

Memorandum



CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **February 22, 2023 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On February 10, 2023, a DRAFT City Council Agenda for February 22, 2023, was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

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:

56. 23-464 A resolution authorizing **(1)** a 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 joint election to be held on Saturday, May 6, 2023, in an amount not to exceed \$975,862.95; **(2)** legal advertising in connection with the Saturday, May 6, 2023 General Election, in an amount not to exceed \$150,000.00; and **(3)** \$300.00 for translation services for publication and posting notices related to the election - Not to exceed \$1,126,162.95 - Financing: General Fund
57. 23-465 A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a general election to be held Saturday, May 6, 2023 - Not to exceed \$25,000.00 - Financing: General Fund
58. 23-466 A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a special election to be held Saturday, May 6, 2023 - Not to exceed \$15,000.00 - Financing: General Fund

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Revisions:

4. 23-215 Authorize Supplemental Agreement No. 2 to extend the term of the professional services contract with O'Brien Engineering, Inc. for **(1)** additional design and construction administration services for the Dallas Executive Airport Streetscape Enhancements Project; and **(2)** an increase in the fixed limit of the total construction budget for the project to \$3,500,000.00 - Not to exceed \$113,220.00, from \$352,034.47 to \$465,254.47 - Financing: Aviation Construction Fund
This item is being revised to update the Subject and Resolution. Please contact Patrick Carreno, Assistant Director, Department of Aviation, at 214-670-6149, for more information.
19. 23-407 Authorize an increase in the construction services contract with CCGMG LLC Series B for additional work in the alley between Edgefield Avenue and Windomere Avenue from Twelfth Street to Wentworth Street - Not to exceed \$116,870.00, from \$497,361.00 to \$614,231.00 - Financing: Water Capital Improvement F Fund
This item is being revised to update the M/WBE Information section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.
45. 23-32 Authorize **(1)** a ~~two~~ five-year acquisition service contract for the purchase of ~~initial licenses, and implementation, maintenance, and support~~ of a building permitting and land management solution for the ~~Department of Information and Technology Services~~ Department of Development Services in an amount ~~not to exceed of \$5,700,508~~ \$9,746,786; and **(2)** an increase in appropriations in an amount not to exceed ~~\$6,530,245~~ \$5,700,508 in the Building Inspection Fund; ~~and (3) a five-year service price agreement for additional licenses, maintenance and support of a building permitting and land management solution for the Department of Information and Technology Services~~ Department of Development Services in the estimated amount of \$4,046,278 - Accela, Inc. - ~~Total amount of~~ Not to exceed \$9,746,786 - Financing: Building Inspection Fund (subject to annual appropriations)
This item is being revised to update the Subject and Resolution. Please contact Andrew Espinoza, Director, Development Services, at 214-671-9148 or Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.
53. 23-55 Authorize a construction services contract for roof replacements and minor building repairs at Dallas Water Utilities owned facilities (list attached to the Agenda Information Sheet) - Gadberry Construction Company, Inc., lowest responsible bidder - Not to exceed \$9,359,000.00 - Financing: Water Construction Fund (\$6,173,679.00), Wastewater Capital Improvement G Fund (\$2,769,321.00), and Storm Drainage Management Capital Construction Fund (\$416,000.00)

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This item is being revised to update the M/WBE Information section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.

In Addition, File ID 23-467, previously agenda item number 56 is now 59 due to Addition items being added.

Deletions:

23. 23-418 Authorize a resolution to support the “Refined Hybrid Option” as recommended by the Texas Department of Transportation for future redevelopment of Interstate Highway 345 and the accommodation of the interface with Dallas Area Rapid Transit’s D2 alignment - Financing: No cost consideration to the City
This item is being deleted due to a need for additional community input and discussion. Please contact Dr. Ghassan Khankarli, Director, Department of Transportation, at 214-671-8451, for more information.
47. 23-447 Authorize a two-year service contract for workforce training for the Small Business Center - Dallas College in the amount of \$250,000 and Dallas County Mental Health and Mental Retardation Center dba Metrocare Services in the amount of \$250,000, most advantageous proposers of eight - Total amount not to exceed \$500,000 - Financing: Coronavirus State and Local Fiscal Recovery Fund (subject to annual appropriations)
This item is being deleted due to pending contract preparation. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.
49. 23-400 Authorize a one-year subrecipient contract in the amount of \$1,000,000, with a one-year renewal option in the amount of \$1,000,000, as detailed in the Fiscal Information, for the purpose of administering a program that focuses on the four pillars of digital equity: access, affordability, devices, and literacy skills to residents for the City Manager’s Office - Dallas Innovation Alliance, most advantageous proposer of three - Total not to exceed \$2,000,000 - Financing: Coronavirus State and Local Fiscal Recovery Fund (subject to annual appropriations)
This item is being deleted due to pending contract preparation. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.

Memorandums:

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

3. 23-54 Consideration of the appointment of Jack Ireland, Chief Financial Officer, Daisy Fast, Director - Strategic Customer Services, and Dawn Blair, Interim Assistant Director - Department of Aviation to the Love Field Airport Modernization Corporation Board of Directors for a two-year term expiring on September 30,

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2024, or until the appointment of their successors by the City Council - Financing: No cost consideration to the City
[City Council was briefed by memorandum regarding this matter on April 3, 2020.](#)

7. 23-417 Authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC, and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development Cabana Design District Apartment Homes to be located at 899 North Stemmons Freeway, Dallas, Texas 75207; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 23, 2023.](#)
8. 23-449 Authorize **(1)** the adoption of a Resolution of Support for JES Dev Co. Inc., and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of Shiloh Commons to be located at 10806 and 10810 Shiloh Road, Dallas, Texas 75228; and **(2)** an agreement with the Applicant for a line of credit in an amount not to exceed \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 23, 2023.](#)
9. 23-448 Authorize **(1)** the sale of up to five Land Transfer Program lots to Muleshoe Properties, Inc., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; **(2)** the release of lien for all non-tax City liens, notices, or orders that were filed on up to five Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to five single-family homes on the Land Transfer Program lots – Estimated Revenue: General Fund \$6,292.25; Revenue Foregone: General Fund \$58,773.04 (see Fiscal Information)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 23, 2023.](#)
10. 23-446 Authorize the Dallas Housing Finance Corporation to acquire and own Muse at Midtown, a multifamily development located at 13675 Noel Road – Estimated Revenue Foregone: General Funds \$12,206,541.58 (15 Years of Estimated Taxes)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 23, 2023.](#)

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15. 23-96 Authorize **(1)** the Fifth Amendment to the Project Supplemental Agreement with Dallas County for additional construction costs for paving and drainage improvements, water and wastewater improvements, and conduit installation for Medical District Drive from Interstate Highway (IH) 35E to Southwestern Medical Avenue; and **(2)** payment to Dallas County for the City's share of additional construction costs for the Medical District Drive from IH 35E to Southwestern Medical Avenue - Not to exceed \$303,072.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$157,171.57), Coronavirus State and Local Fiscal Recovery Funds (\$78,828.43), Water Capital Improvement F Fund (\$64,808.00), and Wastewater Capital Improvement G Fund (\$2,264.00)
[City Council was briefed by memorandum regarding this matter on June 23, 2017.](#)
25. 23-271 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
26. 23-272 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
27. 23-273 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
28. 23-274 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

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29. 23-275 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
30. 23-276 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
31. 23-277 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
32. 23-278 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
33. 23-279 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
34. 23-280 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report

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to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

35. 23-281 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

36. 23-282 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

37. 23-283 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

38. 22-284 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

39. 23-285 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

40. 23-286 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
41. 23-287 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
42. 23-288 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
43. 23-289 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
44. 23-458 Authorize a public hearing to be held on March 8, 2023 to receive comments on the proposed amendments to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Fourteen, the Skillman Corridor Tax Increment Financing ("TIF") District (the "TIF District") to: **(1)** increase the geographic area of the TIF District by approximately 34 acres along Audelia Road from Lyndon B. Johnson Freeway (IH-635) to Forest Lane; **(2)** specify that expenditures within the budget

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category titled “Other Skillman Corridor Improvement” may include redevelopment of publicly owned facilities; and **(3)** make corresponding modifications to the TIF District’s boundary and Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 26148, previously approved on October 26, 2005, as amended, and Ordinance No. 26534, previously approved on December 13, 2006, as amended, to reflect these amendments - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

52. 23-360 Authorize an one-year Interlocal Agreement with the University of Texas at San Antonio to provide consulting services and technical assistance for the Dallas Police Department violent crime reduction effort for the period of March 15, 2023 through March 14, 2024 – Not to exceed \$141,973.00 – Financing: General Fund (subject to annual appropriations)
[The Public Safety Committee was briefed by memorandum regarding this matter on February 13, 2023.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager if you have questions or should you require additional information at this time.



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 17, 2023

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 February 06, 2023 – February 10, 2023, by the Tactical and Special Operations Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant John Page, at (214) 316-3848 and/or by email at john.page@dallascityhall.com should you need further information.

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

Jon Fortune
Deputy City Manager
[Attachment]

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
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
D3	Big M Express	2207 E Ledbetter Drive	AC	2/9/2023	New	Samir Acharya
D6	Escapade 2001 Dallas	10701 Finnel Street	DH	2/9/2023	renewal	Daryush D. Ferdows
D6	Escapade 2001 Dallas	10701 Finnel Street	LH	2/9/2023	renewal	Daryush D. Ferdows
D6	Escapade Plaza	2551 Lobardy Lane	DH	2/9/2023	renewal	Daryush D. Ferdows
D6	Escapade Plaza	2551 Lobardy Lane	LH	2/9/2023	renewal	Daryush D. Ferdows
D6	Escapade Club 2009	10707 Finnel Street	DH	2/9/2023	renewal	Daryush D. Ferdows
D6	Escapade Club 2009	10707 Finnel Street	LH	2/9/2023	renewal	Daryush D. Ferdows
D14	Tales and Spirits LP	2505 Pacific Ave	DH	2/10/2023	renewal	Susan Baskind Debbie
D2	It'll Do club	4322 elm Street	DH	2/9/2023	New	Donald Howard Nedler

License Definitions

- DH - Class "A" Dance Hall - Dancing Permitted Three 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*

Memorandum



CITY OF DALLAS

DATE February 16, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **2024 Capital Bond Program – Update of Community Bond Task Force**

Background

On August 17, 2022, City Council was briefed on details and milestones of the Proposed 2024 Bond Program. As part of the August 17, 2022, City Council briefing, discussions included involvement of the Community Bond Task Force (CBTF).

Taking City Council feedback from the August 17, 2022, City Council briefing, on November 18, 2022, a memorandum was distributed to the City Council to provide details on the Community Bond Task Force (CBTF) and the five planned Community Bond Subcommittees. The November 18, 2022, memorandum discussed committee member & city staff responsibilities and detailed “next steps” in the process.

On January 17, 2023, the Transportation and Infrastructure (TRNI) Committee received an update on the planning and development of the proposed 2024 Capital Bond Program. As part of the briefing, the committee was made aware of the need to begin the development of the Community Bond Task Force and staff’s recommendation to establish the CBTF and Subcommittees by March 2023.

Following the January 17, 2023, TRNI Committee meeting, the Office of Bond and Construction Management (BCM) was scheduled to provide updates on the proposed 2024 Capital Bond Program, to include staff’s recommendation to establish the CBTF and Subcommittees, to the City Council on February 1, 2023. However, due to inclement weather, the City Council briefing to provide updates on the proposed 2024 Capital Bond Program was rescheduled to March 1, 2023.

Although a City Council briefing for updates of the proposed 2024 Capital Bond Program is scheduled on March 1, 2023, several questions have been posed regarding the status of the CBTF and Subcommittees. Given the questions surrounding the proposed 2024 Capital Bond Program’s CBTF and Subcommittees, the purpose of this memorandum is to outline the CBTF formation and responsibilities.

Formation of Community Bond Task Force and Subcommittees

Consistent with the development process of the 2017 Bond Program, the Mayor and each City Council Member will be asked to identify a total of six appointees to serve in the CBTF and Subcommittees as follows:

- **Community Bond Task Force** (1 appointment)
 - Street Subcommittee (1 appointment)
 - Flood Protection & Storm Drainage Subcommittee (1 appointment)

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SUBJECT **2024 Capital Bond Program – Update of Community Bond Task Force**
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- Park & Trail Subcommittee (1 appointment)
- Critical Facilities Subcommittee (1 appointment)
- Economic Development & Housing Subcommittee (1 appointment)

It is envisioned that the CBTF and Subcommittees will have dialogue with City staff on items including:


- Review of projects in the City’s Needs Inventory
- Project selection criteria
- Vetting of staff recommended projects

Next Steps

Understanding the makeup and vision for the roles of the CBTF and Subcommittees, to remain on track with the development of the proposed 2024 Capital Bond Program, the CBTF and Subcommittees must be in place to meet between May 2023 and September 2023. City staff anticipates that CBTF and Subcommittee members should anticipate meeting at least one time per month over the five month period. An additional meeting will be held in November to finalize the Bond projects that will be presented to the City Council.

As the CBTF and Subcommittees are scheduled to begin meetings in May 2023, it is requested the Mayor and City Council provide appointees to Jennifer Nicewander, P.E., Interim Director of Bond and Construction Management, by **Friday March 24, 2023**. Attached is the proposed 2024 Capital Bond Community Task Force Contact Information Form. Please use the form to assign an appointee to the CBTF and each Subcommittee.

Should you have any questions regarding the information within this memorandum, please contact Jennifer Nicewander, P.E., Interim Director of the Office of Bond and Construction Management, at jennifer.nicewander@dallas.gov.


Robert M. Perez, Ph.D.
Assistant City Manager

Attachment

- c:
- | | |
|--|--|
| T.C. Broadnax, City Manager | Majed A. Al-Ghafry, Assistant City Manager |
| Tammy Palomino, Interim City Attorney | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| Mark Swann, City Auditor | Carl Simpson, Assistant City Manager |
| Biliera Johnson, City Secretary | Jack Ireland, Chief Financial Officer |
| Preston Robinson, Administrative Judge | Genesis D. Gavino, Chief of Staff to the City Manager |
| Kimberly Bizzor Tolbert, Deputy City Manager | Directors and Assistant Directors |
| Jon Fortune, Deputy City Manager | |



2024 Capital Bond Program Community Bond Task Force

1. _____
Appointee Name (Print First, Middle, Last)

2. _____
Phone Number

3. _____
Email Address

4. _____
Preferred Method of Contact

5. _____
Appointed by Council Member

6. Please provide a brief description of related experience to this appointment.



Memorandum



CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Ticket Track Down Update**

From January 26th to February 8th, Court and Detention Services hosted a **Ticket Track Down**, which was extended due to inclement weather. This initiative encouraged citizens with outstanding warrants to respond to their citation at the City of Dallas Courthouse at 2014 Main Street or at one of the participating Recreation Centers: Singing Hills Recreation Center, Fireside Recreation Center, Mattie Nash-Myrtle Recreation Center and Churchill Recreation Center.

Multiple media outlets contacted the City of Dallas Municipal Court for interviews and informed citizens via local news of the **Ticket Track Down**: Spectrum One, Telemundo, Univision 23, KZJL News 61 in Houston, KMPX News 61 in Dallas, Texas, Dallas Fox 4, Dallas NBC 5, Dallas CBS 11, and the Dallas Observer.

During the initiative, warrant fees were waived for defendants who donated a package of new socks. A total of 86 large trash bags socks were collected. The socks will be donated to the Office of Homeless Solutions (OHS) and distributed as they deem appropriate.

During the 2023 **Ticket Track Down**, we served a total of **4,184** defendants, and **11,128** cases were processed.

The 2023 Dallas Municipal Court **Ticket Track Down** was a success, and we plan to partner with the Dallas Municipal Court Judiciary in 2024 to plan and host another successful initiative.



Jon Fortune
Deputy City Manager

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Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Sales Tax Receipts**

The December 2022 sales tax receipts from the State Comptroller's Office are \$43.6 million and represents a 9.5 percent increase in total collections compared to the same reporting period last year. Over the most recent 12 months, sales tax receipts have increased by 13.3 percent.

- December 2022 actual \$39,784,802
- December 2023 budget \$41,477,877
- December 2023 actual \$43,576,728

The sales tax revenue budget for FY 2022-23 is \$417.2 million which is approximately \$10 million more than was actually received in FY 2021-22. December's receipts represent the third month of FY 2022-23 collections.

We will continue to monitor our sales tax forecast closely and keep you informed.

Please contact me or Janette Weedon, Director of Budget and Management Services with any questions.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland
Chief Financial Officer

[Attachment]

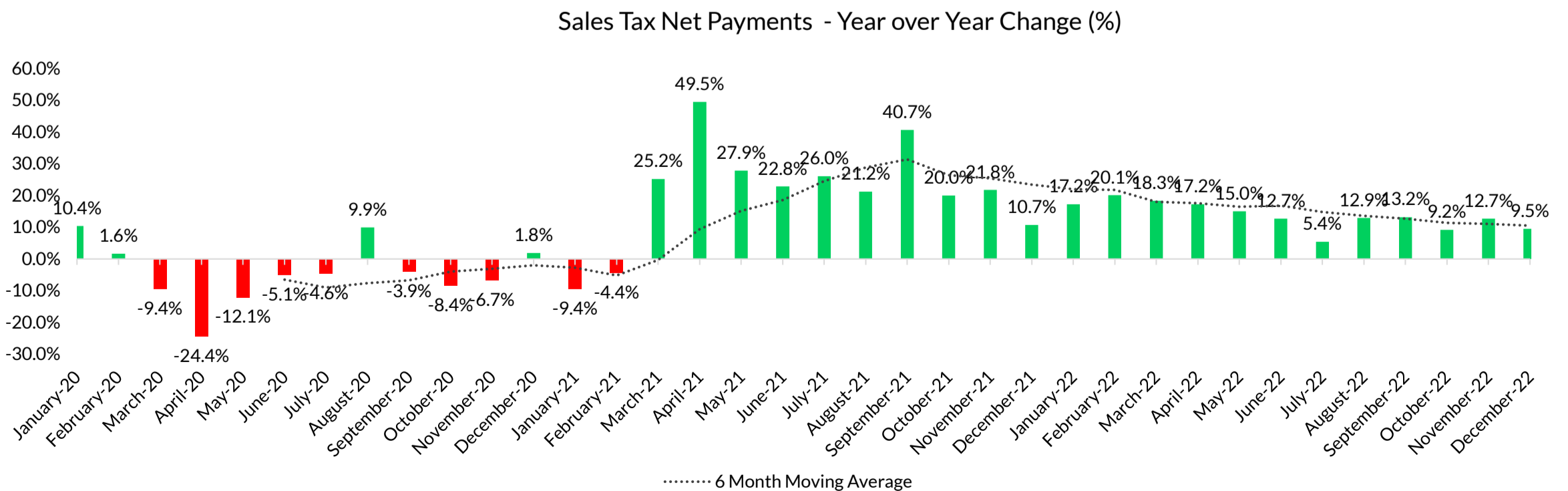
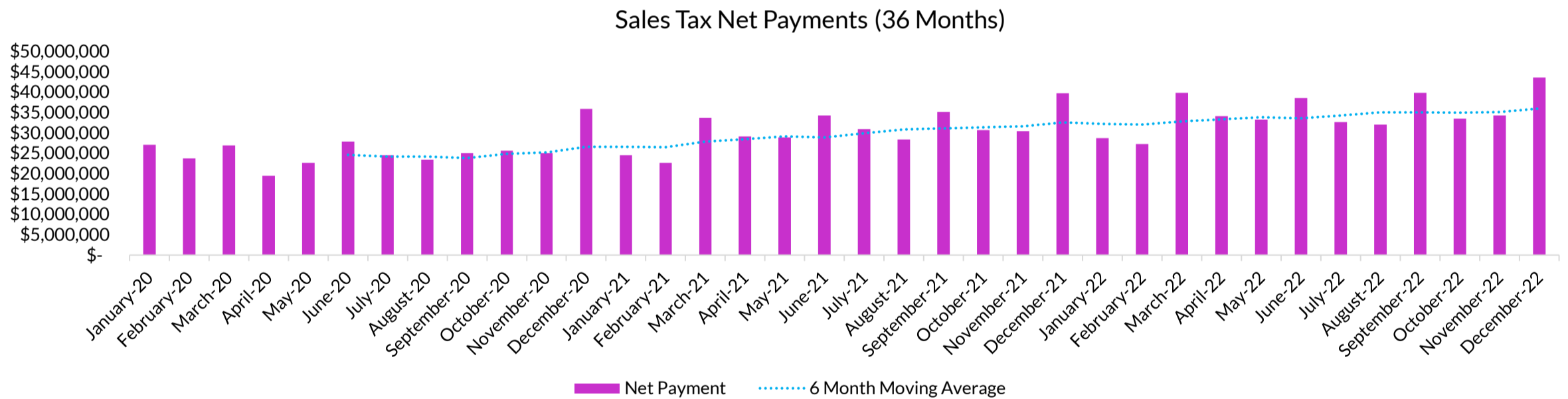
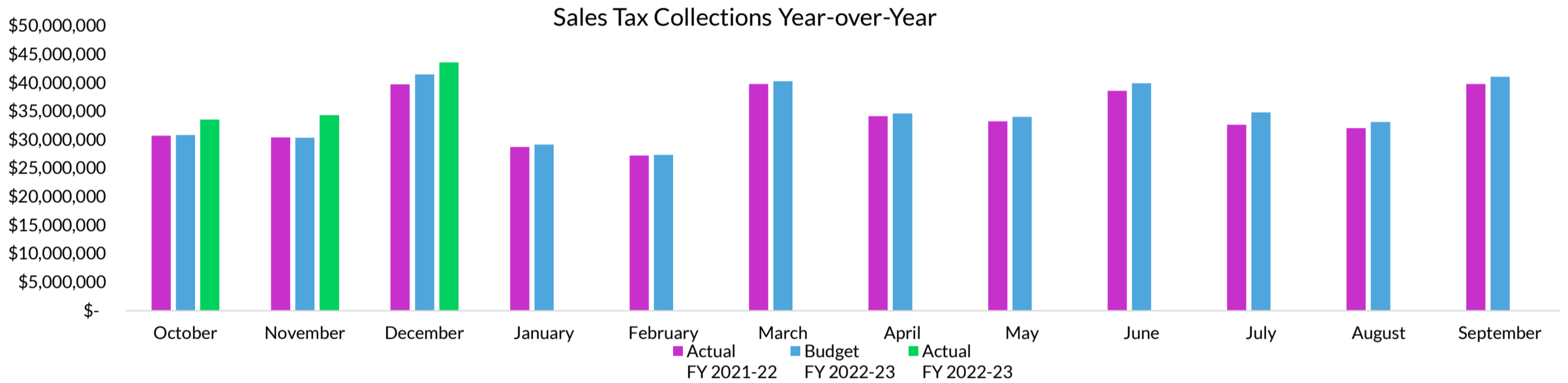
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Sales Tax

as of December 2022

Month	Actual FY 2021-22	Budget FY 2022-23	Actual FY 2022-23	YTD Variance FY 2022- 23 Actuals versus FY 2021-22 Actuals (\$)	YTD Variance FY 2022- 23 Actuals versus FY 2021-22 Actuals (%)	FY 2022-23 Actuals versus Budget (\$)	FY 2022-23 Actuals versus Budget (%)
October	\$ 30,717,609	\$ 30,857,310	\$ 33,546,824	\$ 2,829,215	9.2%	\$ 2,689,514	8.7%
November	\$ 30,461,440	\$ 30,389,940	\$ 34,320,398	\$ 3,858,958	12.7%	\$ 3,930,458	12.9%
December	\$ 39,784,802	\$ 41,477,877	\$ 43,576,728	\$ 3,791,926	9.5%	\$ 2,098,851	5.1%
January	\$ 28,760,595	\$ 29,196,263					
February	\$ 27,238,115	\$ 27,350,419					
March	\$ 39,832,144	\$ 40,266,992					
April	\$ 34,139,323	\$ 34,661,953					
May	\$ 33,254,120	\$ 34,060,402					
June	\$ 38,602,297	\$ 39,913,555					
July	\$ 32,646,635	\$ 34,850,176					
August	\$ 32,060,088	\$ 33,125,024					
September	\$ 39,811,956	\$ 41,082,472					
Total	\$ 407,309,124	\$ 417,232,383	\$ 111,443,950	\$ 10,480,099	10.4%	\$ 8,718,823	8.5%



Memorandum



CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Waterworks and Sewer System Revenue Refunding Bonds, Series 2023A –
Bond Sale Results**

Earlier this week, the City successfully held a negotiated sale of the Dallas Water Utilities (DWU) Waterworks and Sewer System Revenue Refunding Bonds, Series 2023A (the “Bonds”). Following anticipation of the Consumer Price Index (CPI) report released ahead of the sale, the market reaction was cautious and ended particularly rocky for Treasuries on an inverted yield curve. However, response to the City’s Bonds was exceptionally positive and the transaction received orders for more than five times the par amount of the sale for a total of over \$900 million in priority orders. The substantial volume of orders allowed the underwriters to hold and decrease spreads on the offering in a turbulent market that was becoming increasingly difficult, with yields ranging from 2.73% to 4.16%. Final pricing resulted in a par amount of \$166.3 million and bond premium of \$12.9 million, with a true interest cost of 3.87%, down from the original estimate of 4.15% in January.

As a reminder, on January 25, the City Council approved an ordinance authorizing the issuance of up to \$200,000,000 in Dallas Water Utilities Waterworks and Sewer System Revenue Refunding Bonds, Series 2023A. Prior to the issuance of the Bonds, Dallas Water Utilities received affirmed ratings of AAA (Stable) from S&P Global Ratings and AA (Stable) from Fitch Ratings.

The outcome of the City’s bond sale was paramount and reinforces the City’s significance in the market and the strength of the Dallas Water Utilities’ credit profile. The Bonds are scheduled to close on March 23, 2023.

Thank you for your continued support. Please let me know if you need additional information.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland
Chief Financial Officer

c: T.C. Broadnax, City Manager
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CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **City Council Listening Sessions in Advance of FY 2023-24 Budget Development**

On October 12, 2022, the City Council approved the 2023 City Calendar by Resolution No. 22-1557. City Council requested Budget Town Hall meetings beginning on Monday, March 6 and ending on Thursday, March 9. These meetings provide City Council Members an opportunity to listen to residents prior to beginning work on the FY 2023-24 budget. Should you decide to host meetings for your district, this memo provides information to assist in your planning.

Values of Service: Engagement

All listening sessions will include a moderator, with interactive polling for residents to expand feedback and input on their budget priorities.

Remote/Virtual Meetings

Virtual meetings have proven to be well attended over the years and Microsoft Teams or WebEx are both viable options. For virtual meetings, a representative from the City Manager's Office will be available to provide brief introductory remarks, and staff representatives from various departments will be available to answer questions.

In-Person Meetings

If you choose to hold in-person meetings, a representative from the City Manager's Office will attend to provide brief introductory remarks, and we will provide a pre-recorded video of a traditional PowerPoint slide presentation. The City Manager representative will be available to assist with questions; and limited departmental staff will be available. Prior to scheduling an in-person meeting, staff can provide a list of recommended facilities that best support the polling activity and other audio-visual needs.

Please provide your meeting dates, times, and virtual or in-person information via [Spring Listening Session survey](#) no later than Thursday, February 23. Budget & Management Services will finalize the schedule and provide materials for you by February 24.

If you have any questions, please let me know.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland
Chief Financial Officer

DATE February 17, 2023
SUBJECT **City Council Listening Sessions in Advance of FY 2023-24 Budget Development**
PAGE **2 of 2**

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Memorandum



CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Moody's Investor Service Affirms City of Dallas, Texas Ratings According to New Methodology – RATING ACTION**

Moody's Investor Service recently published their revised [US Cities and Counties Methodology](#) for bond rating on November 2, 2022. They are now in the process of implementing the revised methodology by reviewing all applicable obligations pursuant to the new methodology and releasing the information incrementally.

Moody's has affirmed the City of Dallas ratings on applicable debt obligations based on their revised methodology. According to Moody's, "the affirmation of Issuer Ratings reflects an evaluation of the key factors of the analysis for cities and counties including the economy, finances, institutional framework and leverage together with other relevant considerations." The table below lists the City's obligations reviewed under the new methodology. The rating and outlook for each is unchanged from the previous ratings.

Issuer	Affected Issuer Rating	Previous Rating	Previous Outlook	Current Rating	Current Outlook
City of Dallas, Texas	Taxable General Obligation Pension Bonds, Series 2005A, 2005B, 2005C	A1	Stable	A1	Stable
City of Dallas, Texas	General Obligation Bonds, Taxable Series 2010B (Build America Bonds)	A1	Stable	A1	Stable
City of Dallas, Texas	General Obligation Refunding and Improvement Bonds, Series 2013A	A1	Stable	A1	Stable
City of Dallas, Texas	General Obligation Refunding and Improvement Bonds, Series 2014	A1	Stable	A1	Stable
Dallas Convention Ctr. Hotel Devel. Corp., TX	Hotel Revenue Bonds, Series 2009A	Baa1	Stable	Baa1	Stable
Dallas Convention Ctr. Hotel Devel. Corp., TX	Hotel Revenue Bonds, Taxable Series 2009B (Build America Bonds)	Baa1	Stable	Baa1	Stable

Please let me know if you need additional information.

Jack Ireland
Chief Financial Officer

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- Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT DRAFT—Dallas Housing Policy 2033

Summary

The Dallas Housing Policy 2033 (DHP33) has been revised to incorporate feedback from City Council members and community stakeholders. The attached document is an update to the previous draft shared with the City Council on December 16, 2022 by Friday memorandum.

Background

The draft policy document, Dallas Housing Policy 2033, incorporates City Council Member feedback from Housing and Homelessness Solutions Committee on December 13, 2022. This includes a 6 to 12-month implementation plan to build a sustainable community engagement structure that will inform an inclusive housing task force, select equity strategy targets, complete agreements with internal and external partners who will work alongside the Housing & Neighborhood Revitalization Department staff to achieve the Seven Pillars of Housing Equity, and establish SMARTIE (Specific, Measurable, Achievable, Relevant, Time-bound, Inclusive, and Equitable) goals. The SMARTIE goals will help calibrate the Seven Pillars of Housing Equity thereby ensuring that the Dallas Housing Policy objectives are being met over the next 10 years.

The briefing presentation previously scheduled for February 1, 2023 will now take place on March 1, 2023. A critical companion document, where programs, corporations, compliance, and funding resources are maintained, the Dallas Housing Resource Catalog, will be briefed to the Housing and Homelessness Solutions Committee on Monday, February 27, 2023. The attached draft policy document and the Dallas Housing Resource Catalog will be considered by City Council on the March 8, 2023 agenda date.

The table below provides a recap of critical dates and milestones related to the Dallas Housing Policy 2033.

Milestone	Date
Presented to Housing and Homelessness Solutions Committee	December 13, 2022
Release Draft Policy	February 17, 2023
Dallas Housing Resource Catalog Briefing at Housing & Homelessness Solutions Committee	February 27, 2023
Dallas Housing Policy 2033 Briefing at City Council	March 1, 2023

DATE February 17, 2023
SUBJECT **DRAFT—Dallas Housing Policy 2033**
PAGE **2 of 2**

Dallas Housing Policy 2033 & Dallas Housing Resource Catalog Agenda Items	March 8, 2023
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Should you have questions or comments, please contact David Noguera, Director of the Department of Housing & Neighborhood Revitalization at david.noguera@dallas.gov or (214) 670-3619.

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

[Attached: DRAFT—Dallas Housing Policy 2033]

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DALLAS HOUSING POLICY 2033

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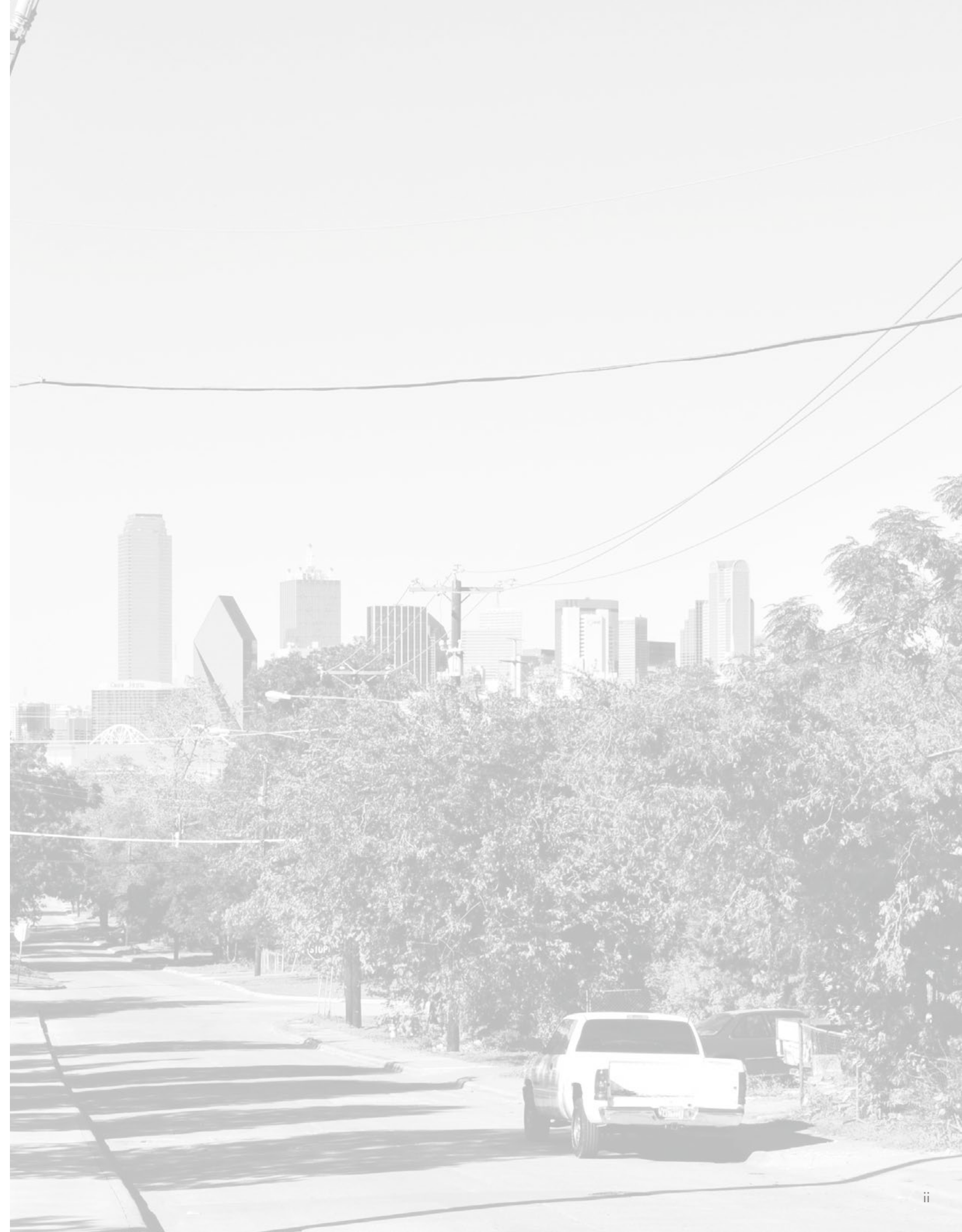
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ACKNOWLEDGEMENTS

The Department of Housing and Neighborhood Revitalization would like to thank everyone who participated in the process of developing the DHP33 framework. This initiative epitomizes how collaboration between the city and stakeholders can create effective public policy.

City of Dallas Leadership

Mayor Eric Johnson

Council Member Chad West
Council Member Jesse Moreno
Council Member Casey Thomas II
Council Member Carolyn King Arnold
Council Member Jaime Resendez
Council Member Omar Narvaez
Council Member Adam Bazaldua

Council Member Tennell Atkins
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Council Member Jaynie Schultz
Council Member Cara Mendelsohn
Council Member Donnell Willis
Council Member Paul E. Ridley

Community participants from neighborhoods and community-based, development, philanthropy, education, advocacy faith-based groups and organizations

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buildingcommunityWORKSHOP

Benje Feehan
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Pei-en Yang
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David Noguera, Director, Housing and Neighborhood Revitalization

INTRODUCTION

INTRODUCTION

Dallas Housing Policy 2033 builds racial equity and economic inclusion by developing and preserving mixed-income housing, reducing disparities that disproportionately impact historically disadvantaged communities, and providing affordable mixed-income housing initiatives across the city.

In January 2021, the Housing and Homelessness Solutions Committee asked the Department of Housing and Neighborhood Revitalization Department to conduct a racial equity audit of the Comprehensive Housing Policy (CHP) which produced eleven recommendations to address disproportionate impacts on historically disadvantaged communities. The eleven recommendations challenge the City to reconsider its approach to

affordable housing, moving from a production model to an impact model while addressing quality of life for Dallas residents.

At the same time, the Office of Equity and Inclusion was developing the City's first Racial Equity Plan to set equity goals, measures, and action targets for all 42 City departments. The adoption of the eleven recommendations of the

Comprehensive Housing Policy Racial Equity Assessment, by resolution No. 22-0664, and the Racial Equity Plan by the Dallas City Council, by resolution 22-1236, set the stage to create a new housing policy based on the fundamental premise that equity reduces disparities while improving outcomes for all.

COMMUNITY ENGAGEMENT

Dallas Housing Policy 2033 (DHP33) development started in July 2022 with community engagement activities reaching 2,065 people through in-person meetings, virtual meetings and storyboard publications, focus groups, interviews, and consultations with City staff.

An additional 7,083 individuals connected through social media and 1,847 through the [Dallas Accountability for Housing Equity Story Map](#) This process will conclude with the City Council's adoption of DHP33 in March 2023.

Residents, housing advocates, and industry experts that have participated in this process shared that housing affordability is fundamentally about choice, that Dallas residents should be able to

choose to live in safe, quality housing in a neighborhood with access to high-paying jobs, healthy food, and healthcare, which is free from airborne toxins, protected from flooding, has adequate street lighting, and

is in proximity to family, friends, faith, culture, and other community connections, all of which are vital to wellbeing.

SUPPORTING DATA

According to the 2018 North Texas Regional Housing Assessment, disparities in housing opportunity continue to negatively affect historically disadvantaged Dallas residents.¹

These disparities include significantly lower homeownership rates, higher housing cost burden ([HUD](#) defines

cost-burdened families as those “who pay more than 30 percent of their income for housing”), lower median

property value, higher likelihood of living in substandard housing, and greater exposure to airborne

¹ 2018 North Texas Regional Housing Assessment, Executive Summary, page 4. <https://dhantx.com/wp-content/uploads/2019/03/North-Texas-Regional-Housing-Assessment-2018.pdf>

toxins and other environmental hazards associated with living in neighborhoods too close to industrial operations.

The following charts help illustrate some of the disparities DPH33 aims to reduce. A more comprehensive outline and discussion of supporting data, including city maps depicting the geography of infrastructure deficits and other disparities, can be found in *Appendix A, Disparities Analysis Supporting New Housing Policy Strategies*.

Chart 1 (top right) shows the pronounced racial disparities among City of Dallas households having “severe housing problems,” which the U.S. Department of Housing and Urban Development (HUD) defines as housing units in which the household has at least one of the following:

- Lack of complete kitchen facilities
- Lack of plumbing facilities
- Overcrowding
- Spending more than 50% of its income on rent and utilities.²

The chart shows the percentage of households meeting this definition for the city’s three largest racial/ethnic groups:

- African American (Non-Hispanic/Latinx)
- Hispanic/Latinx, regardless of their identified race (White or Non-White)
- White (Non-Hispanic/Latinx)

As the chart illustrates, the percentage of African-American (Non-Hispanic/Latinx) and Hispanic/Latinx households with severe housing problems is each about twice the percentage of White (Non-Hispanic/Latinx) households. Rates of severe housing problems for the

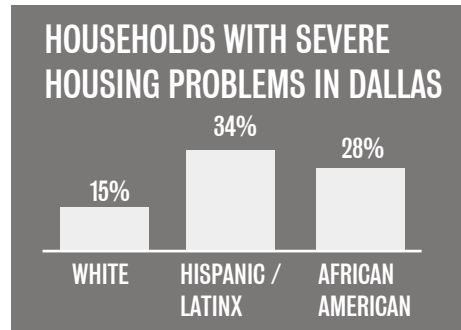
remaining 6% of Dallas households are as follows: 25% for Asian / Pacific Islander, 19% for Native American, 20% for Other (includes “Two or More races” and “Some Other Race”).

Chart 2 (middle right) shows the pronounced racial disparities in median home value among City of Dallas households. The three groups compared in this chart are the same as those compared in Chart 1, the city’s three largest racial/ethnic groups.

Chart 2 illustrates that the average median home value for White (Non-Hispanic/Latinx) households is over three times higher than the average median home value for African-American (Non-Hispanic/Latinx) and Hispanic/Latinx households. Average median home value for the Asian / Pacific Islander, the next largest racial/ethnic group in Dallas, is \$245,000.

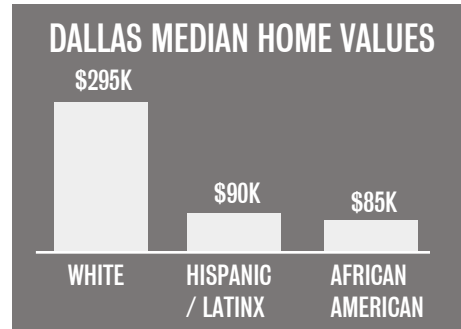
Chart 3 (bottom right) shows the pronounced racial disparities in homeownership rates among City of Dallas households. The three groups compared in this chart are the same as those compared in Charts 1 and 2, the city’s three largest racial/ethnic groups. The chart illustrates that the homeownership rate for White (Non-Hispanic//Latinx) households is almost twice the rate for African-American (Non-Hispanic/Latinx) households and is significantly higher than the rate for Hispanic/Latinx households. Homeownership rates for the remaining 6% of Dallas households are as follows: 34.8% for Asian / Pacific Islander, 44.3% for Native American, 37% for Other (includes “Two or More races” and “Some Other Race”).

Chart 1. Racial Disparities in Severe Housing Problems in the City of Dallas



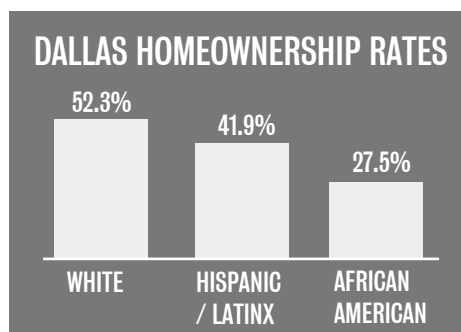
Source: Analysis of Impediments to Fair Housing Choice, City of Dallas, July 2019, page 65. <https://dallascityhall.com/departments/office-of-equity-and-inclusion/Fair-Housing/PublishingImages/Pages/default/Dallas%202019%20AI%20with%20Appendix.pdf>

Chart 2. Racial Disparities in Median Home Value in the City of Dallas



Source: Racial Wealth Divide in Dallas, October 2018, https://prosperitynow.org/sites/default/files/resource/2018-10/Racial_Wealth_Divide_in_Dallas.pdf

Chart 3. Racial Disparities in Homeownership Rates in the City of Dallas



Source: American Community Survey 2016-20, <https://www.census.gov/newsroom/press-kits/2021/acs-5-year.html>

ALIGNMENT WITH OTHER CITY INITIATIVES

DHP33 is designed to work across city departments in a collaborative manner, leveraging their expertise and resources to impact residential communities.

Below are examples of current City initiatives that have a direct relationship with housing. As other plans or policies are developed, DHP33 will work in alignment with them.

The [Racial Equity Plan \(REP\)](#) is intended to advance equity and assist City leaders by establishing short-, mid-, and long-term goals to minimize existing inequities. The REP is the product of City leadership, community input, and intentional deliberation with City departments focused on advancing equity by closing disparity gaps for residents with the greatest need.

The REP (pg. 85) established Department Progress Measures. The measures for housing that have been incorporated in DHP33 are:

- Complete revisions to the Comprehensive Housing Policy based on the Equity Audit by December 2022
- Develop a strategy for identifying neighborhoods most at risk of gentrification and displacement by December 2023
- Complete at least three impact assessments of catalytic projects, neighborhood revitalization efforts, or housing programs to ensure equitable program impacts by October 2024
- Increase the proportion of unrestricted market-rate units in City-supported developments in equity priority areas from 11% to 30% by October 2027
- Designate three to five Neighborhood Revitalization Strategy Areas and collaborate with community members,

City of Dallas services, developers, nonprofits, and other organizations to bring \$100 million of investment to historically disadvantaged communities by December 2027.

The [Economic Development Policy](#) fosters economic growth and social progress for all residents. The Policy focuses on expanding the tax base South of I-30 and South of the Trinity River. It is a powerful and proactive mechanism that supports hyper-local investments, new job creation, and corporate relocation. It is the tool needed to foster resilient and prosperous communities. DHP33 supports the interdepartmental planning and external collaboration needed for the City to successfully take the following housing-related actions outlined in the Economic Development Policy:

- Prioritize the preservation of naturally occurring affordable housing (NOAH) and aging low-income housing tax credit (LIHTC) developments
- Leverage publicly owned transit-adjacent properties to develop mixed-income housing
- Dedicate revenue streams to eliminate infrastructure deficits in historically disinvested communities and preserve affordability for long-term residents at risk of displacement

- Develop affordable housing for educators and staff in proximity to higher education institutions
- Pursue non-traditional sources of funding (for example, loan funds consisting of public/private capital focused on building mixed-income/mixed-use developments) and align incentive use with affordable housing goals to support the production of mixed-income development projects
- Undergo regulatory review to remove barriers to affordable development
- Establish housing tools beyond HUD programs that expand capacity to support market-rate development in adding workforce housing
- Conduct trainings, workshops, and capacity-building initiatives
- Explore funding options to create a funding pool for gap financing and review underwriting process for developer scale and equity
- Convene CDCs, developers, and neighborhood partners to identify needs.

[ForwardDallas Land Use update](#) is the citywide visionary plan that establishes guidelines for how public and private land should be used and what the city should look like. These decisions about the use and design of land affect almost everything,

² https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html#:~:text=A%20household%20is%20said%20to,exceeding%2030%25%20of%20monthly%20income.

including employment opportunities, commute times, access to green space, air quality, and food access. As ForwardDallas is developed, staff and city consultants will work to increase the production of housing in a targeted manner that aligns with the goals of DHP33.

The **Comprehensive Environmental and Climate Action Plan (CECAP)** was released by the City of Dallas on April 22, 2020 - the 50th anniversary of the first Earth Day - in recognition of the need for community-oriented and data-driven solutions to the environmental challenges we face as a city, a state, and a nation.

CECAP states that:

- Zero Net Energy (ZNE) building requirements could increase the cost of new construction and pose a barrier to new affordable housing development. The City will evaluate the cost implications for these new low-income housing developments along with an estimate of the return on investment.
- The City will develop a public-facing land use strategy in a holistic and comprehensive manner that aligns mixed-income housing and jobs around transit and is coordinated with DART's long-range transit plan.
- The city needs to synergize land use and housing with transportation infrastructure to increase access to walking and biking options and public transit.

DPH33 enhances the City's ability to coordinate actions in these areas with actions to equitably increase housing opportunities. As other plans or policies are developed by city departments or with external partners, DHP33 is positioned to work together with them to advance multiple initiatives.

THE 7 PILLARS OF HOUSING EQUITY

DHP33 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents.

While there are interconnections between the seven pillars, each pillar has its own distinct aim that defines how it will contribute to increasing housing equity and affordability.

These seven pillars will ensure the grounding of all collaboration and program management in:

- Directing housing and neighborhood revitalization resources administered by the city
- Addressing disparities that negatively impact historically disadvantaged communities
- Providing affordable mixed-income housing initiatives across the city.

Achieving the aims of the seven pillars requires the City to measure performance using Specific, Measurable, Achievable, Relevant, Time-bound, Inclusive, and Equitable (SMARTIE) goals for each pillar. The SMARTIE goals will orient all efforts to implement the strategies within each pillar. They will also provide a way for the City Council, City staff, and the public to measure progress in a transparent manner.

EQUITY PILLARS

THE 7 PILLARS OF HOUSING EQUITY

EACH PILLAR HAS ITS OWN DISTINCT AIM THAT DEFINES HOW IT WILL CONTRIBUTE TO INCREASING HOUSING EQUITY AND AFFORDABILITY.

Pillar	Policy Statement
1 Equity Strategy Target Areas	Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach
2 Citywide Production	Increase production to improve housing affordability for a broad mix of incomes in all areas of the city
3 Citywide Preservation	Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city
4 Infrastructure	Prioritize infrastructure investments in equity strategy target areas
5 Collaboration and Coordination	Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders
6 Engagement	Cultivate diverse avenues of communication with residents across all neighborhoods to guide City's housing investment decisions
7 Education	Develop a city-wide, collaborative campaign to increase YIMBYism (Yes in My Back Yard) for housing affordability and the people who need it

Increasing racial equity while also increasing citywide housing affordability requires targeted strategies.

These strategies must be tailored to address historical disparities and current conditions that vary throughout the city. The tools and tactics used to improve mixed-income affordability for each target area will be selected based on data, community engagement, financial resources, and alignment with other City initiatives to:

- Increase affordable homeownership or rental opportunities
- Reduce infrastructure deficits
- Prioritize anti-displacement strategies
- Avoid concentration of dedicated affordable units in historically disadvantaged areas
- Preserve cultural integrity and community institutions
- Identify development resources
- Mitigate Racially or Ethnically Concentrated Areas of Poverty (R/ECAP).

Each strategy target area will be selected by:

- Collecting and analyzing quantitative and qualitative data to identify racial inequities
- Incorporating strategies for preventing displacement while preserving the cultural integrity of communities at risk of being displaced
- Identifying the quality-of-life factors and attributes needed to ensure that constituents can thrive (health, education, environment, employment, infrastructure, nutrition, safety, transportation)
- Identifying potential locations for affordable housing, including single-family homes, homeownership opportunities, preserved units, and affordable rental units
- Including a design standard that ensures quality development, rehabilitation, and preservation
- Specifying the investment resources needed, including
 - Public dollars from the city's housing department programs and other City department investments
 - Philanthropy
 - Nonprofit and Minority and Women-Owned Business Enterprise (M/WBE) housing developments
 - Tax and regulatory incentives.

EQUITY STRATEGY TARGET AREAS

IDENTIFY SPECIFIC DISPARITIES IN HOUSING OPPORTUNITIES AND REDUCE THEM UTILIZING A TARGETED APPROACH.

SMARTIE GOALS

- 1 By December 31, 2024, establish neighborhood eligibility criteria for anti-displacement investments
- 2 By March 31, 2024, establish measurable indicators of progress in reducing identified disparities for each target area
- 3 By December 31, 2024, select strategy target areas, and establish measurable indicators of progress in reducing identified disparities in each target area
- 4 By December 31, 2024, ensure that each [City Service Area's](#) boundaries overlap with the boundaries of at least one established strategy target area to ensure a citywide approach to reducing disparities
- 5 By December 31, 2027, analyze equity strategy target area to assess continuity or consider potential creation of new areas
- 6 By December 31, 2033, evaluate the impact of DHP33 in established equity strategy target areas and determine readiness to adopt additional areas

“ A NEIGHBORHOOD'S BASIC NEEDS MUST BE MET BEFORE A LARGER CONVERSATION AROUND EQUITY CAN BEGIN. THERE MUST BE GREATER INVESTMENT IN THESE NEIGHBORHOODS FIRST. ”

- Meeting Participant

“ THERE IS NO EQUITY IN HOME IMPROVEMENT PROGRAMS. THE PROGRAMS NEED MORE RESOURCES AND THE APPLICATION PROCESS SHOULD BE CHANGED TO INCREASE ACCESS TO THOSE WHO NEED IT. ”

- Meeting Participant

STRATEGY OVERVIEW

Increasing the number of dedicated affordable housing units and market-rate units affordable to a broad mix of incomes requires adapting existing tools and developing new tools.

It also requires a comprehensive approach to reducing barriers that hamper the efforts of both nonprofit and for-profit developers. To build credibility with community stakeholders and leverage private investments for housing developments the City will collaborate with:

- The development community, including both private and nonprofit developers
- Philanthropic entities
- Advocacy groups
- Neighborhood residents
- Other City departments.

To increase City-wide production, the City will:

- Maximize housing choice by investing in the development of a range of housing types
- Ensure that affordable housing production does not concentrate dedicated affordable units
- Invest in cultivating the capacity of affordable housing nonprofit and small for-profit developers
- Support all affordable housing projects that include infill and master-planned developments.

“ WE NEED QUALITY, AFFORDABLE HOUSING THAT IS NOT JUST QUICKLY BUILT AND POORLY DESIGNED. ”

– Meeting Participant

CITYWIDE PRODUCTION

INCREASE PRODUCTION TO IMPROVE HOUSING AFFORDABILITY FOR A BROAD MIX OF INCOMES IN ALL AREAS OF THE CITY.

SMARTIE GOALS

- 1** By December 31, 2024, create a database of developments to manage project timelines and expenditures
- 2** By December 31, 2033, increase production of dedicated affordable rental housing units by 10% each year for households at 0% to 120% of Dallas Area Median Income
- 3** By December 31, 2033, increase production of dedicated affordable ownership housing units by 5% each year for households at 0% to 120% of Dallas Area Median Income

STRATEGY OVERVIEW

The City will identify existing dedicated affordable units such as Low-Income Housing Tax Credit (LIHTC) properties, naturally occurring affordable rental units, and owner-occupied houses in need of repair to forecast preservation needs across the city.

The city will collaborate with nonprofits, MWBEs, neighborhood leaders, philanthropic groups, community groups, and the private sector to leverage resources.

SMARTIE GOALS

- 1 By December 31, 2024, create a database of affordable housing to target for preservation
- 2 By December 31, 2033, increase preservation of multi-family rental units by 10% each year for households at 0% to 120% of Dallas Area Median Income
- 3 By December 31, 2033, increase preservation of single-family owner-occupied units by 5% each year for households at 0% to 120% of Dallas Area Median Income

“ PRESERVATION OF NATURALLY AFFORDABLE HOUSING & TENANT PROTECTIONS ARE VERY IMPORTANT PARTS OF AFFORDABILITY. ”

- Meeting Participant

CITYWIDE PRESERVATION

INCREASE PRESERVATION TO IMPROVE HOUSING AFFORDABILITY FOR A BROAD MIX OF INCOMES IN ALL AREAS OF THE CITY.

STRATEGY OVERVIEW

Functional infrastructure is a key element for developing and preserving affordable housing.

Areas that experience low homeownership rates, low median home values, and high housing-cost burdens also have infrastructure deficits that complicate efforts to improve affordable housing.

By prioritizing infrastructure investment in equity strategy target areas, the City can improve its affordable housing efforts. To this end, the City will develop common cross-departmental infrastructure investment strategies for designated strategy target areas.

To address the needed infrastructure to develop and preserve affordable housing, the City will:

- Identify infrastructure priorities for needs such as but not limited to: internet access, transportation enhancements, flood plain mitigation, and stormwater drainage systems to establish a baseline of need.
- Leverage planned private investments in mixed-income housing developments
- Apply infrastructure development guidelines put forth in adopted city plans related to equity and housing affordability.

“BASIC NEEDS MUST BE MET BEFORE LARGER CONVERSATIONS CAN BE HAD AROUND EQUITY.”

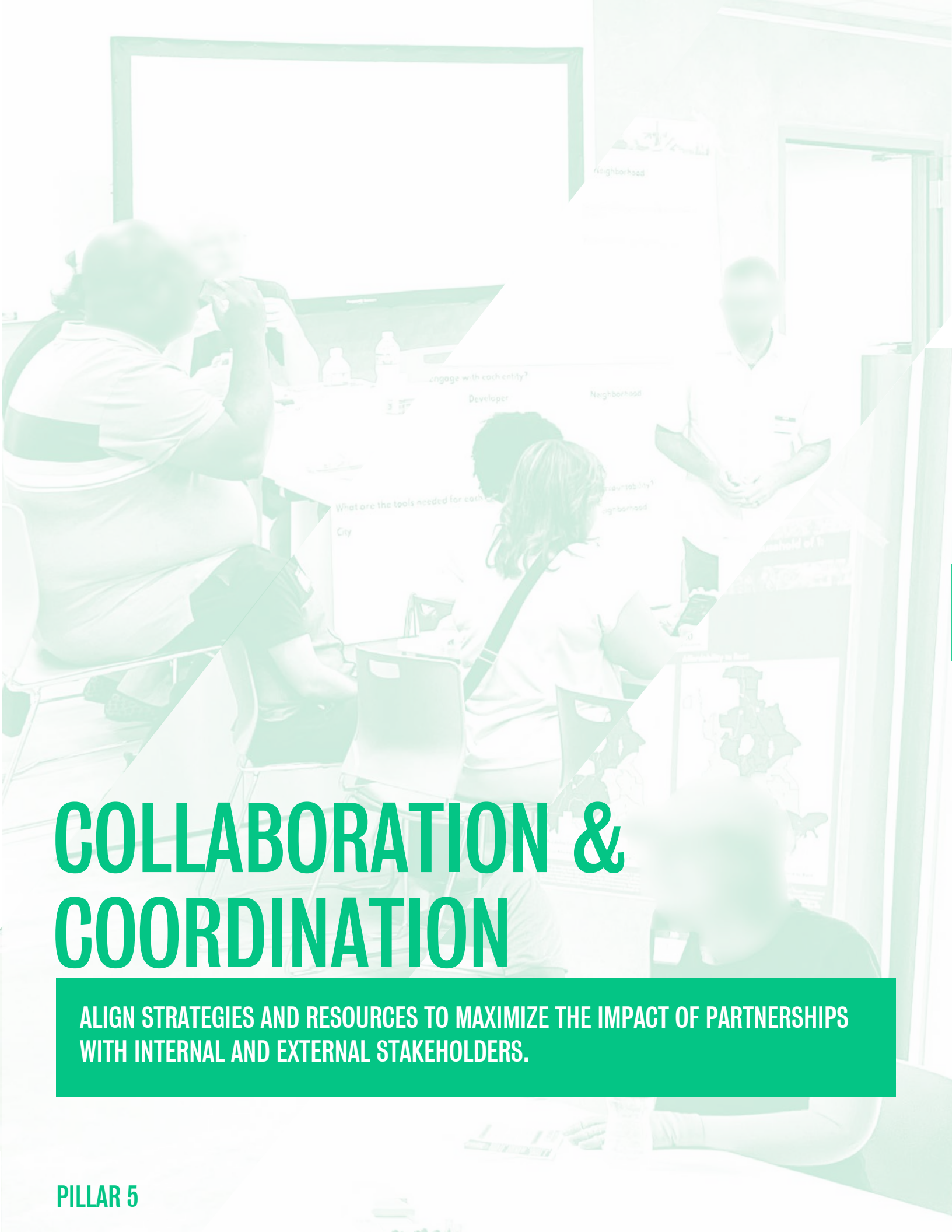
- Meeting Participant

INFRASTRUCTURE

PRIORITIZE INFRASTRUCTURE INVESTMENTS IN EQUITY STRATEGY TARGET AREAS.

SMARTIE GOALS

- 1 By December 31, 2024, identify infrastructure priorities that support the development or preservation of affordable housing for needs such as but not limited to: internet access, transportation enhancements, floodplain mitigation, and stormwater drainage systems
- 2 By December 31, 2025, assess the value of infrastructure needs in target areas and establish a 10-year budget to address those needs
- 3 By December 31, 2033, reduce identified infrastructure deficits from the baseline by 5% each year that supports the development and preservation of affordable housing



COLLABORATION & COORDINATION

ALIGN STRATEGIES AND RESOURCES TO MAXIMIZE THE IMPACT OF PARTNERSHIPS WITH INTERNAL AND EXTERNAL STAKEHOLDERS.

STRATEGY OVERVIEW

City departments and external partners integral to equitable housing development and preservation will make the commitment to work in concert to facilitate neighborhood revitalization and make strategic investments in a coordinated fashion.

To align collaboration and coordination efforts, the City will:

- Develop interdepartmental agreements between city departments that highlight common goals for resource allocations, planning, and timing of projects
- Develop formal agreements with external organizations for partnerships to develop and preserve affordable housing
- Identify new initiatives by internal and external partners as they arise and assess them to advance DHP33

SMARTIE GOALS

- 1** By December 31, 2023, identify internal and external agreements to develop and execute that support DHP33 goals
- 2** By March 31, 2024, execute top ten agreements identified and initiate implementation plan to support DHP33 goals
- 3** By March 31, 2025, execute the remaining priority agreements identified to advance the development and preservation of affordable housing

“ CITY OFFICES NEED TO BE CONNECTED AND INFORMED AND WORKING TOGETHER. ”

- Meeting Participant

“ CITY SHOULD LEVERAGE EXISTING NONPROFITS TO EXPAND ON THEIR WORK AND MAKE THINGS EFFECTIVE. ”

- Meeting Participant

STRATEGY OVERVIEW

Building equity is both a process and an outcome, meaning before locations are selected and housing investment decisions are made, the community must be engaged to inform the process, ensuring their needs and expectations are reflected in the outcomes.

The listening sessions, conclusions drawn, and accountability measures used all factor into how city actions are received by the public. DHP33 sets the standard for community engagement that will be applied prior to, during, and post housing investments.

To enhance engagement that supports housing development and preservation, the City will:

- Dedicate resources for community engagement activities that are accessible, informative, and sustainable to all residents
- Authentically engage Dallas residents to minimize confusion on planned activities and better understand community interests and expectations
- Implement housing activities that reflect the will of the people, rather than a select few, at times and in places accessible to a wider array of residents

SMARTIE GOALS

- 1 By December 31, 2023, provide staffing resources to carry out the sustainable community engagement structure
- 2 By December 31, 2024, build a network of community stakeholders that represents the demographics of Dallas communities
- 3 By December 31, 2033, use engagement as the mechanism to drive program design, resource allocations, and communications with stakeholders

“ THERE NEEDS TO BE SUSTAINED ENGAGEMENT AND CONSISTENT WORK FOR RETENTION OF KNOWLEDGE AND MAINTAINING TRUST AND RELATIONSHIPS WITH PEOPLE. ”

- Meeting Participant

ENGAGEMENT

CULTIVATE DIVERSE AVENUES OF COMMUNICATION WITH RESIDENTS ACROSS ALL NEIGHBORHOODS TO GUIDE CITY'S HOUSING INVESTMENT DECISIONS.



STRATEGY OVERVIEW

Cultivating support for affordable housing development and preservation requires a commitment to education.

Residents, investors, city staff, and elected officials must be educated on the value of affordable housing and the fallacies that persist around the people it serves. Long before projects are considered, forums must be established to review data, best practices and engage in healthy conversations about diversity in our communities.

To build an educational campaign around YIMBYism, the City will:

- Invest in a cross-departmental approach to building an awareness of historical events and activities that influenced affordable housing in Dallas
- Invest in the development of educational resources on the value of affordable housing and the people who need it
- Convene community stakeholders to discuss housing and community development interests, leveraging experts who specialize in mediating difficult conversations

SMARTIE GOALS

- 1 By December 31, 2023, establish a live dashboard with publicly accessible data of government-subsidized and naturally occurring affordable housing units in Dallas.
- 2 By December 31, 2024, invest in methods to grow housing advocacy based of historical events and activities that influenced affordable housing in Dallas.
- 3 By December 31, 2033, use network of community stakeholders representing the demographics of Dallas communities to develop and deploy educational resources on the value of affordable housing and the people who need it.

“ THERE IS A DIFFERENCE BETWEEN SELF DETERMINATION AND SELF INTEREST. SELF DETERMINATION IS ABOUT ACHIEVING EQUITY. SELF INTEREST IS ABOUT NIMBYISM. ”

- Meeting Participant

EDUCATION

DEVELOP A CITY-WIDE, COLLABORATIVE CAMPAIGN TO INCREASE YIMBYISM (YES IN MY BACK YARD) FOR HOUSING AFFORDABILITY AND THE PEOPLE WHO NEED IT.

IMPLEMENTATION

The implementation plan for DHP33 will be guided by the work of the City Council, the City Manager, the Department of Housing & Neighborhood Revitalization, and other city departments over the next six to twelve months.

A companion document, the Dallas Housing Resource Catalog (DHRC), will house the programs, corporations, and compliance and funding resources designed to achieve DHP33 SMARTIE Goals. Both DHP33 and DHRC will include SMARTIE goals that measure progress in building racial equity annually over a 10-year period.

Beyond the DHP33 and DHRC, city staff and consultants will collaborate to develop a sustainable community engagement

structure that will inform an inclusive housing task force, select equity strategy target areas, and complete agreements with internal and external partners. These approaches, along with progress reports and presentations, will be provided to the City Council on an established schedule. Adjustments will follow as needed to build equity through targeted investments in housing development and preservation.



APPENDICES

APPENDIX A

DISPARITIES ANALYSIS SUPPORTING NEW HOUSING POLICY STRATEGIES

For many years leading up to the Dallas City Council’s 2018 adoption of the Comprehensive Housing Policy (CHP), community advocates repeatedly alleged that the city’s affordable housing investment and development strategies not only perpetuated but exacerbated the concentration of poverty within historically segregated areas with high concentrations of African-American and Hispanic/Latinx residents.

In outlining its affordable housing investment approach, the CHP addressed these community concerns by:

- Discouraging investing in areas with high concentrations of African-American and Hispanic/Latinx households living in poverty, including areas designated as Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)³ and/or those labeled “Distressed” by the 2018 Market Value Analysis (MVA)⁴
- Encouraging investing in a limited number of relatively small zones located across the city that meet MVA criteria indicating superior potential for the development or preservation of mixed-income housing with proximity to high-paying jobs and infrastructure offering economic opportunity.

The MVA refers to these preferred areas as:

- **Redevelopment Areas:**
Midtown, High-Speed Rail, Wynnewood, and Red Bird
- **Emerging Market Areas**
Southern Gateway, Pleasant Grove, and University Hills.
- **Stabilization Areas**
LBJ Skillman, Vickery Midtown, Casa View, Forest District, East Downtown, The Bottom/Tenth Street, West Dallas, and Red Bird North

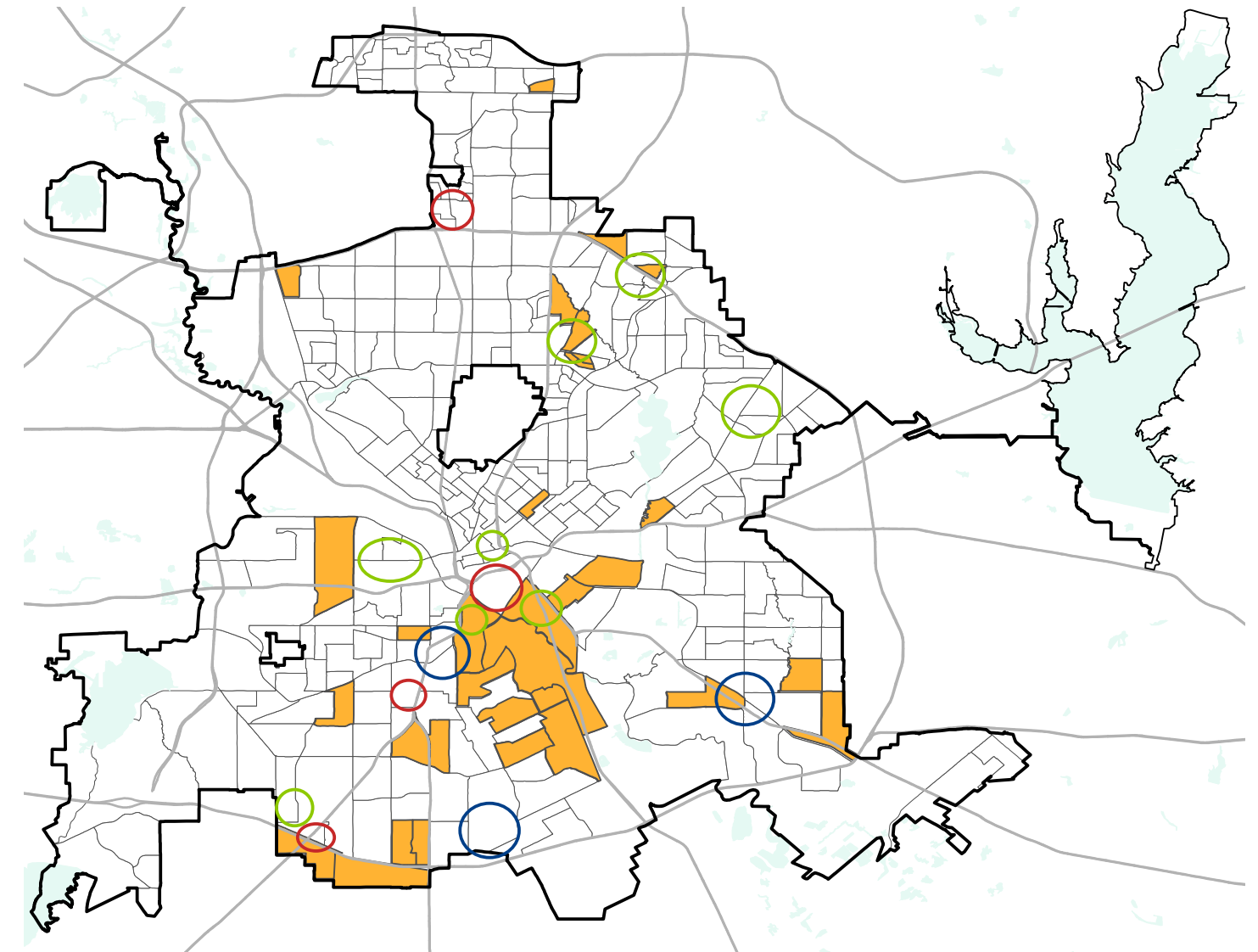
The boundaries of the CHP reinvestment zones and Dallas’s R/ECAPs as of 2016 are highlighted in Map 1 (right).

This narrowly focused CHP investment approach does not address how pervasively housing disparities limit opportunity for African-American and Hispanic/Latinx residents across the entire city, and especially within the large portion of the city commonly known as Southern Dallas.

As the charts included above in the Supporting Data section illustrate, compared to White (Non-Hispanic/Latinx) households, African-American and Hispanic/Latinx households are:

- **Significantly more likely to have severe housing problems**
 - The percentage of African-American (Non-Hispanic/Latinx) and Hispanic/Latinx households with severe housing problems is each about twice the percentage of White (Non-Hispanic/Latinx) households.⁵
- **Significantly less likely to own their own homes**
 - The homeownership rate for White (Non-Hispanic//Latinx) households is almost twice the rate for African-American (Non-Hispanic/Latinx) households and is significantly higher than the rate for Hispanic/Latinx households.
- **Significantly more likely to be impacted by low home values**
 - The average median home value for White (Non-Hispanic/Latinx) households is over three times higher than the average median home value for African-American (Non-Hispanic/Latinx) and Hispanic//Latinx households.

Map 1. 2019 Dallas Fair Housing Study Map showing CHP reinvestment areas and R/ECAPs



Source: Analysis of Impediments to Fair Housing Choice, City of Dallas, July 2019

These disparities and others, such as disparities in neighborhood infrastructure, are not concentrated in areas designated as R/ECAPs or categorized as “Distressed” by the MVA. Rather, they exist in neighborhoods across the entire city in which African-Americans, Hispanics/Latinx, and other People of Color⁶ make up the majority

of residents. The maps below illustrate the systemic way these pervasive disparities create what the 2019 Dallas Fair Housing Study called an “inequitable landscape of opportunity” that stretches across Southern Dallas and reaches into many areas North of I-30 and North of the Trinity River.

Legend

Reinvestment Areas

- ◻ Emerging Market Area
- ◻ Redevelopment Area
- ◻ Stabilization Areas

R/ECAP 2016

- ◻ Yes

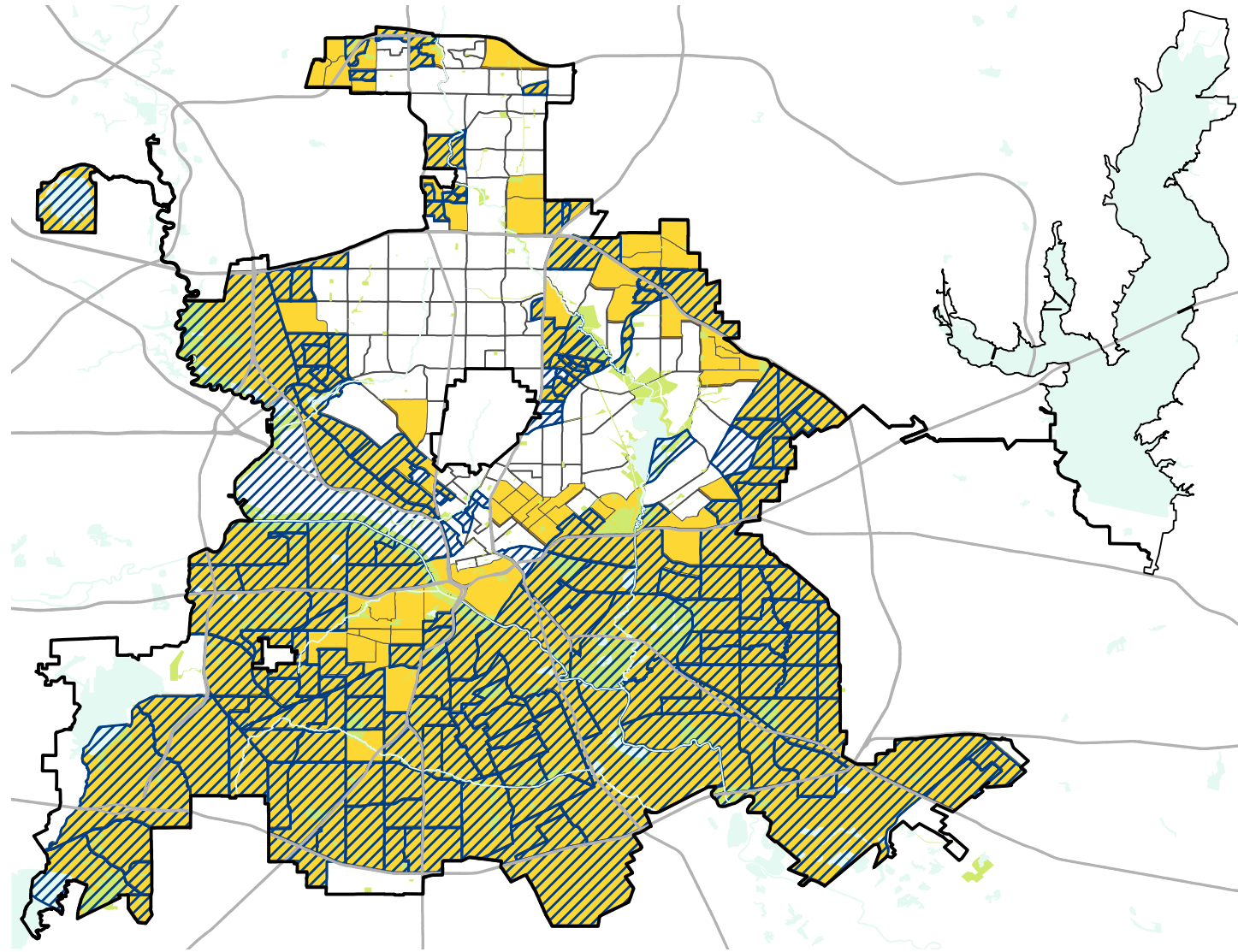
³ R/ECAPs are defined by HUD as areas in which: (1) the non-white population comprises 50 percent or more of the total population and (2) the percentage of individuals living in households with incomes below the poverty rate is either (a) 40 percent or above or (b) three times the average poverty rate for the metropolitan area, whichever is lower.

⁴ <https://dallascityhall.com/departments/pnv/Pages/MarketValueAnalysis.aspx>

⁵ Severe housing problems are defined as the percentage of housing units in which the household has at least one of the following: lack of complete kitchen facilities, lack of plumbing facilities, overcrowding, or spending more than 50% of its income on rent and utilities.

⁶ Non-Hispanic/Latinx White residents make up 28.1% of the city’s population, Non-Hispanic/Latinx African-American residents make up 22.9%, and Hispanic/Latinx residents make up 42.3%. The remaining 6.7% of residents are identified as Non-Hispanic/Latinx Other Race and are included in the group identified as People of Color for this analysis. (<https://www.dallascodev.org/490/Demographics>)

Map 2. Below Citywide Average Median Home Values in City of Dallas Census Tracts by Racial/Ethnic Majority



Source: American Community Survey 2016-20, <https://www.census.gov/newsroom/press-kits/2021/acs-5-year.html>


Map 2 shows the geography of disparities in median home values.

Census tracts with median home values below the citywide average are those with cross-hatching. To show racial/ethnic demographics, census tracts in which the majority of residents are non-Hispanic/Latinx White have a white background, and



all other census tracts (labeled as “Majority People of Color”) have a dark yellow background. The map shows the much higher tendency for the “Majority People of Color” tracts to have below-average median home values.

Legend

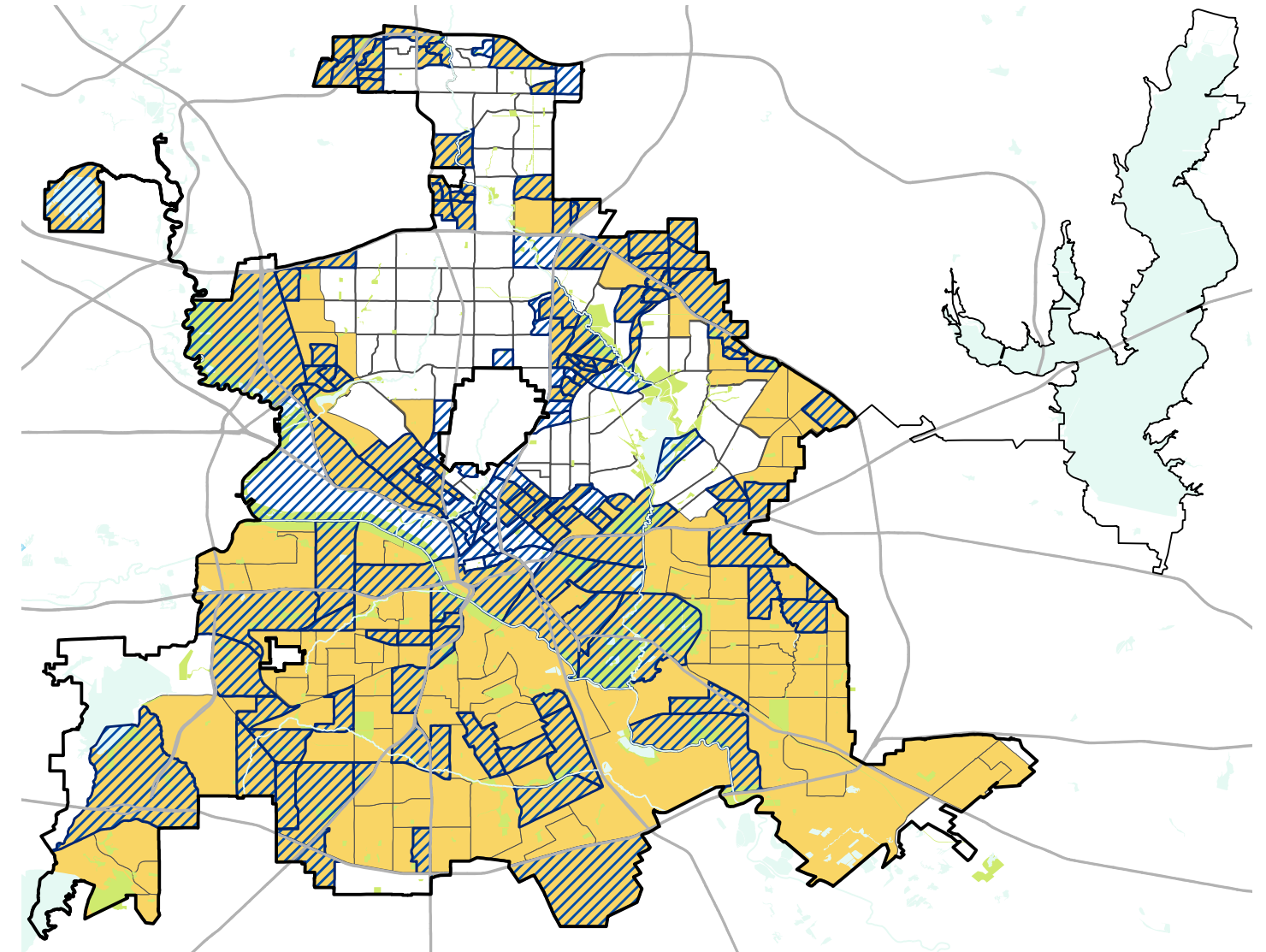
Census Tracts with Below Average Home Values

 Census Tracts with Below Average Home Values

Census Tracts with Majority People of Color

 Majority People of Color
 Majority White

Map 3. Below Citywide Average Homeownership Rates in City of Dallas Census Tracts by Racial/Ethnic Majority



Source: American Community Survey 2016-20, <https://www.census.gov/newsroom/press-kits/2021/acs-5-year.html>


Map 3 shows the geography of disparities in homeownership rates.

Census tracts with homeownership rates below the citywide average are those with cross-hatching. As in Map 2, census tracts in which the majority of residents are non-Hispanic/Latinx White have a white background, and all other



census tracts (labeled as “Majority People of Color”) have a dark yellow background. The map shows the much higher tendency for the “Majority People of Color” tracts to have below-average homeownership rates.

Legend

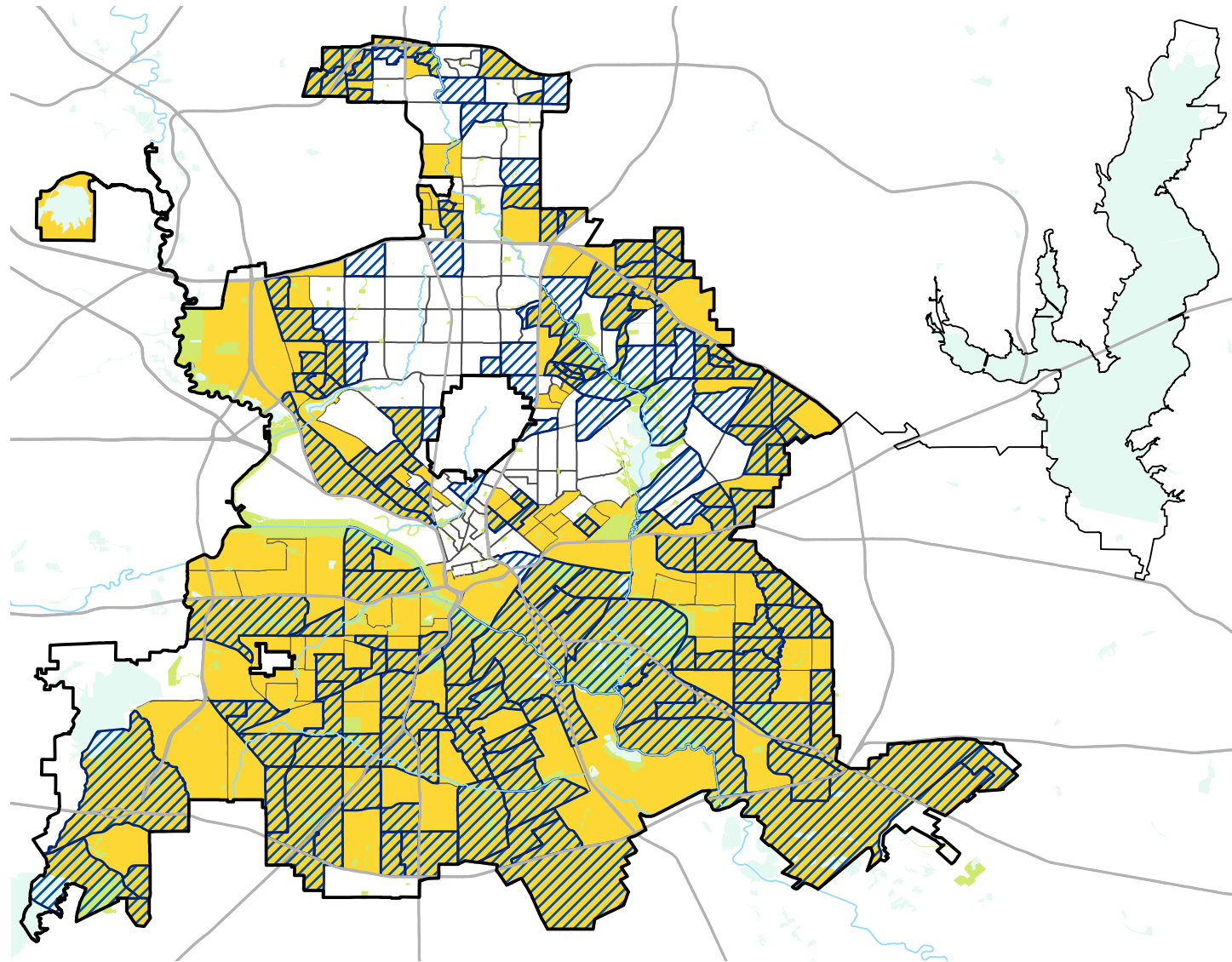
Census Tracts with Below Average Homeownership Rates

 Census Tracts with Below Average Homeownership Rates

Census Tracts with Majority People of Color

 Majority People of Color
 Majority White

Map 4. Above Citywide Average Housing Cost Burdened Rates in City of Dallas Census Tracts by Racial/Ethnic Majority



Source: American Community Survey 2016-20, <https://www.census.gov/newsroom/press-kits/2021/acs-5-year.html>


Map 4 shows the geography of disparities in housing cost burden rates.

Census tracts with housing cost burden rates above the citywide average are those with cross-hatching. As in Map 2, census tracts in which the majority of residents are non-Hispanic/Latinx White have a white background, and



all other census tracts (labeled as “Majority People of Color”) have a dark yellow background. The map shows the higher tendency for the “Majority People of Color” tracts to have above-average housing cost burden rates.

Legend

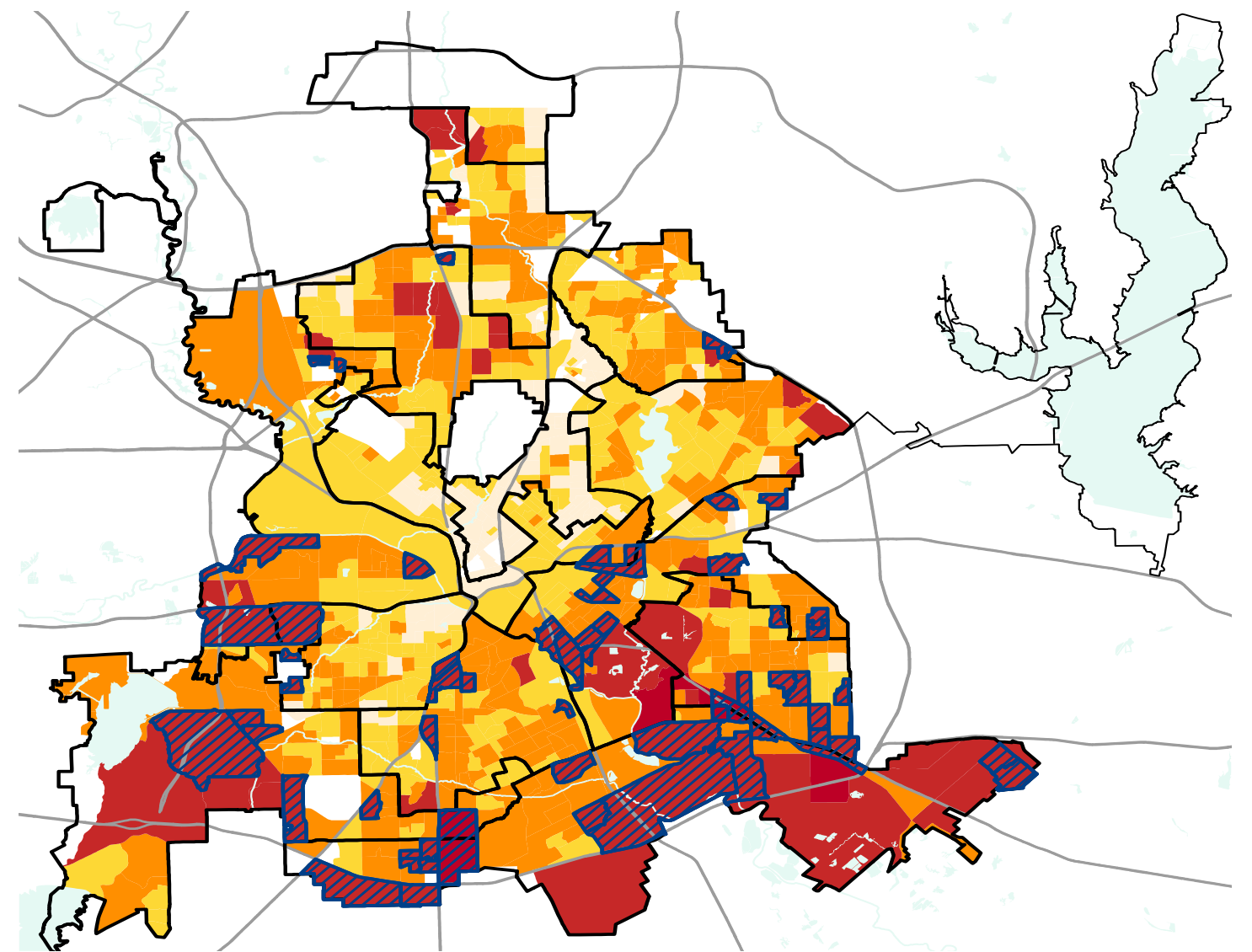
Census Tracts with Above Average Rental Cost Burdened Households

-  Census Tracts with Above Average Rental Cost Burdened Households

Census Tracts with Majority People of Color

-  Majority People of Color
-  Majority White

Map 5. Infrastructure Deficits and Infrastructure Deserts City of Dallas Census Tracts



Source: Database shared by Southern Methodists University, Department of Civil and Environmental Engineering, created 2022

Map 5 shows the geography of disparities in infrastructure that negatively impact housing opportunities.




The different colors represent different levels of infrastructure deficiency from census tract to census tract, according to a recent study by Southern Methodist University Professor Barbara Minsker.⁷ The infrastructure types used by the study to determine the level of deficiency are pavement, noise walls, crosswalks, sidewalks, internet service, street tree canopy, as well as residents’ access to food, bike and pedestrian trails, public transportation, gathering places, medical services and banks.

The cross-hatched census tracts in Map 5 are those the study labeled “infrastructure deserts.” According to an SMU report on the study’s findings:

“The researchers...[were able] to identify 62 Dallas neighborhoods as infrastructure deserts: low-income areas highly deficient in infrastructure that creates a safe, functional and economically viable area in which to live. Known as infrastructure deserts, most of the neighborhoods are located in the southern part of the city and home to primarily low-income, Black and Hispanic residents.”⁸

Legend

Overall Infrastructure Deficiency Level

-  Excellent
-  Good
-  Moderate
-  Deficient
-  Highly Deficient
-  Infrastructure Deserts

⁷ <https://www.smu.edu/stories/neighborhoods-in-focus>

⁸ <https://www.smu.edu/stories/neighborhoods-in-focus>

The compounding effect of the pervasive disparities illustrated in these maps and in the charts above has been demonstrated in numerous published studies focused on Dallas as well as studies focused on other communities.

For example, Cullum Clark, Director of the George W. Bush Institute-SMU Economic Growth at Southern Methodist University, outlines this compounding effect in his 2022 white paper, *The Dallas Collaborative for Equitable Development, Year Two: Adapting to Old and New Challenges in Southern Dallas*. Dr. Clark describes “the lasting imprint on the economic geography of Southern Dallas” left by “decades of redlining, policies to promote northward development, ‘urban renewal’ initiatives, and construction of highways and other infrastructure running through the middle of historically Black and Hispanic neighborhoods.” His paper summarizes of the systemic impact of these policies in this way:

“Southern Dallas is a vast, under-invested urban expanse that has experienced little economic progress in recent decades... The area south of Interstate 30 plus West Dallas between I-30 and the Trinity River is physically larger than the city of Atlanta and contains approximately 600,000 people or about 45% of the city’s population. But it represents less than 15% of the city’s assessed property value. It has fewer housing units and jobs than it had at the start of the 21st century. Black and Hispanic people constitute just over 80% of Southern Dallas’s population, compared with 62% for the city as a whole, based on the 2010 Census. The Black and Hispanic population of Southern Dallas exceeds the total populations of Washington, Boston, or Seattle.”⁹

Dr. Clark’s paper adds to an extensive body of data documented in the *2018 North Texas Regional*

Housing Assessment, the 2019 Analysis of Impediments to Fair Housing Choice, City of Dallas Fair Housing Study, and other research documenting the breadth and depth of Dallas’s inequitable landscape of opportunity. The city’s [Racial Equity Plan](#) (REP) points to this breadth and depth on page 14 when it outlines how “data continues to demonstrate how race and ethnicity predict life outcomes for Dallas residents.” The REP also notes on page 18 that “experts say housing is a key indicator for success as it impacts families’ access to schools, healthcare, and other resources.”

The conclusions reached by these studies and plans demonstrate the need for a very different approach to equitably improving housing affordability in Dallas than the approach at the center of the CHP. In alignment with the REP, Dallas’s housing policy framework requires a comprehensive strategic approach for increasing opportunities for all residents negatively impacted by racial disparities. Like other Dallas residents, they should be able to choose to live in safe, quality housing in a neighborhood with access to high-paying jobs, healthy food, and healthcare, freedom from airborne toxins, protection from flooding, adequate street lighting, and proximity to family, friends, faith, culture, and other community connections vital to wellbeing.

Dallas’s primary strategies to increase housing opportunity for all should not depend on the willingness and ability of people currently living in neighborhoods with very high poverty rates and blight to move to the few

neighborhoods identified by the MVA as having strong potential for return on public investment. The breadth and depth of the inequitable landscape requires collaborative, targeted game plans for developing thriving neighborhoods over a far wider geographic area. The disparities data demand a vision for improving the lives of the many thousands of people across the city who are negatively affected by severe housing problems, low homeownership rates, low home values, poor infrastructure, and other obstacles to prosperity, health, and well-being. The disparities data necessitate intensive community engagement that amplifies and prioritizes the input of those most impacted by disparities. Finally, the disparities data call for the Housing Department’s flexibility in identifying which approaches will work best to support and facilitate mixed-income housing production and preservation from neighborhood to neighborhood.

DHP2033 aligns with the REP by strategically addressing the systemic issues revealed by the data.

DHP2033’s strategies:

- Broaden the city’s housing policy focus to “address... [the] inequitable landscape of opportunity with coordinated and geographically-targeted actions across City departments and agencies,” as recommended by the 2019 Fair Housing Study
- Tailor strategies to reflect dramatic differences in the historical and current conditions from one area of the city to the next, including differences among potential Neighborhood Revitalization Strategy Areas
- Avoid contributing to further concentrations of poverty within R/ECAPs and “Distressed” areas, but also avoid writing off these areas as inappropriate for city housing planning and investment
- Authentically engage residents and communities most impacted by identified housing disparities rather than encourage them to move to areas highlighted in the MVA, which in many cases would weaken connections to family, friends, places of worship, and other aspects of community essential to health and wellbeing
- Invest in the collaboration required to redress deeply rooted inequities while developing and preserving mixed income areas—collaboration among departments and agencies as well as collaboration that leverages the resources and expertise of for-profit and nonprofit developers, community leaders advocating for housing affordability and equity, and neighborhood residents with lived experience of inequity
- Ensure that targeted planning for mixed income development and preservation efforts are integrated with anti-displacement efforts using the toolkit under development
- Establish a broad set of SMARTIE goals creating a mechanism for measuring equitable progress toward increased city-wide housing opportunity as well as equitable planning and plan implementation
- Establish a transparent and inclusive community oversight structure and invest in sufficient staff capacity to center the voices and meaningfully share decision making with a wide range of grassroots stakeholders in addition to stakeholders with expertise in real estate development, non-profit affordable housing production, neighborhood planning, fair housing and housing justice, and philanthropy.

⁹ https://recouncil.com/wp-content/uploads/2022/06/DCED-Year-2-Report_Adapting-to-Old-and-New-Challenges-2.pdf

APPENDIX B

COMMUNITY ENGAGEMENT: SUMMARY OF QUALITATIVE DATA COLLECTION

Community Equity Solutions, (CES)¹⁰ partnered with buildingcommunityWORKSHOP¹¹ to develop and implement a community engagement strategy that would allow for authentic participation from multiple sectors in co-creating essential elements of the housing policy. The team used multiple communication modes, including in-person, telephonic, email, and social media connections.

The team also used a community organizing approach of connecting with known individuals who, in turn, would recommend additional parties to be involved, developing materials to inform people of events, activities, and opportunities for engagement. This approach recognizes that building trust is essential in authentic engagement between city officials and the community. Increasing trust comes from being persistent and consistent since it is common for people to step back and watch how a process will unfold before fully engaging.

The team set a goal to make direct connections with 1,000 individuals. Direct connection means individual communication either in person, via email conversation, or by phone. Between August and December 2022, the team exceeded that goal, establishing a direct connection with 2,063 individuals. Several individuals had more than one contact. Detailed contact information was shared with the Department of Housing and Neighborhood Revitalization with permission from the contacted individuals.

Community engagement strategy components included:

- **Development of Outreach materials**
 - All materials produced in English and Spanish
- **Outreach to all City Council Members and Mayor**
 - Memos updating the City Council on process and progress
 - Community meeting notices and invites to distribute among constituents
 - Invitations to all City Council members to meet with the team and collaborate on organizing community meetings
 - i. Housing Committee Chairman Thomas and Council Members Willis and West attended 1 or more community meetings/summits and made recommendations for people and groups to engage in the process

- ii. Council Member Schultz collaborated with the team to include this initiative in one of her established community sessions

- Individual Council Member and Mayor meetings
 - i. Chairman Thomas and Councilmembers Schultz, Resendez, Arnold, West
 - ii. Staff representing the Office of the Mayor
- Follow-up meetings with stakeholders recommended by City Council Members
- Dallas County Commissioner Dr. Theresa Daniel attended one of the community summits

• Community Meetings

- One in each City Service Area
- 2 Virtual Meetings
- In response to community input, the team added 4 additional meetings, including one in person and one virtual predominantly in Spanish

- Participants included residents of all 14 districts (see map on page 39)
- Attended City Council Member events to share information regarding the policy and invite participants to community meetings
- Two day-long Strategy Summits

• buildingcommunityWORKSHOP Story Map

- [Dallas Accountability for Housing Equity \(DAHE\)](#)¹²
 - i. List of all meetings hosted by CES / buildingcommunityWORKSHOP
 - ii. Meeting Attendance
 - iii. Agenda, notes and pictures from each event
 - iv. Allied community events hosted by forwardDallas, the Office of Equity and Inclusion, and the group that hosted The Accommodation book discussions
 - v. 1,847 connections

• Community Organizers

The team deployed four local community organizers recruited through outreach to community groups interested in housing. In August and September 2022, we conducted qualitative research to identify potential community partners to be part of the community engagement process.

The Department of Housing & Neighborhood Revitalization staff provided initial contacts that led to us locating additional potential community partners. The community organizers the team recruited proceeded to meet with neighborhood and homeowners associations. In addition, the community organizers:

- Canvassed neighborhoods, meeting with individual community members to obtain thoughts and opinions on what should be included in the housing policy and inviting residents to community meetings
- Facilitated and participated in community meetings hosted by community groups.

• Outreach to community advocacy leaders to obtain their input on the policy and recommendations for additional residents with whom to connect

• Emails sharing our process and progress, inviting people to community meetings, and sharing initial drafts of the policy framework for input

- Emails to Housing Policy Task Force
- Emails to contact list

• Social Media - 7,893 hits combined on Facebook, Twitter, and Instagram

• Co-Creation of the Policy Framework

Co-creation is a process where people impacted by a policy, plan, or initiative are integral in its development. Facilitators meet with parties and obtain priorities, ideas, and essential elements. They take that information, qualitative data, combine it with the quantitative data on the subject matter, and draft the piece to be co-created. The piece is then circulated for additional comments and suggestions. This back and forth can occur several times before the co-created piece has its essential components. Once all components are developed, the piece is copyedited into an easily accessible document.

City staff played an integral role in the co-creation process:

- Office of Equity and Inclusion
- forwardDallas!
- Housing and Neighborhood Revitalization Department

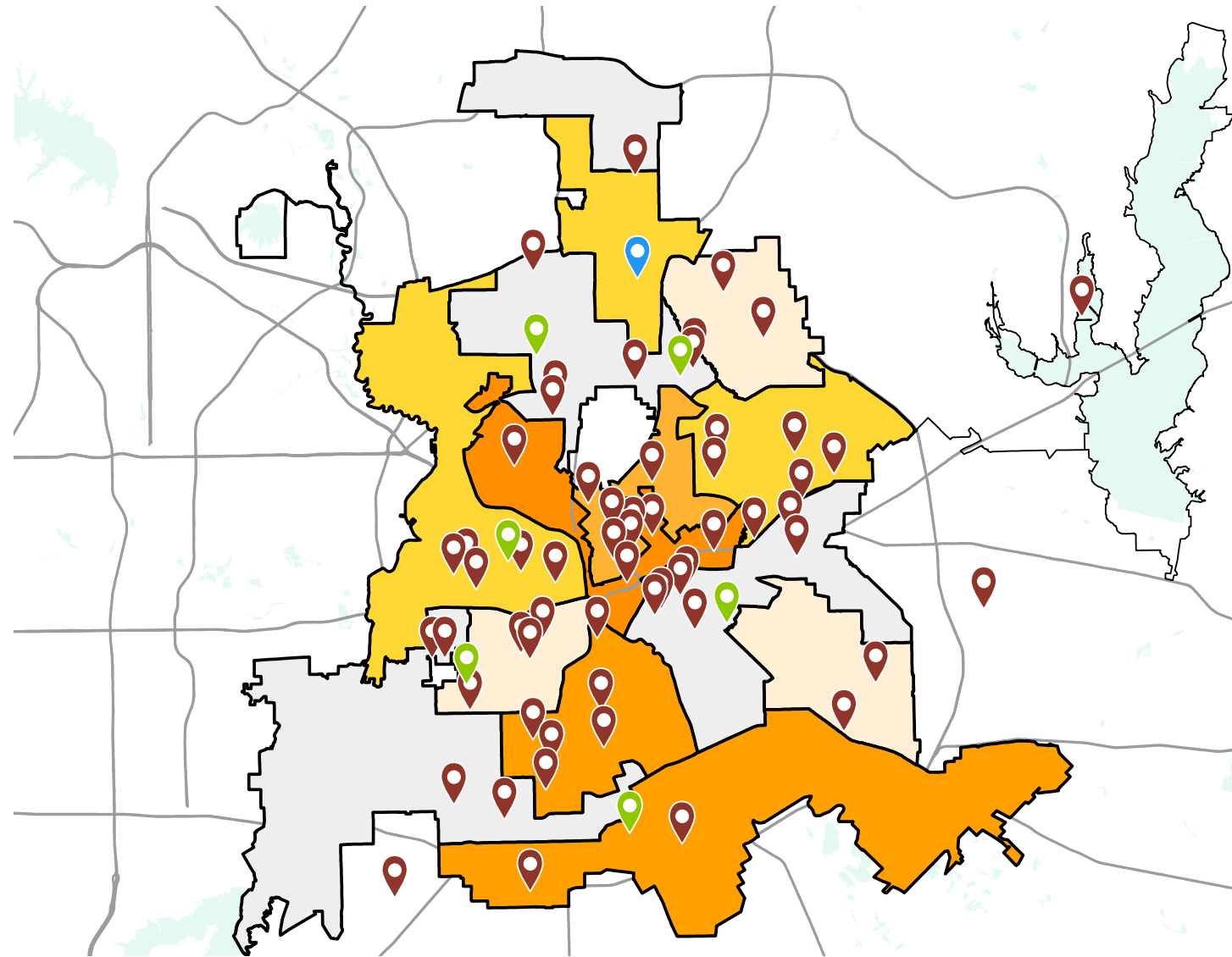
Modifications to the usual co-creation process were needed to successfully develop the policy framework. Challenges arose around sharing successive revised drafts among community members before sharing the drafts with the City Council. Unfortunately, the workarounds limited opportunities for full transparency in the co-creation process, and some community members expressed confusion and trust concerns. Moving forward, the recommendation is to maximize transparency such that the staff and Council can receive authentic and ongoing community feedback that will influence implementation of DPH33.

¹⁰ Community Equity Strategies, A national consulting firm specializing inserving communities seeking to truly center equity in their strategic planning, policy assessment, and policy development work

¹¹ The buildingcommunityWORKSHOP is a Texas based nonprofit community design center seeking to improve the livability and viability of communities through the practice of thoughtful design and making.

¹² Dallas Accountability for Housing Equity: title given to the DHP33 development process

Community Meeting Locations and Participation by Council District



Source: CES/[bc] Qualitative Data Collection

This map shows the locations of the DAHE-hosted community meetings (green) and the reported residence neighborhoods of the in-person and virtual participants (brown). The blue marker indicates the meeting a City Council Member hosted, and

DAHE organizers and volunteers attended, representing the policy development process. Participants did not necessarily attend the community meeting closest to their neighborhoods.

Legend

- Community Conversation
- Piggy-back Meetings
- Individual Participants

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APPENDIX C

INCLUSIVE HOUSING TASK FORCE DEVELOPMENT

CES recommends that should Dallas decide it needs a Housing Taskforce (HTF), as part of its community engagement strategy, they develop one that is inclusive and shares power with the community. In establishing the HTF, there should be support from a partner who understands community engagement, networking, policy development, and implementation.

Inclusive Housing Policy Taskforce Sample Structure

The Housing Taskforce is designed as one of the ways that the City and community partner to ensure the effective implementation of the Dallas Housing Policy 2033.

Structure:

- Chair: Serves as the primary point of contact, convener, and project manager.
- Members: Serve as thought partners for Dallas Housing Policy 2033 Implementation.
- Committees: Committees would be established for specific tasks, including data collection and analysis, progress review, communication and transparency, and community engagement. Chairs would be representative of different membership categories. (i.e., if there are five chairs, one should be a community member, one from Development/Business, one from Advocacy and FB organizations (See Membership)
- Leadership Team: made up of Chair and Committee chairs. Responsible for ensuring that all Taskforce activities are coordinated

Membership:

24 Members

- 12 community members (6 from historically disadvantaged neighborhoods)

- 3 Development/Business
- 4 Advocacy organizations
- 3 Philanthropy representatives
- 2 Faith-based organization representatives

In the overall make-up, there needs to be representation from all 14 districts

Member Responsibilities:

- Attend 75% of scheduled in-person and virtual meetings
- Review materials such that they can actively participate in discussions and decision-making.
- Communicate to and collect feedback from sectors of the community
- Actively participate in Taskforce discussions and activities

Term Length:

Members will serve terms up to three (3) year terms with a possibility to renew to allow cycling on/off the taskforce. Terms will be staggered. In the first term, community members will have 3-year term, and developers/businesses/philanthropy will serve two-year terms

Membership Application (google form)

Candidates who are interested in serving on the task force are asked to submit an online application which includes:

- Name
- Title

- Organization/Affiliation
- Contact information (phone number, email address, mailing address)
- Why are you interested in serving on the task force? (250 words or less)
- What do you hope to be able to contribute? (250 words or less)

Selection Process

All applications will be reviewed by a selection committee comprised of:

- Chair of Council Housing and Homelessness Committee/
- Chair of Council Equity Committee
- Housing and Neighborhood Revitalization staff person
- Community Member

Meeting Structure:

Meetings will be held every other month in a location easily accessible to members representing historically disadvantaged communities.

The task force will be a facilitated group with specific support for unaffiliated community members. All members have responsibility to inform and engage the larger community.

Work products from Inclusive Taskforces around the Country

- [Fair Budget Coalition An Act of Justice](#)
- [James County Workforce Housing Taskforce](#)

APPENDIX D

GLOSSARY

Distressed – a piece of real estate that is in foreclosure or owned by the lender; properties that have fallen into disrepair, or whose owner is under financial stress and in danger of losing the property to foreclosure

Inequitable/inequities - Lack of fairness or justice. Favoritism or bias. An unfair circumstance or proceeding.

Infrastructure - according to a recent study by Southern Methodist University professor in the Department of Civil and Environmental Engineering, Barbara Minsker. The infrastructure types used by the study to determine the level of deficiency are pavement, noise walls, crosswalks, sidewalks, internet service, street tree canopy, as well as residents' access to food, bike and pedestrian trails, public transportation, gathering places, medical services and banks

Housing Affordability - The U.S Department of Housing and Urban Development (HUD) considers housing to be affordable when a household spends 30% or less of its income on housing costs¹³

Housing Cost Burden - Households are considered cost burdened when they spend more than 30% of their income on rent, mortgage and other housing needs¹⁴

Marginalized - A reference to a person or group who have been systemically isolated from resources necessary to thrive, often by means of segregation, separation, and lack of access.

Market Rate Unit – residential units (including condominium, apartment and retirement community units that are rented or sold at market rates.

Median Property Value - The median divides the value distribution into two equal parts: one-half of the cases falling below the median value of the property (house and lot) and one-half above the median. Median value calculations are rounded to the nearest hundred dollars.

Qualitative Data - Descriptive data, expressed in language rather than numerical values; answers the “why” or “how” behind the numbers.

Quantitative Data - Data expressing a certain quantity, amount, or range; statistical, can be counted, and given a numerical value.

Race - A social construct that categorizes individuals based on their physical characteristics, particularly skin color and hair texture.

Racial Disparities - a condition where one racial group systemically and disproportionately experiences worse outcomes in comparison to another racial group or groups. Racial Disparities may occur in a range of areas, including but not limited to education, employment, wealth, policing, criminal justice, health, transportation, housing, and homelessness.

Racial Equity - A situation that is achieved when people are thriving, and race no longer determines or predicts one's social outcomes or ability to thrive.

R/ECAPs – Racially or Ethnically Concentrated Areas of Poverty

Redlining - a discriminatory practice that puts services (financial and otherwise) out of reach for residents of certain areas based on race or ethnicity.

SMARTIE – Specific, Measurable, Achievable, Relevant, Time-bound, Inclusive, and Equitable

¹³ Hud.gov: <https://archives.hud.gov/local/nv/goodstories/2006-04-06glos.cfm#:~:text=Affordable%20Housing%3A%20Affordable%20housing%20is,for%20housing%20costs%2C%20including%20utilities.>

¹⁴ Huduser.gov: https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html#:~:text=HUD%20defines%20cost%2Dburdened%20families,of%20one's%20income%20on%20rent.



Community Equity Strategies



POLITICA DE VIVIENDA DE DALLAS 2033



City of Dallas

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AGRADECIMIENTOS

El Departamento de Vivienda y Revitalización de Vecindarios quiere dar las gracias a todos los que han participado en el proceso de elaboración del marco DPH33. Esta iniciativa personifica cómo la colaboración entre la Ciudad y las partes interesadas puede crear políticas públicas eficaces.

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Concejal Casey Thomas II

Concejal Carolyn King Arnold

Concejal Jaime Resendez

Concejal Omar Narváez

Concejal Adam Bazaldua

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Concejal Paula Blackmon

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INTRODUCCION

INTRODUCCION

La inclusión racial y económica son parte integral del crecimiento de la vivienda en Dallas.

En consecuencia, a través de la Política de Vivienda de Dallas 2033, la Ciudad busca continuar reduciendo las disparidades que impactan de manera desproporcionada a las comunidades históricamente desfavorecidas, proporcionando iniciativas de vivienda asequible de calidad de ingresos mixtos en toda la ciudad.

En enero de 2021, el Comité de Soluciones para la Vivienda y las Personas sin Hogar pidió al Departamento de Vivienda y Revitalización de Vecindarios que llevara a cabo una auditoría de equidad racial de la Política Integral de Vivienda (CHP, por sus siglas en

inglés). La auditoría de equidad de la CHP, que se llevó a cabo de julio de 2021 a diciembre de 2021, produjo once recomendaciones para abordar los impactos desproporcionados en las comunidades históricamente desfavorecidas. Las once recomendaciones desafían a la Ciudad a reconsiderar su enfoque de la vivienda asequible, pasando de un modelo de producción a un modelo de impacto al tiempo que aborda la calidad de vida de los residentes de Dallas.

Al mismo tiempo, la Oficina de Equidad e Inclusión estaba desarrollando el primer Plan de

Equidad Racial de la Ciudad para establecer metas de equidad, medidas y metas de acción para los 42 departamentos de la Ciudad. La adopción de las once recomendaciones de la Evaluación de Equidad Racial de la Política Integral de Vivienda, mediante la resolución No. 22-0664, y del Plan de Equidad Racial por parte del Concejo de la Ciudad de Dallas, mediante la resolución No. 22-1236, sentó las bases para crear una nueva política de vivienda basada en la premisa fundamental de que la equidad reduce las disparidades al tiempo que mejora los resultados para todos.

PARTICIPACION COMUNITARIA

El proceso de desarrollo de la Política de Vivienda de Dallas 2033 (DHP33, por sus siglas en inglés) comenzó en julio de 2022 con actividades de participación de la comunidad que llegaron a 2,065 personas a través de reuniones en persona, reuniones virtuales, grupos de discusión, entrevistas y consultas con el personal de la Ciudad.

Otras 7,083 personas se conectaron a través de las redes sociales y 1,847 a través del [Mapa de Historias de Dallas Accountability for Housing Equity](#).

Los residentes, los defensores de la vivienda y los expertos del sector que han participado en este proceso comparten que la asequibilidad de la vivienda es fundamentalmente una cuestión de elección, que los

residentes de Dallas deberían poder elegir vivir en una vivienda segura y de calidad en un vecindario con acceso a empleos bien remunerados, alimentos sanos y asistencia sanitaria, que esté libre de toxinas en el aire,

protegido de las inundaciones, que tenga un alumbrado público adecuado y que esté cerca de la familia, los amigos, la fe, la cultura y otras conexiones comunitarias, todo lo cual es vital para el bienestar.

DATOS COMPLEMENTARIOS

Según la Evaluación Regional de Vivienda del Norte de Texas de 2018, las disparidades en las oportunidades de vivienda siguen afectando negativamente a los residentes de Dallas históricamente desfavorecidos.¹

¹ 2018 North Texas Regional Housing Assessment, Resumen ejecutivo, página 4. <https://dhanx.com/wp-content/uploads/2019/03/North-Texas-Regional-Housing-Assessment-2018.pdf>

Estas disparidades incluyen tasas de propiedad de vivienda significativamente más bajas, una mayor carga del costo de la vivienda (HUD define a las familias con carga de costos como aquellas "que pagan más del 30 por ciento de sus ingresos por la vivienda"), un menor valor medio de la propiedad, una mayor probabilidad de vivir en viviendas de calidad inferior y una mayor exposición a toxinas en el aire y otros peligros ambientales asociados con vivir en vecindarios demasiado cerca de operaciones industriales

Los siguientes gráficos ayudan a ilustrar algunas de las disparidades que el DPH33 pretende reducir. En el Apéndice A, *Análisis de las disparidades en apoyo de las nuevas estrategias de política de vivienda*, se ofrece una descripción y un análisis más exhaustivos de los datos de apoyo, incluidos mapas urbanos que representan la geografía de los déficits de infraestructuras y otras disparidades.

El Gráfico 1 (arriba) muestra las pronunciadas disparidades raciales entre los hogares de la ciudad de Dallas que tienen "problemas graves de vivienda", que el Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD, por sus siglas en inglés) define como unidades de vivienda en las que el hogar tiene al menos uno de los siguientes:

- Falta de instalaciones de cocina completas
- Falta de instalaciones de fontanería
- Hacinamiento
- Gastar más del 50% de sus ingresos en alquiler y servicios públicos.

El gráfico muestra el porcentaje de hogares que cumplen esta definición para los tres grupos raciales/étnicos más grandes de la ciudad:

- Afroamericanos (no hispanos/latinos)
- Hispanos/latinos, independientemente de su raza identificada (blanca o no blanca)

- Blancos (no hispanos/latinos)

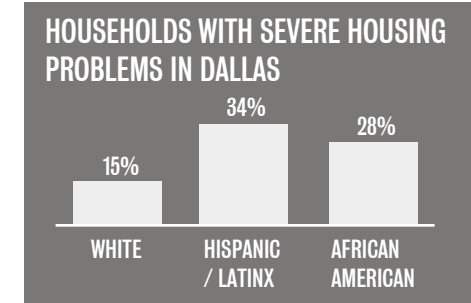
Como ilustra el gráfico, el porcentaje de hogares afroamericanos (no hispanos/latinos) e hispanos/latinos con problemas graves de vivienda es aproximadamente el doble del porcentaje de hogares blancos (no hispanos/latinos). Las tasas de problemas graves de vivienda para el 6% restante de los hogares de Dallas son las siguientes: 25% para asiáticos / isleños del Pacífico, 19% para nativos americanos, 20% para otros (incluye "dos o más razas" y "alguna otra raza").

El Gráfico 2 (centro) muestra las pronunciadas disparidades raciales en el valor medio de la vivienda entre los hogares de la ciudad de Dallas. Los tres grupos comparados en este gráfico son los mismos que los comparados en el gráfico 1, los tres grupos raciales/étnicos más grandes de la ciudad. El gráfico 2 ilustra que el valor promedio de la vivienda para los hogares blancos (no hispanos/latinos) es más de tres veces superior al valor promedio de la vivienda para los hogares afroamericanos (no hispanos/latinos) e hispanos/latinos. El valor promedio de la vivienda para los asiáticos / isleños del Pacífico, el siguiente grupo racial/étnico más grande en Dallas, es de \$245,000.

El Gráfico 3 (abajo) muestra las pronunciadas disparidades raciales en las tasas de propiedad de vivienda entre los hogares de la ciudad de Dallas. Los tres grupos comparados en este gráfico son los mismos que los comparados en los gráficos 1 y 2, los tres grupos raciales/étnicos más grandes de la ciudad. El gráfico ilustra que la tasa de propiedad de vivienda para los hogares blancos (no hispanos/latinos) es casi el doble de la tasa de los hogares afroamericanos (no hispanos/latinos) y es significativamente mayor que la tasa de los hogares hispanos/latinos. Las tasas de propiedad de vivienda

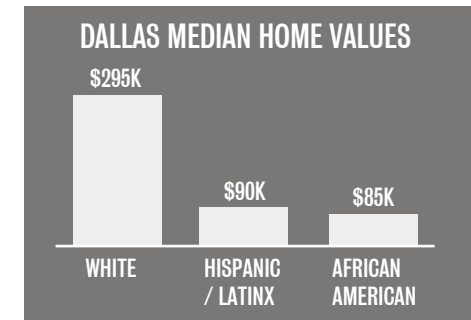
para el 6% restante de los hogares de Dallas son las siguientes: 34.8% para asiáticos / isleños del Pacífico, 44.3% para nativos americanos, 37% para otros (incluye "dos o más razas" y "alguna otra raza").

Gráfico 1. Disparidades raciales en problemas graves de vivienda en la Ciudad de Dallas



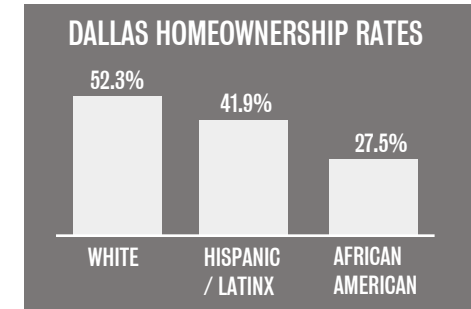
Fuente: Analysis of Impediments to Fair Housing Choice, Ciudad de Dallas, julio de 2019, página 65. <https://dallascityhall.com/departments/office-of-equity-and-inclusion/Fair-Housing/PublishingImages/Pages/default/Dallas%202019%20AI%20with%20Appendix.pdf>

Gráfico 2 Disparidades raciales en el valor promedio de la vivienda en la ciudad de Dallas



Fuente: Racial Wealth Divide in Dallas, octubre de 2018, https://prosperitynow.org/sites/default/files/resource/2018-10/Racial_Wealth_Divide_in_Dallas.pdf

Gráfico 3. Disparidades raciales en las tasas de propiedad de vivienda en la ciudad de Dallas



Fuente: American Community Survey 2016-20 2016-20, <https://www.census.gov/newsroom/press-kits/2021/acs-5-year.html>

ALINEACION CON OTRAS INICIATIVAS DE LA CIUDAD

El DHP33 está diseñado para trabajar en colaboración con todos los departamentos de la Ciudad, aprovechando su experiencia y recursos para influir en las comunidades residenciales.

A continuación, se presentan ejemplos de iniciativas actuales de la Ciudad que tienen una relación directa con la vivienda. A medida que se desarrollen otros planes o políticas, el DHP33 trabajará en consonancia con ellos.

El Plan de Equidad Racial (REP, por sus siglas en inglés) tiene como objetivo promover la equidad y ayudar a los líderes de la Ciudad mediante el establecimiento de metas a corto, medio y largo plazo para minimizar las desigualdades existentes. El REP es el resultado del liderazgo de la Ciudad, las aportaciones de la comunidad y la deliberación intencionada con los departamentos de la Ciudad centrada en el avance de la equidad mediante el cierre de las brechas de disparidad para los residentes con mayores necesidades.

El REP (pág. 85) estableció medidas de progreso para el departamento. Las medidas para la vivienda que se han incorporado al DHP33 son:

- Completar las revisiones de la Política Integral de Vivienda basadas en la Auditoría de Equidad para Diciembre 2022.
- Desarrollar una estrategia para identificar los vecindarios con mayor riesgo de gentrificación y desplazamiento antes de diciembre de 2023.
- Completar al menos tres evaluaciones de impacto de proyectos catalizadores, esfuerzos de revitalización de vecindarios o programas de vivienda para garantizar un impacto equitativo de los programas antes de octubre de 2024.

- Aumentar del 11% al 30% la proporción de unidades a precio de mercado sin restricciones en las promociones apoyadas por la Ciudad en zonas prioritarias para la equidad antes de octubre de 2027.
- Designar de tres a cinco áreas estratégicas de revitalización de vecindarios y colaborar con miembros de la comunidad, servicios de la Ciudad de Dallas, promotores inmobiliarios, organizaciones sin fines de lucro y otras organizaciones para aportar \$100 millones de inversión a comunidades históricamente desfavorecidas antes de diciembre de 2027.

La Política de Desarrollo Económico

fomenta el crecimiento económico y el progreso social de todos los residentes. La política se centra en ampliar la base impositiva al sur de la I-30 y al sur del río Trinity. Es un mecanismo potente y proactivo que apoya las inversiones hiperlocales, la creación de nuevos puestos de trabajo y la reubicación de empresas. Es la herramienta necesaria para fomentar comunidades resistentes y prósperas. El DHP33 apoya la planificación interdepartamental y la colaboración externa necesarias para que la Ciudad lleve a cabo con éxito las siguientes acciones relacionadas con la vivienda que se describen en la Política de Desarrollo Económico:

- Priorizar la preservación de las viviendas asequibles de origen natural (NOAH, por sus siglas en inglés) y los desarrollos de crédito fiscal para viviendas de bajos ingresos (LIHTC, por sus siglas en inglés) que envejecen.
- Aprovechar las propiedades de titularidad pública adyacentes al tránsito para desarrollar viviendas de renta mixta.
- Dedicar flujos de ingresos para eliminar los déficits de infraestructuras en comunidades históricamente desinvertidas y preservar la asequibilidad para los residentes a largo plazo en riesgo de desplazamiento.
- Desarrollar viviendas asequibles para los educadores y el personal en las proximidades de las instituciones de educación superior.
- Buscar fuentes de financiación no tradicionales (por ejemplo, fondos de préstamos consistentes en capital público/privado centrado en la construcción de urbanizaciones de renta mixta/ uso mixto) y alinear el uso de incentivos con los metas de vivienda asequible para apoyar la producción de proyectos de urbanización de renta mixta.
- Someterse a una revisión normativa para eliminar los obstáculos al desarrollo asequible.

² https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html#:~:text=Un%20hogar%20suele%20superar%20el%2030%25%20de%20ingresos%20mensuales.

- Establecer herramientas de vivienda más allá de los programas del HUD que amplíen la capacidad para apoyar el desarrollo a precio de mercado en la adición de viviendas para la mano de obra.
- Llevar a cabo formaciones, talleres e iniciativas de capacitación.
- Explorar las opciones de financiación para crear un fondo común de financiación para la financiación de la brecha y revisar el proceso de suscripción para la escala de desarrolladores y la equidad.
- Convocar a los CDC, promotores y socios del vecindario para identificar las necesidades.

ForwardDallas actualización del uso del suelo es el plan visionario de toda la ciudad que establece las directrices sobre cómo debe utilizarse el suelo público y privado y qué aspecto debe tener la ciudad. Estas decisiones sobre el uso y el diseño del suelo afectan a casi todo, incluidas las oportunidades de empleo, los tiempos de desplazamiento al trabajo, el acceso a zonas verdes, la calidad del aire y el acceso a los alimentos.

A medida que se desarrolle ForwardDallas, el personal y los asesores de la Ciudad trabajarán para aumentar la producción de viviendas de una manera específica que se alinee con las metas del DHP33.

El **Plan Integral de Acción Medioambiental y Climática (CECAP)**, por sus siglas en inglés) fue publicado por la Ciudad de Dallas el 22 de abril de 2020. El aniversario 50 del primer Día de la Tierra, en reconocimiento de la necesidad de soluciones orientadas a la comunidad y basadas en datos para los retos medioambientales a los que nos enfrentamos como ciudad, estado y nación.

El CECAP afirma que:

- Los requisitos de construcción de energía neta cero (ZNE, por sus siglas en inglés) podrían aumentar el costo de las nuevas construcciones y suponer un obstáculo para el desarrollo de nuevas viviendas asequibles. La Ciudad evaluará las implicaciones de costos para estos nuevos desarrollos de viviendas de bajos ingresos junto con una estimación del retorno de la inversión.
- La Ciudad desarrollará una estrategia de uso del suelo de cara al público de manera holística y global que alinee viviendas de ingresos mixtos y puestos de trabajo en torno al tránsito y que esté coordinada con el plan de tránsito a largo plazo de DART.

- La Ciudad necesita aprovechar la sinergia entre el uso del suelo y la vivienda con las infraestructuras de transporte para aumentar el acceso a opciones para caminar y montar en bicicleta y transporte público.

El DHP33 mejora la capacidad de la Ciudad para coordinar acciones en estas áreas con acciones para aumentar equitativamente las oportunidades de vivienda. A medida que otros planes o políticas son desarrollados por departamentos de la Ciudad o con socios externos, DHP33 está posicionado para trabajar junto con ellos para avanzar en múltiples iniciativas.

LOS SITE PILARES DE LA EQUIDAD EN VIVIENDA

El DHP33 tiene siete pilares de equidad en la vivienda que entretujan las estrategias que guían la implementación, aprovechan las asociaciones internas y externas y revitalizan los vecindarios a través del desarrollo de viviendas que satisfagan las necesidades de todos los residentes de Dallas.

Aunque existen interconexiones entre los siete pilares, cada uno de ellos tiene su propio objetivo diferenciado que define cómo contribuirá a aumentar la equidad y la asequibilidad de la vivienda.

Estos siete pilares garantizarán la base de toda la colaboración y gestión de programas:

- Dirigir los recursos de vivienda y revitalización de vecindarios administrados por la Ciudad
- Abordar las disparidades que afectan negativamente a las comunidades históricamente desfavorecidas
- Proporcionar iniciativas de vivienda asequible de renta mixta en toda la ciudad.

La consecución de las metas de los siete pilares requiere que la Ciudad mida el rendimiento utilizando metas específicas, medibles, alcanzables, pertinentes, sujetas a plazos, inclusivas y equitativas (SMARTIE, por sus siglas en inglés) para cada pilar. Las metas SMARTIE orientarán todos los esfuerzos para aplicar las estrategias de cada pilar.

También servirán para que el Concejo de la Ciudad, el personal municipal y el público midan los avances de forma transparente.

LOS SIETE PILARES DEL CAPITAL INMOBILIARIO

CADA UNO DE ELLOS TIENE SU PROPIO OBJETIVO DIFERENCIADO QUE DEFINE CÓMO CONTRIBUIRÁ A AUMENTAR LA EQUIDAD Y LA ASEQUIBILIDAD DE LA VIVIENDA.

PILARES DE EQUIDAD

Pilar	Declaración política / objetivo
1 Metas de la estrategia de equidad	Identificar disparidades específicas en las oportunidades de vivienda y reducirlas utilizando un enfoque específico.
2 Producción en toda la ciudad	Aumentar la producción para mejorar la asequibilidad de la vivienda para una amplia gama de rentas en todas las zonas de la ciudad.
3 Conservación en toda la ciudad	Aumentar la conservación del parque de viviendas asequibles en todas las zonas de la ciudad
4 Infraestructura	Priorizar las inversiones en infraestructuras en las zonas objetivo de la estrategia de capital
5 Colaboración y coordinación	Alinear estrategias y recursos para maximizar el impacto de las asociaciones con partes interesadas internas y externas
6 Compromiso	Cultivar diversas vías de comunicación con los residentes de todos los vecindarios para orientar las decisiones de inversión en vivienda de la ciudad.
7 Educación	Desarrollar una campaña de colaboración en toda la ciudad para aumentar el YIMBYism (“sí en mi patio de atrás”) en favor de la asequibilidad de la vivienda y de las personas que la necesitan.

Aumentar la equidad racial al tiempo que se incrementa la asequibilidad de la vivienda en toda la ciudad requiere estrategias específicas.

Estas estrategias deben adaptarse para abordar las disparidades históricas y las condiciones actuales que varían en toda la ciudad. Las herramientas y tácticas utilizadas para mejorar la asequibilidad de los ingresos mixtos para cada área objetivo se seleccionarán en función de los datos, la participación de la comunidad, los recursos financieros y la alineación con otras iniciativas de la Ciudad para:

- Aumentar las oportunidades de compra o alquiler de viviendas asequibles
- Reducir el déficit de infraestructuras
- Dar prioridad a las estrategias contra el desplazamiento
- Evitar la concentración de unidades asequibles dedicadas en zonas históricamente desfavorecidas
- Preservar la integridad cultural y las instituciones comunitarias
- Identificar los recursos de desarrollo
- Mitigar las áreas de concentración racial o étnica de la pobreza (R/ECAP, por sus siglas en inglés)

Cada área objetivo de la estrategia será seleccionada por:

- Recopilación y análisis de datos cuantitativos y cualitativos para identificar las desigualdades raciales.
- Incorporar estrategias para prevenir los desplazamientos y preservar al mismo tiempo la integridad cultural de las comunidades en riesgo de ser desplazadas.
- Identificar los factores y atributos de calidad de vida necesarios para garantizar que los electores puedan prosperar (salud, educación, medio ambiente, empleo, infraestructuras, nutrición, seguridad, transporte)
- Identificar posibles ubicaciones para viviendas asequibles, incluidas viviendas unifamiliares, oportunidades de propiedad de vivienda, unidades preservadas y unidades de alquiler asequible
- Incluir una norma de diseño que garantice la calidad del desarrollo, la rehabilitación y la conservación
- Especificar los recursos de inversión necesarios, incluyendo
 - Dinero público procedente de los programas del Departamento de Vivienda y otras inversiones del Concejo
 - Filantropía
 - Urbanizaciones sin fines de lucro y de empresas propiedad de minorías y mujeres (M/WBE, por sus siglas en inglés)
 - Incentivos fiscales y reglamentarios.

METAS DE LA ESTRATEGIA DE EQUIDAD

IDENTIFICAR DISPARIDADES ESPECÍFICAS EN LAS OPORTUNIDADES DE VIVIENDA Y REDUCIRLAS UTILIZANDO UN ENFOQUE ESPECÍFICO.

- 1** Antes del 31 de diciembre de 2024, establecer criterios de selección de los vecindarios para las inversiones contra el desplazamiento
- 2** Antes del 31 de marzo de 2024, establecer indicadores medibles de progreso en la reducción de las disparidades identificadas para cada área objetivo.
- 3** Antes del 31 de diciembre de 2024, seleccionar áreas objetivo de la estrategia, y establecer indicadores medibles de progreso en la reducción de las disparidades identificadas en cada área objetivo
- 4** Antes del 31 de diciembre de 2024, garantizar que los límites de cada **área de Servicio de la Ciudad** se solapen con los límites de al menos un área objetivo de la estrategia establecida para garantizar un enfoque de toda la ciudad para reducir las disparidades.
- 5** Antes del 31 de diciembre de 2027, analizar el área objetivo de la estrategia de equidad para evaluar la continuidad o considerar la posible creación de nuevas áreas.
- 6** Antes del 31 de diciembre de 2033, evaluar el impacto del DHP33 en las áreas objetivo de la estrategia de equidad establecidas y determinar la preparación para adoptar áreas adicionales.

“ A NEIGHBORHOOD'S BASIC NEEDS MUST BE MET BEFORE A LARGER CONVERSATION AROUND EQUITY CAN BEGIN. THERE MUST BE GREATER INVESTMENT IN THESE NEIGHBORHOODS FIRST. ”

- Meeting Participant

“ THERE IS NO EQUITY IN HOME IMPROVEMENT PROGRAMS. THE PROGRAMS NEED MORE RESOURCES AND THE APPLICATION PROCESS SHOULD BE CHANGED TO INCREASE ACCESS TO THOSE WHO NEED IT. ”

- Meeting Participant

ESTRATEGIA GENERAL

Aumentar el número de unidades de vivienda asequible y de unidades a precio de mercado asequibles para una amplia gama de rentas requiere adaptar las herramientas existentes y desarrollar otras nuevas.

También requiere un enfoque global para reducir las barreras que dificultan los esfuerzos de los promotores con y sin fines de lucro. Para ganar credibilidad entre los interesados de la comunidad y movilizar inversiones privadas para la construcción de viviendas, la Ciudad colaborará con:

- La comunidad promotora, incluidos los promotores privados y sin fines de lucro.
- Entidades filantrópicas
- Grupos de defensa
- Residentes del vecindario
- Otros departamentos de la Ciudad.

“ WE NEED QUALITY, AFFORDABLE HOUSING THAT IS NOT JUST QUICKLY BUILT AND POORLY DESIGNED. ”

- Meeting Participant

Para aumentar la producción en toda la ciudad, la Alcaldía:

- Maximizará la elección de vivienda invirtiendo en el desarrollo de una gama de tipos de vivienda.
- Garantizará que la producción de vivienda asequible no concentre unidades asequibles dedicadas
- Invertirá en cultivar la capacidad de los promotores de viviendas asequibles sin fines de lucro y de los pequeños promotores con fines de lucro.
- Apoyará todos los proyectos de vivienda asequible que incluyan urbanizaciones de relleno y planificadas.

PRODUCCIÓN EN TODA LA CIUDAD

AUMENTAR LA PRODUCCIÓN PARA MEJORAR LA ASEQUIBILIDAD DE LA VIVIENDA PARA UNA AMPLIA MEZCLA DE INGRESOS EN TODAS LAS ÁREAS DE LA CIUDAD.

METAS SMARTIE

- 1** Antes del 31 de diciembre de 2024, crear una base de datos de promociones para gestionar los plazos y gastos de los proyectos.
- 2** Antes del 31 de diciembre de 2033, aumentar la producción de unidades de vivienda en propiedad asequibles dedicadas en un 5% cada año para los hogares entre el 0% y el 120% de los ingresos medios del área de Dallas.
- 3** Antes del 31 de diciembre de 2033, aumentar la producción de unidades de vivienda de alquiler asequible dedicadas en un 10% cada año para los hogares entre el 0% y el 120% de los ingresos medios del área de Dallas.

La Ciudad identificará las unidades asequibles dedicadas existentes, como las propiedades de crédito fiscal para viviendas de bajos ingresos (LIHTC, por sus siglas en inglés), las unidades de alquiler asequible que se producen de forma natural y las casas ocupadas por sus propietarios que necesitan reparaciones para prever las necesidades de conservación en toda la ciudad.

La Ciudad colaborará con organizaciones sin fines de lucro, MWBE, líderes vecinales, grupos filantrópicos, grupos comunitarios y el sector privado para movilizar recursos.

METAS SMARTIE

- 1 Antes del 31 de diciembre de 2024, crear una base de datos de viviendas asequibles para destinarlas a su conservación.
- 2 Antes del 31 de diciembre de 2033, aumentar la preservación de unidades de alquiler multifamiliares en un 10% cada año para hogares entre el 0% y el 120% de los ingresos medios del área de Dallas.
- 3 Antes del 31 de diciembre de 2033, aumentar la preservación de las unidades unifamiliares ocupadas por sus propietarios en un 5% cada año para los hogares entre el 0% y el 120% de los ingresos medios del área de Dallas.

“ PRESERVATION OF NATURALLY AFFORDABLE HOUSING & TENANT PROTECTIONS ARE VERY IMPORTANT PARTS OF AFFORDABILITY. ”

- Meeting Participant

CONSERVACIÓN EN TODA LA CIUDAD

AUMENTAR LA PRESERVACIÓN PARA MEJORAR LA ASEQUIBILIDAD DE LA VIVIENDA PARA UNA AMPLIA MEZCLA DE INGRESOS EN TODAS LAS ÁREAS DE LA CIUDAD.

INFRAESTRUCTURA

DAR PRIORIDAD A LAS INVERSIONES EN INFRAESTRUCTURAS EN LAS ZONAS OBJETIVO DE LA ESTRATEGIA DE EQUIDAD.

ESTRATEGIA GENERAL

Una infraestructura funcional es un elemento clave para el desarrollo y la conservación de viviendas asequibles.

Las zonas con bajos índices de propiedad de vivienda, bajo valor medio de la vivienda y elevadas cargas por el costo de la vivienda también tienen déficits de infraestructuras que complican los esfuerzos por mejorar la vivienda asequible.

Al priorizar la inversión en infraestructuras en las zonas objetivo de la estrategia de equidad, la Ciudad puede mejorar sus esfuerzos en materia de vivienda asequible. Para ello, la Ciudad desarrollará estrategias comunes de inversión en infraestructuras interdepartamentales para las zonas objetivo de la estrategia designadas.

Para hacer frente a la infraestructura necesaria para desarrollar y preservar viviendas asequibles, la Ciudad:

- Identificará las prioridades de infraestructura para necesidades tales como, pero no limitadas a: acceso a internet, mejoras en el transporte, mitigación de llanuras aluviales y sistemas de drenaje de aguas pluviales para establecer una línea de base de las necesidades.
- Aprovechar las inversiones privadas previstas en desarrollos de vivienda de renta mixta
- Aplicar las directrices de desarrollo de infraestructuras establecidas en los planes de la Ciudad adoptados en relación con la equidad y la asequibilidad de la vivienda

METAS SMARTIE

1 Antes del 31 de diciembre de 2024, identificar las prioridades de infraestructura que apoyen el desarrollo o la preservación de viviendas asequibles para necesidades tales como, pero no limitadas a: acceso a internet, mejoras en el transporte, mitigación de llanuras aluviales y sistemas de drenaje de aguas pluviales.

2 Antes del 31 de diciembre de 2025, evaluar el valor de las necesidades de infraestructura en las zonas objetivo y establecer un presupuesto a 10 años para abordar dichas necesidades

3 Antes del 31 de diciembre de 2033, reducir los déficits de infraestructuras identificados con respecto a la base de referencia en un 5% cada año que apoye el desarrollo y la conservación de viviendas asequibles.

“BASIC NEEDS MUST BE MET BEFORE LARGER CONVERSATIONS CAN BE HAD AROUND EQUITY.”

- Meeting Participant

ESTRATEGIA GENERAL

Los departamentos de la Ciudad y los socios externos que forman parte integral del desarrollo y la conservación equitativos de la vivienda se comprometerán a trabajar de forma concertada para facilitar la revitalización de los vecindarios y realizar inversiones estratégicas de forma coordinada.

Para alinear los esfuerzos de colaboración y coordinación, la Ciudad:

- Desarrollará acuerdos interdepartamentales entre los departamentos de la Ciudad que pongan de relieve metas comunes para la asignación de recursos, la planificación y el calendario de los proyectos.
- Desarrollará acuerdos formales con organizaciones externas para asociaciones para desarrollar y preservar viviendas asequibles.
- Identificará nuevas iniciativas de socios internos y externos a medida que surjan y evaluarlas para hacer avanzar el DHP33.

METAS SMARTIE

- 1 Antes del 31 de diciembre de 2023, identificar acuerdos internos y externos para desarrollar y ejecutar que apoyen las metas del DHP33
- 2 Antes del 31 de marzo de 2024, ejecutar los diez principales acuerdos identificados e iniciar un plan de aplicación para apoyar las metas del DHP33
- 3 Antes del 31 de marzo de 2025, ejecutar los acuerdos prioritarios restantes identificados para avanzar en el desarrollo y la conservación de viviendas asequibles

“ CITY OFFICES NEED TO BE CONNECTED AND INFORMED AND WORKING TOGETHER. ”

- Meeting Participant

“ CITY SHOULD LEVERAGE EXISTING NONPROFITS TO EXPAND ON THEIR WORK AND MAKE THINGS EFFECTIVE. ”

- Meeting Participant

COLABORACIÓN Y COORDINACIÓN

ALINEAR ESTRATEGIAS Y RECURSOS PARA MAXIMIZAR EL IMPACTO DE LAS ASOCIACIONES CON PARTES INTERESADAS INTERNAS Y EXTERNAS.

La construcción de la equidad es tanto un proceso como un resultado, lo que significa que antes de que se seleccionen las ubicaciones y se tomen las decisiones de inversión en vivienda, la comunidad debe participar para informar del proceso, garantizando que sus necesidades y expectativas se reflejen en los resultados.

Las sesiones de escucha, las conclusiones extraídas y las medidas de rendición de cuentas utilizadas influyen en la forma en que las acciones de la Ciudad son recibidas por el público. El DHP33 establece las normas de participación comunitaria que se aplicarán antes, durante y después de las inversiones en vivienda.

Para mejorar el compromiso que apoya el desarrollo y la preservación de la vivienda, la Ciudad:

- Dedicará recursos a actividades de participación comunitaria que sean accesibles, informativas y sostenibles para todos los residentes
- Involucrará de forma auténtica a los residentes de Dallas para minimizar la confusión sobre las actividades previstas y comprender mejor los intereses y expectativas de la comunidad.
- Pondrá en marcha actividades en materia de vivienda que reflejen la voluntad de la población, y no de un grupo en específico, en horarios y lugares accesibles a un conjunto más amplio de residentes.

PARTICIPACIÓN

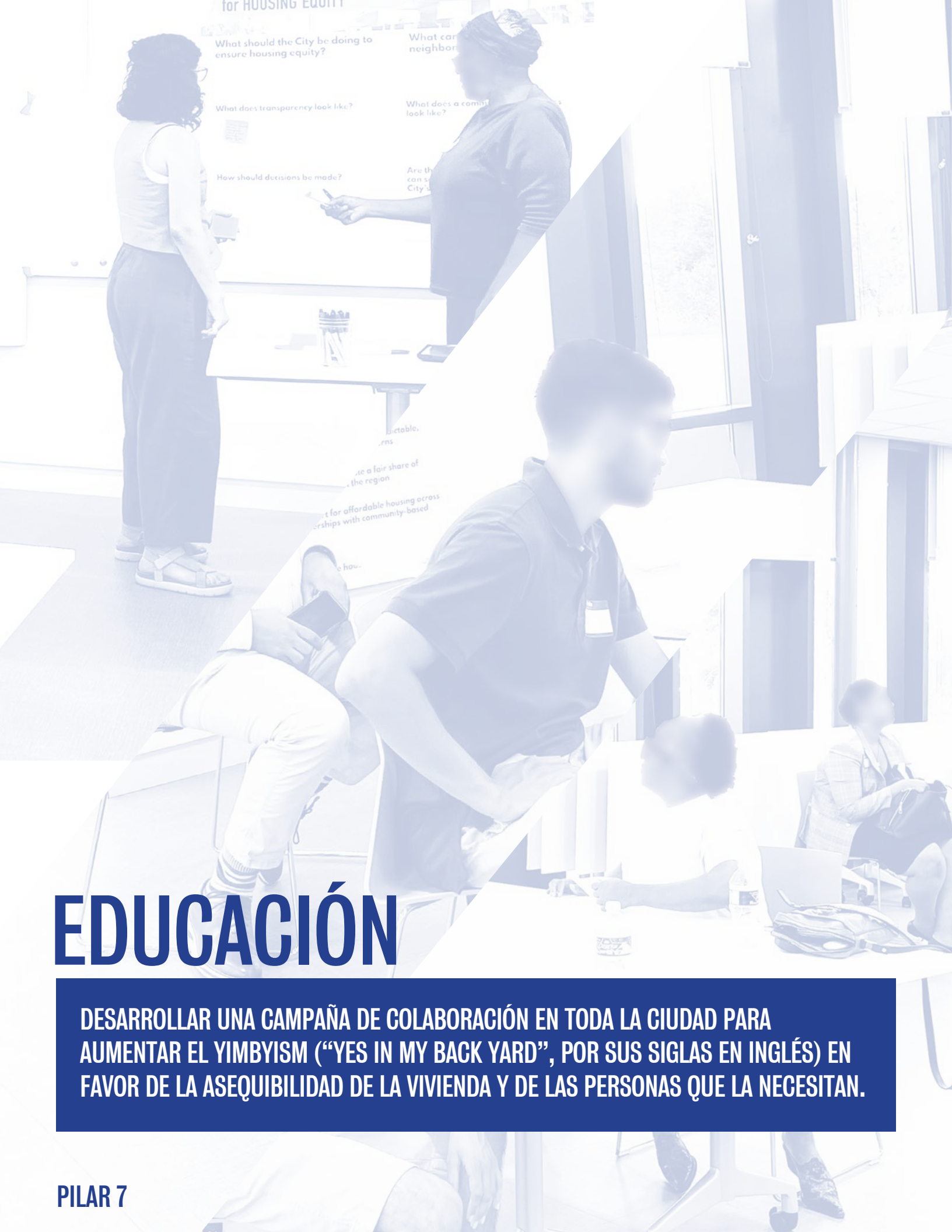
CULTIVAR DIVERSAS VÍAS DE COMUNICACIÓN CON LOS RESIDENTES DE TODOS LOS VECINDARIOS PARA ORIENTAR LAS DECISIONES DE INVERSIÓN EN VIVIENDA DE LA CIUDAD.

METAS SMARTIE

- 1** Antes del 31 de diciembre de 2023, proporcionar recursos de personal para llevar a cabo la estructura de compromiso comunitario sostenible
- 2** Antes del 31 de diciembre de 2024, construir una red de partes interesadas de la comunidad que represente la demografía de las comunidades de Dallas
- 3** Antes del 31 de diciembre de 2023, utilizar la participación como mecanismo para impulsar el diseño de programas, la asignación de recursos y las comunicaciones con las partes interesadas

“ THERE NEEDS TO BE SUSTAINED ENGAGEMENT AND CONSISTENT WORK FOR RETENTION OF KNOWLEDGE AND MAINTAINING TRUST AND RELATIONSHIPS WITH PEOPLE. ”

- Meeting Participant



ESTRATEGIA GENERAL

Cultivar el apoyo al desarrollo y la conservación de viviendas asequibles exige un compromiso con la educación.

Los residentes, los inversores, el personal de la Ciudad y los funcionarios electos deben ser educados sobre el valor de la vivienda asequible y las falacias que persisten en torno a las personas a las que sirve. Mucho antes de que se consideren los proyectos, deben establecerse foros para revisar los datos, las 20 mejores prácticas y entablar conversaciones sanas sobre la diversidad en nuestras comunidades.

Para crear una campaña educativa en torno al YIMBYism, la Ciudad:

- Invertirá en un enfoque interdepartamental para construir una tabla de historias de eventos y actividades históricas que influyeron en la vivienda asequible en Dallas
- Invertirá en el desarrollo de recursos educativos sobre el valor de la vivienda asequible y las personas que la necesitan.
- Convocará a las partes interesadas de la comunidad para debatir los intereses en materia de vivienda y desarrollo comunitario, recurriendo a expertos especializados en mediar en conversaciones difíciles.

EDUCACIÓN

DESARROLLAR UNA CAMPAÑA DE COLABORACIÓN EN TODA LA CIUDAD PARA AUMENTAR EL YIMBYISM (“YES IN MY BACK YARD”, POR SUS SIGLAS EN INGLÉS) EN FAVOR DE LA ASEQUIBILIDAD DE LA VIVIENDA Y DE LAS PERSONAS QUE LA NECESITAN.

METAS SMARTIE

- 1 Antes del 31 de diciembre de 2023, establecer un tablero de mandos activo con datos accesibles al público de unidades de vivienda asequible subvencionadas por el gobierno y de origen natural en Dallas.
- 2 Antes del 31 de diciembre de 2024, invertir en un guión gráfico de los acontecimientos y actividades históricos que influyeron en la vivienda asequible en Dallas.
- 3 Antes del 31 de diciembre de 2033, utilizar una red de partes interesadas de la comunidad que representen la demografía de las comunidades de Dallas para desarrollar y desplegar recursos educativos sobre el valor de la vivienda asequible y las personas que la necesitan.

“ THERE IS A DIFFERENCE BETWEEN SELF DETERMINATION AND SELF INTEREST. SELF DETERMINATION IS ABOUT ACHIEVING EQUITY. SELF INTEREST IS ABOUT NIMBYISM. ”

- Meeting Participant

APLICACIÓN

El plan de implementación del DHP33 se guiará por el trabajo del Concejo de la Ciudad, el administrador de la Ciudad, el Departamento de Vivienda y Revitalización de Vecindarios y otros departamentos de la Ciudad durante los próximos seis a doce meses.

Un documento complementario, el Catálogo de Recursos de Vivienda de Dallas (DHRC, por sus siglas en inglés), albergará los programas, corporaciones y recursos de cumplimiento y financiación diseñados para alcanzar las Metas SMARTIE del DHP33. Tanto el DHP33 como el DHRC incluirán metas SMARTIE que medirán el progreso en la construcción de la equidad racial anualmente durante un período de 10 años.

Además del DHP33 y el DHRC, el personal de la Ciudad y los consultores colaborarán en el desarrollo de una estructura

sostenible de participación comunitaria que informará a un grupo de trabajo sobre vivienda inclusiva, seleccionará las áreas objetivo de la estrategia de equidad y completará los acuerdos con socios internos y externos. Estos planteamientos, junto con los informes de progreso y las presentaciones, se facilitarán al Concejo de la Ciudad según un calendario establecido. Se realizarán los ajustes necesarios para fomentar la equidad a través de inversiones específicas en el desarrollo y la conservación de la vivienda.



APÉNDICES

APÉNDICE A

ANÁLISIS DE DISPARIDADES EN APOYO DE NUEVAS ESTRATEGIAS DE POLÍTICA DE VIVIENDA

Durante muchos años antes de la adopción de la Política Integral de Vivienda (CHP, por sus siglas en inglés) por parte del Concejo de la Ciudad de Dallas en 2018, los defensores de la comunidad alegaron repetidamente que las estrategias de inversión y desarrollo de viviendas asequibles de la ciudad no solo perpetuaban, sino que exacerbaban la concentración de pobreza dentro de áreas históricamente segregadas con altas concentraciones de residentes afroamericanos e hispanos/latinos.

Al esbozar su enfoque de inversión en vivienda asequible, el CHP abordó estas preocupaciones de la comunidad de la siguiente manera:

- Desalentar la inversión en áreas con altas concentraciones de hogares afroamericanos e hispanos/latinos que viven en la pobreza, incluidas las áreas designadas como áreas de concentración racial o étnica de la pobreza (R/ECAPs, por sus siglas en inglés) 3 y/o las etiquetadas como "Distressed" por el análisis de valor de mercado (MVA, por sus siglas en inglés) de 2018.⁴

- Fomentar la inversión en un número limitado de zonas relativamente pequeñas situadas por toda la ciudad que cumplan los criterios de la MVA que indiquen un potencial superior para el desarrollo o la conservación de viviendas de renta mixta con proximidad a empleos bien remunerados e infraestructuras que ofrezcan oportunidades económicas.

La MVA se refiere a estas zonas preferentes como:

- **Áreas de reurbanización:**
Midtown, High-Speed Rail, Wynnewood y Red Bird
- **Mercados emergentes**
Southern Gateway, Pleasant Grove y University Hills.
- **Zonas de estabilización**
LBJ Skillman, Vickery Midtown, Casa View, Forest District, East Downtown, The Bottom/Tenth Street, West Dallas y Red Bird North

Los límites de las zonas de reinversión CHP y los R/ECAP de Dallas en 2016 se destacan en el Mapa 1 (a continuación).

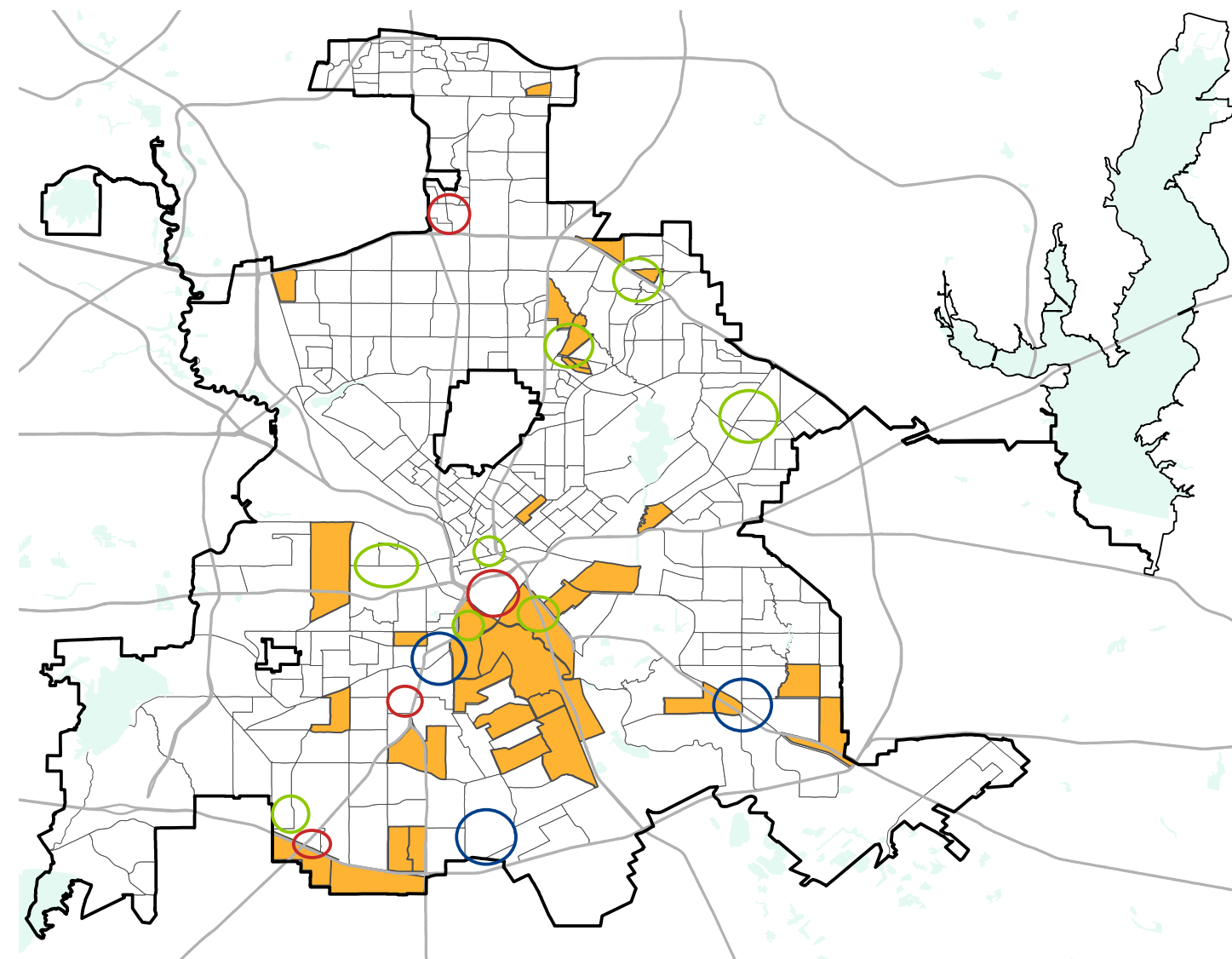
Este enfoque de inversión CHP estrechamente centrado no aborda cómo las disparidades de vivienda generalizadas limitan las oportunidades para los residentes afroamericanos e hispanos/latinos en toda la ciudad, y especialmente dentro de la gran parte de la ciudad comúnmente conocida como el sur de Dallas.

Como ilustran los gráficos incluidos anteriormente en la sección Datos de apoyo, en comparación con los hogares blancos (no hispanos/

latinos), los hogares afroamericanos e hispanos/latinos son:

- **Más probabilidades de tener problemas graves de vivienda**
 - El porcentaje de hogares afroamericanos (no hispanos/latinos) e hispanos/latinos con problemas graves de vivienda duplica aproximadamente el porcentaje de hogares blancos (no hispanos/latinos).⁵
- **Es mucho menos probable que sean propietarios de su vivienda**
 - La tasa de propiedad de vivienda de los hogares blancos (no hispanos/latinos) casi duplica la de los hogares afroamericanos (no hispanos/latinos) y es significativamente superior a la de los hogares hispanos/latinos.
- **Más probabilidades de verse afectados por el bajo valor de la vivienda**
 - El valor medio de la vivienda de los hogares blancos (no hispanos/latinos) es más de tres veces superior al valor medio de la vivienda de los hogares afroamericanos (no hispanos/latinos) e hispanos/latinos.

Mapa 1. Mapa del estudio de vivienda justa de Dallas de 2019 que muestra las áreas de reinversión de CHP y los R/ECAP



Fuente: Análisis de impedimentos a la elección justa de vivienda, Ciudad de Dallas, julio de 2019.

Estas disparidades y otras, como las disparidades en la infraestructura del vecindario, no se concentran en áreas designadas como R/ECAPs o categorizadas como "Distressed" por el MVA. Más bien, existen en los vecindarios de toda la ciudad en la que los afroamericanos, hispanos/latinos, y otras personas de color⁶ constituyen la mayoría

de los residentes. Los mapas a continuación ilustran la forma sistémica en que estas disparidades generalizadas crean lo que el Estudio de Vivienda Justa de Dallas de 2019 llamó un "paisaje desigual de oportunidades" que se extiende por el sur de Dallas y llega a muchas áreas al norte de la I-30 y al norte del río Trinity.

Legend

Reinvestment Areas

- ◻ Mercados emergentes
- ◻ Áreas de reurbanización
- ◻ Zonas de estabilización

R/ECAP 2016

- ◻ Yes

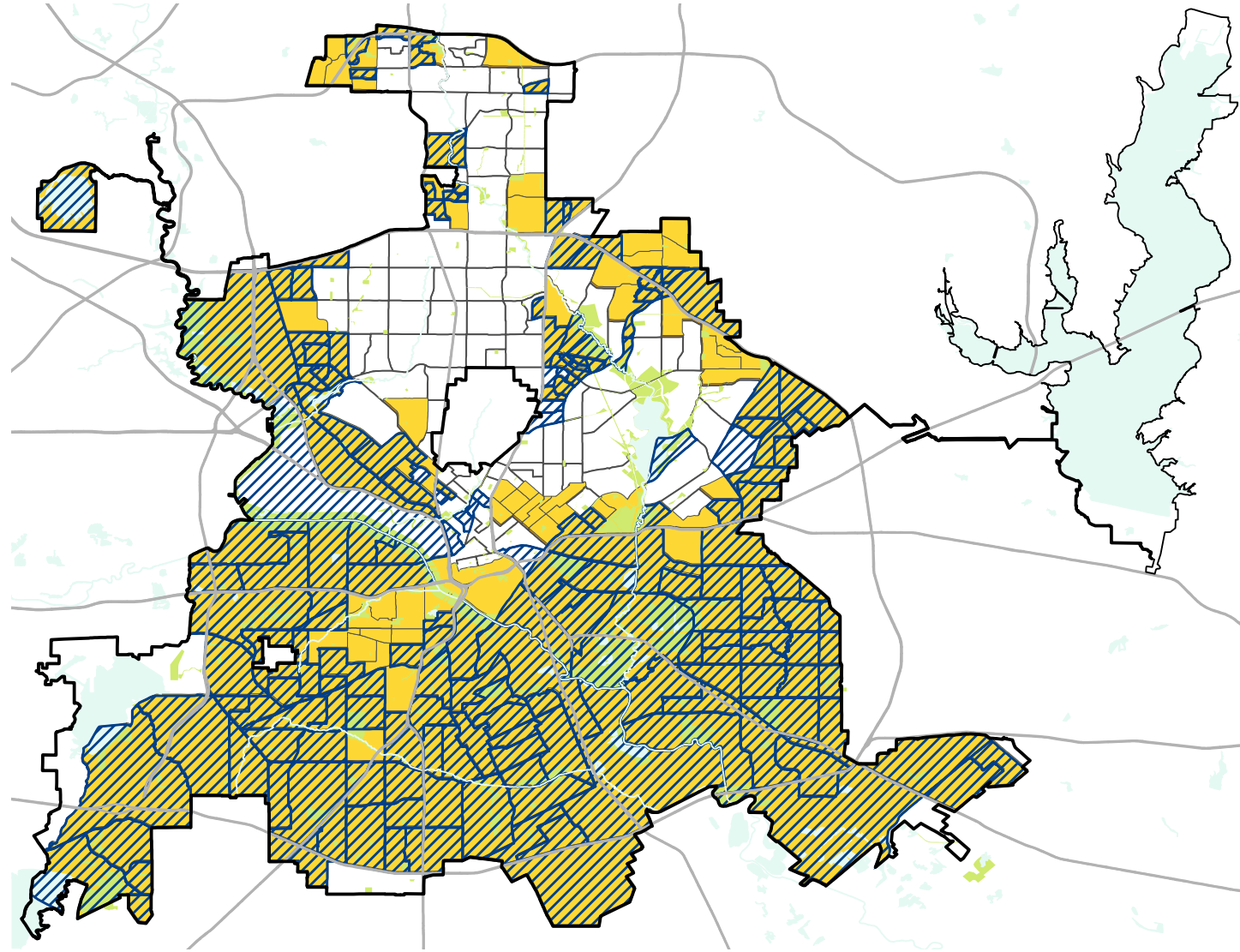
³ El HUD define los R/ECAP como zonas en las que: (1) la población no blanca representa el 50 por ciento o más de la población total y (2) el porcentaje de personas que viven en hogares con ingresos inferiores al índice de pobreza es (a) igual o superior al 40 por ciento o (b) tres veces superior al índice medio de pobreza del área metropolitana, si éste es inferior.

⁴ <https://dallascityhall.com/departments/pnv/Pages/MarketValueAnalysis.aspx>

⁵ Los problemas graves de vivienda se definen como el porcentaje de viviendas en las que el hogar tiene al menos uno de los siguientes problemas: falta de instalaciones completas de cocina, falta de instalaciones de fontanería, hacinamiento o gasto de más del 50% de sus ingresos en alquiler y servicios públicos.

⁶ Los residentes blancos no hispanos/latinos representan el 28,1% de la población de la ciudad, los residentes afroamericanos no hispanos/latinos representan el 22,9% y los residentes hispanos/latinos representan el 42,3%. El 6,7% restante de los residentes se identifican como no hispanos/latinos de otra raza y se incluyen en el grupo identificado como personas de color para este análisis. (<https://www.dallasecodev.org/490/Demographics>)

Mapa 2. Valores medios de la vivienda por debajo de la media de la ciudad en los tramos censales de la ciudad de Dallas por mayoría racial/étnica



Fuente: Encuesta sobre la Comunidad Estadounidense 2016-20, <https://www.census.gov/newsroom/press-kits/2021/acs-5-year.html>

El Mapa 2 muestra la geografía de las disparidades en los valores medios de las viviendas.

Los tramos censales con valores medios de la vivienda por debajo de la media de la ciudad son los que tienen sombreado en cruz. Para mostrar la demografía racial/étnica, los tramos censales en los que la mayoría de los residentes son blancos no hispanos/latinos tienen un fondo blanco, y todos los demás

tramos censales (etiquetados como "mayoría de personas de color") tienen un fondo amarillo oscuro. El mapa muestra la tendencia mucho mayor de los tramos de "mayoría de personas de color"; a tener valores medios de vivienda por debajo de la media.

Legend

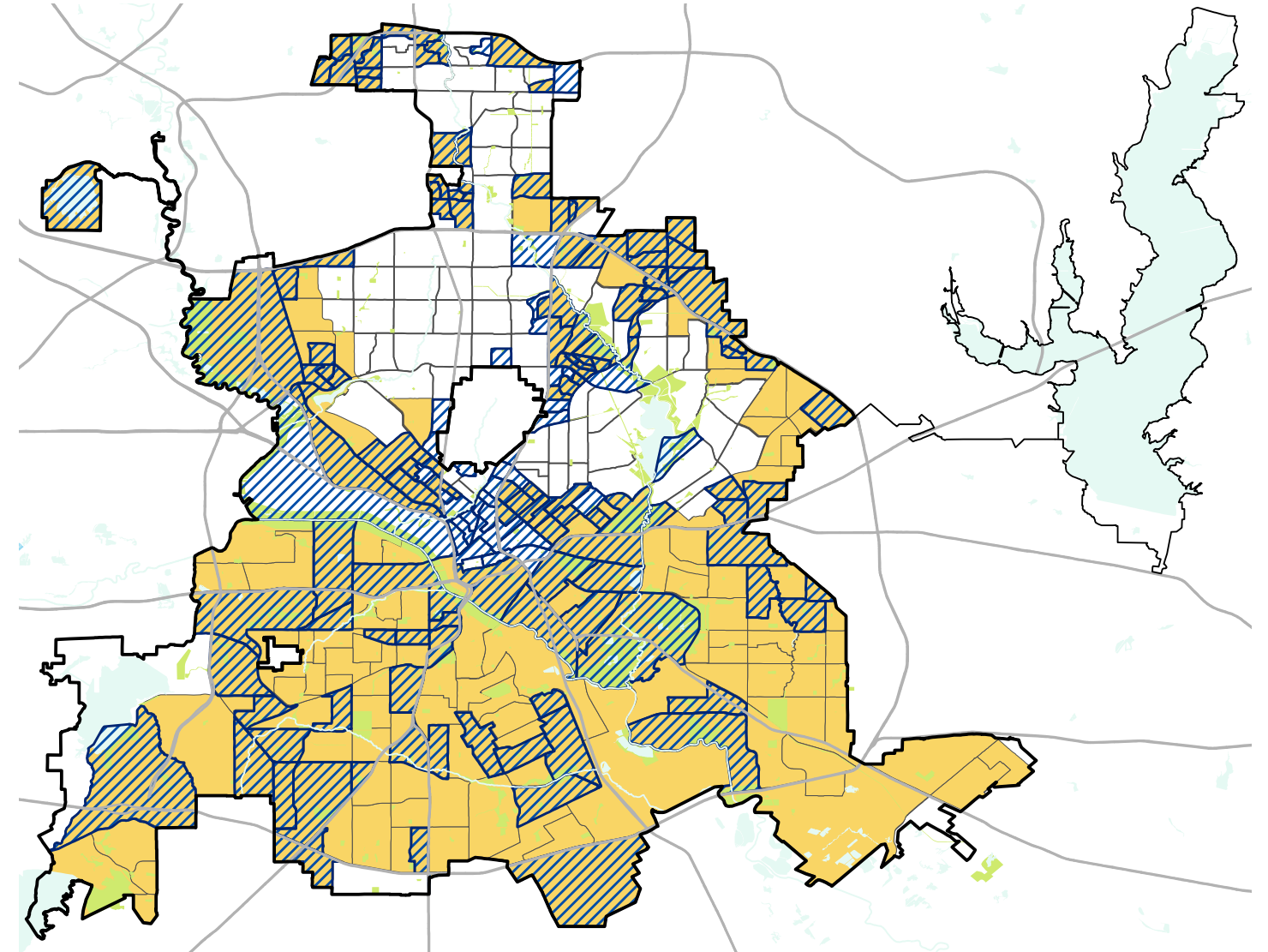
Census Tracts with Below Average Home Values

Census Tracts with Below Average Home Values

Census Tracts with Majority People of Color

Majority People of Color
 Majority White

Mapa 3. Tasas de propiedad de vivienda por debajo del promedio de la ciudad en los tramos censales de la ciudad de Dallas por mayoría racial/étnica



Fuente: Encuesta sobre la Comunidad Estadounidense, <https://www.census.gov/newsroom/press-kits/2021/acs-5-year.html>

El Mapa 3 muestra la geografía de las disparidades en las tasas de propiedad de vivienda.

Los tramos censales con tasas de propiedad de vivienda por debajo del promedio de la ciudad son los que tienen sombreado en rayas. Al igual que en el Mapa 2, los tramos censales en los que la mayoría de los residentes son blancos no hispanos/latinos tienen un fondo blanco, y todos los demás tramos censales

(etiquetados como "Mayoría de Personas de Color") tienen un fondo amarillo oscuro. El mapa muestra la tendencia mucho más alta de los tramos de "Mayoría de Personas de Color" a tener tasas de propiedad de vivienda por debajo del promedio.

Legend

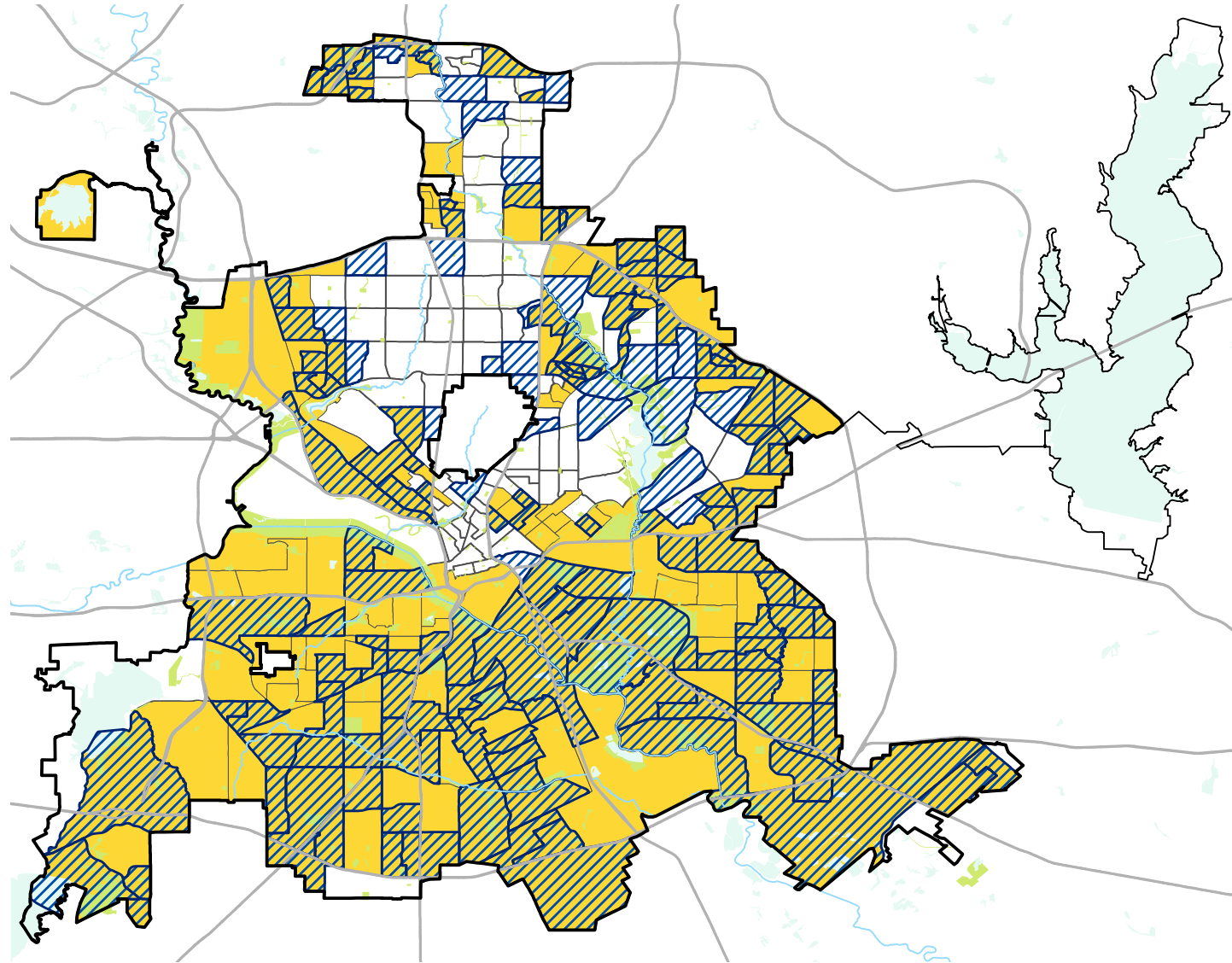
Census Tracts with Below Average Homeownership Rates

Census Tracts with Below Average Homeownership Rates

Census Tracts with Majority People of Color

Majority People of Color
 Majority White

Mapa 4. Tasas de carga del costo de vivienda por encima del promedio los tramos censales de la ciudad de Dallas por mayoría racial/étnica



Fuente: Encuesta sobre la Comunidad Estadounidense 2016-20, <https://www.census.gov/newsroom/press-kits/2021/acs-5-year.html>


El Mapa 4 muestra la geografía de las disparidades en las tasas de carga del coste de la vivienda.

Los tramos censales con tasas de carga del costo de la vivienda por encima del promedio de la ciudad son los que tienen sombreado en rayas. Al igual que en el Mapa 2, los tramos censales en los que la mayoría de los residentes son blancos no hispanos/latinos tienen un fondo blanco, y todos los demás



tramos censales (etiquetados como "Mayoría de Personas de Color") tienen un fondo amarillo oscuro. El mapa muestra la mayor tendencia de los tramos de "Mayoría de Personas de Color" a tener tasas de carga del costo de vivienda por encima del promedio.

Legend

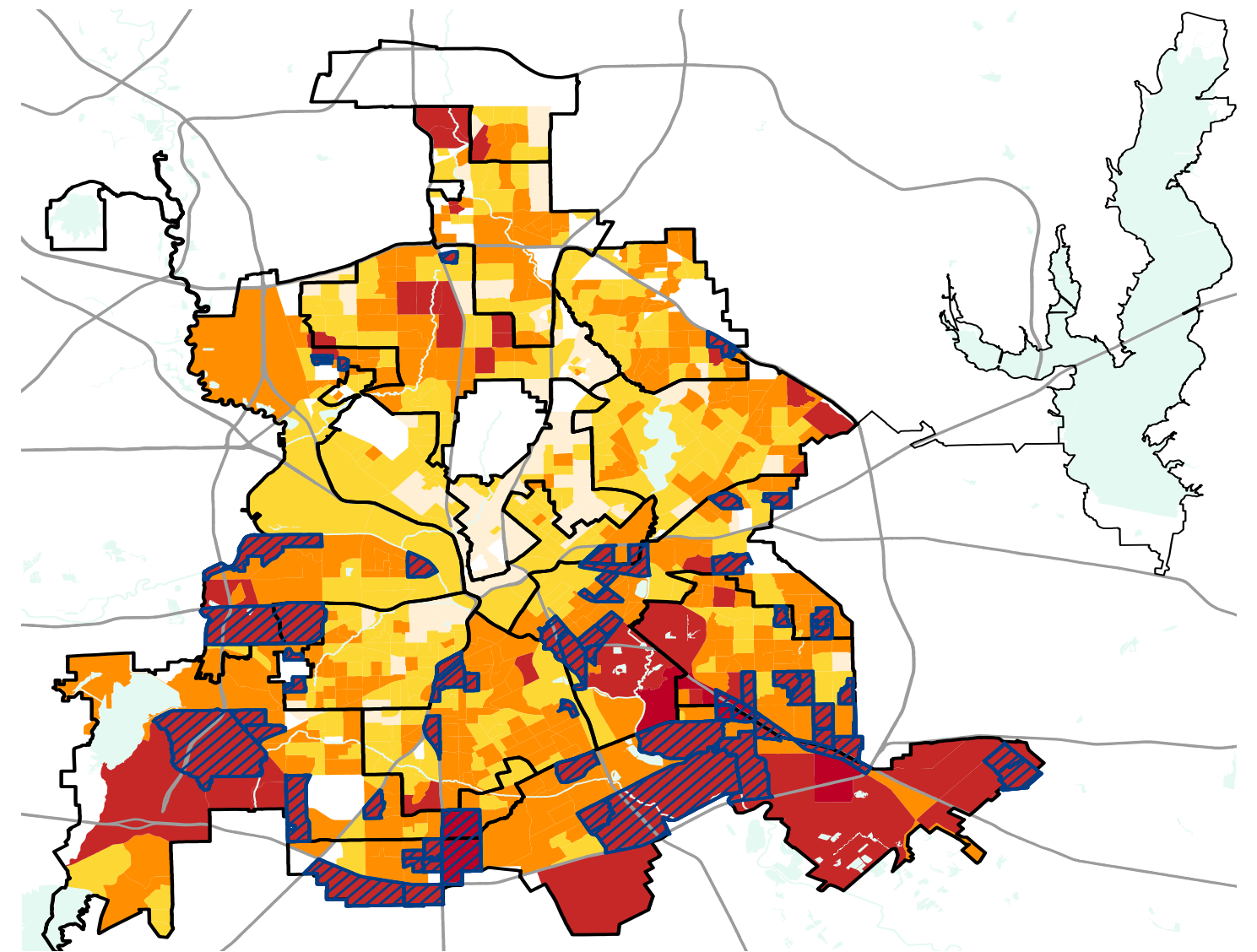
Census Tracts with Above Average Rental Cost Burdened Households

 Census Tracts with Above Average Rental Cost Burdened Households

Census Tracts with Majority People of Color

 Majority People of Color
 Majority White

Mapa 5. Déficit de infraestructura y desiertos de infraestructura tramos censales de la ciudad de Dallas



Fuente: Base de datos compartida por la Universidad Metodista del Sur, Departamento de Ingeniería Civil y Medioambiental, creada en 2022

El Mapa 5 muestra la geografía de las disparidades en infraestructura que repercute negativamente en las oportunidades de vivienda.

Los diferentes colores representan diferentes niveles de deficiencia de infraestructura de un tramo censal a otro, según un estudio reciente de la profesora Barbara Minsker de la Universidad Metodista del Sur.⁷ Los tipos de infraestructura utilizados por el estudio para determinar el nivel de deficiencia son el pavimento, los muros contra el ruido, los pasos peatonales, las aceras, el servicio de internet, el dosel arbóreo de las calles, así como el acceso de los residentes a los alimentos, los senderos para

bicicletas y peatones, el transporte público, los lugares de reunión, los servicios médicos y los bancos.

Los tramos censales con rayas del Mapa 5 son los que el estudio calificó de "desiertos de infraestructura" Según un informe de la SMU sobre las conclusiones del estudio:

"Los investigadores... [pudieron] identificar 62 vecindarios de Dallas como desiertos de infraestructura: zonas de bajos ingresos muy deficientes en infraestructura que crean una zona segura, funcional

y económicamente viable en la que vivir. Conocidos como desiertos de infraestructura, la mayoría de los vecindarios están situados en la parte sur de la ciudad y albergan principalmente residentes de bajos ingresos, afroamericanos e hispanos."⁸

Legend

Overall Infrastructure Deficiency Level

 Excellent
 Good
 Moderate
 Deficient
 Highly Deficient
 Infrastructure Deserts

⁷ <https://www.smu.edu/stories/neighborhoods-in-focus>

⁸ <https://www.smu.edu/stories/neighborhoods-in-focus>

El efecto agravante de las disparidades generalizadas que se ilustran en estos mapas y en los gráficos anteriores ha quedado demostrado en numerosos estudios publicados centrados en Dallas, así como en estudios centrados en otras comunidades.

Por ejemplo, Cullum Clark, director del George W. Bush Institute-SMU Economic Growth de Southern Methodist University, describe este efecto agravante en su informe de 2022, *The Dallas Collaborative for Equitable Development, Year Two: Adapting to Old and New Challenges in Southern Dallas*. El Dr. Clark describe "la huella duradera en la geografía económica del sur de Dallas"; dejada por "décadas de exclusión social, políticas para promover el desarrollo hacia el norte, iniciativas de 'renovación urbana'; y construcción de autopistas y otra infraestructura que atraviesa vecindarios históricamente afroamericanos e hispanos." Su documento resume así el impacto sistémico de estas políticas:

*"El sur de Dallas es una vasta extensión urbana en la que no se ha invertido lo suficiente y que ha experimentado un escaso progreso económico en las últimas décadas... El área al sur de la interestatal 30 más el oeste de Dallas, entre la I-30 y el río Trinity, es físicamente más grande que la ciudad de Atlanta y contiene aproximadamente 600,000 habitantes, es decir, cerca del 45% de la población de la ciudad. Pero representa menos del 15% del valor catastral de la ciudad. Tiene menos viviendas y puestos de trabajo que a principios del siglo XXI. La población afroamericana e hispana constituye algo más del 80% de la población del sur de Dallas, frente al 62% del conjunto de la ciudad, según el censo de 2010. La población afroamericana e hispana del sur de Dallas supera la población total de Washington, Boston o Seattle"*⁹

El documento del Dr. Clark se suma a un extenso conjunto de datos documentados en la Evaluación

Regional de Vivienda del Norte de Texas de 2018, el Análisis de Impedimentos a la Elección de Vivienda Justa de 2019, el Estudio de Vivienda Justa de la Ciudad de Dallas y otras investigaciones que documentan la amplitud y profundidad del panorama desigual de oportunidades de Dallas. El Plan de Equidad Racial (REP) de la Ciudad señala esta amplitud y profundidad en la página 14 cuando describe cómo "los datos continúan demostrando cómo la raza y el origen étnico predicen los resultados de la vida para los residentes de Dallas". El REP también señala en la página 18 que "los expertos afirman que la vivienda es un indicador clave para el éxito, ya que influye en el acceso de las familias a las escuelas, la atención médica y otros recursos".

Las conclusiones alcanzadas por estos estudios y planes demuestran la necesidad de un enfoque muy diferente para mejorar equitativamente la asequibilidad de la vivienda en Dallas que el enfoque en el centro de la CHP. En alineación con el REP, el marco de la política de vivienda de Dallas requiere un enfoque estratégico integral para aumentar las oportunidades de todos los residentes afectados negativamente por las disparidades raciales. Al igual que otros residentes de Dallas, deben poder elegir vivir en una vivienda segura y de calidad en un vecindario con acceso a empleos bien remunerados, alimentos saludables y atención médica, libre de toxinas en el aire, protección contra inundaciones, alumbrado público adecuado y proximidad a la familia,

amigos, fe, cultura y otras conexiones comunitarias vitales para el bienestar.

Las principales estrategias de Dallas para aumentar las oportunidades de vivienda para todos no deben depender de la voluntad y la capacidad de las personas que actualmente viven en vecindarios con altos índices de pobreza y deterioro para trasladarse a los pocos vecindarios identificados por el MVA con un fuerte potencial de rentabilidad de la inversión pública. La amplitud y profundidad del panorama desigual requiere planes colaborativos y específicos para desarrollar vecindarios prósperos en un área geográfica mucho más amplia. Los datos sobre disparidades exigen una visión para mejorar la vida de los miles de personas de toda la ciudad que se ven afectadas negativamente por graves problemas de vivienda, bajos índices de propiedad de la vivienda, bajo valor de la vivienda, infraestructura deficiente y otros obstáculos para la prosperidad, la salud y el bienestar. Los datos sobre disparidades exigen una intensa participación de la comunidad que amplifique y dé prioridad a las aportaciones de los más afectados por las disparidades. Por último, los datos de las disparidades exigen la flexibilidad del Departamento de Vivienda para identificar qué enfoques funcionarán mejor para apoyar y facilitar la producción y preservación de viviendas de ingresos mixtos de vecindario en vecindario.

DHP2033 se alinea con el REP abordando estratégicamente los problemas sistémicos revelados por los datos.

Estrategias del DHP2033:

- Ampliar el enfoque de la política de vivienda de la Ciudad para "abordar... [el] panorama desigual de oportunidades con acciones coordinadas y geográficamente dirigidas a través de los departamentos y agencias de la Ciudad", según lo recomendado por el Estudio de Vivienda Justa 2019.
- Adaptar las estrategias para reflejar las grandes diferencias en las condiciones históricas y actuales de una zona de la ciudad a otra, incluidas las diferencias entre las posibles Áreas de Estrategia de Revitalización de Vecindarios.
- Evitar contribuir a una mayor concentración de la pobreza en las zonas R/ECAP y "Distressed", pero también evitar descartar estas zonas como inadecuadas para la planificación y la inversión en vivienda urbana.
- Incluir de forma auténtica a los residentes y comunidades más afectadas por las disparidades de vivienda identificadas, en lugar de animarles a trasladarse a las zonas destacadas en el MVA, lo que en muchos casos debilitaría las conexiones con la familia, los amigos, los lugares de culto y otros aspectos de la comunidad esenciales para la salud y el bienestar.
- Invertir en la colaboración necesaria para corregir desigualdades profundamente arraigadas y al mismo tiempo desarrollar y preservar zonas de ingresos mixtos: colaboración entre departamentos y organismos, así como colaboración que aproveche los recursos y la experiencia de promotores con y sin ánimo de lucro, líderes comunitarios que abogan por la asequibilidad y la equidad de la vivienda, y residentes del vecindario con experiencia vivida de la desigualdad.
- Garantizar que la planificación específica para el desarrollo de ingresos mixtos y los esfuerzos de preservación se integren con los esfuerzos de lucha contra el desplazamiento utilizando el conjunto de herramientas en desarrollo.
- Establecer un amplio conjunto de metas SMARTIE que creen un mecanismo para medir el progreso equitativo hacia el aumento de las oportunidades de vivienda en toda la ciudad, así como la planificación equitativa y la aplicación del plan.
- Establecer una estructura de supervisión comunitaria transparente e inclusiva e invertir en la capacidad de personal suficiente para centrar las voces y compartir significativamente la toma de decisiones con una amplia gama de partes interesadas de base, además de partes interesadas con experiencia en el desarrollo inmobiliario, la producción de viviendas asequibles sin ánimo de lucro, la planificación de vecindarios, la vivienda justa y la justicia en materia de vivienda, y la filantropía.

⁹ https://recouncil.com/wp-content/uploads/2022/06/DCED-Year-2-Report_Adapting-to-Old-and-New-Challenges-2.pdf

APÉNDICE B

PARTICIPACIÓN COMUNITARIA: RESUMEN DE LA RECOPILACIÓN DE DATOS CUALITATIVOS

Community Equity Solutions, (CES)¹⁰ se asoció con buildingcommunityWORKSHOP¹¹ para desarrollar y aplicar una estrategia de compromiso comunitario que permitiera una auténtica participación de múltiples sectores en la cocreación de elementos esenciales de la política de vivienda. El equipo utilizó múltiples modos de comunicación, como el contacto personal, teléfono, correo electrónico y las redes sociales.

El equipo también utilizó un enfoque de organización de la comunidad para conectar con personas conocidas que, a su vez, recomendaban a otras partes a participar, desarrollando materiales para informar a la gente de eventos, actividades y oportunidades de participación. Este enfoque reconoce que generar confianza es esencial para una relación y compromiso auténtico entre los funcionarios municipales y la comunidad.

Para aumentar la confianza hay que ser persistente y constante, ya que es habitual que la gente se aleje y observe cómo se desarrolla un

proceso antes de implicarse plenamente. establecer conexiones directas con 1,000 personas. Conexión directa significa comunicación individual ya sea en persona, mediante conversación por correo electrónico o por teléfono. Entre agosto y diciembre de 2022, el equipo superó ese objetivo, estableciendo una conexión directa con 2,063 personas. Varias personas tuvieron más de un contacto. La información de contacto detallada se compartió con el Departamento de Vivienda y Revitalización de Vecindarios con el permiso de las personas contactadas.

Entre los componentes de la estrategia de participación comunitaria se incluyeron:

- **Elaboración de material de divulgación**

- Todos los materiales se produjeron en inglés y español

- **Acercamiento a todos los concejales y al alcalde**

- Memos al Concejo de la Ciudad sobre el proceso y progreso
- Notificaciones e invitaciones a reuniones comunitarias para distribuir entre los electores
- Invitaciones a todos los miembros del Concejo de la Ciudad para que se reúnan con el equipo y colaboren en la organización de reuniones comunitarias.

- i. El presidente Thomas de la Comisión de Vivienda, y los concejales Willis y West asistieron a una o más reuniones o cumbres comunitarias y formularon recomendaciones para que las personas y los grupos participaran en el proceso.

- ii. La concejala Schultz colaboró con el equipo para incluir esta iniciativa en una de sus sesiones comunitarias establecidas

- Reuniones individuales de concejales y el alcalde

- i. Presidente Thomas y concejales Schultz, Resendez, Arnold, West
- ii. Personal representando a la Oficina del Alcalde

- Reuniones de seguimiento con las partes interesadas recomendadas por los concejales

- La comisionada del Condado de Dallas, Dra. Theresa Daniel, asistió a una de las cumbres comunitarias

- **Reuniones comunitarias**

- Una en cada área de servicio de la Ciudad
- 2 reuniones virtuales
- En respuesta a las aportaciones de la comunidad, el equipo añadió 4 reuniones adicionales, entre ellas una presencial y otra virtual principalmente en español

- Entre los participantes había residentes de los 14 distritos (consulte el mapa)
- Asistencia a los actos de los concejales para compartir información sobre la política e invitar a los participantes a las reuniones comunitarias.
- Dos cumbres estratégicas de un día de duración

- **buildingcommunityWORKSHOP Story Map**

- [Responsabilidad de Dallas para la Equidad en la Vivienda \(DAHE\)](#)¹²

- i. Lista de todas las reuniones organizadas por CES / buildingcommunityWORKSHOP
- ii. Asistencia a las reuniones
- iii. Agenda, notas e imágenes de cada evento
- iv. Actos comunitarios aliados organizados por forwardDallas, la Oficina de Equidad e Inclusión y el grupo que organizó los debates sobre el libro The Accommodation.
- v. 1,847 conexiones

- **Organizadores comunitarios**

El equipo desplegó a cuatro organizadores comunitarios locales reclutados a través de la divulgación entre grupos comunitarios interesados en la vivienda. En agosto y septiembre de 2022, llevamos a cabo una investigación cualitativa para identificar posibles socios comunitarios que formaran parte del proceso de participación comunitaria. El personal del Departamento

de Vivienda y Revitalización de Vecindarios proporcionó los contactos iniciales que nos llevaron a ubicar a otros posibles socios comunitarios. Los organizadores comunitarios reclutados por el equipo se reunieron con asociaciones de vecinos y propietarios de viviendas. Además, los organizadores comunitarios:

- Recorrieron los vecindarios, se reunieron con miembros de la comunidad para recabar opiniones sobre lo que debería incluirse en la política de vivienda e invitaron a los residentes a reuniones comunitarias.
- Facilitaron y participaron en reuniones comunitarias organizadas por grupos comunitarios.

- **Contacto con los líderes comunitarios para recabar su opinión sobre la política y recomendaciones sobre otros residentes con los que establecer contactos.**

- **Correos electrónicos en los que compartimos nuestro proceso y progreso, invitamos a la gente a reuniones comunitarias y compartimos los borradores iniciales del marco político para que hicieran sus aportaciones.**

- Correos electrónicos al grupo de trabajo sobre política de vivienda
- Correos electrónicos a la lista de contactos

- **Redes sociales – 7,893 visitas combinadas en Facebook, Twitter e Instagram**

- **Creación conjunta del marco político**

La creación conjunta es un proceso en el que las personas afectadas por una política, un plan o una iniciativa participan en su desarrollo. Los facilitadores se reúnen con las partes y obtienen prioridades, ideas y elementos esenciales. A partir de esa información, toman datos cualitativos, los combinan con los datos cuantitativos sobre el tema y redactan el borrador de la pieza que se va a crear en conjunto. Después, el texto se distribuye para recabar comentarios y sugerencias adicionales. Este proceso de ida y vuelta puede repetirse varias veces antes de que la pieza de creación conjunta tenga sus componentes esenciales. Una vez desarrollados todos los componentes, el texto se edita en un documento de fácil acceso.

- **El personal de la Ciudad desempeñó un papel integral en el proceso de creación conjunta:**

- Oficina de Equidad e Inclusión
- forwardDallas!
- Departamento de Vivienda y Revitalización de Vecindarios

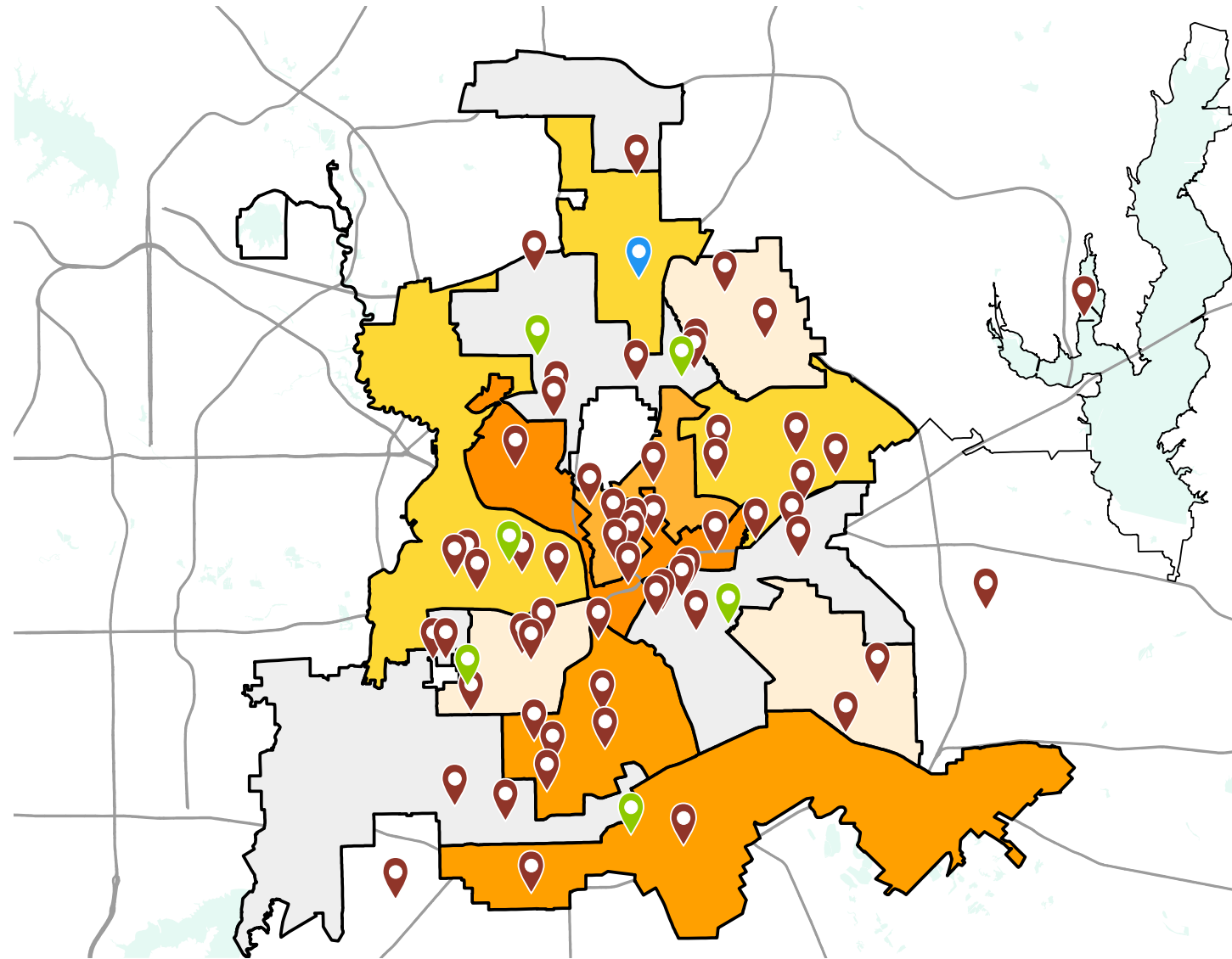
Fue necesario modificar el proceso habitual de creación conjunta para desarrollar con éxito el marco de la política. Surgieron desafíos a la hora de compartir los sucesivos borradores revisados entre los miembros de la comunidad antes de compartirlos con el Concejo. Desafortunadamente, las soluciones limitaron las oportunidades de transparencia total en el proceso de creación conjunta, y algunos miembros de la comunidad expresaron confusión y falta de confianza. De cara al futuro, la recomendación es maximizar la transparencia para que el personal y el Concejo puedan recibir comentarios auténticos y continuos de la comunidad que influyan en la aplicación del DPH33.

¹⁰ Community Equity Strategies, empresa nacional de consultoría especializada en prestar servicios a comunidades que buscan centrar realmente la equidad en su labor de planificación estratégica, evaluación de políticas y desarrollo de políticas.

¹¹ The buildingcommunityWORKSHOP es un centro de diseño comunitario sin ánimo de lucro con sede en Texas que busca mejorar la habitabilidad y viabilidad de las comunidades mediante la práctica de diseño y fabricación reflexivos.

¹² Dallas Accountability for Housing Equity: título dado al proceso de desarrollo de la DHP33

Lugares de las reuniones comunitarias y participación por distrito del Concejo



Fuente: CES/[bc] Recolección de datos cualitativos

Este mapa muestra la ubicación de las reuniones comunitarias organizadas por el DAHE (en amarillo) y los vecindarios de residencia de los participantes presenciales y virtuales (en morado). El marcador azul indica la reunión organizada por un concejal y a la que asistieron

organizadores y voluntarios del DAHE, en representación del proceso de elaboración de la política. Los participantes no asistieron necesariamente a la reunión comunitaria más cercana a su vecindario. la reunión comunitaria más cercana a su vecindario.

Legend

- Community Conversation
- Piggy-back Meetings
- Individual Participants

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APÉNDICE C

DESARROLLO DEL GRUPO DE TRABAJO SOBRE LA VIVIENDA INCLUSIVA

CES recomienda que si Dallas decide que necesita un grupo de trabajo sobre la Vivienda (HTF), como parte de su estrategia de compromiso con la comunidad, desarrolle uno que sea inclusivo y comparta el poder con la comunidad. Al crear el HTF, debe contarse con el apoyo de un socio que entienda la participación de la comunidad, la creación de redes de contactos, el desarrollo de políticas y su aplicación.

Ejemplo de estructura del grupo de trabajo sobre la vivienda inclusiva

El grupo de trabajo sobre la vivienda está diseñado como una de las formas en que la Ciudad y la comunidad se asocian para asegurar la implementación efectiva de la Política de Vivienda de Dallas 2033.

Estructura:

- **Presidente:** Actúa como principal punto de contacto, convocante y gestor del proyecto.
- **Miembros:** Servir como socios de pensamiento para la Implementación de la Política de Vivienda 2033 de Dallas. Comités: Se crearían comités para tareas específicas, como la recopilación y el análisis de datos, la revisión de los avances, la comunicación y la transparencia, y la participación de la comunidad. Los presidentes serían representativos de las distintas categorías de miembros. (Por ejemplo, si hay cinco presidentes, uno debería ser un miembro de la comunidad, otro de Desarrollo/Empresas, otro de Apoyo y otro de organizaciones del FB (ver membresías abajo)
- **Equipo de liderazgo:** formado por el presidente y los presidentes de los comités. Responsable de garantizar la coordinación de todas las actividades del grupo operativo.

Membresía:

24 Miembros

- 12 miembros de la comunidad (6 de vecindarios históricamente desfavorecidos)

- 3 Desarrollo/Empresa
- 4 Organizaciones de apoyo
- 3 Representantes de filantropía
- 2 Representantes de organizaciones religiosas

En la composición general debe haber representación de los 14 distritos.

Responsabilidades de los miembros:

- Asistir al 75% de las reuniones presenciales y virtuales programadas
- Revisar los materiales para que puedan participar activamente en los debates y la toma de decisiones.
- Comunicarse con los sectores de la comunidad y recabar sus opiniones
- Participar activamente en los debates y actividades del grupo operativo

Duración del periodo:

Los miembros cumplirán un máximo de tres términos de tres años, con la posibilidad de renovación para permitir la entrada y salida del grupo de trabajo. Los términos serán escalonados. En el primer término, los miembros de la comunidad tendrán un término de tres años. y los de apoyo, los promotores religiosos, las empresas y la filantropía tendrán términos de dos años.

Solicitud de membresía (formulario Google)

Los candidatos interesados en formar parte del grupo de trabajo deben presentar una solicitud en línea que incluya:

- Nombre

- Título
- Organización/Afiliación/Distrito
- Información de contacto (número de teléfono, correo electrónico, dirección postal)
- ¿Por qué le interesa formar parte del grupo de trabajo? (250 palabras o menos)
- ¿Qué espera poder aportar? (250 palabras o menos)

Proceso de selección:

Todas las solicitudes serán examinadas por un comité de selección compuesto por las siguientes personas:

- Presidente de la Comisión de Vivienda y Personas sin Hogar del Concejo
- Presidente de la Comisión de Equidad del Concejo
- Personal de Vivienda y Revitalización de Vecindarios
- Miembro de la comunidad

Estructura de la reunión:

Las reuniones se celebrarán cada dos meses en un lugar de fácil acceso para los miembros que representen a comunidades históricamente desfavorecidas. El grupo de trabajo será un grupo facilitado con apoyo específico para los miembros no afiliados de la comunidad. Todos los miembros tienen la responsabilidad de informar e interactuar con la comunidad en general.

Ejemplos de productos del trabajo de los grupos de trabajo para la inclusión en todo el país

- [Coalición por un Presupuesto Justo: Un acto de justicia](#)
- [Grupo de Trabajo de Vivienda del Condado de James](#)

APÉNDICE D

GLOSARIO

En dificultades – un bien inmueble que está en proceso de ejecución hipotecaria o es propiedad del prestamista; propiedades que han caído en mal estado, o cuyo propietario está bajo estrés financiero y en peligro de perder la propiedad a la ejecución hipotecaria.

Desigualdad/inequidad -Falta de equidad o justicia. Favoritismo o parcialidad. Circunstancia o procedimiento injusto.

Infraestructura -según un estudio reciente de Barbara Minsker, profesora del Departamento de Ingeniería Civil y Medioambiental de la Universidad Metodista del Sur. Los tipos de infraestructura utilizados por el estudio para determinar el nivel de deficiencia son el pavimento, los muros contra el ruido, los pasos peatonales, las aceras, el servicio de internet, la cubierta arbórea de las calles, así como el acceso de los residentes a la alimentación, los senderos para bicicletas y peatones, el transporte público, los lugares de reunión, los servicios médicos y los bancos.

Asequibilidad de la vivienda - El Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) considera que una vivienda es asequible cuando un hogar gasta el 30% o menos de sus ingresos en gastos de vivienda.¹³

¹³ Hud.gov: <https://archives.hud.gov/local/nv/goodstories/2006-04-06glos.cfm#:~:text=Affordable%20Housing%3A%20Affordable%20housing%20is,for%20housing%20costs%2C%20including%20utilities.>

¹⁴ Huduser.gov: https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html#:~:text=HUD%20defines%20cost%2Dburdened%20families,of%20one's%20income%20on%20rent.

Carga del costo de la vivienda - Se considera que los hogares tienen una carga del costo de la vivienda cuando gastan más del 30% de sus ingresos en alquiler, hipoteca y otras necesidades de vivienda.¹⁴

Marginado - Se refiere a una persona o grupo que ha sido sistemáticamente aislado de los recursos necesarios para prosperar, a menudo por medio de la segregación, la separación y la falta de acceso.

Unidad a precio de mercado – unidades residenciales (incluidos condominios, apartamentos y comunidades de jubilados) que se alquilan o venden a precio de mercado.

Valor medio de la propiedad - La media divide la distribución del valor en dos partes iguales: la mitad de los casos por debajo del valor medio de la propiedad (casa y terreno) y la otra mitad por encima de la mediana. Los cálculos del valor medio se redondean a la centena de dólares más próxima.

Datos cualitativos - Datos descriptivos, expresados en lenguaje más que en valores numéricos; responden al "por qué" o al "cómo" detrás de las cifras.

Datos cuantitativos - Datos que expresan una determinada cantidad, monto o rango; estadísticos, pueden contarse y se les asigna un valor numérico.

Raza - Construcción social que clasifica a los individuos en función de sus características físicas, en particular el color de la piel y la textura del cabello.

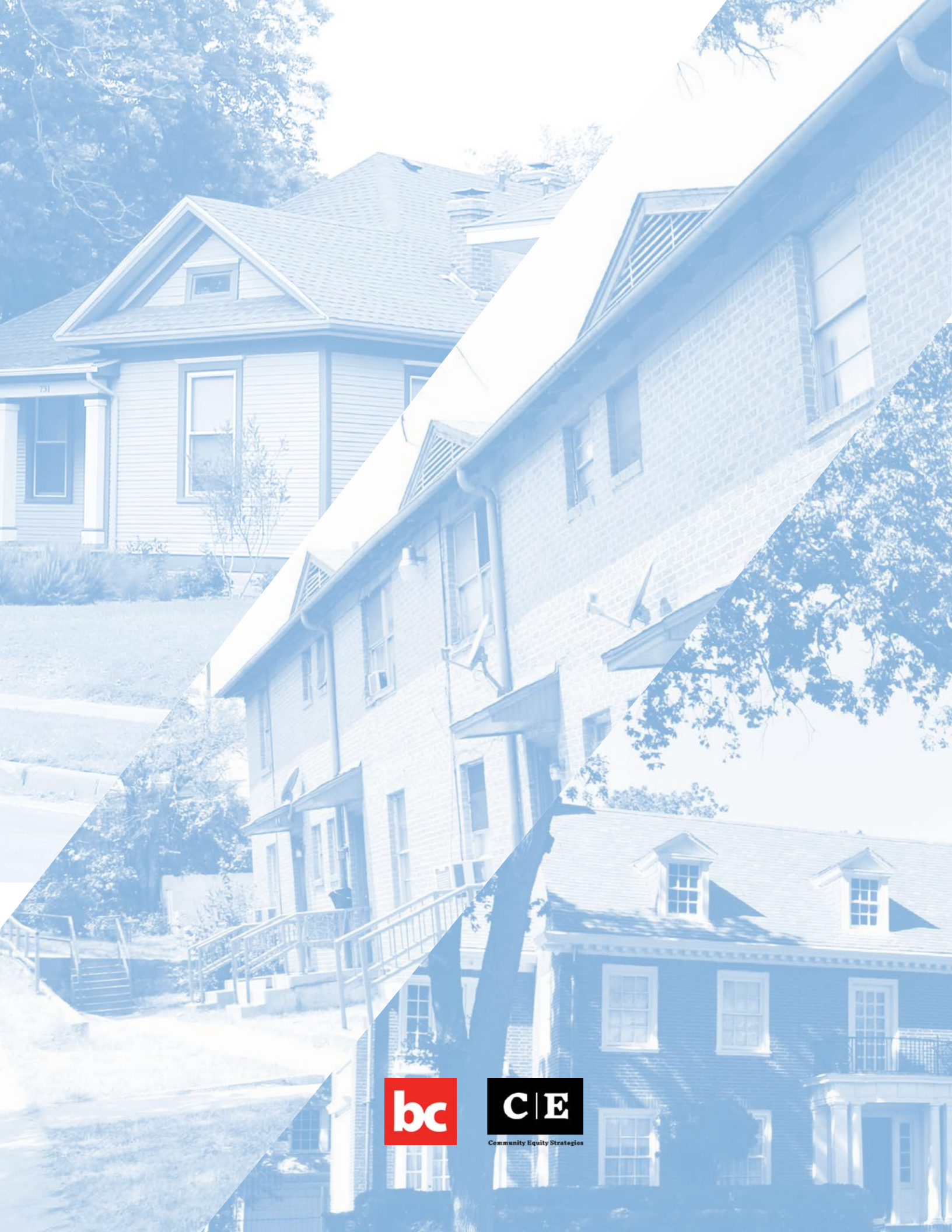
Disparidades raciales - situación en la que un grupo racial experimenta sistemática y desproporcionadamente peores resultados en comparación con otro grupo o grupos raciales. Las disparidades raciales pueden darse en diversos ámbitos, como la educación, el empleo, la riqueza, la vigilancia policial, la justicia penal, la salud, el transporte, la vivienda y la falta de hogar, entre otros.

Equidad racial - Situación que se alcanza cuando las personas prosperan y la raza deja de determinar o predecir los resultados sociales o la capacidad de prosperar de una persona.

R/ECAPs – Zonas de concentración racial o étnica de la pobreza

Redlining - práctica discriminatoria que pone los servicios (financieros y de otro tipo) fuera del alcance de los residentes de determinadas zonas por motivos de raza u origen étnico.

SMARTIE – Metas específica, medibles, alcanzables, pertinentes, sujetas a plazos, inclusivas y equitativas.



Community Equity Strategies

Memorandum



CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **M/WBE Participation for February 22, 2023 Council Agenda**

The policy of the City of Dallas is to engage certified Minority and Women-owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City’s architecture & engineering, construction, goods, and professional services contracts. The City’s Business Inclusion and Development Policy (BID Policy) is overseen by the Business Inclusion and Development (BID) division of the Small Business Center, which is providing this summary of M/WBE participation for the February 22, 2023 City Council Agenda.

As a reminder, the 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, BID reviewed **14** agenda items; **7** items on this agenda include an M/WBE goal. Of those **7** items, **3** exceeded the goal, **4** did not meet the goal, but complied with the BID policy. This agenda includes **7** items that did not have an applicable M/WBE goal. The table below provides a summary of M/WBE participation for this agenda.

#	Contract Amount	Procurement Category	M/WBE Goal	M/WBE Subcontracting %	M/WBE Overall Participation %	M/WBE Overall \$	Status
3	\$113,220.00	Architecture & Engineering	25.66%*	18.99%	18.99%	\$21,500.00	Does not meet the goal for this item, however, the overall M/WBE subcontracting goal was met
13	\$569,600.00	Other Services	N/A	N/A	N/A	N/A	M/WBE N/A Emergency Ratification
18	\$116,870.00	Construction	32.00%	0.00%	100.00%	\$116,870.00	Does not meet goal, however, prime is a MBE
19	\$59,075.00	Architecture & Engineering	25.66%*	34.19%	100.00%	\$59,075.00	Exceeds Goal and the prime is a WBE
20	\$231,980.00	Architecture & Engineering	25.66%*	19.40%	19.40%	\$45,000.00	Does not meet the goal for this item; however, the overall M/WBE subcontracting goal was met
21	\$500,000.00	Architecture & Engineering	25.66%*	26.20%	26.20%	\$131,000.00	Exceeds Goal

#	Contract Amount	Procurement Category	M/WBE Goal	M/WBE Subcontracting %	M/WBE Overall Participation %	M/WBE Overall \$	Status
45	\$6,530,254.00	Other Services	N/A	N/A	N/A	N/A	M/WBE N/A CO-OP
50	\$500,000.00	Other Services	N/A	N/A	N/A	N/A	M/WBE N/A Other Services, this is ARPA Grant funding
51	\$4,375,970.00	Other Services	N/A	N/A	N/A	N/A	M/WBE N/A Other Services, this is Grant funding
52	\$2,000,000.00	Other Services	N/A	N/A	N/A	N/A	M/WBE N/A Other Services, this is ARPA Grant funding
54	\$10,835,000.00	Other Services	N/A	22.98%	22.98%	\$2,489,500.00	M/WBE N/A Other Services, the prime is using four M/WBE subcontractors
56	\$4,114,878.82	Other Services	N/A	N/A	N/A	N/A	M/WBE N/A CO-OP
58	\$9,359,000.00	Construction	32.00%	6.02%	34.77%	\$3,253,825.00	This was a Request for Bid and the lowest responsible bidder was selected, however, the overall M/WBE participation was met.
59	\$383,128.87	Construction	25.00%*	25.62%	25.21%	\$98,150.00	Exceeds Goal

*This item reflects the previous BID Policy goal.

The following items do not meet the M/WBE goal, but comply with the BID Policy:

Agenda Item No. 3 Authorize Supplemental Agreement No. 2 to the professional services contract with O'Brien Engineering, Inc. for (1) additional design and construction administration services for the Dallas Executive Airport Streetscape Enhancements Project. Award amount will not exceed \$113,220.00. For this increase in contract, the original M/WBE goal is 25.66%, for this item, there is 18.99% M/WBE participation, and the project overall is meeting the M/WBE goal at 35.06% M/WBE participation. This contract did not meet the M/WBE goal for this item; however, the overall M/WBE subcontracting goal was met.

Agenda Item No. 18 Authorize an increase in the construction services contract with CCGMG LLC Series B for additional work in the alley between Edgefield Avenue and Windomere Avenue from Twelfth Street to Wentworth Street - Not to exceed \$116,870.00, from \$497,361.00 to \$614,231.00. This contract does not meet M/WBE subcontracting goal, however, the prime contractor is a certified MBE.

Agenda Item No. 20 Authorize Supplemental Agreement No. 2 to the professional services contract with Bridgefarmer & Associates, Inc. to provide additional engineering services on East Clarendon Drive and on South Ewing Avenue. Maximum Price will not exceed \$231,980.00. For this increase in contract, the original M/WBE goal is 25.66%, for this item, there is 19.40% M/WBE participation, and the project overall is meeting the

M/WBE goal at 29.91% M/WBE participation. This contract did not meet the M/WBE goal for this item; however, the overall M/WBE subcontracting goal was met.

Agenda Item No. 58 Authorize a construction services contract with Gadberry Construction Company, Inc. for roof replacements and minor building repairs at Dallas Water Utilities owned facilities. Total amount is not to exceed \$9,359,000.00. This item was procured through Request for Bid and the lowest responsible bidder was selected, however, the overall M/WBE participation was met.

Local Businesses

The table below provides the count of businesses by location for prime contractors and M/WBE subcontractors. There are a total of 18 prime contractors considered in this agenda. 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	14	77.78%	4	22.22%	18
M/WBE Sub	13	65.00%	7	35.00%	20

Please feel free to contact me or Joyce Williams, Director Small Business Center if, you have any questions or should you require additional information.



Kimberly Bizer Tolbert
 Deputy City Manager

- c: T.C. Broadnax, City Manager
- Tammy Palomino, Interim City Attorney
- Mark Swann, City Auditor
- Biliera Johnson, City Secretary
- Preston Robinson, Administrative Judge
- Jon Fortune, Deputy City Manager
- Majed A. Al-Ghafry, Assistant City Manager
- M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
- Dr. Robert Perez, Assistant City Manager
- Carl Simpson, Assistant City Manager
- Jack Ireland, Chief Financial Officer
- Genesis D. Gavino, Chief of Staff to the City Manager
- Directors and Assistant Directors



M/WBE Agenda Item Matrix
February 22, 2023 City Council Agenda

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-215 3	\$113,220.00	Architecture & Engineering	25.66%*
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	This Item 18.99% PM, WF Overall Item 35.06% PM, WF, BM, HM	This Item 18.99% PM, WF	\$21,500.00
Subject:	Authorize Supplemental Agreement No. 2 to the professional services contract with O'Brien Engineering, Inc. for (1) additional design and construction administration services for the Dallas Executive Airport Streetscape Enhancements Project; and (2) an increase in the fixed limit of the total construction budget for the project to \$3,500,000.00 - Not to exceed \$113,220.00, from \$352,034.47 to \$465,254.47 - Financing: Aviation Construction Fund		
*This item reflects previous Business Inclusion and Development Policy M/WBE goal.			
For this increase in contract, the original M/WBE goal is 25.66%, for this item, there is 18.99% M/WBE participation, and the project overall is meeting the M/WBE goal at 35.06% M/WBE participation. This contract did not meet the M/WBE goal for this item; however, the overall M/WBE subcontracting goal was met.			
This contract does not meet the M/WBE goal, but complies with good faith efforts.			
Supplemental Agreement No 2 – 35.06% Overall Participation			
Lim & Associates, Inc – Local, PM, 14.82% - Surveying Services			
CCA Landscape Architects, Inc – Local, WF, 9.70% - Construction Administration Services			
Alliance Geotechnical Group, Local, BM, 3.55% - Geotechnical Engineering Services			
Solaray Engineering Inc, Local, HM, Subsurface Utility Engineering (SUE) Services			
This Item – 18.99% MWBE Participation			
Lim & Associates, Inc – Local, PM, 13.25% - Surveying Services			
CCA Landscape Architects, Inc – Local, WF, 5.74% - Construction Administration Services			
O'Brien Engineering, Inc– Local; Workforce – 82.00% Local			



M/WBE Agenda Item Matrix
February 22, 2023 City Council Agenda

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-46 13	\$569,600.00	Other Services	N/A
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	N/A	N/A	N/A
Subject:	A resolution to ratify an emergency construction services contract for emergency bridge repairs on the Continental/Ronald Kirk Pedestrian Bridge, NBI No. 18-057-9C58-10-007 with Gibson & Associates, Inc., lowest responsible bidder of three - Not to exceed \$569,600.00 - Financing: Street and Alley Improvement Fund		
The Business Inclusion and Development Policy does not apply to Emergency Ratifications.			
Gibson & Associates, Inc – Local; Workforce – 52.00% Local			

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-407 18	\$116,870.00	Construction	32.00%
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	0.00%	100.00% HF	\$116, 870.00
Subject:	Authorize an increase in the construction services contract with CCGMG LLC Series B for additional work in the alley between Edgefield Avenue and Windomere Avenue from Twelfth Street to Wentworth Street - Not to exceed \$116,870.00, from \$497,361.00 to \$614,231.00 - Financing: Water Capital Improvement F Fund		
This contract does not meet M/WBE subcontracting goal, however, the prime contractor is a certified MBE.			
CCGMG LLC Series B, Local, HF, 100.00% - Paving and Drainage			
CCGMG LLC Series B – Local; Workforce – 100.00% Local			



M/WBE Agenda Item Matrix
February 22, 2023 City Council Agenda

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-95 19	\$59,075.00	Architecture & Engineering	25.66%*
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	34.19%	This Item 34.19% WF, BM Overall Item 100.00% WF, BM	\$59,075.00
Subject:	Authorize Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide additional engineering design services for the repair of Maple Avenue Bridge over Turtle Creek and Camp Wisdom Road Bridge over Ricketts Creek in Bridge Repair Group 17-0001 (list attached to the Agenda Information Sheet) - Not to exceed \$59,075.00, from \$197,590.00 to \$256,665.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)		
*This item reflects previous Business Inclusion and Development Policy M/WBE goal.			
This contract exceeds the M/WBE goal and the prime is WBE.			
Supplemental Agreement No 1 – 100.00% Overall MWBE Participation Nathan D Maier, Local, WF, 84.85% - Engineering, Survey, Management Alliance Geotechnical Group, Inc, Local, BM, 15.15% - Geotechnical Engineering This Item – 34.19% MWBE Participation Nathan D Maier, Local, WF, 65.81% - Engineering, Survey, Management Alliance Geotechnical Group, Inc, Local, BM, 34.19% - Geotechnical Engineering Nathan D. Maier Consulting Engineers, Inc – Local; Workforce – 57.00% Local			



M/WBE Agenda Item Matrix
February 22, 2023 City Council Agenda

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-97 20	\$231,980.00	Architecture & Engineering	25.66%*
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	This Item 19.40% PM, IM, WF Overall Item 29.91% PM, IM	This Item 19.40% PM, IM, WF	\$45,000.00
Subject:	Authorize Supplemental Agreement No. 2 to the professional services contract with Bridgefarmer & Associates, Inc. to provide additional engineering services on East Clarendon Drive from South Ewing Avenue to Upton Street and on South Ewing Avenue from Interstate Highway 35E to East Clarendon Drive - Not to exceed \$231,980.00, from \$1,228,581.20 to \$1,460,561.20 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)		
*This item reflects previous Business Inclusion and Development Policy M/WBE goal.			
For this increase in contract, the original M/WBE goal is 25.66%, for this item, there is 19.40% M/WBE participation, and the project overall is meeting the M/WBE goal at 29.91% M/WBE participation. This contract did not meet the M/WBE goal for this item; however, the overall M/WBE subcontracting goal was met.			
Supplemental Agreement No 2 – 29.91% Overall MWBE Participation Lim & Associates Inc, Local, PM, 17.10% - Survey Services HVJ North Texas – Chelliah Consultants, Inc, Local, IM, 6.15% - Geotechnical Services 2M Associates, LLC, Local, IM, 1.55% - Design Services ARS Engineers Inc, Local, IM, 1.08% - Subsurface Utility Engineering Bowman Engineering & Consulting Inc, Local, WF, 4.03% - Environmental Services This Item – 19.40% MWBE Participation Lim & Associates Inc, Local, PM, 7.11% - Survey Services HVJ North Texas – Chelliah Consultants, Inc, Local, IM, 12.29% - Geotechnical Services Bridgefarmer & Associates, Inc – Local; Workforce – 12.14%% Local			



M/WBE Agenda Item Matrix
February 22, 2023 City Council Agenda

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-154 21	\$500,000.00	Architecture & Engineering	25.66%*
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	26.20%	26.20%	\$131,000.00
Subject:	Authorize Supplemental Agreement No. 6 to the engineering contract with Wiss, Janney, Elstner Associates, Inc. to continue with the development of a Bridge Management Program in support of the Infrastructure Management Plan, provide design and construction services on minor bridge repair projects; and provide inspection and monitoring on multiple bridges - Not to exceed \$500,000.00, from \$792,921.00 to \$1,292,921.00 - Financing: Street and Alley Improvement Fund		
*This item reflects previous Business Inclusion and Development Policy M/WBE goal.			
This contract exceeds the M/WBE goal.			
VRX, Local, WF, 26.20% - bridge inspection and structural engineering services			
Wiss, Janney, Elstner Associates, Inc – Local; Workforce – 6.15% Local			

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-32 45	\$6,530,254.00	Other Services	N/A
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	N/A	N/A	N/A
Subject:	Authorize (1) a two-year acquisition contract for the purchase of initial licenses and implementation of a building permitting and land management solution for the Department of Information and Technology Services in an amount not to exceed \$2,483,976; (2) an increase in appropriations in an amount not to exceed \$6,530,245 in the Building Inspection Fund; and (3) a five-year service price agreement for additional licenses, maintenance and support of a building permitting and land management solution for the Department of Information and Technology Services in the estimated amount of \$4,046,278 - Accela, Inc., most advantageous proposer of four - Total amount of \$6,530,254 - Financing: Building Inspection Fund (subject to annual appropriations)		
The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements.			
Accela, Inc. - Non-local; Workforce - 0.00% Local			



M/WBE Agenda Item Matrix

February 22, 2023 City Council Agenda

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-447 50	\$500,000.00	Other Services	N/A
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	N/A	N/A	N/A
Subject:	Authorize a two-year service contract for workforce training for the Small Business Center - Dallas College in the amount of \$250,000 and Dallas County Mental Health and Mental Retardation Center dba Metrocare Services in the amount of \$250,000, most advantageous proposers of eight - Total amount not to exceed \$500,000 - Financing: Coronavirus State and Local Fiscal Recovery Fund (subject to annual appropriations)		
This item is Other Services which does not have an availability and disparity participation goal, and this is ARPA Grant funding.			
Dallas College - Local; Workforce – 26.61% Local Dallas County Mental Health and Mental Retardation Center dba Metrocare Services – Local; Workforce – 96.00% Local			



M/WBE Agenda Item Matrix
February 22, 2023 City Council Agenda

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-413 51	\$4,375,970.00	Other Services	N/A
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	N/A	N/A	N/A
Subject:	<p>Authorize one-year service contract(s), with two one-year renewal options, with a term beginning on October 1, 2022, approved as to form by the City Attorney, with subrecipients for Housing Opportunities for Persons with AIDS programs as follows: (1) Health Services of North Texas, Inc. for Emergency/Tenant Based Rental Assistance in the amount of \$620,731; (2) Open Arms, Inc. dba Bryan’s House for Housing Placement and Other Support Services (childcare services) in the amount of \$100,000; (3) Legacy Counseling Center, Inc. for Facility Based Housing Services (Cottage) in the amount of \$224,700; (4) Legacy Counseling Center, Inc. for Master Leasing/Emergency Voucher Services in the amount of \$604,550; (5) Legacy Counseling Center, Inc. for Housing Facilities Rehabilitation Services in the amount of \$17,000; and (6) Legacy Counseling Center, Inc. for Housing Information Services in the amount of \$160,500; (7) PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for Emergency/Tenant Based Rental Assistance in the amount of \$113,288 and Housing Placement and Other Support Services in the amount of \$60,011 for a total contract amount of \$173,299 (for permanent housing placement and short-term rent/mortgage/utility assistance services); (8) PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for Facility Based Housing, Master Leasing, and Emergency Voucher Services in the amount of \$1,730,190; and (9) PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for Housing Facilities Rehabilitation in the amount of \$745,000, most advantageous proposers of four - Total not to exceed \$4,375,970 - Financing: Housing Opportunities for Persons with AIDS Grant Funds</p>		
<p>This item is Other Services which does not have an availability and disparity participation goal, and this is Grant funding.</p>			
<p>Open Arms, Inc. dba Bryan’s House - Local; Workforce - 44.00% Local Legacy Counseling Center, Inc. - Local; Workforce - 80.00% Local PWA Coalition of Dallas, Inc. - Local; Workforce - 88.00% Local Health Services of North Texas, Inc. - Non-local; Workforce - 15.25% Local</p>			



M/WBE Agenda Item Matrix
February 22, 2023 City Council Agenda

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-400 52	\$2,000,000.00	Other Services	N/A
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	N/A	N/A	N/A
Subject:	Authorize a one-year subrecipient contract in the amount of \$1,000,000, with a one-year renewal option in the amount of \$1,000,000, as detailed in the Fiscal Information, for the purpose of administering a program that focuses on the four pillars of digital equity: access, affordability, devices, and literacy skills to residents for the City Manager’s Office - Dallas Innovation Alliance, most advantageous proposer of three - Total not to exceed \$2,000,000 - Financing: Coronavirus State and Local Fiscal Recovery Fund (subject to annual appropriations)		
This item is Other Services which does not have an availability and disparity participation goal, and this is ARPA Grant funding.			
Dallas Innovation Alliance - Local; Workforce - 30.55% Local			

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-405 54	\$10,835,000.00	Other Services	N/A
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	22.98%	22.98% BM, WF, HM	\$2,489,500.00
Subject:	Authorize a three-year service price agreement for residual removal and disposal services for the Water Utilities Department - Renda Environmental, Inc., most advantageous proposer of four - Estimated amount of \$10,835,000 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)		
The Business Inclusion and Development Policy does not apply to Other Service contracts, however the prime contractor is subcontracting with four certified M/WBEs.			
Robert Trucking, Local, BM, 5.08% - Trucking Ricochet Fuel, Non-Local, WF, 4.61% - Fuel LKT & Associates, Non-Local, WF, 12.46% - Polymer Entrust One Facility Services, Inc. Local, HM, 0.13% - Janitorial Grey Construction, Non-Local, BM, 0.69% - Fence, Grade, Sod Renda Environmental, Inc.- Non-local; Workforce - 48.00% Local			



M/WBE Agenda Item Matrix
February 22, 2023 City Council Agenda

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-406 56	\$4,114,878.82	Other Services	N/A
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	N/A	N/A	N/A
Subject:	Authorize Supplemental Agreement No. 3 to exercise the second of two one-year renewal options to the service contract with AT&T Corp. for FirstNet services to provide public safety wireless devices and mobile services for the Department of Information and Technology Services through the Department of Information Resources cooperative agreement - Not to exceed \$4,114,878.83 - Financing: General Fund (\$2,173,426.64), Data Services Fund (\$406,873.43), 9-1-1 System Operations Fund (\$225,735.84), Sanitation Operation Fund (\$640,902.33), Dallas Water Utilities Fund (\$389,005.87), and Communication Services Fund (\$278,934.72)		
The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements.			
AT&T Corp. – Local; Workforce – 4.53% Local			

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-55 58	\$9,359,000.00	Construction	32.00%
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	6.02%	34.77% HM, HF	\$3,253,825.00
Subject:	Authorize a construction services contract for roof replacements and minor building repairs at Dallas Water Utilities owned facilities (list attached to the Agenda Information Sheet) - Gadberry Construction Company, Inc., lowest responsible bidder - Not to exceed \$9,359,000.00 - Financing: Water Construction Fund (\$6,173,679.00), Wastewater Capital Improvement G Fund (\$2,769,321.00), and Storm Drainage Management Capital Construction Fund (\$416,000.00)		
This item was procured through Request for Bid and the lowest responsible bidder was selected, however, the overall M/WBE participation was met.			
PFS Incorporated, Non-Local, HF, 0.05% - Partnering HD Waste & Recycling, Local, HF, 0.03% - Dumpsters Palmer Services, Local, WF, 5.94% - Electrical Mechanical Gadberry Construction, Local, NM, 28.74% Bonds & Insurance Gadberry Construction, Inc – Local; Workforce – 15.80% Local			



M/WBE Agenda Item Matrix
February 22, 2023 City Council Agenda

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-41 59	\$383,128.87	Construction	25.00%*
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	25.62%	This Item 25.62% HF, WF, BF Overall Item 25.21% HF, HM, OF, WF, BF	\$98,150.00
Subject:	Authorize an increase in the construction services contract with Austin Filter Systems, Inc. for additional work associated with Erosion Control Improvements Package B at five locations (list attached to Agenda Information Sheet) - Not to exceed \$383,128.87, from \$6,645,996.30 to \$7,029,125.17 - Financing: Flood Protection and Storm Drainage Facilities Fund (2012 General Obligation Bond Funds)		
*This item reflects previous Business Inclusion and Development Policy M/WBE goal.			
This contract exceeds the M/WBE goal.			
Change Order No 3 – 25.21% Overall MWBE Participation			
DFW Aggregate, Local, HF, 7.98% - Trucking/Hauling			
Gonz & Schneeberg, Non-Local, HM, 0.59% - Survey & Engineering			
Brock Environmental Services, Non-Local, OF, 0.16% - Erosion Control			
Elite Erosion Supply, Non-Local, WF, 6.26% - Material Supplier			
B & B Waste Transit, Local, WF, 0.23% - Dumpsters			
Champion Fuel, Non-Local, WF, 0.82% - Fuel			
Buyers Barricade, Non-Local, WF, 0.12% - Traffic Control			
Blue Sky Sod Farms, Non-Local, HF, 0.19% - Grass Supplier			
Llano Fencing Co, Local, BF, 3.31% - Fencing			
Cowtown Redi Mix, Non-Local, WF, 2.43% - Concrete			
This Item – 25.62% MWBE Participation			
DFW Aggregate, Local, HF, 7.05% - Trucking/Hauling			
Llano Fencing Co, Local, BF, 11.81% - Fencing			
Cowtown Redi Mix, Non-Local, WF, 2.99% - Concrete			
Elite Erosion Supply, Non-Local, WF, 1.03% - Material Supplier			
Champion Fuel, Non-Local, WF, 2.74% - Fuel			
Austin Filter Systems, Inc– Non-local; Workforce – 0.75%% Local			

Memorandum



CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **February 22, 2023 Building Permitting and Land Management Solution City Council Agenda Item**

The following item is scheduled for consideration by the City Council on the February 22, 2023 Agenda:

- Authorize (1) a five-year service contract for the purchase of licenses, implementation, maintenance and support of a building permitting and land management solution for the Department of Development Services in an amount of \$9,746,786; and (2) an increase in appropriations in an amount not to exceed \$5,700,508 in the Building Inspection Fund; - Accela, Inc. - Not to exceed \$9,746,786 - Financing: Building Inspection Fund (subject to annual appropriations)

Background

Our current land management system is outdated and has been in use for over 15 years. With the current system's inability to interface with our electronic plan review system, plan review and permit issuance has been overly complicated. The new software is a critical component to greater efficiencies in the plan review and permit issuance process.

The acquired software, Accela, will automate current manual functions by streamlining end-to-end processes. Department operations will realize significant efficiencies through the implementation of this system. The outcomes of this project include:

- A robust workflow engine, with capabilities for workflow automation and customization, tools for enforcing data and business rules, a flexible tool set to quickly respond to future ordinance changes and business process changes
- Enhanced and less complex reporting capabilities to provide data for management decision making
- Decreased complexity and maintenance burdens through the use of best practices and industry standards
- Broader range of public access and improved offerings for mobile devices to enable application submission, process/status visibility, and fee payment

DATE February 17, 2023
 SUBJECT **February 22, 2023 Building Permitting and Land Management Solution City Council
 Agenda Item**
 PAGE **2 of 2**

FISCAL INFORMATION

Fund	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Building Inspection Fund	\$5,700,508	\$967,170.00	\$996,185	\$1,026,071	\$1,056,852

Should you have any questions, please contact Vernon Young, Assistant Director of Development Services at vernon.young@dallas.gov. For IT related questions, please contact Bill Zielinski, Chief Information Officer of Information and Technology Services at william.zielinski@dallas.gov. And for procurement related questions, please contact Danielle Thompson, Director of Procurement at danielle.thompson@dallas.gov.



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

- c: T.C. Broadnax, City Manager
- Tammie Palomino, Interim City Attorney
- Mark Swann, City Auditor
- Biliera Johnson, City Secretary
- Preston Robinson, Administrative Judge
- Kimberly Bizer Tolbert, Deputy City Manager
- Jon Fortune, Deputy City Manager
- M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
- Dr. Robert Perez, Assistant City Manager
- Carl Simpson, Assistant City Manager
- Jack Ireland, Chief Financial Officer
- Genesis D. Gavino, Chief of Staff to the City Manager
- Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – February 16, 2023**

In this week's issue of Taking Care of Business are the following topics:

New Information

- Kay Bailey Hutchison Convention Center Business Opportunity Forums
- Support for the People Affected by Earthquakes Near Turkish-Syrian Border
- Urban Forest Enhanced Award
- Unauthorized Vending During Major Holidays
- Code Compliance Consumer Protection Convenience Store Registration Sweep
- Code Compliance Staff Aids Citizen Experiencing Medical Emergency
- Multi-Family and Single Family "Self-Certification" Program Launch
- Dallas Financial Empowerment Centers

Weekly Updates

- Convention and Event Services Weekly Event Report
- Office of Procurement Services New Opportunities
- OHS Street Outreach Update
- H.A.R.T/eam Departmental and Community Outreach
- H.A.R.T/eam Update
- Media Inquiries

NEW INFORMATION

Kay Bailey Hutchison Convention Center Business Opportunity Forums

The City of Dallas Convention and Event Services Department, in collaboration with the Office of Procurement Services and Small Business Center, will host several outreach sessions from 2/17 through 2/21. These sessions will provide an overview of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan and timeline for the Project Manager/Owner's Representative solicitation proposal submissions. Please see the attachments to share with your constituents. Also, please visit <https://www.dallasccmasterplan.com/business-opportunitiesfull> for full details. Should you have any questions, please contact Rosa Fleming, Director – Convention and Event Services, at 214-939-2755 or by email at rosa.fleming@dallas.gov.

Support for the People Affected by Earthquakes Near Turkish-Syrian Border

The Turkish Association of North Texas is very thankful for support. City employees may make monetary donation to the Dallas Raindrop Foundation, Turkey's Disaster and Emergency Management Presidency, or the Consulate General of Turkey via GivePulse

DATE February 17, 2023
SUBJECT **Taking Care of Business – February 16, 2023**
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by linking here: dallascityhall.givepulse.com/group/770836-City-of-Dallas-Charitable-Giving-Campaign

To provide immediate aid to those in need, and to focus on critical items needed, due to limited cargo space Turkish officials also request donations of outdoor sleeping bags, winter-proof tents for four or more people, and 220V capable generators. Three drop off locations are open Monday through Friday:

- 9 a.m. to 10 p.m. 2525 South Shiloh Road, Suite 200, Garland, 75041
- 11 a.m. to 2 p.m. 3907 Elm St, Dallas, 75226
- 10 a.m. to 6 p.m. Motif Tile Inc, 3235 Skylane Drive, Suite 125, Carrollton, 75006

For more information, please contact Ridvan Kirimli, Coordinator in the Office of Economic Development at Ridvan.Kirimli@dallas.gov.

Urban Forest Enhanced Award

The City of Dallas has received the Urban Forest Enhanced Award from the Trinity Blacklands Urban Forestry Council for our efforts to increase the urban tree canopy in Dallas. The ongoing outreach to communities, public programs including Branch Out Dallas, Branching Out Dallas, community park plantings, and our ongoing partnerships with area school districts, non-profits, and state and federal agencies are recognized as tools that we utilize to assist our community. The Trinity Blacklands Urban Forestry Council promotes urban forestry in our region with members representing the private and public sectors. For more information about the Trinity Blacklands Urban Forestry Council please visit <https://tbufc.org/about-us/>. Should you have any questions or concerns, please contact Carl Simpson, Assistant city Manager at carl.simpson@dallas.gov.

Unauthorized Vending During Major Holidays

During the holidays, we see an increase in illegal vending. In an effort to address unauthorized vending, Code Compliance Southeast, along with South Central, have deployed teams to monitor locations throughout the date. Southeast is now working to implement a plan of action to address unauthorized vending every weekend and have a team in place to assist with the concern during the holidays. This initiative will allow us to partner with the community while taking a stand against illegal vending activities. Should you have any questions or concerns, please contact Chauncy Williams, Assistant Director, of the Department of Code Compliance Services, at chauncy.williams@dallas.gov.

Code Compliance Consumer Protection Convenience Store Registration Sweep

The department conducted a city-wide sweep of convenience stores the week of January 23, 2023. A total of 955 possible convenience stores out of approximately 1600 previously identified were visited, and several notices of violations were issued requesting store to register within 14 days. As a result of the sweep Code Compliance has received 304 registration applications, in addition to the 211 stores previously registered. Last year, Code Compliance staff visited each recognized convenience store and provided education, left an application, and provided a grace period for registration. Should you

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SUBJECT **Taking Care of Business – February 16, 2023**
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have any questions, please contact Jose Ruiz, Supervisor for/of Code Compliance Services- Consumer Protection Division, at jose.ruiz@dallas.gov.

Code Compliance Staff Aids Citizen Experiencing Medical Emergency

On Tuesday, February 14, 2023, while traveling along W. Illinois Ave., Code Compliance Supervisor Paul Price and Neighborhood Code Representative Patrick Parker, Sr., noticed a woman experiencing a medical emergency while in her vehicle at the corner of W. Illinois Ave., and Westmoreland Rd in southwest Dallas. Code Compliance staff approached the vehicle and attempted to gain her attention by talking to her through the window but quickly realized the woman was unresponsive. NCR Parker was able to open the door and place the transmission in park to prevent injury. Code staff removed the woman from the vehicle and began checking for vitals. Supervisor Price determined that the individual still had a pulse and quickly called 911 for assistance. Code staff waited on the scene and provided both DFR & DPD with as much information as they could, given the circumstances. The woman was transported to a nearby hospital via ambulance.

Should you have any questions, please contact Kashopra Rakestraw, Southwest District Manager of Code Compliance Services, at kashopra.rakestraw@dallas.gov.

Multi-Family and Single Family “Self-Certification” Program Launch

The Multi-Family and Single-Family Rental Program in the Department of Code Compliance has been working diligently to educate property owners about our newly developed, “Self-Certification Program.” This program was launched on February 6, 2023, to provide high scoring and ordinance abiding properties, the opportunity to operate with minimized disruption from our comprehensive graded license inspections. This voluntary program allows the Department of Code Compliance to redirect our focus and resources on multi-family and single-family rental properties that are more needing of the services and resources provided. Should you have any questions, please contact Theopolus Rhodes, Manager (I) of the Multi-Family and Single-Family Rental Program for the department of Code Compliance, at Theopolus.Rhodes@dallas.gov.

Dallas Financial Empowerment Centers

The Dallas Financial Empowerment Centers (Dallas FECs) provide professional financial counseling as a free public service to all residents. Financial counselors will assist families to set and reach individual goals related to savings, credit, banking access and debt management. Services will be provided at the following locations with future co-locations set to open at the MLK Center and the West Dallas Multi-Purpose center. Residents can visit bit.ly/DallasFEC to learn more about the program or sign up for an appointment at one of our sites.

Locations:

- WiNGS FEC Oak Cliff - 1617 Jefferson Blvd, Dallas TX 75208
- WiNGS FEC Pleasant Grove - 8341 Elam Rd., Dallas TX 75217
- WiNGS FEC Red Bird Mall - 3662 W. Camp Wisdom Rd., Dallas TX 75237
- International Rescue Committee FEC - 6500 Greenville Ave., Dallas, TX, 75206

Should you have any questions or concerns, please contact Cruz Correa, Program Manager in the Office of Community Care at cruz.correa@dallas.gov.

WEEKLY UPDATES

Convention and Event Services Weekly Event Report

Each week, Convention and Event Services will provide a report featuring two weeks of upcoming events that are either coordinated with the Office of Special Events or hosted at the Kay Bailey Hutchison Convention Center Dallas. The attached report highlights the dates, location, and Council District for each event. Should you have any questions or concerns, please contact Rosa Fleming, Director of Convention and Event Services at rosa.fleming@dallas.gov.

Office of Procurement Services New Opportunities

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

Opportunity No.	Opportunity Name
CIZ-DWU-22 517	Storm Drainage and Erosion Control Improvements at Various Locations Phase F, Contract No. 22-517
CIZ23-PBW-2095	Street Reconstruction Group 17-4009
BBZ23-00021437	DPD Grounds Maintenance

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](#). The City of Dallas Office of Procurement Services will host in-person and virtual meetings to engage business and non-profit vendors with technical assistance regarding "Doing Business with the City of Dallas". For more information about the City of Dallas Office of Procurement Services or to schedule an appointment, please contact Denita Lacking-Quinn, at Denita.quinn@dallas.gov or call 214.670.5542.

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 Danielle Thompson, Director of Procurement Services.

OHS Street Outreach Update

The Dallas Real Time Rapid Rehousing (D.R.T.R.R.) team of homeless service providers, co-led by the Office of Homeless Solutions (OHS) and Housing Forward, is currently targeting several encampments, which will result in closure through the housing of those unsheltered individuals throughout the year. The team will outreach to these sites and meet with various persons experiencing homelessness to assess their needs in

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preparation for site closure via housing. During this time, the OHS Street Outreach Team will continue to engage with unsheltered residents through normal street outreach, connecting people with the needed resources, such as: getting IDs, working with Community Courts on expunging eligible tickets and offenses from their records, identifying medical needs, and getting them access to the Coordinated Access System (CAS). The DRTRR Community Dashboard is live and may be found [here](#).

Please see the attached schedule for homeless encampment cleaning the week of February 13 through February 17, 2023. Please note that these will be for debris removal and outreach only. All encampment cleaning requests are being resolved as time and weather allows. We appreciate everyone's patience.

H.A.R.T/eam Departmental and Community Outreach

Outreach began conducting educational visits to various City departments, businesses, apartment complexes, and communities to educate them on the processes for the H.A.R.T/eam and OHS Street Outreach on February 15, 2023. To request a visit to your department or for any community requests please reach out to Outreach Manager, Lisa Rand, at Lisa.Rand@dallas.gov.

H.A.R.T/eam Update

The Homeless Action Response Team (H.A.R.T/eam) is led by the Office of Homeless Solutions (OHS) and encompasses four teams comprised of a core team of the following: Crisis Intervention Team (CIT), Dallas Animal Services (DAS), Dallas Marshals, and Code Compliance (Code). This team is supplemented by Parks and Recreation, Dallas Fire & Rescue, and Public Works as needed. The purpose of H.A.R.T/eam is to provide a quick response to immediate safety concerns around homeless encampments and hot spots. To report a critical issue regarding an encampment or panhandling, please submit a service request to 311 or the OurDallas smartphone app. For any questions or concerns please reach out to H.A.R.T/eam Supervisor, LaTonya Bias at LaTonya.Bias@dallas.gov.

The teams are assigned and respond to time-sensitive, critical issues received via 311 and/or via email which are defined as:

- Issues raised by City Leadership and members of City Council requests
- Issues presenting an immediate safety concern (the presence of firearms, uncontrolled fires, reports of threatening behavior)
- Any issues which would derail the normal street outreach service resolution process
- Panhandling

Please see the attached overview for the H.A.R.T/eam's outreach services for the week of February 6 through February 10, 2023 and encampment resolution schedule for February 13 through February 17, 2023.

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OHS continues to urge people who see an encampment to report it via 311 or 311's OurDallas smartphone app to ensure strategic alignment with comprehensive OHS outreach. The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. Please visit the [dashboard](#) and feel free to share this tool with residents. If you have any questions please reach out to Christine Crossley, Director of the Office of Homeless Solutions, at Christine.Crossley@dallas.gov.

Media Inquiries

As of February 13 , 2023, the Communications, Outreach, and Marketing (COM) Department has received various media inquiries available to view [here](#). Should you have any questions, please contact Catherine Cuellar, Director of Communication, Outreach, & Marketing.

The following storylines reference the major media inquiries addressed by Dallas Fire-Rescue (DFR) during the period dating from February 7th – 13th. A more detailed account of the department's responses to those inquiries, and others, can be viewed at [this link](#). Should you have any questions or concerns, please contact Fire Chief, Dominique Artis, at dominique.artis@dallasfire.gov.

- Firefighters Extinguish Fire at Old Valley View Mall
- Three Alarm Fire Displaced 36 from South Dallas Apartment Complex
- Man Climbs Onto Construction Crane Arm for Over 24 Hours

Should you have any questions or concerns, please contact Genesis D. Gavino, Chief of Staff.



T.C. Broadnax
City Manager

c: Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors



City of Dallas

Kay Bailey Hutchison Convention Center

BUSINESS OPPORTUNITIES FORUM



Friday Feb. 17, 2023

In-person:

Session 1 - 8 to 9:30 a.m.

Session 2 - 12 to 1:30 p.m.

Virtual only by WebEX:

Session 3 - 6 to 7:30 p.m.

bit.ly/KBHCC-2-17

Tuesday Feb. 21, 2023

In-person:

Session 4 - 12 to 1:30 p.m.

Hybrid: In-person and

virtual by WebEX:

Session 5 - 6 to 7:30 p.m.

bit.ly/KBHCC-2-21



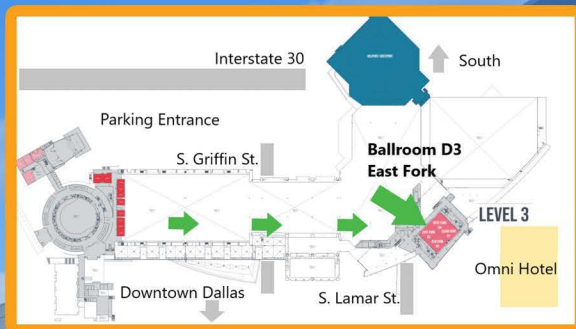
Kay Bailey Hutchison Convention Center Dallas (KBHCCD)

Ballroom D3 East Fork

650 S. Griffin St.

Dallas, TX 75202

The City of Dallas Convention and Event Services Department, in collaboration with the Office of Procurement Services and Small Business Center, will host several outreach sessions on Feb. 17 and 21, 2023, to provide an overview of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan and the timeline for the Project Manager/Owner's Representative solicitation proposal submissions.



KAY BAILEY HUTCHISON
CONVENTION CENTER DALLAS

For information related to the outreach sessions, please contact Rosa Fleming, Director – Convention and Event Services rosa.fleming@dallas.gov | (214)-939-2755



KAY BAILEY HUTCHISON
CONVENTION CENTER DALLAS



City of Dallas

Kay Bailey Hutchison Convention Center

FORO DE OPORTUNIDADES COMERCIALES



Viernes, 17 de febrero de 2023

En persona:

Sesión 1 - 8 a 9:30 a.m.

Sesión 2 - 12 a 1:30 p.m.

Solo virtual por WebEX:

Sesión 3 - 6 a 7:30 p.m.

bit.ly/KBHCC-2-17

Martes, 21 de febrero de 2023

En persona:

Sesión 4 - 12 a 1:30 p.m.

Híbrida: En persona y

virtual por WebEX:

Sesión 5 - 6 a 7:30 p.m.

bit.ly/KBHCC-2-21



Kay Bailey Hutchison Convention Center Dallas (KBHCCD)

Ballroom D3 East Fork

650 S. Griffin St.

Dallas, TX 75202

El Departamento de Servicios de Convenciones y Eventos de la Ciudad de Dallas, en colaboración con la Oficina de Servicios de Adquisiciones y el Centro de Pequeñas Empresas, organizará varias sesiones informativas el 17 y 21 de febrero de 2023, para ofrecer una visión general del Plan Maestro del Centro de Convenciones Kay Bailey Hutchison de Dallas (KBHCCD) y el calendario para la presentación de propuestas para la licitación de Gerente del Proyecto/ Representante del Propietario.



KAY BAILEY HUTCHISON
CONVENTION CENTER DALLAS





Dallas Financial Empowerment Center

Financial Stability Leads to Financial Freedom

Set your own path.

The Dallas Financial Empowerment Center (Dallas FEC) provides free access to your own personal financial coach.

- ✓ **Reduce Financial Stress**
- ✓ **Prepare for Your Financial Future**
- ✓ **Identify and Achieve Financial Goals**

Contact us and set up
your financial coaching sessions today!

 bit.ly/DallasFEC

 FinancialEmpowerment@dallas.gov

Locations



**FEC International Rescue
Committee**
6500 Greenville Ave.
Dallas, TX 75206



WiNGS
1903 Anson Rd.
Dallas, TX 75235



FEC Dallas City Hall
1500 Marilla St.
Dallas, TX 75201





Dallas Financial Empowerment Center

La estabilidad financiera lleva a la libertad financiera

Establece tu propio camino.

Dallas Financial Empowerment Center (Dallas FEC) te ofrece acceso gratuito a tu propio asesor financiero.

- ✓ **Reduce el estrés financiero**
- ✓ **Prepárate para tu futuro**
- ✓ **Identifica y alcanza objetivos financieros**

¡Contáctanos y haz una cita hoy!

 bit.ly/DallasFEC

 FinancialEmpowerment@dallas.gov

Ubicaciones



**FEC International Rescue
Committee**

6500 Greenville Ave,
Dallas, TX 75206



WiNGS

1903 Anson Rd.
Dallas, TX 75235



FEC Dallas City Hall

1500 Marilla St.
Dallas, TX 75201



**City of Dallas
Office of Homeless Solutions
TCB Update – February 16, 2023**

**Encampment Resolution (Cleaning) Schedule
February 13 – February 17, 2023**

LOCATION
4678 New Water Ln
7131 E Grand Ave
4261 Santa Fe Ave
4040 Commerce St
600 3 rd Ave
Pentagon Pkwy at Polk St
Marvin D Love Fwy at Polk St
35 at Medical District
11658 Emerald St
Spangler Rd at Manana Dr
708 N Stemmons Fwy SB
10317 Shady Trail
2647 W Northwest Hwy
High Meadow Dr at Cromwell Dr
10251 Harry Hines Blvd
Josey Ln at LBJ Fwy WB

**H.A.R.T/eam Outreach Services Performance Measurements
February 6 – February 10, 2023**

Number of Service Request Closed within 10 days	16
Number of Service Request still open (pending closing)	58
Number of MCC's received for the week	14
Number of Encampments Visited	36
Number of Individuals Engaged	63
Number of HMIS Entered	4
Number of Panhandlers Engaged	14

**H.A.R.T/eam Encampment Resolution (Cleaning) Schedule
February 13 – February 17, 2023**

LOCATION
Skillman St at E Northwest Hwy
2370 W Northwest Hwy
6000 Skillman St at Northwest Hwy
10305 Plano Rd
2897 N Central Expwy SB
12929 Coit Rd
Northwest Hwy at Spur 482
9929 Harry Hines
8000 block of LBJ Fwy at 3188 Lombardy Ln
Harry Hines at Northwest Hwy



City of Dallas

**Convention and Event Services
Weekly Events Report
February 17, 2023**

Event Type	Name	Dates	Location	District
Special Event	Happy Circus #1	2/17/2023	10788 Harry Hines Blvd.	6
Special Event	Form Follows Fitness 5k	2/18/2023	2012 Woodall Rodgers Fwy.	14
Special Event	ASC Heart & Sole 5k aka Heart & Soul	2/18/2023	950 E. Lawther Dr.	9
Special Event	Deep Ellum Outdoor Market #3	2/18/2023	100 – 199 N. Crowds St.	2
Special Event	Mardi Gras Celebration	2/19/2023	412 N. Bishop Ave.	1
Special Event	Go Oak Cliff & Dash for the Beads – Mardi Gras Parade & 5k	2/19/2023	715 W. Davis St.	1
Special Event	Fat Tuesday	2/21/2023	5625 Village Glen Dr.	14
Special Event	UniverSoul Circus	2/23/2023	3540 W. Camp Wisdom Rd.	8
Special Event	Rebel in Dallas (aka Rebel Athletic in Dallas)	2/24/2023	901 Main St.	14
Special Event	Sprouts Grand Opening Parking Lot Event	2/24/2023	17795 N. Dallas Pkwy.	12

KBHCCD Schedule of Events

KBHCC	AVC 18s National Qualifier & American Volleyball Challenge	2/17/2023	650 S. Akard St.	2
KBHCC	KBHCCD Master Plan Outreach Event	2/17/2023	650 S. Akard St.	2
KBHCC	2023 Sales Rally	2/20/2023	650 S. Akard St.	2
KBHCC	KBHCCD Master Plan Outreach Event	2/21/2023	650 S. Akard St.	2
KBHCC	NCA All-Star National Championship	2/24/2023	650 S. Akard St.	2
KBHCC	USMA National Medical Meeting	2/27/2023	650 S. Akard St.	2
KBHCC	OSB Job Fair & Career Expo Dallas – Fort Worth	2/28/2023	650 S. Akard St.	2
KBHCC	Spring National Tournament	3/3/2023	650 S. Akard St.	2