

# Memorandum



CITY OF DALLAS

DATE August 4, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **2017 Capital Bond Program Overview**

In preparation for the August 9, 2017, Council agenda item to call the November Bond election, as well as the upcoming town halls, staff has prepared an overview of the Bond Program and the individual propositions.

Staff will provide this version at the town hall meetings, and it will also be available on [www.dallasbond.com](http://www.dallasbond.com). We are continuing to finalize the district-specific projects, and we will make that information available once it is complete.

Any changes to these amounts must be made by amendment at the August 9 Council meeting. Please notify Majed Al-Ghafry if you plan to make an amendment, so staff can prepare to address it during deliberations.

Please contact me or Assistant City Manager Majed Al-Ghafry if you have any questions or concerns.

A handwritten signature in black ink, appearing to read 'T.G. Broadnax'.

T.G. Broadnax  
City Manager

c: Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Kimberly Bizar Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager  
Jo M. (Jody) Puckett, Assistant City Manager (Interim)

Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Nadia Chandler Hardy, Chief of Community Services  
Raquel Favela, Chief of Economic Development & Neighborhood Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

# 2017 Capital Bond Program

August 9, 2017

**Majed Al-Ghafry**  
**Assistant City Manager**



**City of Dallas**

# 2017 Capital Bond Program Propositions

- A. Streets and Transportation
- B. Parks and Recreation
- C. Flood Control and Storm Drainage
- D. Library Facilities
- E. Cultural and Performing Arts Facilities
- F. Public Safety Facilities
- G. Repairs and Improvements to City Hall and Various Service and Administrative Facilities
- H. Economic Development
- I. Homeless Assistance Facilities
- J. Fair Park



# Streets and Transportation

Project Type	Cost
System-Wide	\$176.406M
District-Specific (Allocated by City Council)	\$350.075M
<b>Total</b>	<b>\$526.481M</b>



# System-Wide Streets Projects

Proposed Project	Cost
Traffic Signal Synchronization & Coordination – Phase I (Various Locations)	\$20.000M
Traffic Signal Installations (Various Locations)	\$18.350M
Sidewalks – ADA Pedestrian Ramps and 50/50 Cost Share Program	\$6.240M
Critical Bridges	\$6.300M
Garland/Gaston/East Grand Intersection Safety Improvements	\$1.100M
Rail Road Crossing Quiet Zones	\$0.543M
Prairie Creek Bridge over UPRR Tracks	\$9.200M
LBJ/Skillman Intersection Improvements	\$6.500M
US 75/Mockingbird/Lovers Lane Pedestrian Improvements	\$1.100M



# System-Wide Streets Projects, cont.

Proposed Project	Cost
Riverfront from UPRR Tracks to Cadiz	\$4.600M
Davis Street from Cockrell Hill to Clinton Ave	\$4.000M
Cockrell Hill from La Reunion to Singleton	\$1.900M
Wheatland Road from City Limits to University Hills	\$1.800M
McKinney Ave/Cole Two-Way Conversion	\$8.000M
SoPAC/Katy Trail Drainage/Erosion Improvements	\$0.700M
Dolphin Road from Haskell to Spring	\$2.000M
Walnut Hill from Marsh to Midway Resurfacing Project	\$2.200M
Forest Lane from Cromwell to March Resurfacing Project	\$1.100M
10 <sup>th</sup> Street/Bottom/Clarendon Area Infrastructure – Phase I	\$8.000M



# System-Wide Streets Projects, cont.

Proposed Project	Cost
Ewing Ave. from I-35 E to Clarendon	\$6.000M
Canada Drive from Westmoreland to Hampton	\$7.600M
Commerce Street from Good Latimer to Exposition	\$9.700M
Cheyenne from Lake June to Elam – Phase I	\$7.101M
Pemberton Hill from Great Trinity Forest to Lake June	\$13.980M
Merit from Church Hill Way to LBJ	\$3.000M
Petition Projects	\$12.592M
Alley Reconstruction	\$6.500M
Casa View Street Improvements	\$6.300M
<b>Total</b>	<b>\$176.406M</b>



# Parks and Recreation

Project Type	Cost
System-Wide	\$180.475M
District-Specific (Allocated by City Council)	\$60.832M
<b>Total</b>	<b>\$241.307M</b>





# System-Wide Parks & Rec Projects

Proposed Project	Cost
Downtown Parks	\$35.000M
Circuit Trail (The Loop)	\$20.000M
Aquatics Master Plan Implementation – Phase 1	\$11.000M
Aquatics Master Plan Implementation – Phase 2A (Exline Neighborhood Family Aquatic Center and Bahama Beach Improvements)	\$13.200M
Land Acquisition	\$2.200M
Lake Highlands Trails	\$2.300M
Bachman Lake Park – Skate Park – Phase I	\$4.000M
Garland Road Sidewalks at the Arboretum	\$0.400M
White Rock Lake Trail	\$3.500M
ADA Code/Allowance	\$0.150M



# System-Wide Parks & Rec Projects, cont.

Proposed Project	Cost
Crawford Park – Phase I Implementation	\$7.700M
Timberglen Trail	\$4.165M
Flag Pole Hill – Phase I Implementation	\$0.400M
Singing Hills Replacement Recreation Center – Gym Addition	\$8.000M
Bachman Recreation Center – Interior Renovation	\$3.900M
Willie B. Johnson Recreation Center – Senior Center and Gym Additions	\$11.600M
Thurgood Marshall Recreation Center – Renovation	\$1.400M
Midtown Park	\$6.000M
White Rock Lake Stone Tables	\$0.280M
Dallas Zoo	\$3.500M



# System-Wide Parks & Rec Projects, cont.

Proposed Project	Cost
Dallas Arboretum	\$1.000M
Flag Pole Hill Playground	\$0.165M
Southern Gateway Public Green/Deck Park	\$7.100M
Kleberg Trail	\$1.200M
Northaven Trail	\$2.615M
Partnership Land Acquisition and Match Funding	\$5.000M
Neighborhood Parks	\$22.400M
Roofing and Waterproofing Improvements: <ul style="list-style-type: none"> <li>• Fretz Recreation Center – 6994 Beltine Rd.</li> <li>• Harry Stone Recreation Center – 2402 Millmar Dr.</li> <li>• Hattie R. Moore Recreation Center – 3212 N. Winnetka</li> <li>• K.B. Polk Recreation Center – 6801 Roper</li> <li>• Umphress Recreation Center – 7616 Umphress</li> </ul>	\$1.600M



# System-Wide Parks & Rec Projects, cont.

Proposed Project	Cost
HVAC, Plumbing, Electrical and Mechanical Improvements: <ul style="list-style-type: none"><li>• Grover C. Keeton Golf Course – 2323 Jim Miller Rd.</li><li>• Martin Luther King Jr. Community Center – 2922 MLK Blvd.</li><li>• Mildred Dunn Recreation Center – 3322 Reed Ln.</li><li>• Pike Park – 2801 Harry Hines Blvd.</li><li>• Ridgewood/Belcher Recreation Center – 6818 Fisher Rd.</li><li>• Tommie M. Allen Recreation Center – 7071 Bonnieview Rd.</li></ul>	\$0.700M
<b>Total</b>	<b>\$180.475M</b>



# Flood Control and Storm Drainage

Project Type	Cost
System-Wide	\$39.000M
District-Specific (Allocated by City Council)	\$9.750M
<b>Total</b>	<b>\$48.750M</b>

- The system-wide allocation includes \$2.5M for each Council district to address flood control, storm drainage and erosion control.
- The district-specific allocation includes additional money allocated by individual Councilmembers to supplement these projects.



# Library Facilities

Proposed Project	Cost
New Vickery Meadow Branch Library	\$7.790M
Replacement of Forest Green Branch Library	\$7.700M
J. Erik Jonsson Central Library – Roofing and Plumbing Improvements	\$0.099M
<b>Total</b>	<b>\$15.589M</b>



# Cultural and Performing Arts Facilities

Proposed Project	Cost
Bathhouse Cultural Center – ADA restrooms; plumbing improvements; kitchen/interior renovations	\$1.500M
Dallas Heritage Village – Refurbishment and renovation of historic house, including roofing and security improvements	\$0.250M
Dallas Museum of Art – Waterproofing; exterior building drainage; fire alarm panel replacement; mechanical for server room and building controls	\$6.000M
Kalita Humphreys Theater – Electrical improvements; repair access to rooftop due to water damage; repair water infiltration leaks; repair/replace roof-top chiller and ductwork	\$0.525M
Morton H. Meyerson Symphony Center – Address water infiltration (upper and mid roof; seal conoid windows); update lighting/mechanical/acoustic controls systems; passenger elevator enhancements	\$3.800M



# Cultural and Performing Arts Facilities, cont.

Proposed Project	Cost
Oak Cliff Cultural Center – Replace HVAC system	\$0.110M
South Dallas Cultural Center – Erosion control at Robert E. Cullum entrance; repave and re-landscape; upgrade building security and fire systems, including security cameras and improved exterior lighting	\$0.250M
Sammons Center – Façade repair and roofing	\$0.900M
Dallas Black Dance Theater – Waterproofing and exterior restoration (windows, doors, and cracks)	\$0.900M
<b>Total</b>	<b>\$14.235M</b>





# Public Safety Facilities

Proposed Project	Cost
Fire Rescue Training Center – Repair/replace site pole lights and bases; new LED lighting; complete re-wire	\$0.150M
Replace Fire Station #36 – 3241 N. Hampton Rd.	\$6.990M
Replace Fire Station #46 – 331 E. Camp Wisdom Rd.	\$7.525M
New Fire Station at Loop 12 and Jim Miller	\$6.900M
HVAC, Waterproofing, Electrical, and Mechanical Improvements: <ul style="list-style-type: none"> <li>• Fire Stations 5, 8, 9, 11, 12, 13, 18, 24, 25, 43, 51 and 53</li> <li>• Training Center</li> <li>• Life Safety &amp; Professional Standards Bureau</li> </ul>	\$1.222M
Interior Renovations (kitchens, showers, and living quarters) at 15 Fire Stations	\$1.125M
Security Enhancements at Jack Evans Police Headquarters and 7 Police Substations	\$6.768M



# Public Safety Facilities, cont.

Proposed Project	Cost
Central Police Substation – Electrical improvements	\$0.151M
Southwest Police Substation – Parking expansion	\$1.250M
<b>Total</b>	<b>\$32.081M</b>



# City Hall and City Service/Administrative Facilities

Proposed Project	Cost
Mosquito Abatement and Supply Storage Facility – New 2,000 ft storage facility to eliminate need for mosquito abatement crews in NE Dallas to travel to SW Dallas for supplies	\$0.325M
Waterproofing, HVAC, Plumbing, Electrical and Mechanical Improvements at 9 Facilities	\$1.802M
City Hall – Waterproofing, electrical and restroom accessibility improvements	\$7.000M
Oak Cliff Municipal Center Renovation – Phase 1	\$2.000M
West Dallas Multipurpose Expansion – 8,000 ft expansion for additional services; space for lease to partners and Community Court; replace electrical panels	\$2.500M
Electrical Panel Replacements at 37 Facilities	\$1.300M
Unspecified Accessibility Improvements	\$3.230M
<b>Total</b>	<b>\$18.157M</b>



# Economic Development

Project Type	Cost
System-Wide	\$5.500M
District-Specific (Allocated by City Council)	\$52.900M
<b>Total</b>	<b>\$58.400M</b>

Funding to assist with:

- Revitalization of commercial corridors
- Transit-oriented development
- Mixed-use development
- Mixed-income housing
- Neighborhood revitalization



# Homeless Assistance Facilities

Proposed Project	Cost
Transitional and Permanent Supportive Housing	\$20.000M
<b>Total</b>	<b>\$20.000M</b>



# Fair Park Projects

Proposed Project	Cost
Hall of State – Exterior wall and plaza restoration; exterior drainage and lighting; repair/replace exterior doors and windows; other architectural interior/exterior repairs; repair sump pump; other plumbing repairs; address dehumidification issues; replace heaters and other mechanical repairs; electrical repairs; elevator; ADA improvements; and other necessary repairs	\$14.410M
Music Hall – Elevator; carpeting; replace old plumbing pipes; security; ADA improvements; and other necessary repairs	\$4.300M
African American Museum – Resolve water intrusion; repair interior finishes; flush condenser water system; complete mechanical and electrical repairs	\$2.000M
Texas Discovery Gardens – Chiller	\$0.300M
Food and Fiber Building – Structural stabilization; repair damaged finishes; and other necessary repairs	\$1.500M



# Fair Park Projects, cont.

Proposed Project	Cost
Coliseum Phase 1 Restoration – Water infiltration repairs; flooring; plumbing; electrical/mechanical; restrooms; and other necessary repairs	\$9.500M
Tower Building – Water infiltration repairs; interior renovation; plumbing; mechanical/electrical; and other necessary repairs	\$3.500M
Centennial Building – Roof repair; interior, exterior; electrical/mechanical; mural and bas relief conservation; and other necessary repairs	\$4.400M
Pan American Complex: <ul style="list-style-type: none"> <li>● Poultry – Exterior restoration; repair interior doors</li> <li>● Sheep and Goat – Renovate concrete columns and stucco</li> <li>● Police Mounted Unit – Repair concrete, stucco, doors, columns; ventilation for electrical and elevator rooms; arena roof and louver; and other necessary repairs</li> </ul>	\$3.480M



# Fair Park Projects, cont.

Proposed Project	Cost
Science Place 1 Phase I – Water infiltration repairs; conduct mold testing; replace plumbing fixtures and water heater; replace aged mechanical equipment; security equipment; and other necessary repairs	\$5.110M
Aquarium Annex – Roof and complete façade repairs; replace some interior finishes; replace plumbing fixtures; upgrade fire alarm system; provide new security and telecom systems; and other necessary repairs	\$0.600M
Magnolia Lounge – Roof replacement; repair façade; minor interior work; replace heat pumps and FCUs; replace interior lighting; install security system	\$0.900M
<b>Total</b>	<b>\$50.000M</b>





# Proposition Allocations (Proposed)

Proposition	Total
Streets and Transportation	\$526.481M
Parks and Recreation	\$241.307M
Flood Control and Storm Drainage	\$48.750M
Library Facilities	\$15.589M
Cultural and Performing Arts Facilities	\$14.235M
Public Safety Facilities	\$32.081M
Repairs and Improvements to City Hall and Various Service and Administrative Facilities	\$18.157M
Economic Development	\$58.400M
Homeless Assistance Facilities	\$20.000M
Fair Park	\$50.000M
<b>Total</b>	<b>\$1.025B</b>



# District Allocations (Proposed)

	Griggs	Medrano	Thomas	Caraway	Callahan	Narvaez	Felder	Atkins	Clayton	McGough	Kleinman	Greyson	Gates	Kingston		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	System	Total
<b>Category</b>																
System-Wide Streets (Streets)	\$ 7.064	\$ 10.927	\$ 6.181	\$ 15.699	\$ 15.598	\$ 14.873	\$ 20.332	\$ 6.570	\$ 9.440	\$ 7.400	\$ 5.870	\$ 4.100	\$ 8.066	\$ 11.746	\$ 32.540	\$ 176.406
District Street Project Base (Streets)	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ 21.800	\$ -	\$ 305.200
District Street Condition Adjustment (Streets)	\$ 0.500	\$ 1.440	\$ 0.710	\$ 1.600	\$ 0.920	\$ 0.950	\$ 0.650	\$ 1.100	\$ 3.220	\$ 0.910	\$ 1.460	\$ 0.500	\$ 2.920	\$ 1.515	\$ -	\$ 18.395
Discretionary Streets	\$ 0.260	\$ 1.500	\$ -	\$ -	\$ 2.000		\$ 0.500		\$ 1.720	\$ -	\$ -	\$ -	\$ 10.000	\$ 10.500	\$ -	\$ 26.480
Parks and Recreation	\$ 7.774	\$ 16.317	\$ 10.000	\$ 11.984	\$ 15.314	\$ 12.834	\$ 11.134	\$ 9.600	\$ 10.114	\$ 17.949	\$ 12.401	\$ 5.765	\$ 1.600	\$ 28.039	\$ 9.650	\$ 180.475
Discretionary Parks and Recreation	\$ 5.500	\$ 8.500	\$ 2.000	\$ 0.500	\$ 3.500	\$ 7.500		\$ 2.500	\$ 6.630	\$ 4.200	\$ 7.500	\$ 12.502	\$ -	\$ -	\$ -	\$ 60.832
Flood Protection and Drainage	\$ 2.500	\$ 2.500	\$ 2.500	\$ 2.500	\$ 2.500	\$ 2.500	\$ 2.500	\$ 2.500	\$ 5.940	\$ 2.500	\$ 2.500	\$ 2.500	\$ 2.500	\$ 2.500	\$ 0.560	\$ 39.000
Discretionary Flood Protection and Drainage	\$ 2.000	\$ -	\$ 2.100	\$ -	\$ 2.000				\$ 0.150	\$ 3.000	\$ -	\$ -	\$ 0.500	\$ -	\$ -	\$ 9.750
Library Facilities	\$ -	\$ 0.099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7.700	\$ -	\$ -	\$ 7.790	\$ -	\$ -	\$ 15.589
Cultural and Performing Arts Facilities	\$ 0.110	\$ 1.150	\$ -	\$ -	\$ -	\$ -	\$ 0.250	\$ -	\$ 1.500	\$ -	\$ -	\$ -	\$ -	\$ 11.225	\$ -	\$ 14.235
Public Safety Facilities	\$ -	\$ 0.301	\$ 8.775	\$ -	\$ -	\$ 6.990	\$ -	\$ 6.900	\$ -	\$ 0.300	\$ -	\$ -	\$ -	\$ -	\$ 8.815	\$ 32.081
Maintenance of City Service Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18.157	\$ 18.157
Economic Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5.500	\$ 5.500
Discretionary Economic Development	\$ 3.000	\$ 0.500	\$ 6.400	\$ 10.000	\$ 3.000	\$ 3.000	\$ 10.000	\$ 8.000	\$ -	\$ 3.000	\$ 3.000	\$ 3.000	\$ -	\$ -	\$ -	\$ 52.900
Homeless Assistance Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.000	\$ 20.000
Fair Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.000	\$ 50.000
<b>Grand Total</b>	<b>\$ 50.508</b>	<b>\$ 65.034</b>	<b>\$ 60.466</b>	<b>\$ 64.083</b>	<b>\$ 66.632</b>	<b>\$ 70.447</b>	<b>\$ 67.166</b>	<b>\$ 58.970</b>	<b>\$ 60.514</b>	<b>\$ 68.759</b>	<b>\$ 54.531</b>	<b>\$ 50.167</b>	<b>\$ 55.176</b>	<b>\$ 87.325</b>	<b>\$ 145.222</b>	<b>\$ 1,025.000</b>



# Additional Project Information

Please visit [www.dallasbond.com](http://www.dallasbond.com) for additional project information.



# 2017 Capital Bond Program

August 9, 2017

Majed Al-Ghafry  
Assistant City Manager



**City of Dallas**

# Memorandum



CITY OF DALLAS

DATE August 4, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **Atmos Energy Literacy Center 5 Year Anniversary Celebration**

The Atmos Energy Literacy Center five-year anniversary celebration will be held on Friday, August 11, 2017 from 10:30 am – 11:30 a.m. at the Dallas West Branch Library, 2332 Singleton Blvd, Dallas, TX 75212. This successful partnership between the Dallas Public Library and Atmos Energy that started in 2013 has provided targeted family literacy instruction to over 4,000 citizens.

This Literacy Center located inside the Dallas West Branch Library offers free English as a Second Language (ESL) and General Education Diploma (GED) preparation. Nearly 6,000 hours of instruction has been provided in the West Dallas community through this initiative. Mastering the English language and high school skills is an important part of civic engagement and helps learners become more integrated into the communities where they live. Nearly 40% of Dallas residents speak a language other than English and another 24% lack a high school diploma, so the literacy center continues to fill a critical need in Dallas.

As a result of the success of the partnership between Atmos Energy and the Dallas Public Library with the literacy center at the Dallas West Branch Library, Atmos Energy has committed to supporting a literacy center at the Bachman Lake Branch Library where ESL and GED instruction are offered to the community there. In addition to English Language and GED preparation courses, these locations also provide wrap-around services such as citizenship classes and job search assistance to help learners take their next steps when classes are over.

We hope you will be able to join us for this festive occasion. If you should have questions please do not hesitate to contact me.

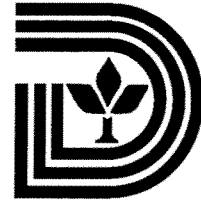
A handwritten signature in blue ink that reads "Joey Zapata".

Joey Zapata  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
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Raquel Favela, Chief of Economic Development & Neighborhood Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE August 4, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **August 7, 2017 Economic & Housing Committee Briefing Item #3 – Correction Memo**

Page 8 of Item #3 on August 7, 2017 Economic Development and Housing Committee Agenda states “2016-17 Pipeline: 293”. This line should read “2016-17 Pipeline: 4” The initial number was based on all registered applicants and the change was made to reflect only those completed applications that remain in the pipeline.

Please contact me if you have any questions or concerns or need additional information.

A handwritten signature in cursive script that reads "Raquel Favela".

Raquel Favela  
Chief of Economic Development and Neighborhood Services  
Housing and Neighborhood Revitalization

CC:

T. C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager  
Jo M. (Jody) Puckett, Assistant City Manager (Interim)

Development and Neighborhood Services  
Jon E. Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Nadia Chandler Hardy, Chief of Community Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

# Housing Department Update

## Economic Development & Housing Committee August 7, 2017

David Noguera, Director  
Housing and Neighborhood Revitalization  
City of Dallas



# Presentation Overview

- Background/History
- Purpose
- Current Department Divisions
- Department Budget
- Proposed Action
- Staff Recommendations
- Next Steps





# Background/History

- Housing and Community Services Split
  - Housing
    - Construction of units
    - Rehabilitation of existing housing stock
    - Rebates for home improvements
    - Down payment assistance
  - Community Services
    - Homeless
    - Human Services

# Housing & Neighborhood Revitalization Department Purpose

- To enhance the vitality and quality of life for all in the Dallas community



# Current Department Divisions

- Development
- Home Repair
- Homebuyer Assistance
- Land Bank
- Inspections
- Compliance
- Administration/Budget



# Development

- Description: To develop multifamily and single family affordable housing throughout the City
- Funding Sources: Community Development Block Grant, HOME Investment Partnership, General and Bond Funds
- 2016-17 Pipeline: 506 units
- Year to Date Completions: Constructed 34 single family units and 164 multifamily units
- Status: developing clearly defined underwriting and subsidy layering policies to resolve the findings in the HUD HOME monitoring report.



# Home Repair Program

- Description: Home Repair Program provide loans and grants to low-income homeowners at 80% or below Area Median Family Income for home repairs and rehabilitation. Staff conducts client eligibility and oversight for the CDBG, HOME, and General Fund housing activities.
- Funding Sources: CDBG, HOME, and General Funds
- 2016-17 Pipeline: 118
- Year-to-Date Completions: 385
- Status: Evaluate programs and find best practices to increase the number of units served annually and leverage private resources.

# Dallas Homebuyer Assistance Program

- Description: To provide down payment and closing cost assistance to low-moderate income homebuyers
- Funding Sources: Community Development Block Grant, Home investment Partnership
- 2016-17 Pipeline: ~~293~~ 4
- Year to Date Completions: 120
- Status: Program frozen by HUD since April 2017 due to lack of underwriting policies and compliant Homebuyer Agreement as required by the HUD HOME monitoring report. Proposed guidelines and agreement is under review by HUD.



# Land Bank Program

- Description: To acquire, hold and transfer real property for affordable housing development and to stabilize distressed communities through strategic property acquisition, land use and development
- Funding Sources: Bond Funds
- 2016-17 Pipeline: 269 Lots
- Year to Date: 52 homes sold to income qualified buyers, 7 homes completed not sold, 79 homes under construction
- Status: On hold since Spring pending an interlocal agreement with DISD; Evaluating ways to increase efficiencies, maximize impact, and develop a strategy for acquisitions and dispositions.



# Inspections

- Description: To provide inspections to support our internal and external customers for compliance with federal, state and local regulations and ordinances
- Funding Sources: CDBG, HOME, Bond, General Funds
- 2016-17 Pipeline: 2082 units
- Year to Date Completions: 1090
- Status: Modify inspections process to only conduct inspections on properties that are eligible for program assistance. Build capacity in lead hazard control inspections.



# Compliance

- Description: Provides technical assistance, compliance monitoring and regulatory reporting of activities for public service and portfolio management of housing loans.
- Funding Sources: Community Development Block Grant, HOME
- 2016-17 Pipeline: 25 Monitoring reviews, 260 Release of Liens
- Year-to-Date Completions: 32 Monitoring reviews 257 Release of Liens
- Status: Over 10,000 liens need to be released. A review of the files will be required to process the release of liens in an expeditious manner.

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# Department Budget

	FY 2016-17 Adopted Budget			FY 2017-18 Proposed Budget		
	General Fund	Grant Fund	Total Combined Budget	Proposed General Fund	Proposed Grant Fund	Total Proposed Combined Budget
Home Repair	\$ 500,000	\$ 5,195,243	\$ 5,695,243	\$ 1,550,555	\$ 4,427,741	\$ 5,978,296
Development	\$ 1,882,232	\$ 3,663,780	\$ 5,546,012	\$ 1,387,036	\$ 4,430,570	\$ 5,817,606
Admin/Budget	\$ 768,370	\$ 4,180,959	\$ 4,949,329	\$ 730,692	\$ 3,314,279	\$ 4,044,971
DHAP (MAP)		\$ 2,123,014	\$ 2,123,014		\$ 1,501,792	\$ 1,501,792
<b>TOTAL</b>	<b>\$ 3,150,602</b>	<b>\$ 15,162,996</b>	<b>\$ 18,313,598</b>	<b>\$ 3,668,283</b>	<b>\$ 13,674,382</b>	<b>\$ 17,342,665</b>
Note:	Compliance & Inspection is all staffing and is included in Admin budget.					
	Home Repair FY 2016-17 grant budget includes reprogrammed funds.					



# Next Steps

- Return to the Committee with a recommendation
  - Program re-alignments
  - MVA approach to reinvestment plans through place-based strategies
  - Integrated Development Teams

# Housing Department Update

## Economic Development & Housing Committee August 7, 2017

David Noguera, Director  
Housing and Neighborhood Revitalization  
City of Dallas



# Memorandum



CITY OF DALLAS

DATE August 4, 2017  
Honorable Members of the Mobility Solutions, Infrastructure and Sustainability  
TO Committee: Lee M. Kleinman (Chair), Rickey D. Callahan (Vice Chair), Sandy  
Greyson, Adam Medrano, Casey Thomas II, Tennell Atkins  
SUBJECT **August 9, 2017 City Council Agenda Items**

On Wednesday, August 9, 2017, the Dallas City Council will consider the agenda items below:

## **Equipment & Building Services**

8. Authorize an increase to the construction services contract with Phoenix 1 Restoration and Construction, Ltd. for the final reconciliation and closeout for the renovation of the Old Municipal Building located at 106 South Harwood Street - Not to exceed \$267,689, from \$13,690,013 to \$13,957,702 - Financing: Public/Private Partnership Funds

## **Mobility and Street Services**

14. Authorize an agreement with Union Pacific Railroad Company for the construction, maintenance, and use of a new grade-separated overpass structure within the Union Pacific Railroad right-of-way for Cockrell Hill Road from La Reunion Parkway to Singleton Boulevard - Financing: No cost consideration to the City
15. Authorize a contract with Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of four, for the construction of street paving, streetscape and traffic signal improvements for the Greenville Avenue and Ross Avenue intersection, and street lighting for the first block of Bell Avenue west of Greenville Avenue - Not to exceed \$617,989 - Financing: 2012 Bond Funds
16. Authorize (1) the rejection of all bids for the reconstruction of street paving, storm drainage, landscaping, irrigation, traffic control and signals, water and wastewater main improvements for the Lamar Street Project to include the Omni Hotel and Convention Center Dallas Area Rapid Transit Station from Young Street to Ross Avenue, Phase I Project; and (2) the re-advertisement for new bids - Financing: No cost consideration to the City
17. Authorize (1) the First Amendment to the Project Specific Agreement with Dallas County for the Spring Valley Road from Coit Road to Goldmark Drive Project for the City's share of additional construction costs for water main improvements and to clarify the maintenance and funding responsibilities between agencies; and (2) payment to Dallas County for the City's share of additional construction costs for water main improvements - Not to exceed \$700,000 - Financing: Water Utilities Capital Construction Funds
18. Authorize Supplemental Agreement No. 4 to the professional services contract for (1) assignment of the contract from URS Corporation to AECOM Technical Services, Inc.; and (2) additional engineering services to complete the design of three new street crossings under the Union Pacific Railroad tracks at Bataan, Herbert and

DATE August 4, 2017

SUBJECT **August 9, 2017 City Council Agenda Items – Page 2**

Amonette Streets for the West Dallas Gateway Project, Phase II - Not to exceed \$3,417,963, from \$623,823 to \$4,041,786 - Financing: 2012 Bond Funds (\$925,692), General Obligation Commercial Paper Funds (\$2,286,266), Water Utilities Capital Improvement Funds (\$123,600) and Water Utilities Capital Construction Funds (\$82,405)

### **Sanitation Services**

27. Authorize (1) Supplemental Agreement No. 5 to the professional engineering contract with Biggs & Mathews Environmental, Inc. to exercise the third of three, 12-month renewal options for environmental, hydrogeology and groundwater monitoring services and additional landfill engineering tasks for engineering, design, procurement consulting services, and construction management for landfill infrastructure improvements, including construction of waste cells 6B2 & Area 2; (2) to extend the third optional year contract term by an additional 12-months, from June 30, 2018 to June 30, 2019 to complete additional engineering and construction tasks; and (3) an increase in appropriations in the amount of \$444,900 in the Sanitation Capital Improvement Funds - Not to exceed \$636,473, from \$1,148,969 to \$1,785,442 - Financing: Sanitation Capital Improvement Funds (\$444,900) and Sanitation Current Funds (\$191,573) (subject to appropriations)

### **Sustainable Development and Construction**

28. Authorize moving expense and rental assistance payments for Betty Taylor as a result of an official written offer of just compensation to purchase real property at 5420 Barber Avenue for the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project - Not to exceed \$24,432 - Financing: General Obligation Commercial Paper Funds
29. A resolution authorizing the conveyance of a storm sewer easement containing approximately 2,281 square feet to the City of Garland for the construction, maintenance and use of drainage facilities across City-owned land at Lake Ray Hubbard located near the intersection of Zion Road and President George Bush Turnpike - Revenue: \$5,360
30. A resolution authorizing the conveyance of a temporary construction easement for two tracts containing a total of approximately 155,182 square feet to the Trinity River Authority of Texas for the rehabilitation of the existing sewer interceptor across City-owned park land at Elm Fork Shooting Sports and Luna Vista Golf Course located near the intersection of Northwest Highway and Royal Lane - Revenue: \$7,366
31. An ordinance granting a private license to RBP Adolphus LLC for the use of approximately 1,074 square feet of aerial space to install, maintain and utilize a canopy with premise sign over a portion of Commerce Street right-of-way near its intersection with Field Street - Revenue: \$1,000 annually, plus the \$20 ordinance publication fee
32. An ordinance granting a revocable license to Southwest Airlines Co. for the use of approximately 1,500 square feet of aerial space to occupy, maintain, and utilize a pedestrian bridge above and over a portion of Denton Drive right-of-way, located near its intersection with Wyman Street - Revenue: \$1,000 annually, plus the \$20 ordinance publication fee

DATE August 4, 2017

SUBJECT **August 9, 2017 City Council Agenda Items – Page 3**

33. An ordinance abandoning a portion of Bedford Street to Singleton Trinity Groves, LP, the abutting owner, containing approximately 5,665 square feet of land located near the intersection of Singleton Boulevard and Borger Street; and authorizing the quitclaim - Revenue: \$67,980, plus the \$20 ordinance publication fee
34. An ordinance abandoning a portion of Griffin Street to Jahan Sebastian Enterprises, LLC, the abutting owner, containing approximately 2,995 square feet of land, located near the intersection of Griffin and Peters Streets; and authorizing the quitclaim - Revenue: \$59,900, plus the \$20 ordinance publication fee
35. An ordinance abandoning portions of two alleys to Congregation Shaare Tefilla and Dallas International School, the abutting owners, containing a total of approximately 5,620 square feet of land, located near the intersection of Whitley Lane and Churchill Way; authorizing the quitclaim; and providing for the dedication of approximately 5,437 square feet of land needed for a wastewater easement - Revenue: \$115,834, plus the \$20 ordinance publication fee
36. An ordinance abandoning a floodway easement to Dagmawi Asseged Yemenu and Addisalem W. Kassa, the abutting owners, containing approximately 1,540 square feet of land located near the intersection of Goforth Circle and Goforth Road - Revenue: \$5,400, plus the \$20 ordinance publication fee
37. An ordinance abandoning a water easement to JBGL Chateau, LLC, the abutting owner, containing approximately 300 square feet of land, located near the intersection of Haskell and Swiss Avenues - Revenue: \$5,400, plus the \$20 ordinance publication fee
38. An ordinance amending Ordinance No. 23183, previously approved on June 11, 1997, which abandoned a portion of Taylor Street, located near its intersection with Marilla Street, to eliminate reverter provisions - Revenue: \$5,400, plus the \$20 ordinance publication fee

### **Trinity Watershed Management**

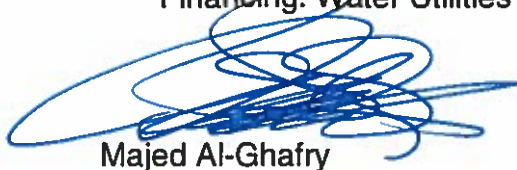
39. Authorize settlement in lieu of proceeding with condemnation of a total of six subsurface easements located under a total of approximately 87,360 square feet of land and one drainage easement containing approximately 4,818 square feet of land from Dallas Area Rapid Transit for the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project - Not to exceed \$189,150 (\$178,650, plus closing costs and title expenses not to exceed \$10,500); an increase of \$20,000 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds

### **Water Utilities**

40. Authorize (1) a Standard Utility Agreement with the State of Texas, acting through the Texas Department of Transportation, for water and wastewater main relocations and appurtenance adjustments in Interstate Highway 35E (Stemmons Freeway) from Interstate Highway 30 (R.L. Thornton Freeway) to Oak Lawn Avenue; and (2) the receipt and deposit of funds from the Texas Department of Transportation for reimbursement of project management and construction inspection costs for the project - Revenue: \$100,688

DATE August 4, 2017  
SUBJECT August 9, 2017 City Council Agenda Items – Page 4

41. Authorize an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for construction of water main relocations and appurtenance adjustments in Parkdale Drive at White Rock Creek Tributary - Not to exceed \$101,000 - Financing: Water Utilities Capital Construction Funds (\$3,000) and Water Utilities Capital Improvement Funds (\$98,000)
42. Authorize a contract for the construction of major maintenance and rehabilitation improvements at the Southside Wastewater Treatment Plant - Archer Western Construction, LLC, lowest responsible bidder of three - Not to exceed \$15,154,000 - Financing: Water Utilities Capital Improvement Funds



Majed Al-Ghafry  
Assistant City Manager

- c: Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
T.C. Broadnax, City Manager  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager  
Jo M. (Jody) Puckett, Assistant City Manager (Interim)
- Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Nadia Chandler Hardy, Chief of Community Services  
Raquel Favela, Chief of Economic Development & Neighborhood Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors



# Memorandum



DATE August 4, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **City License Application**

Attached is a list of the most recent Dance Hall and/or Sexual Oriented Business applications received for the week of July 24-28, 2017 by the Narcotics Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant Lisette Rivera, #7947 at (214) 670-4811 and/or by email at [lisette.rivera@dpd.ci.dallas.tx.us](mailto:lisette.rivera@dpd.ci.dallas.tx.us) should you need further information.



Jon Fortune  
Assistant City Manager

[Attachment]

cc: T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager  
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Nadia Chandler Hardy, Chief of Community Services  
Raquel Favela, Chief of Economic Development & Neighborhood Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

# ***Weekly License Application Report***

*July 24, 2017 - July 28, 2017*

<b><i>BEAT</i></b>	<b><i>DIST.</i></b>	<b><i>NAME OF BUSINESS</i></b>	<b><i>ADDRESS</i></b>	<b><i>LICENSE</i></b>	<b><i>STATUS</i></b>	<b><i>LATE HOUR</i></b>	<b><i>DATE</i></b>	<b><i>APPLICANT</i></b>
414	1	LOS SAPITOS	325 E. JEFFERSON BOULEVARD	BH	RENEWAL	NO	7/25/2017	ESTRADA, RAUL
111	2	LA LUNA BAR	3710 SAMUEL BOULEVARD	DH-CLASS A	NEW	NO	7/26/2017	MIRELES, JESUS ARTURO
554	2	JACK POT CLUB	10577 DENTON DRIVE	DH-CLASS B	RENEWAL	NO	7/26/2017	WILLIAMS, SU YOUNG
111	2	BARBI'S BILLAR	3238 SAMUELL BOULEVARD	DH-CLASS A	RENEWAL	NO	7/26/2017	MUNOZ, JUAN CARLOS
443	3	LOS SAPITOS	2260 W. ILLINOIS AVENUE	BH	RENEWAL	NO	7/25/2017	ESTRADA, RAUL
514	6	KALIBAMBO	3094 N. STEMMONS FREEWAY	DH-CLASS A	NEW	NO	7/26/2017	MENDEZ, LAURA VERONICA
551	6	INTERNATIONAL EVENTS	2529 ROYAL LANE #205	DH-CLASS A	RENEWAL	YES	7/26/2017	SI, YON HWA

***License Definitions:***

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

# Memorandum



CITY OF DALLAS

DATE August 4, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **Executive Management Team Appointment**

I'm pleased to announce the appointment of **Ms. Robin Bentley** as the Interim Economic Development Department Director. You will recognize Ms. Bentley as an invaluable contributor to both the Housing and Economic Development Departments in her most recent role as Senior Assistant City Attorney assigned to those areas. In that role she led the legal team that negotiated and drafted the City's 2014 voluntary compliance agreement with the U.S. Department of Housing and Urban Development, she represented the City in some high profile transactions including the Lorenzo Hotel, Martha's Vineyard Place by the Deaf Action Center, Cypress Waters, the Cedar Branch development in the medical district, Flora Lofts in the arts district, foreclosure of property commonly known as the Patriot's Crossing site, and redevelopment of the Lancaster Corridor.

In addition, Ms. Bentley served as legal counsel to the Dallas Development Fund, the City's new market tax credits entity; Dallas Housing Acquisition and Development Corporation, the City's land bank entity; the City of Dallas Housing Finance Corporation, a bonding authority for residential and mixed-use projects. One of many reasons Ms. Bentley has been formidable in these transactions is because she has a background as a real estate and community development manager both in government and the private sector. Ms. Bentley brings eleven years of combined legal and practitioner experience to the department to assist at a critical time as we evaluate our incentive tools and lay the groundwork to develop a strategic plan that realigns our redevelopment approach to a more comprehensive place-based initiative.

Over the next 90 days the recruitment for the permanent director will take place and I trust Ms. Bentley will ably provide leadership during this time.

A handwritten signature in black ink, appearing to read 'F.C. Broadnax'.

F.C. Broadnax  
City Manager

c: Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
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