaking
- Mt. Biking
- Nature Photography
- Sports and Games
- Survival Training

**Register Now!**

**\$75**

**Dallas Resident  
Per Child/Per Week**

**\$100**

**Non Dallas  
Resident**

214-671-0421

[www.dallasparks.org](http://www.dallasparks.org)



Outdoor Adventures presents

# S'mores and Stories



✦ May 22, 2021 ✦  
✦ 7PM-9:30PM ✦  
Samuell Farm ✦

100 U.S. Highway 80 Mesquite, TX 75149

**\$25 PER FAMILY (6 FAMILY MEMBERS MAX)**

**S'MORES SUPPLIES AND  
ENTERTAINMENT PROVIDED**

**\*PLEASE BRING YOUR OWN CAMPING CHAIRS AND DINNER\***

Registration opens April 26th

Register online or in person at any Dallas rec center



241-671-0421



www.dallasparks.org





# Estamos Contrando



¿Disfrutas trabajar con niños en edad escolar, divertirte mientras trabajas y marcar la diferencia en la vida de un niño? ¡Tenemos el trabajo de verano **perfecto** para ti!

### CONOCIMIENTOS / HABILIDADES

- Habilidad de comunicación efectiva
- Capacidad de trabajar con niños en edad escolar.

### REQUISITOS

- 18 años de edad o más
- Transporte confiable
- Habilidad de nadar
- Capacidad para trabajar en interiores y exteriores.

### INFORMACIÓN ADICIONAL

- Lunes a Viernes
- \$14 por hora
- 35 horas a la semana durante 8 semanas

### EDUCACIÓN

- Diploma de escuela secundaria o GED

### CONOCIMIENTOS / HABILIDADES

- Habilidades de comunicación efectivas
- Capacidad para trabajar con niños en edad escolar.

## Aplica Ahora!

Para

**Asistente de Recreación**

**Estacional**

Visite

[dallascityhall.com](http://dallascityhall.com)

**Preguntas?** Para más información llame al (214) 670-8847



**Communications, Outreach & Marketing  
Media Requests  
April 27 – May 3**

Date Submitted: 5/3/2021

Topic: Libraries reopening – Spectrum News

Inquiry: Spectrum News requested to visit a libraries and set-up an interview for the first day of reopening. DPL helped Spectrum coordinate with two possible branches for coverage.

Submitted By: Roxana Rubio & Melissa Dease

Media Entity: Spectrum News



CITY OF DALLAS

Dallas Fire-Rescue Department  
Media Requests: April 27<sup>th</sup> – May 3<sup>rd</sup>, 2021.

**Wednesday, April 28<sup>th</sup>**: As a result of the information sent to media on the serial arsonist arrest (details in last weeks TCB) the department received the following positive media coverage –

Chief Beal Radio Interview - <https://www.audacy.com/krlb/news/local/serial-arson-suspect-arrested-after-21-fires-in-dallas>

NBC 5 - <https://www.nbcdfw.com/news/local/suspected-serial-arsonist-arrested-accused-of-setting-more-than-20-fires-in-dallas/2617151/>

Fort Worth Star Telegram - <https://www.star-telegram.com/news/local/crime/article250980429.html>

CBS 11 (Text only) - <https://dfw.cbslocal.com/2021/04/27/rondarrious-campbell-suspected-serial-arsonist/>

**Friday, April 30<sup>th</sup>**: Sent the following statement to all local media in response to reports of uniformed members' likenesses being used for campaign endorsements –

It has been brought to the department's attention that our Fire Chief and various members of his Command Staffed have had their likenesses used in campaign materials while in uniform. As a matter of policy, uniformed members of Dallas Fire-Rescue cannot endorse or approve any candidates running for any office. Furthermore, it undermines the duties of a sworn public servant to engage in any conduct that would suggest an official preference toward anyone providing a public service to the City of Dallas or its citizens. These acts were done without our knowledge, and had we known it was taking place, we would have immediately requested it to stop.

**Sunday, May 2<sup>nd</sup>**: All local news desks – I'm inquiring about a 2-alarm fire at a two-story apartment on 6415 Melody Ln. Would you be able to give any information on this?

**City Response** - On Sunday, May 2<sup>nd</sup>, at 3:23 a.m., Dallas Fire-Rescue units were dispatched to a 911 call for a structure fire at the East Town Apartments, located at 6415 Melody Lane, in Northeast Dallas.

When firefighters arrived at the scene, they observed fire coming through the roof of a 3-story apartment building. They deployed hand-lines and immediately moved in for an offensive fire attack. A second-alarm was transmitted due to the fire being well in its advanced stages. Approximately 45 – 50 firefighters responded to the scene and worked quickly to have the fire extinguished in just over an hour without further incident.

There were no injuries to any residents, or firefighters who responded to the scene, but 5 of the 14 apartments in the building suffered significant fire damage. An undisclosed number of residents were displaced as a result of the fire, but the American Red Cross was notified so they could respond with whatever assistance was needed.

Fire Investigators determined the fire was accidental in nature and began as the result of cooking left unattended in an a third-floor apartment.

**Sunday, May 2<sup>nd</sup>: CBS 11 (Katherine Williams)** - I'm also inquiring about a major accident that happened overnight on Coit Rd and Haymeadow Drive. Were there any fatalities? Would be able to give information on this matter?

**City Response** - On Saturday, May 1<sup>st</sup>, at 21:51, DFR units were dispatched to a Major Accident, with People Pinned, at the intersection of Coit Road and Haymeadow Drive.

You'll need to get accident details confirmed by law enforcement, but the initial reports from the 911 caller indicate two vehicles involved. When the first responding engine company arrived at the scene, they reported that a patient was pinned in their vehicle.

The Richardson Fire Department was also dispatched to the scene, so the "heavy rescue" response (for the people pinned) from DFR was disregarded.

DFR transported at least one person to a local hospital, but I'm unable to provide you additional information due to lack of knowledge and HIPAA. There is nothing in the incident report indicating a fatality, but I'd suggest reaching out to law enforcement for confirmation on that.



# Memorandum



CITY OF DALLAS

DATE May 7, 2021

TO The Honorable Mayor and City Councilmembers

SUBJECT **City Travel Restrictions Update**

**All domestic City travel restrictions will be lifted effective Monday, March 10.**

We are continuing to monitor COVID-19 positive case numbers and ask that departments continue to follow the domestic travel recommendations for vaccinated and unvaccinated people. The travel recommendations put in place by the Centers for Disease Control and Prevention can be accessed at the following link: <https://www.cdc.gov/coronavirus/2019-ncov/travelers/travel-during-covid19.html>. Please ensure employees are abiding by these guidelines before, during, and after they travel.

A handwritten signature in black ink, appearing to read 'T.C. Broadnax', written over a white background.

T.C. Broadnax  
City of Dallas

c: 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  
Dr. Eric A. Johnson, Chief of Economic Development & 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 May 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Office of Homeless Solutions – American Rescue Plan Act Strategy Sessions**

The purpose of this memorandum is to provide the City Council with a timeline of OHS listening sessions to identify our American Rescue Plan Act (ARPA) project and spending goals.

## **OHS Strategy Sessions**


On April 26<sup>th</sup>, the Office of Homeless Solutions (OHS) sent a survey to direct services providers. The purpose of the survey was to identify gaps in the homeless services system and prioritize discussion topics for upcoming listening session concerning OHS goals and projects for anticipated ARPA funding. This survey was presented, not as a holistic image of the current homeless services system but as a means of establishing a framework for a discussion, with ample room for provider feedback as to what should be included. The results of this survey will inform the topics and help identify and prioritize projects for the OHS-Provider discussions on May 21<sup>st</sup> and May 25<sup>th</sup>. This feedback will be presented at the June 10<sup>th</sup> Citizens Homelessness Commission (CHC) meeting and shared with the City Council via a briefing memo on June 11<sup>th</sup>.

OHS acknowledges that input from providers and the general public are equally important and, therefore, have scheduled a second round of listening sessions in order to methodically capture the concerns of both groups. The process and planning for the second round of listening sessions will be identical to the first round with one exception. In the June 11<sup>th</sup> briefing memo, you will be asked to share information about the listening sessions with your constituents and refer interested participants to OHS. Should further strategy sessions prove necessary, OHS will schedule them at that time.

At the conclusion of all listening sessions, OHS will use all feedback received to identify goals and present recommendations for consideration by the CHC, Housing and Homelessness Solutions Committee (HHS), and the City Council. Those presentations are expected to begin shortly after the City Council's summer recess.

This is an ongoing process with continued updates planned to keep you informed of this important initiative as we continue to address homelessness in our community.

Should you have any questions or concerns, please contact me or Christine Crossley, Director of Office of Homeless Solutions.

  
Kimberly Bizor Tolbert  
Chief of Staff

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

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Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE May 3, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Short-Term Rental Data Analysis: An Analysis of the Impact of Short-Term Rental Properties in the City of Dallas**

As planned, a public hearing on options to regulate short-term rental properties (STRs) to mitigate quality of life impacts to neighborhoods in Dallas is scheduled for the City Council briefing on May 5, 2021. There will be no staff presentation or City Council discussion or action on that day. The item will be scheduled for Quality of Life, Arts & Culture (QOLAC) Committee on May 17 for a committee recommendation and City Council action by June 9, 2021.

As requested at the Committee meeting in March, the Office of Data Analytics and Business Intelligence conducted an analysis of the impact of STRs on surrounding neighborhoods, titled "Short-Term Rental Data Analysis: An Analysis of the Impact of Short-Term Rental Properties in the City of Dallas" (attached).

Although the analysis recognizes the limits of the available data, the findings indicate that STRs currently have limited measurable impact on neighboring communities and no evidence of a city-wide impact. The analysis shows that nuisance STRs are outliers, and the impact of such properties is not generalizable to STRs throughout the city.

Further, the data finds the current count of STRs is miniscule relative to total available housing and staff recommends that this supports the need to actively track these properties to assess growth, concentrations and future impacts.

Thank you for your support of data analytics as a tool for policy evaluation. Should you have any questions or concerns please reach out to me or Dr. Brita Andercheck, Director of the Office of Data Analytics and Business Intelligence, at [Brita.Andercheck@DallasCityHall.com](mailto:Brita.Andercheck@DallasCityHall.com).



Joey Zapata

Assistant City Manager

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**Short-Term Rental Data Analysis:  
An Analysis of the Impact of Short-Term Rental Properties in the City of Dallas**

*The following document is a data analysis white paper prepared by the Office of Data Analytics and Business Intelligence at the City of Dallas published May 3, 2021.*



**Abstract**

*The purpose of this white paper is to provide a detailed walk-through of the analyses and findings undertaken to explore what, if any, relationship exists between Short-Term Rentals (STRs) and impacts on the community. Using data from the City's 311 and 911 systems, as well as data from Dallas, Collin, and Denton Counties' Central Appraisal Districts, we conducted both spatial analyses and comparisons between the levels of 311 and 911 calls to see if STRs differed from non-STRs. Our findings indicate that Short-Term Rentals have limited measurable impact on the surrounding neighborhoods.*

**Executive Summary**

The analysis below illustrates that Short-Term Rentals have a limited measurable impact on neighboring communities. Short-Term Rentals constitute less than half of one percent (0.42%) of the total housing stock in the City of Dallas, and there is no evidence in the data that STRs have a city-wide impact. This is not to take away from the experience of neighbors who live next to a problematic STR. However, the analysis shows that those experiences are outliers and not generalizable to STRs throughout the city.

- Over 90 percent of STRs have zero 311 or 911 calls associated with their address.
- STRs have more 311 and 911 calls associated with their addresses than non-STRs. However, it is difficult to argue that this difference is meaningful. The observed difference constitutes about one more call per year.<sup>1</sup>
- On average, properties in Dallas are showing strong growth in taxable values. Property values have increased by at least 30 percent between 2016 and 2020. STR's themselves are appreciating in taxable value, with an average increase in property value of 40 percent between 2016 and 2020. This is more than the average for the city of Dallas.
- 50 percent of the ownership of STRs appear to be corporate entities. Only 5.9 percent of owners appear to own more than one STR and 35 percent of STR properties have a homestead exemption claimed on the property.
- Less than one percent (0.42%) of the City's total residences are STRs.

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<sup>1</sup> The above result is predicated on the assumption that every call to that address is in response to a problem at that address. It further assumes that the property in question was being rented out as an STR at the time of the call. The data does not allow us to verify this. Our analysis is conservative, in that we have assumed maximum impact. We know we are providing an overestimate and urge caution with any interpretation.

## Background & Introduction

In October 2020, the Quality of Life Committee formed a Task Force to recommend regulations to mitigate the impact of Short-Term Rentals on the surrounding communities. Community members and neighbors brought their concerns to members of the City Council. Responding to these concerns, the City Manager's Office asked the Office of Data Analytics and Business Intelligence to conduct a data analysis of the potential impact of STRs on their neighborhoods. To address these questions, staff developed several analyses that explored the impact Short-Term Rentals have on the surrounding communities.

We conducted four primary Impact Analyses to help explore this effect:

Impact Analysis 1: The first is an analysis of 311 and 911 Complaints. We tested the assertion that Short-Term Rental Properties create more 311 and 911 Complaints than non-Short-Term Rental Residential Properties.

Impact Analysis 2: The second analysis is a Property Tax Appraisal Values Analysis. We tested the assertion that STRs reduce taxable property values in neighborhoods.

Impact Analysis 3: The third analysis explored the idea that Short-Term Rental properties are primarily owned by investors.

Impact Analysis 4: And the final impact analysis explored whether or not the presence of Short-Term Rentals impacts the affordable housing stock in the City of Dallas.

## Data & Methods

Data for this analysis comes from multiple sources and was compiled and analyzed in both Esri GIS<sup>2</sup> and R<sup>3</sup>. The data from 911 calls came from the Response Master Incident table of the City's Computer Aided Dispatch (CAD) system. The 311 Service Call data came from Customer Relationship Management (CRM) Service Requests data (CASE2 table). The short-term rental data was extracted from MUNIRevs<sup>4</sup> – a vendor that the City employs to identify and register STR properties. The STR data was extracted on March 10, 2021.

The data for this study can be downloaded via the City's Open Data Portal.<sup>5</sup> Data available on the Open Data Portal includes the 911 and 311 data. Dallas, Collin, and Denton County Central Appraisal District data is publicly available both through the respective County's appraisal district websites and through the City of Dallas GIS portal.<sup>6</sup> The Active STR dataset will be made available through the City's Open Record Request Process. The list of "Possible STRs" contains Personal

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<sup>2</sup> Esri, Redlands, CA <https://www.esri.com/en-us/home>

<sup>3</sup> The R Project for Statistical Computing <https://www.r-project.org/about.html>

<sup>4</sup> MUNIRevs <https://munirevs.com>

<sup>5</sup> City of Dallas Open Data Portal <https://www.dallasopendata.com>

<sup>6</sup> City of Dallas GIS Data <https://gis.dallascityhall.com/shapefileDownload.aspx>

Identifying Information of residents who are not registered businesses with the City. Therefore, that data is not publicly available.

We can only analyze the data we have, and we do not have the ideal data to analyze these questions. To account for this, we have been very conservative in our analysis. We have assumed maximum impact of STRs on their surrounding communities by assuming every call is related to an STR and that the call occurred while the address was in use as an STR. This is most certainly not the case, but the data we have does not give us the ability to discern that. Therefore, we have knowingly overestimated the impact of STRs on their neighborhoods. This is the primary data limitation in our analysis, and where there are other limitations, they are discussed within each respective analysis.

## **Variables**

### *311 service calls*

We identified several types of 311 Service Calls as potential “nuisance” calls to explore in this analysis. These nuisance calls were identified because they were potential impacts of an STR in a neighborhood. 311 service requests can either be called into the 311 Service Center or entered online or via the 311 smart phone application. To prepare those calls for analysis, we removed duplicate Service Requests. Duplicate service requests are instances where the same complaint is entered multiple times.

### *Parking violation reported*

This Service Request Type is used “to report parking violations on a public street”.<sup>7</sup> It appeared in the data as Subject “Parking - Report a Violation - TRN” (Version Code “PWTROV”). This request can be called into the 311 Service Center, entered online or on the application. In the CRM Knowledge Article on this Service Request type, it states “Use block numbers when entering vehicle location.”<sup>8</sup> The common procedure is not to use the exact property address at which the vehicle is parked, but rather the “hundred block” of the street in question. E.g., a vehicle parked in front of 1428 MAIN ST would be entered as 1400 MAIN ST.

### *24-hour parking violation*

This service request type is used “to report a vehicle that has been parked on the street over 24 hours without being moved”.<sup>9</sup> It differs from a “parking violation reported” in that it is assigned to Police, rather than Transportation Parking Enforcement. It appears in the data as Subject “24 Hour Parking Violation - DPD” (Version Code “DPD24HR”). This service request type can be called into the 311 Call Center, entered via the public application or proactively entered by City staff members directly into CRM.

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<sup>7</sup> CRM Knowledge Article 000001851

<sup>8</sup> Ibid.

<sup>9</sup> CRM Knowledge Article 000001068; City Code reference: Chapter 28 Motor Vehicles & Traffic, SEC. 28-84

### *Litter removal request*

This Service Request Type is used "to report code concerns and or violations (such as ... bulky trash, litter, illegal dumping, ..., etc.)."<sup>10</sup> It appears in the data as Subject "Litter Removal Request - CCS" (Version Code "LITREMOVAL"). It appears primarily as a Proactive (staff initiated) service request that is internally created to have crews clean a confirmed violation, whether initially reported by a resident or code inspector.

### *Chronic noise complaint*

This Service Request Type is used " to report noise complaints of a chronic or recurring nature."<sup>11</sup> It appears in the data as Subject "Chronic Noise Complaint - DPD" (Version Code "DPDNOISE"). This request can be called into the 311 Service Center, entered online, or using the application.

### *Sanitation litter cans*

This Service Request Type pertains to Litter Cans, which are "the metal containers found in parks, on the median at a stoplight, or on the corner in front of a business."<sup>12</sup> It appears in the data as Subject "Sanitation Litter Cans - SAN" (Version Code "LITTERCA"). This request can be called in to the 311 Service Center, entered online or using the application.

### *911 service calls*

Two types of 911 Calls were identified as potential "nuisance" calls to explore in this analysis.

### *Loud music disturbance*

A loud music disturbance call is referred to as Problem "6M - Loud Music Disturbance." It is considered a Priority 4 "Non-Critical" call.

### *Parking violation*

The other 911 nuisance type is the Problem "23 - Parking Violation." It is considered a Priority 4 "Non- Critical" call.

For the purposes of this analysis, we cast a wide net and incorporated calls that could possibly be related to nuisance or negative experiences of neighbors from STRs. At this time, the City does not have a Service Request type that specifically identifies the problem being reported as tied to a Short-Term Rental.

### *Short-Term Rental*

A Short-Term Rental or STR is defined as a residential property that is available to rent out on a short-term basis, similar to a hotel. This data comes from MUNIRevs, the City's Vendor that identifies potential STR properties and provides tracking and fee payment services for registered STR properties. Properties are labeled in two main categories. "Active Registered" means that the property registration with the City is active and they are paying their Hotel Occupancy Taxes. The other category is "Possible Short-Term Rental" these are properties that MUNIRevs has identified

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<sup>10</sup> CRM Knowledge Article 000001805

<sup>11</sup> CRM Knowledge Article 000001847

<sup>12</sup> CRM Knowledge Article 000001742

as possibly being a Short-Term Rental, but they are not registered with the City, not paying Hotel Occupancy Taxes and their status as a Short-Term Rental has not been confirmed.

*Descriptive Statistics*

Table 1 shows the frequencies of 911 and 311 calls for service from March 2019 to March 2021. The most numerous 311 Call Type in this data is Parking violation report with 27,121 reported incidents. Loud music disturbance is the most frequent 911 call type, with 46,530 incidents. These are all the calls in the categories below in the entire city during this time.

Table 1: Frequency of 911 and 311 Calls by Type  
March 2019-March 2021 in the City of Dallas

<i>Variable</i>	<i>Count</i>
311 Service Call Type	54,000
Parking violation reported	27,121
24-hour parking violation	17,620
Litter removal request	5,472
Chronic noise complaint	3,621
Sanitation litter cans	166
Distinct Address Count <sup>a</sup>	34,617
911 Call Type	50,749
Loud music disturbance	46,530
Parking violation	4,219
Distinct Address Count <sup>a</sup>	27,344
<i>n</i> (total calls)	104,749

*Source:* 311 Service call data comes from the CRM Case2 table.

911 Call data comes from the Computer Aided Dispatch (CAD) system Response Master Incident table.

<sup>a</sup> The number of unique addresses for all calls in the data set.

The number of Short-Term Rentals in the city of Dallas can be seen in Table 2. The term “Active and Registered” refers to properties that are registered with the City and are paying Hotel Occupancy Taxes. As of March 10, 2021, there were 756 Active and Registered Short-Term Rentals. “Possible Short-Term Rental” refers to properties that MUNIREvs has identified as possibly being a Short-Term Rental, but they are not registered with the City, not paying Hotel Occupancy Taxes and their status as a Short-Term Rental has not been confirmed. As of March 10, 2021, there were 1,473 “Possible” Short-Term Rentals.



Table 2: Short-Term Rental Properties as of March 2021

<i>Variable</i>	<i>Count</i>
Short-Term Rental Properties	
Active & Registered	756
Possible Short-Term Rental	1,473
<i>n</i> (total number of STRs)	2,229

*Source:* Short-Term Rental comes from MUNIRevs and is maintained by the City Controller.  
*Data was extracted on March 10, 2021.*

### *Analytical Strategy and Results*

To prepare the data for analysis a few key things had to be done. The first challenge was to geolocate each Short-Term Rental. Longitude and Latitude (x,y) coordinates were added to each address so that Short-Term Rentals could be plotted on the map as a spatial feature for further spatial analysis. Using the City’s authoritative composite address locator, the STR dataset was geocoded and placed on a map as short-term rental locations. The locator index used attempts to match the address to a tax account address, so that the resulting location intersects the corresponding tax parcel and can be associated with a tax appraisal account. Where this was not possible, we geocoded the location to the street using an approximate location. There were three addresses that did not match with the City’s address locator and these were excluded from analysis.

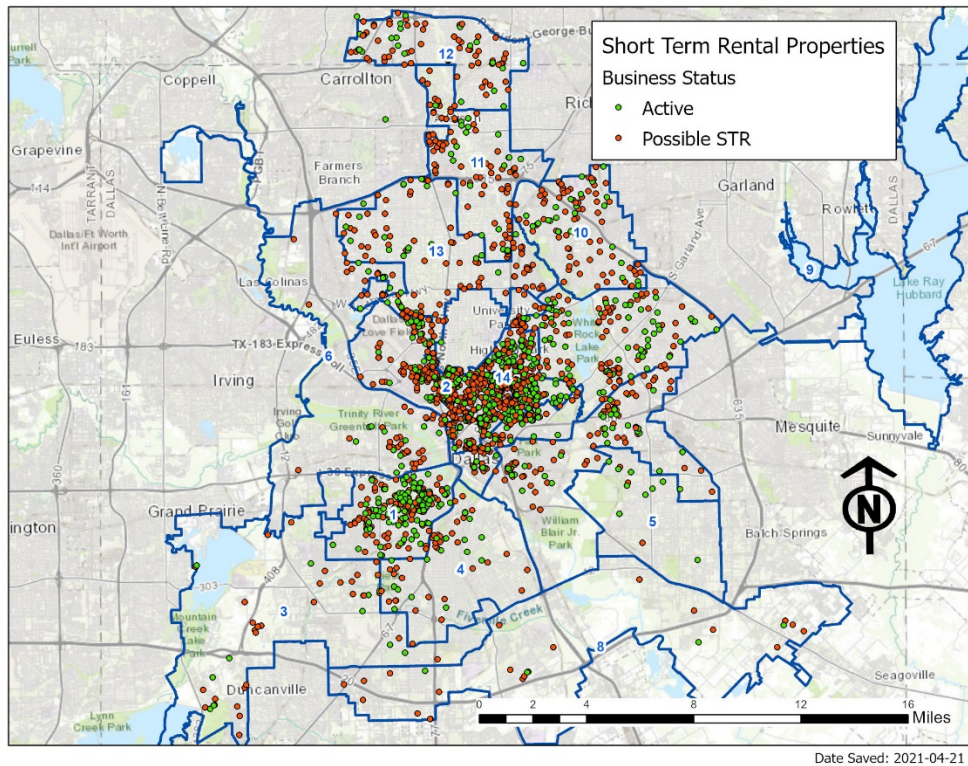


Figure 1: Short Term Rental Locations with Council Districts<sup>13</sup>

### Impact Analysis 1: 311 and 911 Complaints

The first impact analysis question was to determine if Short-Term Rentals (STRs) generate more 311 and/or 911 complaints than non-Short-Term Rental (non-STR) properties. To answer this question, we extracted records of 311 and 911 nuisance calls made to the City of Dallas between March 2019 – March 2021 (See Table 1).

We matched STR property addresses collected from MUNIREvs with addresses reported in the 311 and 911 call tables to identify calls that were associated with STR addresses. All the remaining 311 and 911 addresses were classified as non-STRs. Thereafter, residential addresses were collected for the entire City of Dallas (*source*: Dallas County, Collin County, and Denton County appraisal districts). These residential addresses were further matched with the previously identified STR and non-STR addresses to only focus this analysis on residential addresses and eliminate commercial addresses.

<sup>13</sup> For exact numbers of STRs per Council District, please see Appendix 1. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)

Table 3: Descriptive Statistics for 911 and 311 Calls for STRs and non-STRs

Call Type	Property Type	Average Calls per			Min	Max	Total Calls	Total Distinct Properties(N)
		property over one year	Standard Deviation					
311	STR	2.17	2.25	1	16	276	121	
	non-STR	1.53	1.62	1	57	15,540	10,182	
911	STR	3.15	5.06	1	35	413	125	
	non-STR	1.90	2.74	1	55	12,199	6,406	

Source: 311 Service call data comes from the CRM Case2 table. 911 Call data comes from the Computer Aided Dispatch (CAD) system Response Master Incident table.

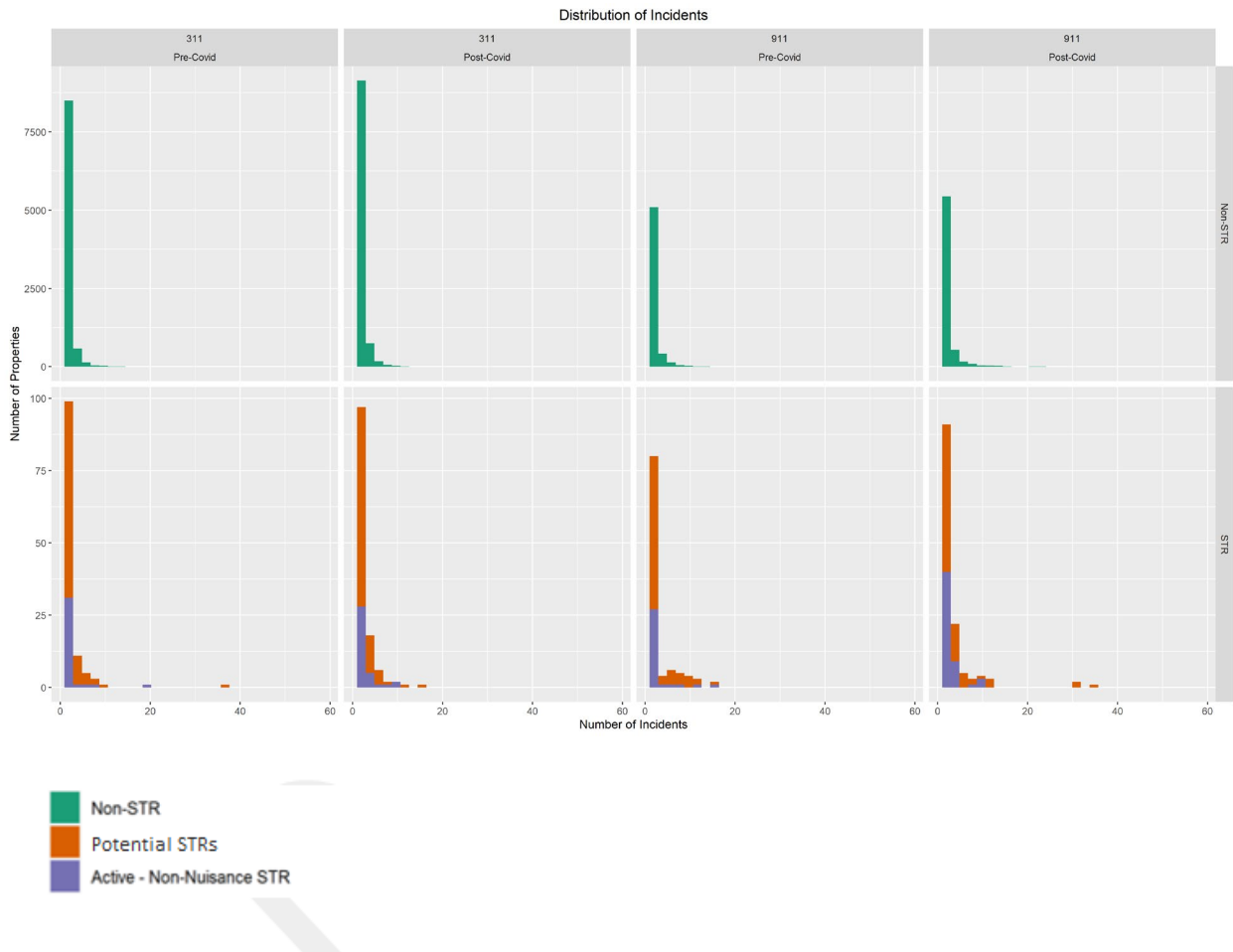
Table 3 gives a statistical summary of all the addresses and calls that we analyzed to test if the number of 311 and 911 calls made from STR properties are higher than calls made from non-STR properties. Table 4 highlights the observed difference between the number of 311 and 911 calls. On average, STR properties generated 0.64 more 311 calls than non-STR properties between March 2020 – March 2021. STR properties generated 1.25 more 911 calls than the non-STR properties between March 2020 – March 2021. Although STR properties made slightly more calls than non-STR properties, it is important to point out that the difference was small.

Table 4: Observed Differences for 911 and 311 Call for STRs and non-STRs

Call Type	STR Average Calls per property over 1 year	non-STR Average Calls per property over 1 year	Observed Difference
311	2.17	1.53	0.65
911	3.15	1.90	1.25

Source: 311 Service call data comes from the CRM Case2 table. 911 Call data comes from the Computer Aided Dispatch (CAD) system Response Master Incident table. Data included is from March 2020 to March 2021.

Figure 2: Distribution of Incident Counts



As illustrated in Figure 2 above, this dataset was highly right-skewed: that is, the majority of residential properties, both STRs and non-STRs, had one or fewer 311 and 911 service call. There were a few properties that were associated with more than one call. In the case of STR properties, a handful of them were associated with several calls and could be considered outlier- or out of the ordinary STR properties- in terms of their call frequency. Overall, looking at the y-axis of the distribution graphs, it is evident that the ratio of calls generated from STR properties to calls generated from non-STR properties was very small (0.018 for 311 calls and 0.034 for 911 calls).

Impact Analysis 1 shows that STRs had approximately one more nuisance call per year than non-STRs. Over 90 percent of STRs generated no calls for service.

## Impact Analysis 2: Property Tax Appraisal Value

The second impact analysis question was to determine if Short-Term Rental properties negatively impact the property tax appraisal of neighboring properties. We collected data on the value change for all "neighborhoods" (real estate zones used by the appraisal districts for comparable value analysis) that contained at least one STR to see how change from 2016 certified tax value compared to 2020 certified tax value for STR and non-STR properties in the same "neighborhood".<sup>14</sup>

Using residential accounts included in both the 2016 and 2020 certified tax rolls for Dallas, limited to only accounts that participate in real estate zones<sup>15</sup> assigned by the appraisal districts, we analyzed changes in taxable value, comparing the percentage change from 2016 to 2020. Results were aggregated by STR Status - Active (Registered with City), non-STR and Possible STR (identified in MUNIRevs as potentially an STR property).

Table 5: Change in Residential Taxable Value from 2016 to 2020 by STR Status

STR Status	Sum of Tax Value		Frequency	Percent Change
	2016	2020		
Active	\$151,504,140	\$225,699,998	562	48.97%
Not STR	\$21,892,102,320	\$29,878,891,400	129,702	36.48%
Possible STR	\$482,038,326	\$654,628,707	873	35.80%
<b>Grand Total</b>	<b>\$22,525,644,786</b>	<b>\$30,759,220,105</b>	<b>131,137</b>	<b>36.55%</b>

Source: MuniRevs; Dallas, Collin, Denton property tax appraisal districts, certified tax rolls for 2016 and 2020

In aggregate, taxable values for Active STR properties seemed to have increased at a higher rate than non-STR or Possible STR and higher than the overall sample. The non-STR properties in the same zones seemed to have experienced a strong overall increase in taxable value from 2016 to 2020, if lagging behind the Active STR properties in this respect. This might be explained by Active STR property owners having made investments in property improvements to make them more attractive options for potential renters.

Table 6: Percent of STR Properties with Homestead Exemption

<i>STR Status</i>	<i>Frequency</i>	<i>Percentage</i>
Active STR with homestead exemption	316	14.18%
Possible STR with homestead exemption	462	20.73%
All STR with homestead exemption	778	34.90%
<i>n (All STR Properties)</i>	2,229	100.00%

Source: MuniRevs, March 2021; Dallas, Denton, and Collin appraisal districts, 2020 certified roll

<sup>14</sup> Using code assigned by appraisal district, which is more related to subdivision and real estate qualities and has nothing to do with the commonly understood meaning of "neighborhood".

Another factor could be the homestead exemptions that lower taxable value (and tax costs) for residential property owners. Table 6 shows 778 out of the 2,229 STR properties had a Homestead Exemption in the 2020 certified tax roll. With almost 35% of STR having a Homestead Exemption in 2020, it could lower the impact of this as a factor of increased taxable value for STR as a whole. On the other hand, Active STR - the category with the highest increase in taxable value - only makes up 14.18% of overall STR, so the impact of Homestead Exemptions as a factor contributing to growth in tax value should at least be considered.<sup>16</sup>

There are many factors involved in a home’s taxable value, but STRs and their surrounding neighborhoods are increasing along with the rest of the city of Dallas.

**Impact Analysis 3: Investor Owned**

The third impact analysis question was to determine if Short-Term Rentals were primarily owned by investors. We cannot determine the financial motivation for individual property owners but having a corporation or partnership might indicate "investment activity".<sup>17</sup> In MUNIRevs, "Business Name" is the field that identifies the owner. We searched this field for the following abbreviations: LLC, FLP, INC, LP, INVEST, CORP, and LTD.

Of the 2,229 STR properties tracked in MUNIRevs, 1,123 included these patterns in the Business Name field. This does not definitively indicate these are "investors" or that the others are not "investors". This is summarized in Table 7, below.

Table 7: Investor Business Name Indicators

<i>Variable</i>	<i>Frequency</i>	<i>Percentage</i>
Owner name indicates business entity	1,123	50.38%
All other Owner names	1,106	49.62%
<i>n</i> (All STR properties)	2,229	100.00%

*Source:* MUNIRevs, March 2021; Business Names containing one of the following string patterns: LLC, FLP, INC, LP, INVEST, CORP, and LTD

Another potential indicator of "investment activity" could be an owner with multiple STR properties. There are 2,008 distinct Business Names (owners) in MUNIRevs, of which 118 (5.88%) own more than one property. This is summarized in Table 8, below.

<sup>16</sup> For example, it is outside the scope of this paper, but potentially, some of the STR might have had a Homestead Exemption in 2016 and lost it before the 2020 certified roll. In those cases, taxable value would increase by the amount of the exemption. It would be a major research project by itself to analyze all the residential STR that potentially could have the exemption and track the individual history of each.

<sup>17</sup> It is beyond the scope of this document to cover the factors involved in the various forms of "investment", such as primary business or former resident who prefers to rent rather than sell the property.

Table 8: Business Names with Multiple Properties

<i>Variable</i>	<i>Frequency</i>	<i>Percentage</i>
Two or more properties	118	5.88%
One property	1,890	94.12%
<i>n</i> (all Distinct Business Names)	2,008	100.00%

Source: MuniRevs, March 2021; counts of distinct Business Names

It should be noted that owners can use multiple Business Names for various reasons (tax filing, etc.), so there could be more owners with multiple holdings. Although it is very difficult to determine if these STRs are owned by “investors,” we do know that about 50 percent of STRs have a “business related abbreviation” such as LLC in the title. However, 35 percent of STRs do have Homestead exemptions and less than 6 percent of STR owners have more than one STR.

#### Impact Analysis 4: Affordable Housing Stock

The final impact analysis question was to determine if Short-Term Rentals reduced the affordable housing stock in Dallas.

It is worth noting that the 2,229 identified Active or Possible STR represent less than one-half of one percent (0.42%) of the total residential units in Dallas, as shown in Table 9, below. Additionally, the Housing Department has estimated 104,153 affordable units across the city that rent for less than \$900/month. This includes government assisted units and naturally occurring affordable units. If the STRs were part of this block they represent 2%. Further, an estimated 325,988 units rent for up to \$1,500/month citywide and the STR block represents 0.7%. Thus, it seems unlikely to have a meaningful impact on the overall availability of housing at any price point.

Table 9: Residential Unit Counts in Dallas by Property Class

<i>Variable</i>	<i>All Residential</i>		<i>Active STR</i>		<i>Possible STR</i>	
	<i>Frequency</i>	<i>Percentage</i>	<i>Frequency</i>	<i>Percentage</i>	<i>Frequency</i>	<i>Percentage</i>
Single Family Detached	220,142	41.49%	441	0.08%	545	0.10%
Single Family Attached	48,678	9.17%	121	0.02%	333	0.06%
Multi-Family Residences	261,792	49.34%	75	0.01%	370	0.07%
<i>n</i> (all residential units)	530,612	100.00%	637	0.12%	1248	0.24%
STR properties	2,229	0.42%	756	0.14%	1473	0.28%

Source: MuniRevs, March 2021; Dallas, Denton, and Collin appraisal districts, 2020 certified roll; Community Prosecution/City Attorney’s Office. All percentages are % of all residential units (n).

The availability of housing at any price point requires access to privately owned real estate data, known as the Multiple Listing System (MLS). Until the data that includes sales prices and availability is accessible, the best that can be offered is a breakdown of the approximate number of residential units in the City by property classification.

## Conclusion

Our findings indicate that Short-Term Rental properties, at the aggregate level, do not have a negative impact on the surrounding neighborhoods. The data shows that there are a few problematic properties; these are outliers. STR properties are almost indiscernible in the data from non-STR residential properties.

In Impact Analysis 1, we tested the assertion that Short-Term Rental Properties create more 311 and 911 Complaints than non-Short-Term Rental Residential Properties. While 90% of STRs have zero 311 or 911 nuisance calls, we do see that for STRs that do generate calls, they produce about one more call per year than non-STR properties. The results reveal a discernible difference of 0.65 more 311 calls per year and 1.25 more 911 calls per year. The 911 calls in this analysis are only nuisance calls for loud music and parking violations and do not include emergency calls.

The second analysis explored whether the presence of a neighboring STR reduced taxable property values in a community. In general, properties in Dallas are showing strong growth in taxable values. Property values in areas with STRs have increased by at least 30 percent between 2016 and 2020. STR's themselves are appreciating in taxable value, with an average increase in property value of 40 percent between 2016 and 2020. There are many factors influencing property values, but they are increasing, not decreasing.

Impact Analysis 3 explored the idea that Short-Term Rental properties are primarily owned by investors. Just over 50 percent of the ownership of STR's appears to be some sort of corporate entities. Less than 6 percent of owners appear to own more than one STR. Almost 35 percent of STR properties have a homestead exemption claimed on the property, which may impact the growth of tax values.

The final impact analysis is exploring whether the presence of Short-Term Rentals impacts the affordable housing stock in the City of Dallas. Less than one percent (0.42%) of the City's total stock of residences are STRs; it is very hard to make an argument that such a miniscule portion of the housing stock is influencing the number of affordable housing units in the City of Dallas.

There were considerable data limitations in this study. The data we have does not clearly tell us that the 311 and 911 calls that we addressed-matched to residences, were valid calls, properly associated with that address, and that the property was being used as an STR during that time period. For example, a parking violation may have been attributed to an address, such as 123 Main Street, but the vehicle in violation is actually from 125 Main. Even if the parking violation is attributed to 123 Main Street and the vehicle in violation is from 123 Main Street, we have no way to verify that 123 Main Street was actually in use as an STR at the time. It is certain that we are overestimating the number of nuisance calls associated with STRs. For that reason, we do encourage caution in the interpretation of those results. The impact of STR is most likely much less than described, and it is almost a mathematical impossibility for it to be worse.



In conclusion, the data analysis demonstrates that Short-Term Rental properties do not have a negative impact on the surrounding neighborhoods and communities. The data shows that there are a few problematic properties, and these are outliers. STR properties are almost indiscernible in the data from non-STR residential properties. Over 90% of STRs generate zero calls for service.

## APPENDIX

Appendix Table 1 shows the distribution of STRs by Council Districts. District 14 has the maximum number of Active and Possible STRs followed by District 2. Comparatively, District 1 ranks 3<sup>rd</sup> for the number of Active STRs.

Appendix 1 Table: STR By Council Districts - Registration Status With Percent of Totals

<i>Variable</i>						
Council	Active STR	District % of All Active STR	Possible STR	District % of All Possible STR	STR Count	District % of All STR
1	122	16.14%	126	8.57%	248	11.14%
2	146	19.31%	293	19.93%	439	19.72%
3	13	1.72%	30	2.04%	43	1.93%
4	19	2.51%	36	2.45%	55	2.47%
5	10	1.32%	3	0.20%	13	0.58%
6	20	2.65%	42	2.86%	62	2.79%
7	33	4.37%	62	4.22%	95	4.27%
8	4	0.53%	21	1.43%	25	1.12%
9	65	8.60%	86	5.85%	151	6.78%
10	26	3.44%	74	5.03%	100	4.49%
11	22	2.91%	90	6.12%	112	5.03%
12	22	2.91%	69	4.69%	91	4.09%
13	39	5.16%	115	7.82%	154	6.92%
14	215	28.44%	423	28.78%	638	28.66%
<i>n</i>						
(Citywide Totals)	756	100.00%	1470	100.00%	2226	100.00%

Source: MUNIRevs, March 2021. 2,226 total records: 3 records do not have Council assignments because they are not in Dallas or could not be located (incomplete address information)

# Memorandum



CITY OF DALLAS

DATE May 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Fitch Ratings Affirms 'AA+' Rating and Negative Outlook for Water and Sewer System Revenue Bonds – INFORMATION**

On May 6, Fitch Ratings (Fitch) affirmed its 'AA+' rating and Negative outlook on outstanding City of Dallas Waterworks and Sewer System ("System") bonds as part of an annual review. Notably, the Fitch report cites Dallas Water Utilities' (DWU) most recent performance data showing "no material impairment" as a result of the pandemic.

Similar to the report issued in May 2020, Fitch explains that the System's 'AA+' issue rating reflects "the system's strong revenue defensibility, which is supported by its fundamental role as the regional water provider to a broad service area with favorable demographic trends." The Negative outlook is "driven by weaker fiscal 2019 results along with planned debt issuances over the next few years that could outpace revenue growth and lead to sustained elevated leverage." The report also notes that "System management anticipate additional rate increases for both wholesale and retail customers," however, "despite the modest planned rate adjustments, system rates remain very affordable."

Fitch's analysis of the System's credit profile key rating drivers includes its revenue defensibility, operating risks, and financial profile. Again, Fitch scores the System's revenue defensibility highly, noting its "strong rate flexibility" and "expansive service area." In terms of operating risks, Fitch's assessment of the System "reflects its very low operating cost burden and favorable life cycle ratio," adding that "DWU continues to invest in system maintenance to address aged facilities while also investing in additional water resources in partnership with [Tarrant Regional Water District]." Regarding the financial profile, Fitch notes the System's weakening leverage position due to "declines in [funds available for debt service] which were pressured by wet weather and recent rate declines." Although, the System's "liquidity cushion and coverage of full obligations are sound and considered neutral to the assessment."

Despite many challenges within the last year, the Dallas Water Utilities System maintains a strong credit profile and attractive ratings to the investor community, while also continuing services to Dallas and surrounding communities, a testament to the City's leadership, policies, and frontline staff.

DATE May 7, 2021

SUBJECT **Fitch Ratings Affirms 'AA+' Rating and Negative Outlook for Water and Sewer System Revenue Bonds – INFORMATION**

Please find attached the report provided by Fitch. 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 Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager  
Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Dr. Eric A. Johnson, Chief of Economic Development & Neighborhood Services  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors

## RATING ACTION COMMENTARY

# Fitch Affirms Dallas, TX's Water & Sewer Revs 'AA+'; Outlook Negative

Thu 06 May, 2021 - 10:23 AM ET

Fitch Ratings - Austin - 06 May 2021: Fitch Ratings has affirmed the a 'AA+' rating on approximately \$2 billion of outstanding city of Dallas, TX (the city) water and sewer system revenue bonds.

Fitch has assessed the city's water and sewer system (DWU or the system) standalone credit profile (SCP) at 'aa+'. The SCP represents the credit profile of the system on a stand-alone basis irrespective of its relationship with and the credit quality of the city of Dallas, TX (Issuer Default Rating 'AA/Stable').

The Rating Outlook is Negative.

## ANALYTICAL CONCLUSION

The system 'aa+' SCP and 'AA+' issue rating reflect the system's strong revenue defensibility, which is supported by its fundamental role as the regional water provider to a broad service area with favorable demographic trends. DWU's very low operating risk features high economies of scale and a capital planning and management assessment that is expected to remain favorable. The Negative Outlook is driven by weaker fiscal 2019 results along with planned debt issuances over the next few years that could outpace revenue

growth and lead to sustained elevated leverage. System management anticipate additional rate increases for both wholesale and retail customers: 2% for wholesale customers and a range of 1% to 2.8% for retail customers. Despite the modest planned rate adjustments, system rates remain very affordable.

The system's leverage, expressed as net adjusted debt to adjusted funds available for debt service (FADS), rose to 9.3x in fiscals 2019 due a rate decrease coupled with reduced water demand from wet weather. Leverage also grew slightly in fiscal 2020 to 9.6x, impacted by pandemic related economic contraction and increases in purchased water costs. An additional \$240 million in contract revenue bonds issued in fiscal 2021 is expected to keep leverage on par with fiscal 2020.

DWU is in the midst of a large-scale capital project to build out the Integrated Pipeline project (IPL) in cooperation the Tarrant Regional Water District (TRWD) to access the city's next major water supply. As of January 2021, TRWD has issued \$714 million in contract revenue bonds on behalf of DWU with \$668.1 million currently outstanding. DWU's remaining capital costs associated with the IPL will be funded through two additional installments of approximately \$335 million, slated for fiscal 2024 (\$225 million) and fiscal 2026 (\$110 million). Future expectations are for leverage to gradually decline as the system adjusts rates and manages expenditures. Negative rating action would be likely if leverage fails to point towards stabilization around or below 8x.

## CREDIT PROFILE

The system serves an expansive territory, providing retail water and sewer service to over 1.3 million city residents. The system also provides wholesale treated water to 23 municipalities and wholesale sewer service to 11 customer cities in and around Dallas County (the county) with a population of over 1.2 million. Dallas County, which approximates the service area for both retail and treated wholesale water customers, has a population of over 2.6 million and five-year average annual growth is just under 1%.

DWU water is supplied through contractual agreements with surface reservoir operating entities that include Sabine River Authority (SRA), Upper Neches River Municipal Water Authority and the U.S. Army Corps of Engineers. Water is supplied to DWU from six surface water impoundments in the Elm Fort of the Trinity River including Lake Ray Hubbard owned by the City of Dallas and Lake Palestine, which is being connected to the DWU system through a contract with the TRWD. Water supply from these seven reservoirs is expected to provide dependable yield through at least 2050 once Lake Palestine is

connected to the system around 2027. Water is treated at three water treatments plants and wastewater flows are treated at two wastewater treatment plants. A small portion of the system's wastewater treatment is provided by the City of Garland, TX and the Trinity River Authority.

Fitch considers the system to be a related entity to the city for rating purposes given the city's oversight of the system, including the authority to establish rates and operations. The credit quality of the city does not currently constrain the bond rating. However, as a result of being a related entity, the issue ratings could become constrained by a decline in the general credit quality of the city.

### Coronavirus Considerations

DWU's performance data through most recently available data has not indicated material impairment as a result of the pandemic.

## KEY RATING DRIVERS

### Revenue Defensibility 'aa'

Strong Rate Flexibility; Expansive Service Area

The system's revenue defensibility is supported by DWU's extensive service area that includes the city and much of the neighboring suburban communities on a wholesale basis. The city anchors the large and diverse Dallas-Fort Worth regional economy. Rate increases have been regular and measured yet remain low relative to other large utilities both within and outside of the state. The assessment is further supported by the monopolistic nature of DWU's revenues and its legal independent authority to raise rates.

### Operating Risks 'aa'

Very Low Operating Cost Burden

DWU's operating risk assessment reflects its very low operating cost burden and favorable life cycle ratio. DWU continues to invest in system maintenance to address aged facilities while also investing in additional water resources in partnership with TRWD.

## Financial Profile 'aa'

### Weakening Leverage Position

The system's leverage ratio has started to weaken due to declines in FADS which were pressured by wet weather and recent rate declines. Based on planned debt issuances over the next few years, which include obligations associated with the final phase of the IPL, leverage may remain elevated for the current rating level. The liquidity cushion and coverage of full obligations (COFO) are sound and considered neutral to the assessment.

## ASYMMETRIC ADDITIVE RISK CONSIDERATIONS

No asymmetric additive risk considerations affected this rating determination.

## RATING SENSITIVITIES

Factors that could, individually or collectively, lead to positive rating action/upgrade:

--Sustained trend of leverage that approximates 5x through Fitch's base and stress case.

Factors that could, individually or collectively, lead to negative rating action/downgrade:

--Failure for the leverage trend to decline over the next few years, ultimately trending closer to 8.0x.

--Change in capital planning that results in elevated life cycle investment needs and an increase in life cycle ratio.



## BEST/WORST CASE RATING SCENARIO

International scale credit ratings of Sovereigns, Public Finance and Infrastructure issuers have a best-case rating upgrade scenario (defined as the 99th percentile of rating transitions, measured in a positive direction) of three notches over a three-year rating horizon; and a worst-case rating downgrade scenario (defined as the 99th percentile of rating transitions, measured in a negative direction) of three notches over three years. The complete span of best- and worst-case scenario credit ratings for all rating categories ranges from 'AAA' to 'D'. Best- and worst-case scenario credit ratings are based on historical performance. For more information about the methodology used to determine sector-specific best- and worst-case scenario credit ratings, visit <https://www.fitchratings.com/site/re/10111579>.

## SECURITY

Bonds are secured by a first lien on the net revenues of the combined water and sewer system after payment of operating and maintenance expenses (including debt service on TRWD debt issued for DWU's portion of the IPL).

## REVENUE DEFENSIBILITY

Revenue defensibility is very strong, assessed at 'aa' with all of DWU's revenues derived from services or business lines exhibiting monopolistic characteristics in a service area with favorable demographic trends. DWU revenues are comprised of retail customers (about 85%) and wholesale customers (about 15%). The city is among the three largest cities in Texas and among the 10 largest in the U.S. The city is a center for technology, trade, finance and healthcare; it also ranks among the top visitor and leisure destinations in the state. The system has independent legal ability to increase service rates without external approval.

Adopted fiscal 2021 water and sewer rates for residential retail customers produce a monthly bill of \$64.37 (assuming Fitch's standard usage of 7,500 gallons per month for water and 6,000 gallons per month for sewer). Rate increases have been regular and measured yet remain low relative to other large utilities both within and outside of the state. Continued moderate planned adjustments should preserve a favorable degree of flexibility going forward.

Legal resolution involving rate disputes with SRA resulted in DWU providing rate relief to retail and wholesale customers in the form of a 6% rate reduction in fiscal 2019. Retail customer saw a 1% rate increase in fiscal 2021 after rates remained flat for fiscal 2020, with wholesale customers seeing about a 2% increase. City Council has a very long history of adopting recommended rate adjustments and DWU management is planning for continued rate increase of 1% to 2.8% for retail customers and approximately 2% for wholesale customers over the next five years.

## OPERATING RISKS

The system's operating risk profile is assessed at 'aa', which takes into consideration a very low operating cost burden with moderate life cycle investment needs. Favorably, capital spending has exceeded depreciation annually over the last five years and is expected to continue as DWU has a robust capital plan to address long range water supply and continuing system maintenance. Most near-term capital needs are geared towards renewal and replacement of existing infrastructure and maintaining regulatory compliance, with a significant portion of costs devoted to replacing aging water and wastewater mains. Total capital costs for fiscal years 2021-2025 total about \$1.7 billion excluding costs related to the IPL, with annual spending between \$323 million and \$345 million.

DWU is partnering with TRWD for the completion of the IPL to access DWU contractual water rights in Lake Palestine. The project allows DWU to share the costs of water transmission from the lake and TRWD is issuing all the bonds for the project, including DWU's share. TRWD issued \$240 million of contract revenues bonds for DWU's next installment for the IPL in fiscal 2021 with the remaining additional debt related to the IPL expected in fiscal 2024 (\$225 million) and fiscal 2026 (\$110 million).

## FINANCIAL PROFILE

The financial profile is assessed at 'aa'. Fitch's calculated leverage ratio was 9.6x at the end of fiscal 2020, which is at the higher end of the assessment range. The liquidity profile is neutral to the rating with COFO at 1.1x and liquidity cushion of 222 days at the close of fiscal 2020. DWU's liquidity cushion remains strong at about 200 days or more since fiscal 2017. COFO dipped to 0.84x in fiscal 2017 due to one-time large pension expenses related to adopted pension reforms but has remained over 1x since. Fitch-calculated total debt service coverage was 1.3x in fiscal 2020.

Leverage has trended downward in recent years from 9.8x in fiscal 2015 to 7.8x in fiscal 2018, which was supported by an uptick in water demand during more normal hydrological conditions. However, rate decreases in fiscal 2019 coupled with reduced demand from wet weather resulted in a sharp decline in revenues, pushing leverage up past 9x. Reduced water demand has postponed the need for additional water supplies and generally lowered capital and operating costs over the long term. Consumption has leveled off and the city feels they have reached their base line consumption of about 136 billion gallons annually. From year to year, demand is still very weather dependent and rate revenues fluctuate based on weather-driven water use.

### Fitch Analytical Stress Test (FAST)

The FAST considers the potential trend of key ratios in a base case and a stress case, with the stress case designed to impose capital costs 10% above expected levels and evaluate potential variability in projected key ratios. Fitch used management's provided forecast, CIP and expected debt issuance (including IPL related debt) in formulating the FAST base case scenario. Fitch made additional reasonable assumptions surrounding revenue growth in the final three years of the FAST based on discussions with management.

Factoring in these assumptions, fiscal 2021 leverage in the FAST base and stress cases is expected to remain on par with fiscal 2020 at about 9.5x and 9.6x, respectively, driven by the IPL issuance. Thereafter, leverage is expected to gradually decline to 8.1x in the base case and 8.5x in the stress case by fiscal 2025.

## SOURCES OF INFORMATION

In addition to the sources of information identified in Fitch's applicable criteria specified below, this action was informed by information from Lumesis.

## REFERENCES FOR SUBSTANTIALLY MATERIAL SOURCE CITED AS KEY DRIVER OF RATING

The principal sources of information used in the analysis are described in the Applicable Criteria.

## PUBLIC RATINGS WITH CREDIT LINKAGE TO OTHER RATINGS

The rating is linked to the rating of the Tarrant Regional Water District, TX (City of Dallas water contract revenue bonds).

## ESG CONSIDERATIONS

Unless otherwise disclosed in this section, the highest level of ESG credit relevance is a score of '3'. This means ESG issues are credit-neutral or have only a minimal credit impact on the entity, either due to their nature or the way in which they are being managed by the entity. For more information on Fitch's ESG Relevance Scores, visit

[www.fitchratings.com/esg](http://www.fitchratings.com/esg)

## VIEW ADDITIONAL RATING DETAILS

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## APPLICABLE CRITERIA

[Public Sector, Revenue-Supported Entities Rating Criteria \(pub. 23 Feb 2021\) \(including rating assumption sensitivity\)](#)

[U.S. Water and Sewer Rating Criteria \(pub. 18 Mar 2021\) \(including rating assumption sensitivity\)](#)

## ADDITIONAL DISCLOSURES

[Dodd-Frank Rating Information Disclosure Form](#)

[Solicitation Status](#)

[Endorsement Policy](#)

## ENDORSEMENT STATUS

Dallas (TX)

EU Endorsed, UK Endorsed

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subsidiaries are not issued on behalf of the NRSRO. However, non-NRSRO personnel may participate in determining credit ratings issued by or on behalf of the NRSRO.

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US Public Finance

Infrastructure and Project Finance

North America

United States

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Feedback

ga('set', '732-ckh-767', 'USER\_ID');



# Memorandum



DATE May 7, 2021

CITY OF DALLAS

TO Honorable Mayor and City Councilmembers

SUBJECT **2021 Dallas City Council Inauguration and Orientation**

Provided below is information you will need prior to being formally sworn to the 2021-2023 Dallas City Council on **Monday, June 14, at the Meyerson Symphony Center, 2301 Flora Street, Dallas, 75201.**

## **2021 Mayor and City Council Inauguration**

The virtual 2021 Dallas City Council Inauguration will take place on Monday, June 14, at the Meyerson Symphony Center, 2301 Flora Street, Dallas, 75201. Below is the timeline of events in preparation for the day. Due to current emergency regulations, guests are limited at this time to only your immediate household members. COVID-19 testing for City Councilmembers will be required one week in advance on Monday, June 7, as well as the morning of the event, Monday, June 14.

Councilmembers will travel to the event location with City Council colleagues. Guests of the elected member must travel separately. Please send the names of household members or your closest relatives who will attend to [carrie.prysock@dallascityhall.com](mailto:carrie.prysock@dallascityhall.com) by Tuesday, June 8.

The [Centers for Disease Control \(CDC\)](#) has guidelines in place for public-convening events. We are fortunate that the Meyerson has [been operating under these guidelines](#) since September 2020, including throughout its 2020-21 Dallas Symphony Orchestra season.

You will be escorted backstage where you will remain until you line up off stage prior to the ceremony. For safety reasons, no one will be allowed backstage except for you and your City Council colleagues.

Valet parking for your guests will be available on Flora Street. Additional parking will be available at the Hall Arts Parking Garage (Entrance at the corner of Crocket and Flora, or Northbound Pearl and Flora, under the Cathedral Shrine of the Virgin of Guadalupe); Lexus Red Garage (Entrance on Jack Evans between Flora and Woodall Rogers, under the Winspear Opera House); and Lexus Silver Garage (Entrance on Jack Evans between Flora and Ross Ave, under the Moody Performance Hall).

Inside the Meyerson, assigned staff will be present to assist your guests to their assigned, seating. All social distancing guidelines will be in effect. Immediately following the ceremony,

City Councilmembers will travel back to City Hall for a Special Called Meeting scheduled at 11:30 a.m. for the election of officers and selection of offices. *It is not determined at this time if the meeting will be virtual or in person.*

Following the Special Called meeting, a group photo of the 2021-2023 City Council will take place on the City Hall Plaza, weather permitting. Solid colored clothing is recommended for the photo. There will also be an opportunity to have a headshot photo taken for online materials.

### **Draft Itinerary**

#### **Monday, June 7**

- 8:00 a.m. COVID-19 rapid tests for City Councilmembers and Executive Staff – City Hall, L1, Rooms A-C
  
- 9:00 a.m. Inauguration Rehearsal – Meyerson Symphony Center, 2301 Flora Street, Dallas, 75201. The District City Council Liaison will represent you in the rehearsal and be prepared to assist you leading up to and on the day of the inauguration.

#### **Monday, June 14**

- 8:00 a.m. Breakfast – Individually boxed meals provided by H-E-B/Central Market  
COVID-19 rapid tests for City Councilmembers and Executive Staff – City Hall; only those testing negative will be permitted to attend
  
- 8:15 a.m. Ad Hoc Canvassing Committee for Committee Members Only  
L1 Room A-C – City Hall
  
- 8:20 a.m. Special Called Council Meeting for elected members of 2021-23 City Council  
*Oath of Office* – City Hall
  
- 9:00 a.m. City Councilmembers and Councilmembers-Elect will be transported to the Meyerson; family guests must arrive at the Meyerson separately
  
- 10:00 a.m. Inauguration Ceremony – Meyerson Symphony Center
  
- 11:30 a.m. Special Called Meeting for the Election of Mayor Pro Tem and Deputy Mayor Pro Tem and Seating/Office Selection – City Hall (*TBD virtual or in person*)
  
- 1:00 p.m. 2021-2023 City Council Group Photo – City Hall Plaza, weather permitting  
Solid colored clothing is recommended for the photo.

*Schedule subject to change*

### **After Inauguration**

Following is information related to events *after* inauguration. Your City Council Liaison will ensure you are prepared and have the information you need.

Your City Council office will be ready for move-in on Monday evening following the Special Called Meeting that afternoon.

**Tuesday June 15**

9:00 a.m. New Councilmember Orientation (open to all City Councilmembers) – Virtual  
During this session, you will meet with the City Manager and additional senior staff to receive important information related to your term as a Councilmember. You will also meet with the City Secretary. Please let the District City Council Liaison know of any questions or specific topics you would like to ensure we cover in this initial briefing.

**Wednesday, June 16**

9:00 a.m. Budget Workshop – Materials will be provided to you by assigned City Council Office staff

**Thursday, June 17**

9:00 a.m. New Councilmember Orientation (open to all City Councilmembers) – Virtual  
During this session, you will meet with the City Attorney and City Auditor additional senior staff to receive important information related to your term as a Councilmember. Please let the District City Council Liaison know of any questions or specific topics you would like to ensure we cover in this initial briefing.

Councilmember Healthcare Benefits Walk-In Sessions – Virtual/5FN  
The Council Office Director and representatives from Human Resources will be available to meet with you to answer questions and sign you up for City benefits.

Should you have any questions regarding inauguration and related activities, please contact me at 214.670.5682 or [carrie.prysock@dallascityhall.com](mailto:carrie.prysock@dallascityhall.com). Questions regarding the election and City Council meeting rules and procedures, please contact Bilierae Johnson, City Secretary, at 214.670.5654.

With kindness,



Carrie Rogers  
Director  
Mayor and City Council Office

- c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Bilierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly 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 & 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 May 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Presentation of Results for an Analysis of Affordable Rents in Dallas**

## Summary

In April, Department of Housing and Neighborhood Revitalization (Housing) staff completed an analysis of the availability of rental units across the City of Dallas using the 2019 5-Year American Community Survey (ACS). This project was completed to identify the areas of the city most affordable to low-income residents, the overall availability of mixed-income rental units.

The study showed that city-wide, compared to the production goals of the Comprehensive Housing Policy (CHP), shortages of affordable housing grew more severe, with a severe shortage of units affordable to those earning 30% or less of the area median income (AMI), a small shortage of units affordable to those earning 60% AMI or less, and more than enough affordable housing for those earning 80% AMI or less. The more affordable units, especially those affordable to 60% AMI, were significantly more concentrated in specific council districts and areas of the city.

## Explanation of Methods and Assumptions

Housing is considered affordable if all housing-related expenses, including rent and utilities, cost no more than 30% of a household's gross income. The U.S. Department of Housing and Urban Development (HUD) defines the AMI for an entire region based on average incomes and cost of living. Dallas's region includes 11 counties making up the entire Dallas-Fort Worth metropolitan area. HUD provides calculations to assess AMI for all different family sizes.

The ACS data on gross rent includes the self-reported cost of rent and utilities for households, not specific units. This means that the data includes the household-portion of government subsidized units, voucher units, naturally-occurring affordable units, multifamily units, and single-family rental units but does not include units where the household pays no rent or otherwise lives for free, even if an organization covers that rent for them.

The ACS also aggregates its rental data, meaning that rents are broken into specific buckets. These buckets do not align exactly to affordable housing by AMI as defined by HUD. Housing staff worked to define affordable rents for different AMI levels within these constraints, but it is important to note that the rents analyzed may be slightly more or less than 30% of income for each group. The numbers used for the analysis are presented below:

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	1 person	3 persons	5 persons
30% AMI	\$ 450	\$ 600	\$ 700
60% AMI	\$ 900	\$ 1,250	\$ 1,500
80% AMI	\$ 1,250	\$ 1,500	\$ 2,000
100% AMI	\$ 1,500	\$ 2,000	\$ 2,500
120% AMI	\$ 2,000	\$ 2,500	\$ 3,000

Staff has chosen to write this analysis based on the incomes of one person households, as almost half of all rental housing in Dallas are one bedroom or studio apartments and have the most affordable rents. Further, a single person can comfortably live in a two bedroom apartment that is affordable to them, but a three or five person household cannot live in an affordable one bedroom apartment.

A final warning for the analysis is that the census is considered *lagging* data. The data used in this analysis, the most recent available from the Census Bureau, is a combined summary of data from 2015-2019. The ACS shows that average monthly rents in Dallas have increased by exactly \$200 between the reported 2014 and the reported 2019 period. It should be assumed that actual rents are higher than those reported in this study, and that the city is likely to be less affordable than it appears.

### Available Affordable Housing

The average gross rent in Dallas is \$1,052 per month. This means that a household earning 60% AMI or less cannot afford the average rental unit.

The CHP calls for specific production goals for rental housing throughout the city. Approximately 10% of housing units should be set aside for households at 30% AMI or less, 35% of housing should be set aside for 60% AMI or less (inclusive of the former), and 60% of units should be set aside for 80% AMI or less (inclusive of both of the above). The chart below shows how the city’s existing housing meets these housing goals:

	Units Available	% of Units Available
<30% AMI	12,374	3.8%
<60% AMI	104,153	31.9%
<80% AMI	216,005	66.3%

This data shows that the city has more than the desired proportion of units affordable to households earning less than 80% AMI, but that that affordable housing is mostly affordable to the higher earners of the low-income groups. 34.4% of all housing, or more than half of all affordable housing in the city, is only affordable to those earning 60%-80% AMI while only 3.8% is available to those earning less than 30% AMI.

This housing availability explains the trends of cost burden in Dallas. An analysis performed in January 2020 using the previous year’s ACS data found that 47% of

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Dallas renters experienced cost burden, or spending more than 30% of income on housing, but that there was a severe disparity among income groups. Only 3% of renter households earning more than \$75,000 experienced cost burden while **93%** of renters earning less than \$20,000 did.

Income	% of Renters Cost Burdened
<\$20,000	93%
\$20,000-\$35,000	84%
\$35,000-\$50,000	40%
\$50,000-\$75,000	15%
>\$75,000	3%

### Distribution of Affordable Housing

Housing staff also analyzed the location of affordable housing by census tract and found noticeable concentrations and inequitable distribution of the housing throughout the city. The attachments to this memo include a series of maps showing the distribution of rents.

**Appendix 1** shows average rents by census tract. The distinction between neighborhoods to the north of Interstate 30 (I-30) and neighborhoods to the south of I-30 is clear. It is also notable that the lightest blue color, which represents neighborhoods where the average housing unit is affordable to someone earning less than 60% AMI, is highly concentrated in and around South Dallas while the next lightest blue, affordable to 80% AMI, is more equitably spread throughout the city. This analysis also looked at the availability of affordable units by council district. The data is shown below, including the number of units and the proportion or concentration of units within the district shown in parentheses.

	Units Available to 30% AMI	Units Available to 60% AMI	Units Available to 80% AMI
<b>District 1</b>	706 (5%)	5,827 (44%)	10,432 (78%)
<b>District 2</b>	1,071 (3%)	9,761 (26%)	18,443 (49%)
<b>District 3</b>	1,375 (7%)	7,848 (39%)	15,658 (78%)
<b>District 4</b>	1,165 (8%)	8,563 (57%)	13,767 (92%)
<b>District 5</b>	371 (5%)	2,936 (39%)	6,297 (85%)
<b>District 6</b>	1,474 (6%)	7,212 (32%)	14,860 (65%)
<b>District 7</b>	1,679 (8%)	11,001 (55%)	17,554 (88%)
<b>District 8</b>	1,803 (8%)	9,516 (44%)	17,058 (79%)
<b>District 9</b>	442 (3%)	5,292 (32%)	11,222 (68%)
<b>District 10</b>	830 (3%)	12,206 (41%)	23,818 (80%)
<b>District 11</b>	193 (1%)	5,880 (17%)	21,143 (61%)
<b>District 12</b>	185 (1%)	8,085 (24%)	22,876 (67%)
<b>District 13</b>	171 (1%)	6,402 (36%)	10,898 (61%)
<b>District 14</b>	909 (3%)	3,624 (10%)	11,979 (34%)

DATE May 7, 2021

SUBJECT **Presentation of Results for an Analysis of Affordable Rents in Dallas**

The results of the district analysis show that some council districts are unequally providing the affordable housing in Dallas. With the current city average of 32% of units being affordable to households earning 60% AMI or less, an equitable distribution would see each council district carrying roughly the same, but results show that some districts have much more concentrated affordable housing than others. Concentrations of housing affordable to 30% AMI are also evident in some council districts, with others only having 1% of units in the district set aside for the lowest income households. However, not a single district meets the proposed 10% of units for this income group. The disparity is less clear, but still present, for households earning less than 80% AMI.

Another interesting observation is that many of the northern Dallas districts provide considerably more rental housing than those in southern Dallas, but that their affordability is significantly less concentrated. For example, both District 4 and District 12 provide between 8,000 and 9,000 units at 60% AMI or less, but in District 4 that represents over half of the available rental housing, while in District 12 it represents just less than one quarter.

The maps included in **Appendices 2, 3, and 4** show where a person of the noted AMI may be able to find affordable units and how concentrated those units are. This is a more specific analysis showing availability of units by neighborhood. The map for 30% AMI shows that while there *are* units available throughout the city at this affordability level, there are very few of them and they are often further concentrated into specific neighborhoods. There are also many neighborhoods with no units at all that these households can afford. A household earning 60% AMI can look for units available throughout most of the city but is more likely to find one south of I-30. By contrast, a household earning 80% AMI has many more options available to them throughout the entire city, though there are still many neighborhoods where they are much less likely to find housing affordable to them.

## **Conclusions**

The City of Dallas needs more affordable housing. Specifically, the City of Dallas needs more affordable housing that serves a wider range of income groups. Because there are so few units available to the lowest AMI levels, many Dallas residents are spending significantly more of their income on housing expenses, which means fewer dollars are spent on necessities like food and healthcare, or on leisure activities. Research has shown that finding affordable housing improves outcomes in health, economics, education, community, and generational success, among others. This should not be reserved for the highest-earning low-income individuals.

This does not mean that the City should stop providing support for units affordable to households earning 60%-80% AMI. Increasing the supply of units drives rents down for everyone, and even though these units are not strictly affordable to the lowest income groups, they are still more affordable than the market-rate alternatives. Further, today's market-rate or subsidized housing units often become tomorrow's naturally occurring affordable housing.

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There are many other factors that should be considered when discussing development of the most affordable housing that has not been assessed in this study, such as market forces, land, construction, and labor costs, and community feedback. Housing will be performing a more comprehensive Equity Audit of the CHP, which will look at a variety of factors like those in this memo to ensure that the City's housing policy is restoring equity to the city.

If you have any further questions or comments, please contact David Noguera at 214-670-3619 or email [David.Noguera@dallascityhall.com](mailto:David.Noguera@dallascityhall.com).



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

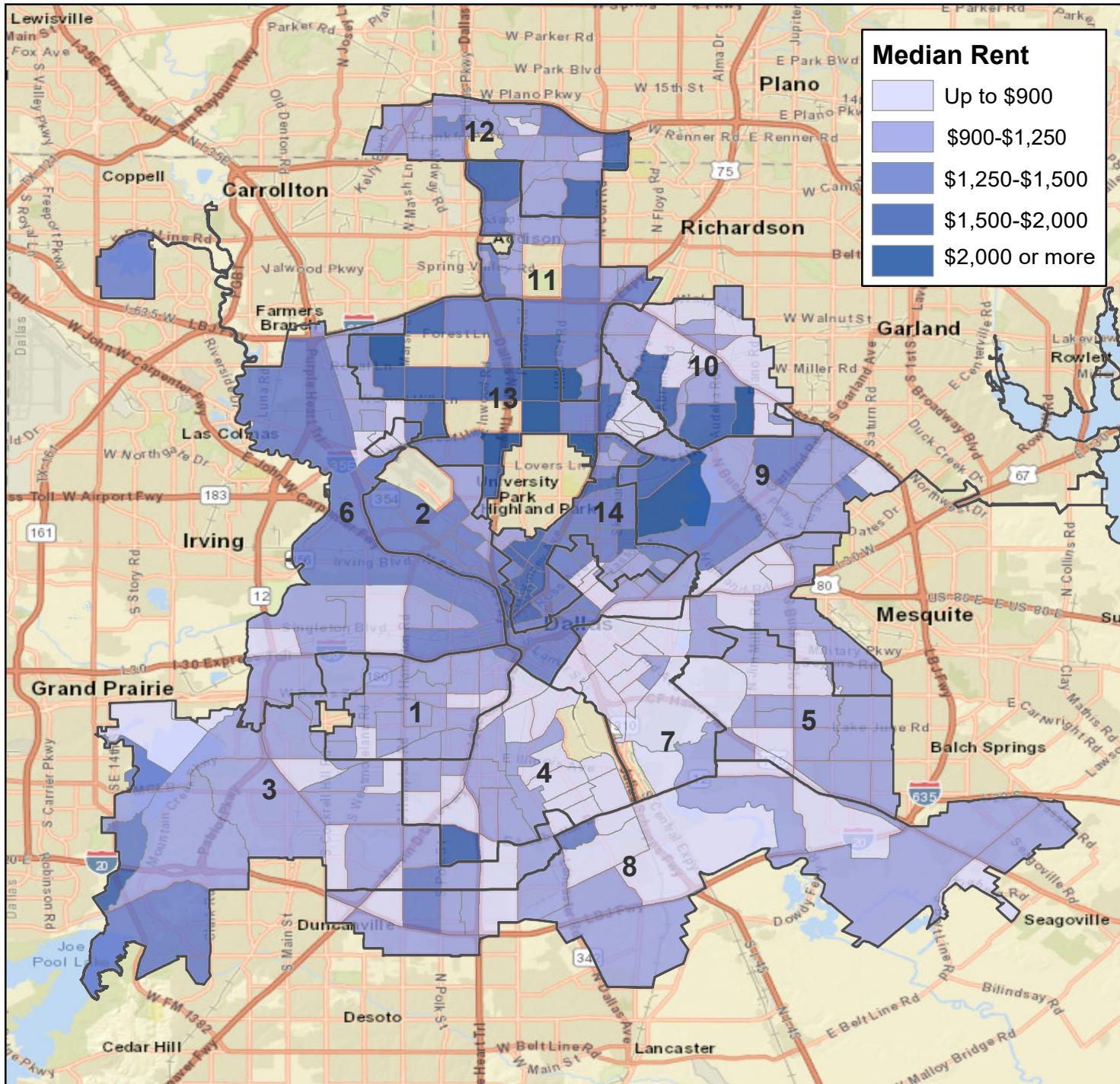
Attachments: Appendices 1, 2, 3 & 4

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary Preston  
Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors



# Appendix 1: Average Rents and Affordability of Housing in Dallas



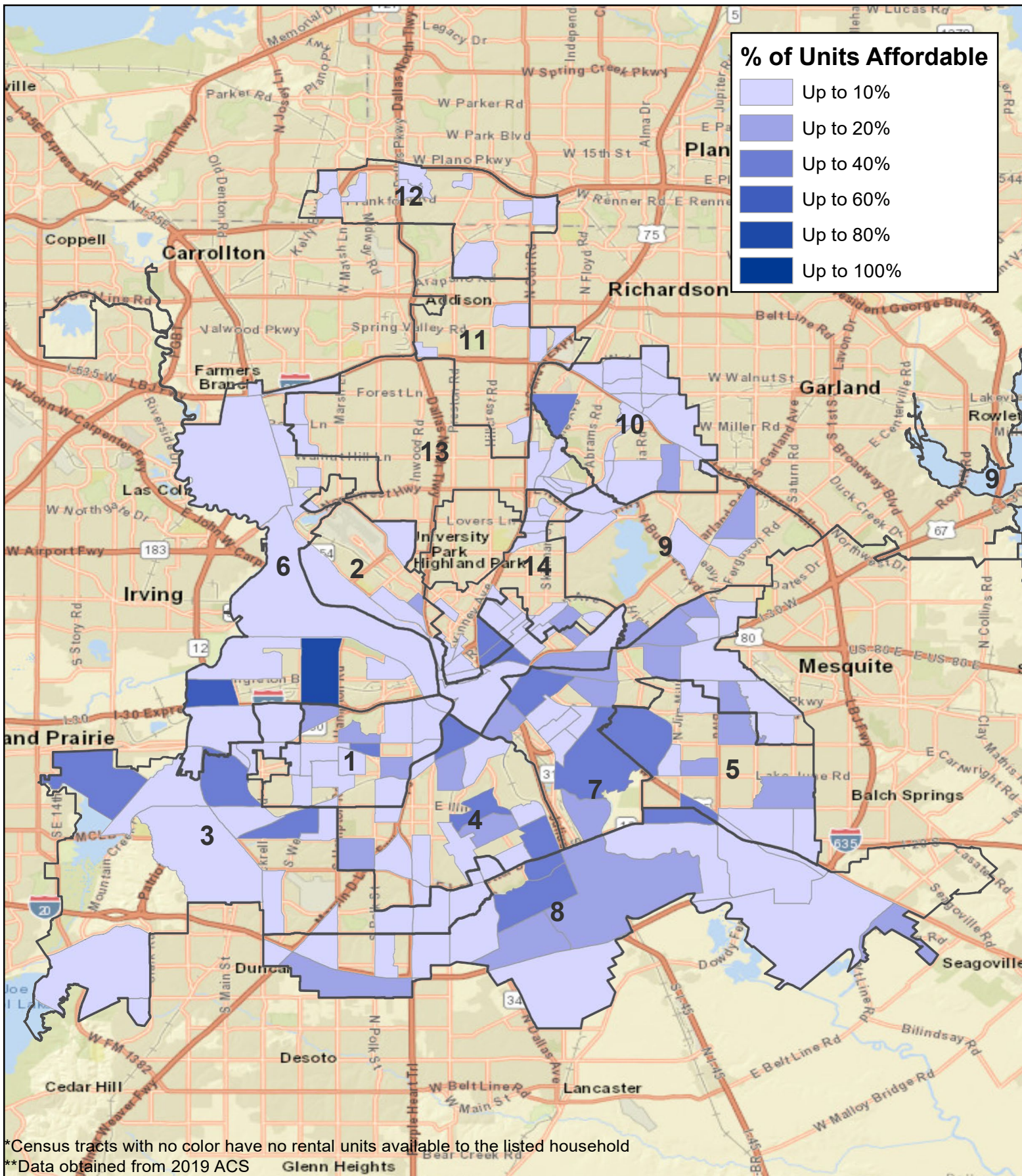
Count of Units by District

	< \$900	< \$1,250	< \$1,500
District 1	5,827	10,432	11,905
District 2	9,761	18,443	26,585
District 3	7,848	15,658	18,326
District 4	8,563	13,767	14,643
District 5	2,936	6,297	7,239
District 6	7,212	14,860	18,384
District 7	11,001	17,554	18,896
District 8	9,516	17,058	19,738
District 9	5,292	11,222	13,771
District 10	12,206	23,818	27,059
District 11	5,880	21,143	27,691
District 12	8,085	22,876	28,189
District 13	6,402	10,898	12,893
District 14	3,624	11,979	18,756

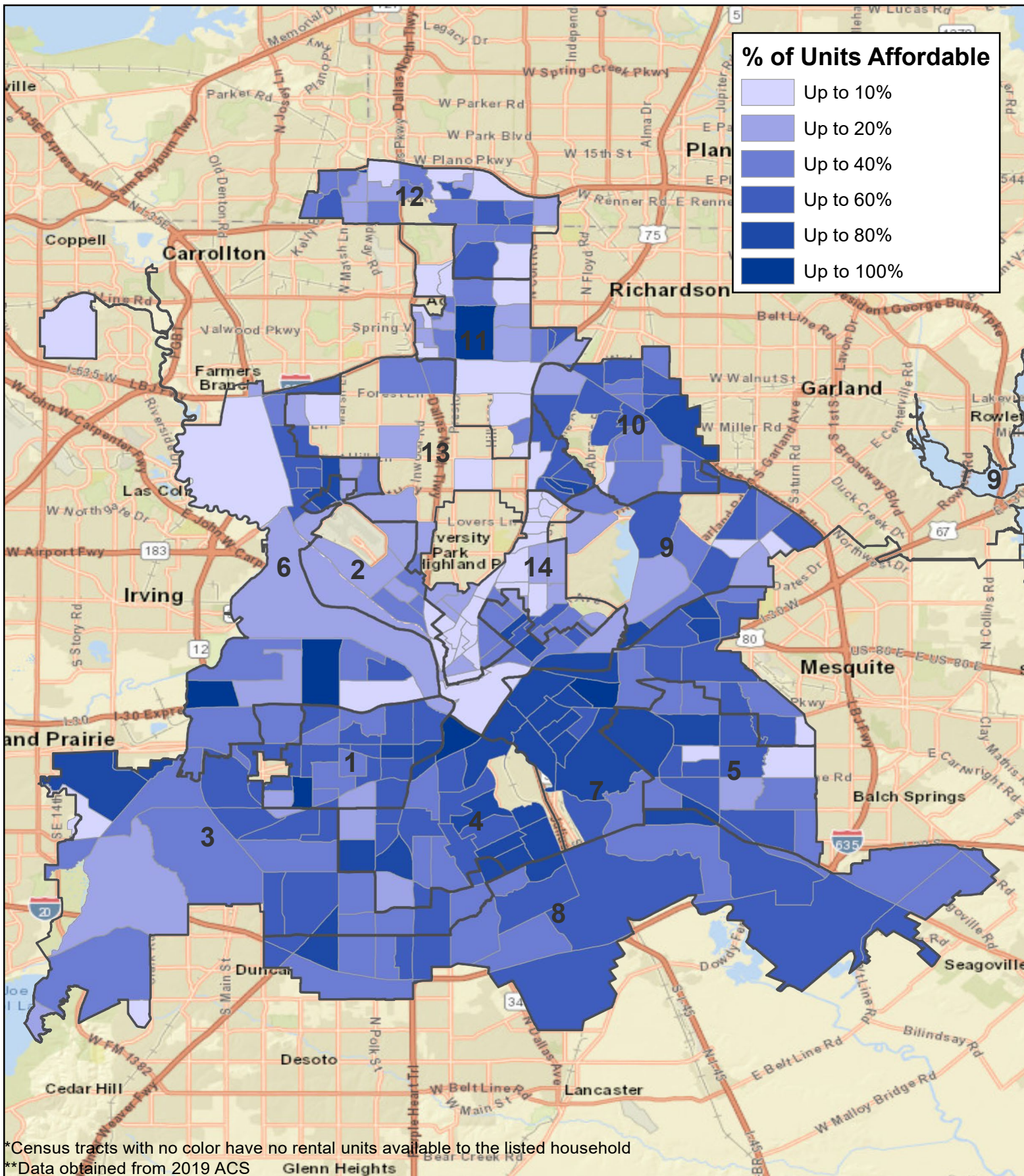
Percent of Units by District

	< \$900	< \$1,250	< \$1,500
District 1	44%	78%	89%
District 2	26%	49%	70%
District 3	39%	78%	91%
District 4	57%	92%	97%
District 5	39%	85%	97%
District 6	32%	65%	81%
District 7	55%	88%	94%
District 8	44%	79%	91%
District 9	32%	68%	83%
District 10	41%	80%	91%
District 11	17%	61%	80%
District 12	24%	67%	83%
District 13	36%	61%	72%
District 14	10%	34%	54%

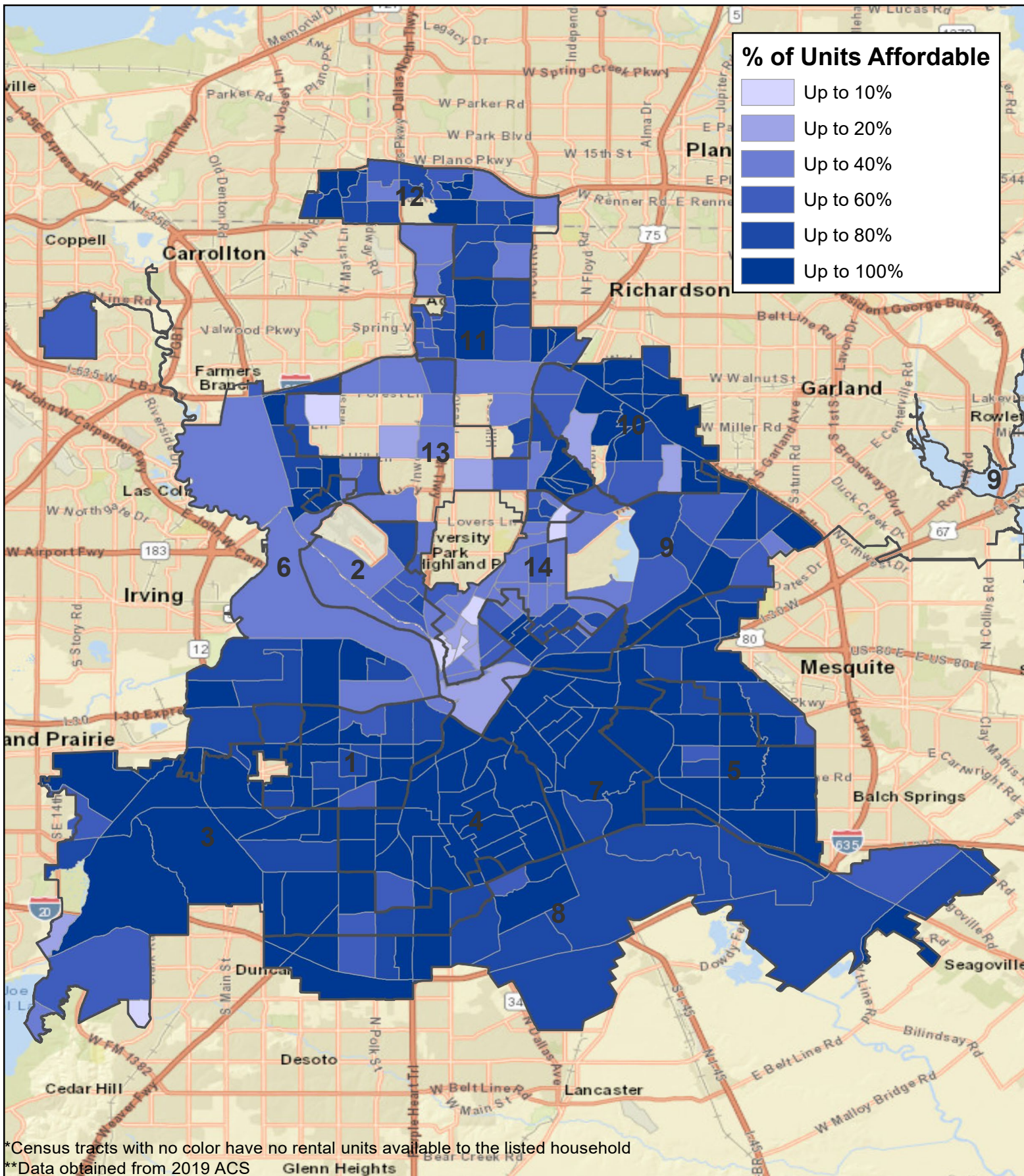
# Appendix 2: Percent of Units Affordable to Renters by Tract 1-Person Household at 30% AMI



# Appendix 3: Percent of Units Affordable to Renters by Tract 1-Person Household at 60% AMI



# Appendix 4: Percent of Units Affordable to Renters by Tract 1-Person Household at 80% AMI



# Memorandum



CITY OF DALLAS

DATE May 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Healthy Homes Lead Reduction Program**

## Summary

On April 26, 2021, City Council members of the Housing and Homeless Solutions Committee requested more information on the Healthy Homes Lead Reduction Program (HHLR). This memo provides an overview of the program, eligibility criteria and marketing efforts taken to date to inform the public of program details.

## Background

The HHLR provides lead hazard reduction home repair services to create a lead-safe environment for the children and future residents of Dallas. This three-year grant in the amount of \$2,300,000 came to the Department of Housing and Neighborhood Revitalization (Housing) in May of 2019, and the program was introduced to the Quality of Life Committee on August 17, 2020.

This grant focuses on lead hazard control efforts in housing units where children less than six years of age are at greatest risk of lead poisoning (pre1960), which has historically included children in low-income and minority neighborhoods, to reduce elevated blood levels in children.

Each house may receive up to \$20,000 worth of work per the lead inspection. Furthermore, if the home is positive for lead and has health and safety issues, the home may qualify for \$5,000 in repairs. The program is not about remodeling but about the abatement of lead-based paint and the health and safety of children.

- Homes built in 1978 or older
- A child under the age of 6 must live in the home or spend a significant amount of time in the home
- Pregnant women
- Owner-Occupied or Rental in the City of Dallas
- At or below 80% AMI (Area Medium Income)
- Requires a Paint Inspection and Risk Assessment of the property to determine presence of lead-based paint hazards.
- Lead-Based Paint Hazards – remediation or removal
- Repairs could be painting of the interior or exterior of the home, replacement of components such as doors, windows or siding, repairs of urgent health and safety conditions

DATE May 7, 2021

SUBJECT **Healthy Homes Lead Reduction Program**

### Marketing Efforts

Since the program launched staff have taken various steps to inform the public of program details. Below is a list of the marketing efforts that have taken place to date with specific information on location and quantity of advertisement.

Type of Material	Date	Quantity	Where
COD Internet	Summer 2020		Internet/Nichelle
WIC	October-20		Facebook
Flyer	October-20	50	South Dallas/Fair Park Nonprofit Meeting, Sandra Bowie
Flyer	11/6/20	300	Navigating City Services presentation and PUD's Resource Guide, Sandra Bowie
Flyer	October-20	50	Code, Dallas Police Dept community engagement, nonprofits
Announcement	October-20		Mill City NA, Sandra Bowie
Flyer	10/31/20	1,000	CM West Halloween Bag of Treats at Recreation Services Building 8007 E Northwest HWY
Flyer	10/31/20	1,000	CM Medrano Halloween Candy Caravan at Dallas Heritage Village
Podcast	12/17/20		COD
Door Flyer	1/20-21/2021	5,000	75210
Door Flyer		5,000	75215
Flyer	2/10/21	Unknown	South Dallas Fair Park Faith Coalition
Water Bill Insert	March-21	237,000	All of City of Dallas
Presentation	3/12/21		COD multiple departments
Presentation	4/26/21		HHS

DATE May 7, 2021  
SUBJECT **Healthy Homes Lead Reduction Program**


### **Status Update**

To-date Housing has processed 17 applications for assistance, provided lead-based paint inspections for 8 and is now underway for environmental reviews. Once those are back, we will proceed to construction.

For participation, homeowners may call 214-670-3644 or email [HHLR@dallascityhall.com](mailto:HHLR@dallascityhall.com) or our webpage [www.dallascityhall.com/lead](http://www.dallascityhall.com/lead) to fill out an application and send in required documentation.

If you have any further questions or comments, please contact David Noguera at 214-670-3619 or email [David.Noguera@dallascityhall.com](mailto:David.Noguera@dallascityhall.com).

Attachments: HHLR Flyers (English/Spanish)



Dr. Eric A. Johnson

Chief of Economic Development and Neighborhood Services

c: TC Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
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M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors



# HEALTHY HOMES LEAD REDUCTION PROGRAM

# START TO CHANGE A KID'S WORLD



[www.dallascityhall.com/lead](http://www.dallascityhall.com/lead) | [HHLR@dallascityhall.com](mailto:HHLR@dallascityhall.com) | 214-670-3644

The Dallas Healthy Homes Lead Reduction Program (HHLR) provides lead hazard reduction home repair services to create a lead-safe environment for the children and residents of Dallas. The **FREE** program helps income-eligible residents protect children from lead when they live or spend extended periods of time in a home with deteriorated lead-based paint. Participation in the program will require a paint inspection of the property to determine presence of lead-based paint hazards. The Program assists qualifying households in identifying, removing, or stabilizing lead-based paint hazards at *no cost to the homeowner*.

## What services does the program provide?

Inspection and risk assessment of the property for lead-based paint.  
Healthy Homes Inspection if needed.

If deteriorated lead-based paint hazard is identified, the work may include:

- Painting of interior and/or exterior surfaces
- Possible replacement of components such as doors, windows or siding
- Repairs of urgent health and safety conditions



## How can I participate in the program?

- The property must be located in the City of Dallas and built before 1978.
- The owner of the property must agree to participate in the program. Rental properties may be eligible.
- A child under the age of 6 lives in the home OR spends at least six hours a week total of 60 hours a year in the home or a pregnant woman is living in the home.
- The total household yearly income (including all adults living in the home) must be at or below the following:

80% AMI (Area Medium Income)			
Household Size	Annual Income	Household Size	Annual Income
1	\$48,300	5	\$74,500
2	\$55,200	6	\$80,000
3	\$62,100	7	\$85,500
4	\$68,950	8	\$91,050

## Health Effects of Lead in Children

Exposure to dust and paint chips from deteriorated lead-based paint poses serious health risks and effects including:



- Behavioral problems
- Learning disabilities
- Poor muscle coordination
- Slower growth
- Hearing loss
- Brain, nervous system and kidney damage

Chronic illness among children can lead to extensive missed time in school and other activities, while it can result in unemployment or under employment for adults.



Sign up and join us!  
Visit [www.dallascityhall.com/lead](http://www.dallascityhall.com/lead)





# HEALTHY HOMES LEAD REDUCTION PROGRAM

# EMPIEZA A CAMBIAR EL MUNDO DE UN NIÑO



[www.dallascityhall.com/lead](http://www.dallascityhall.com/lead) | [HHLR@dallascityhall.com](mailto:HHLR@dallascityhall.com) | 214-670-3644

El Programa de Hogares Saludables y Reducción de Plomo y de Dallas (HHLR, por sus siglas en inglés) ofrece servicios de reparación de hogares para crear un ambiente seguro para los niños y residentes de Dallas. Este programa gratuito ayuda a los residentes que reúnen los requisitos de ingresos a proteger a los niños contra el plomo, cuando viven o pasan largos períodos de tiempo en una casa con pintura a base de plomo deteriorada. La participación en el programa requerirá una inspección de la pintura de la propiedad, para determinar la presencia de peligros de la pintura a base de plomo. El programa ayuda a los hogares que califican a identificar, remover o estabilizar los peligros de la pintura a base de plomo sin costo alguno para el propietario.

## ¿Qué servicios ofrece el programa?

Inspección y evaluación de riesgos de la propiedad debido a la pintura a base de plomo.

Inspección de Hogares Saludables por un inspector del HHLR, si es necesario.

Si se identifica un peligro de pintura a base de plomo deteriorada, el trabajo puede incluir:

- Pintura de superficies interiores y/o exteriores
- Posible sustitución de componentes como puertas, ventanas o revestimientos
- Reparaciones urgentes de las condiciones de salud y seguridad



## ¿Cómo puedo participar en el programa?

- La propiedad debe estar ubicada en la ciudad de Dallas y construida antes de 1978.
- El dueño de la propiedad debe estar de acuerdo en participar en el programa. Las propiedades de alquiler pueden ser elegibles.
- Un niño menor de 6 años vive en la casa o pasa al menos 6 horas a la semana, un total de 60 horas al año en la casa o una mujer embarazada está viviendo en la casa.
- El ingreso anual total del hogar (incluyendo todos los adultos que viven en el hogar) debe ser igual o inferior a lo siguiente:

80% AMI (Área de ingresos medios)			
Tamaño de la casa	Ingreso Anual	Tamaño de la casa	Ingreso Anual
1	\$48,300	5	\$74,500
2	\$55,200	6	\$80,000
3	\$62,100	7	\$85,500
4	\$68,950	8	\$91,050

## Efectos del plomo en la salud de los niños

La exposición al polvo y a las cáscaras de pintura a partir de pintura con plomo deteriorada plantea graves riesgos y efectos para la salud, entre ellos



- Problemas de comportamiento
- Problemas de aprendizaje
- Mala coordinación muscular
- Crecimiento más lento
- Pérdida de audición
- Cerebro, sistema nervioso y daño renal

Las enfermedades crónicas en los niños pueden llevar a una gran pérdida de tiempo en la escuela y otras actividades, mientras que puede resultar en el desempleo o en el subempleo de los adultos.



¡Inscríbete y únete a nosotros!  
[www.dallascityhall.com/lead](http://www.dallascityhall.com/lead)



## HEALTHY HOMES LEAD REDUCTION PROGRAM

**WE ARE SERIOUS ABOUT  
LEAD-BASED PAINT HAZARDS  
IN YOUR HOME!**

**¡TOMAMOS MUY EN SERIO LOS  
PELIGROS DE LA PINTURA A BASE  
DE PLOMO EN TU CASA!**

**SEND YOUR APPLICATION NOW!**

214-670-3644 | [HHLR@dallascityhall.com](mailto:HHLR@dallascityhall.com) | [dallascityhall.com/lead](http://dallascityhall.com/lead)

The Healthy Homes Lead Reduction Program (HHLR) provides **FREE** lead hazard reduction home repair services to create a lead-safe environment for the children of Dallas.

**If a lead-based paint hazard is identified, the work may include:**

- Painting of interior and/or exterior surfaces
- Possible replacement of components such as doors, windows or siding
- Up to **\$20,000 grant** in remediation is available per home

**How can I participate in the program?**

- The property must be in the city limits of Dallas and built before 1978.
- A child under the age of 6 or a pregnant woman lives in the home.
- The total household yearly income of all adults **must meet qualifications**. Go to [dallascityhall.com/lead](http://dallascityhall.com/lead) and click on the application to see if you qualify.

El Programa de Reducción de Plomo para Hogares Saludables (HHLR, por sus siglas en inglés) proporciona servicio **GRATUITO** de reparaciones al hogar para reducir los riesgos por plomo en casa y crear un ambiente seguro para los niños de Dallas.

**Si se percibe un peligro por pintura a base de plomo, el trabajo puede incluir:**

- Pintura de superficies interiores y/o exteriores
- Posible sustitución de componentes como puertas, ventanas o revestimientos
- Hay disponible un **subsidio de hasta \$20,000 dólares** para reparaciones por hogar

**¿Cómo puedo participar en el programa?**

- La propiedad debe estar dentro los límites de la ciudad de Dallas y haber sido construida antes de 1978.
- En el hogar vive un niño menor de 6 años o una mujer embarazada.
- Los ingresos anuales totales del hogar de todos los adultos deben **cumplir con los requisitos**. Visita [dallascityhall.com/lead](http://dallascityhall.com/lead) y haz clic en la aplicación para ver si calificas.



Department of  
**Housing & Neighborhood  
Revitalization**

# Memorandum



DATE May 7, 2021

CITY OF DALLAS

TO Honorable Mayor and Members of the City Council

SUBJECT **Housing Preservation Programs response to questions from April 26 HHS**

On April 26, 2021, the Department of Housing & Neighborhood Revitalization (Housing) presented a performance update on housing preservation programs to the Housing and Homeless Solutions Committee. This memo was prepared in response to questions raised during the presentation.

**Question:** What are the administrative costs of operating the housing preservation programs relative to the project costs?

PROGRAM	ADMINISTRATION SALARIES/SUPPLIES AND OTHER COSTS	REPAIR FUNDS
Home Improvement & Preservation Program 2020	\$984,000*/\$238,000	\$2,924,819.00
Emergency Home Repair Program	\$30,000	\$2,000,000.00
Targeted Rehab Program (West Dallas & Tenth Street)	\$58,559	\$2,750,000.00
Healthy Homes Lead Reduction	\$198,421	\$2,836,578.80
<b>TOTAL</b>	<b>\$1,508,980</b>	<b>\$10,511,397.80</b>

\*20% admin dollars include staff costs of 4 dedicated and 10 floating staff

Note: The demand for HIPP consumes significant staffing resources, while the other programs are new and serve more targeted communities.

**Question:** How much total funding would be needed to serve all residents who applied for home repair this year?

Approximately 500 residents complete applications for home repair services each year. Below is a chart that shows a breakout of costs to serve 500 eligible residents, with 10% of them dedicated to reconstruction.

Goal 500	Number of homes	Cost per home	Total Cost
Reconstruction	50	\$160,000.00	\$8,000,000.00
Major Rehab	450	\$50,000.00	\$22,500,000.00
<b>TOTAL</b>	<b>500</b>	<b>N/A</b>	<b>\$30,500,000.00</b>

Housing allocates four staff to administer the preservation programs listed above. To scale up to serve 500 residents, additional staffing would be required in the Housing Department as well as other Departments that assist in executing contracts.

Should you have any questions or concerns, please contact me 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  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager  
Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE May 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Ribbon Cutting-Shared Housing & Groundbreaking Confia Homes**

## Summary

The Department of Housing and Neighborhood Revitalization is excited to commemorate two recent accomplishments in housing—the ribbon cutting ceremony for the Shared Housing Center Inc. for homeless families in District 2 and the groundbreaking for Confia Homes Inc. single-family housing development in District 4.

## Background

In 2009 the City provided a forgivable housing development loan of \$380,000.00 in Community Development Block Grant funds for the acquisition of property located at 4611 East Side Avenue to develop a 24-unit complex providing transitional housing for homeless families. It took 12 years to raise the construction funds through failed tax credit proposals and a lot of grass roots fundraising, but in the end Shared Housing realized their dream of building a LEED “Gold” standard complex valued at \$3 million, which will serve homeless families long-term. On April 27, 2021, staff from Housing & Neighborhood Revitalization and the Office of Homelessness Solutions were happy to participate in the ribbon cutting with Shared Housing Center and other community stakeholders who helped complete the project.



In 2020 Confia Homes purchased 19 residential lots through the Land Transfer program with a commitment to invest \$4 million in private equity. The Land Transfer Program was intended to activate vacant surplus and tax delinquent land, eliminating blight, growing the city’s property tax-base and creating new affordable housing development opportunities. Confia Homes was the first developer to step up and participate in the Land Transfer Program purchasing a cluster of lots in the Cedar Crest neighborhood. Their project will benefit households earning 60-120% area median income with sales prices ranging from \$165,000 to \$250,000. On April 27, 2021 staff and community leaders participated in a groundbreaking commemorating construction of the first of these 19 homes.

DATE May 7, 2021  
SUBJECT **Ribbon Cutting-Shared Housing & Groundbreaking-Confia Homes**



Should you have any questions or concerns, please contact me 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:
- |   |   |
|---|---|
| TC Broadnax, City Manager                                   | Majed A. Al-Ghafry, Assistant City Manager                        |
| Chris Caso, City Attorney                                   | Jon Fortune, Assistant City Manager                               |
| Mark Swann, City Auditor                                    | Joey Zapata, Assistant City Manager                               |
| Billierae Johnson, City Secretary                           | M. Elizabeth Reich, Chief Financial Officer                       |
| Preston Robinson, Administrative Judge                      | M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion |
| Kimberly Bizzor Tolbert, Chief of Staff to the City Manager | Directors and Assistant Directors                                 |

# Memorandum



CITY OF DALLAS

DATE May 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Clarification to Concerns raised at City Council Meeting – Forest Green Branch Library**

Please find below clarification to several of the concerns the City Council members raised during the City Council meeting held on Wednesday, April 28, 2021 relating to the agenda item for Forest Green Branch Library budget, including change orders, and outstanding items remaining to be completed for this project.

The bond allocation for Forest Green Branch Library project is \$7,700,000.00, with total commitments to date in the amount of \$7,428,035.84. There are two potential change orders to be covered with the remaining funds for approximately \$80,000. Based on these two items, it is expected to have a contingency balance of \$191,964.16 afterwards.

Additionally, an outstanding item related to this project is the PA & Security System which is a point of dispute between the City and the project contractor. In the event the City is required to cover this outstanding item, the expected cost is \$150,000 and can be covered by the remaining contingency funds.

The project is scheduled for completion on May 31, 2021. City staff continues to work diligently to prevent further delays and avoid triggering project escalation costs. Therefore, staff believes, with the status of the project, the bond program is expected to cover 100% of the expenses for this project.

If you have additional questions, please contact Adriana Castaneda, Director of the Office of Bond and Construction Management at [adriana.castaneda@dallascityhall.com](mailto:adriana.castaneda@dallascityhall.com) or 214-671-8450.

A handwritten signature in blue ink, appearing to read 'Majed Al-Ghafry'.

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

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

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 May 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **M/WBE Participation for May 12, 2021 Council Agenda**

The policy of the City of Dallas is to involve certified Minority and Women-owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City’s construction, general services, and professional services contracts. The City’s Business Inclusion and Development Policy (BID Policy) is overseen by the Office of Economic Development (OED), which is providing this summary of M/WBE participation for the May 12, 2021 City Council Agenda.

As a reminder, the new M/WBE goals that became effective on October 1, 2020 are:

Architecture & Engineering	Construction	Professional Services	Other Services	Goods
34.00%	32.00%	38.00%	N/A	32.00%

For this agenda, OED reviewed nine agenda items; seven items on this agenda include an M/WBE goal. Of those seven items, six exceeded the goal, and one did not meet the goal but was found to have complied with good faith efforts:

Agenda Item No.	Contract Amount	Procurement Category	M/WBE Goal	M/WBE Percentage	M/WBE \$	Status
14	\$187,914.00	Architecture & Engineering	25.66%*	50.60%	\$95,076.00	Exceeds Goal
18	\$174,538.00	Other Services	N/A	100.00%	\$174,538.00	Exceeds Goal
21	\$3,324,940.95	Other Services	23.80%*	100.00%	\$3,324,940.95	Exceeds Goal
22	\$301,786.00	Architecture & Engineering	34.00%	35.44%	\$106,956.00	Exceeds Goal
23	\$97,840.00	Professional Services	38.00%	100.00%	\$97,840.00	Exceeds Goal
27	\$319,108.00	Architecture & Engineering	34.00%	100.00%	\$319,108.00	Exceeds Goal
28	\$456,993.67	Construction	25.00%*	1.43%	\$6,514.52	Does not meet goal but complies with good faith effort

\*This item reflects the previous BID Policy goal.

## Local Businesses

The table below provides the count of businesses by location for prime contractors and M/WBE subcontractors. The local status for each prime contractor and the percentage of local workforce is also included in the agenda information sheet.

Vendor	Local		Non-Local		Total
Prime	2	22.22%	7	77.78%	9
M/WBE Sub	7	77.78%	2	22.22%	9



DATE May 7, 2021  
SUBJECT **M/WBE Participation for May 12, 2021 Council Agenda**

**Local Workforce** (as defined by Section 10.3 of Administrative Directive 4-5)

This agenda consists of 9 agenda items. **3 out of 9 prime contractors or 33.33%** of prime contractors reported a local workforce composition greater than 20.00%.

**2017 Bond Program – May 12, 2021 Council Agenda**

Business and Workforce Inclusion continues to work diligently with the Bond Program Office to ensure, not only that the M/WBE goals are met, but to also include diverse teams on the bond program projects. This agenda includes one agenda item that is funded or partially funded by 2017 bond funds (agenda item 14). **This item totals \$302K with an overall M/WBE participation of \$107K or 35.44% M/WBE participation.**

**2017 Bond Program – Inception to Date**

2017 Bond Program ITD consists of 281 items totaling \$483.6M with an overall M/WBE participation of \$213M or 44.07%.

Please feel free to contact me if you have any questions or should you require additional information.



Heather Lepaska  
Interim Assistant Director  
Office of Economic Development

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

# Memorandum



CITY OF DALLAS

DATE May 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **City License Applications**

Attached is a list of the most recent Dance Hall, Sexual Oriented Business, Billiard Hall, and/or Amusement Center license applications received for the week of April 26, 2021 – April 30, 2021 by the Tactical and Special Operations Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant John Page, at 214.670.4413 and/or by email at [john.page@dallascityhall.com](mailto:john.page@dallascityhall.com) should you need further information.

A handwritten signature in black ink that reads "Jon Fortune".

Jon Fortune  
Assistant City Manager  
[Attachment]

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
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Directors and Assistant Directors

WEEKLY APPLICATION LOG REPORT

DISTRICT	NAME OF BUSINESS	STREET ADDRESS	TYPE OF LICENSE	DATE OF APPLICATION	STATUS (RENEWAL/NEW)	APPLICANT NAME
D7	MANHATTAN CLUB	2715 MEADOW ST	DH/A	4/26/2021	NEW	RAYMOND GRIFFIN
D6	SPEARMING RHINO GENTLEMAN'S CLUB	10965 COMPOSITE DR	SOB	4/29/2021	RENEWAL	KATHY VERCHER
D14	HOUSE OF BLUES	2200 N LAMAR ST	DH/A	4/30/2021	RENEWAL	MICHAEL GRIFFITH ROWLES

**License Definitions**

- DH - Class "A" -Dance Hall - Dancing Permitted 3 Days Or More A Week*
- DH - Class "B" Dance Hall - Dancing Permitted Less Than Three Days a Week*
- DH - Class "C" Dance Hall - Dancing Scheduled One Day At A Time*
- DH - Class "E" Dance Hall - Dancing Permitted Seven Days A Week for Persons Age 14 through Age 18 Only*
- LH - Late Hours Permit - Can Operate A Dance Hall Until 4:00*
- BH - Billiard Hall - Billiards Are Played*
- SOB - Sexually Oriented Business - Adult Arcade / Adult Book/Video Store / Adult Cabaret / Adult Adult Theater / Escort Agency / Nude Model Studio*
- AC - Amusement Center*