

Memorandum



CITY OF DALLAS

DATE February 2, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Housing response to question raised at the January 22, 2024, Housing and Homelessness Solutions Committee**

This memorandum will provide responses to the questions raised at the January 22, 2024, Housing and Homelessness Solutions Committee meeting for the Dallas Housing Policy 2033 (DHP33) Target Areas and the Performance Measures Quarterly Report.

The following are questions and responses regarding the Dallas Housing Policy 2033 Target areas:

Question: Has staff addressed all of the pillar goals in the policy?

Response: Work has begun in most Pillars to some extent. Housing will brief HHSC on April 24, 2024, and will include an update on all Pillars and SMARTIE goals.

Question: Will the task force composition resemble that which was previously briefed to Council when the policy was adopted?

Response: The New Task Force will comply with the guidance as laid out in Appendix C of the DHP33. Applications will go live in February and Housing will brief HHSC on April 24, 2024, with the full details of new housing task force before selecting any participant. Attached.

Question: The HOPE report contains recommendations for enhancement and acceleration of plans to develop deeply affordable and Permanent Supportive Housing. This urgency, with which I agree, suggests to me that PSH housing is deserving of its own policy and programs. I don't believe that the current Housing Policy 2033 nor its Resource Catalogue make mention of one. Will you please consider filling this void and recommending PSH and deeply affordable housing policies along with goals and resources needed for implementation?

Response: Office of Homeless Solutions (OHS) is working on responding to the HOPE Report with more detail. Housing is working with OHS to manage its PSH development opportunities and on the policies for implementation through the NOFA process. Housing and OHS will continue to refine procedures for PSH housing opportunities.

Question: Can we get more information on the other areas not selected as target areas? Are there detailed maps of other areas like Vickory Meadows similar to those in slides 14, 15, and 16?

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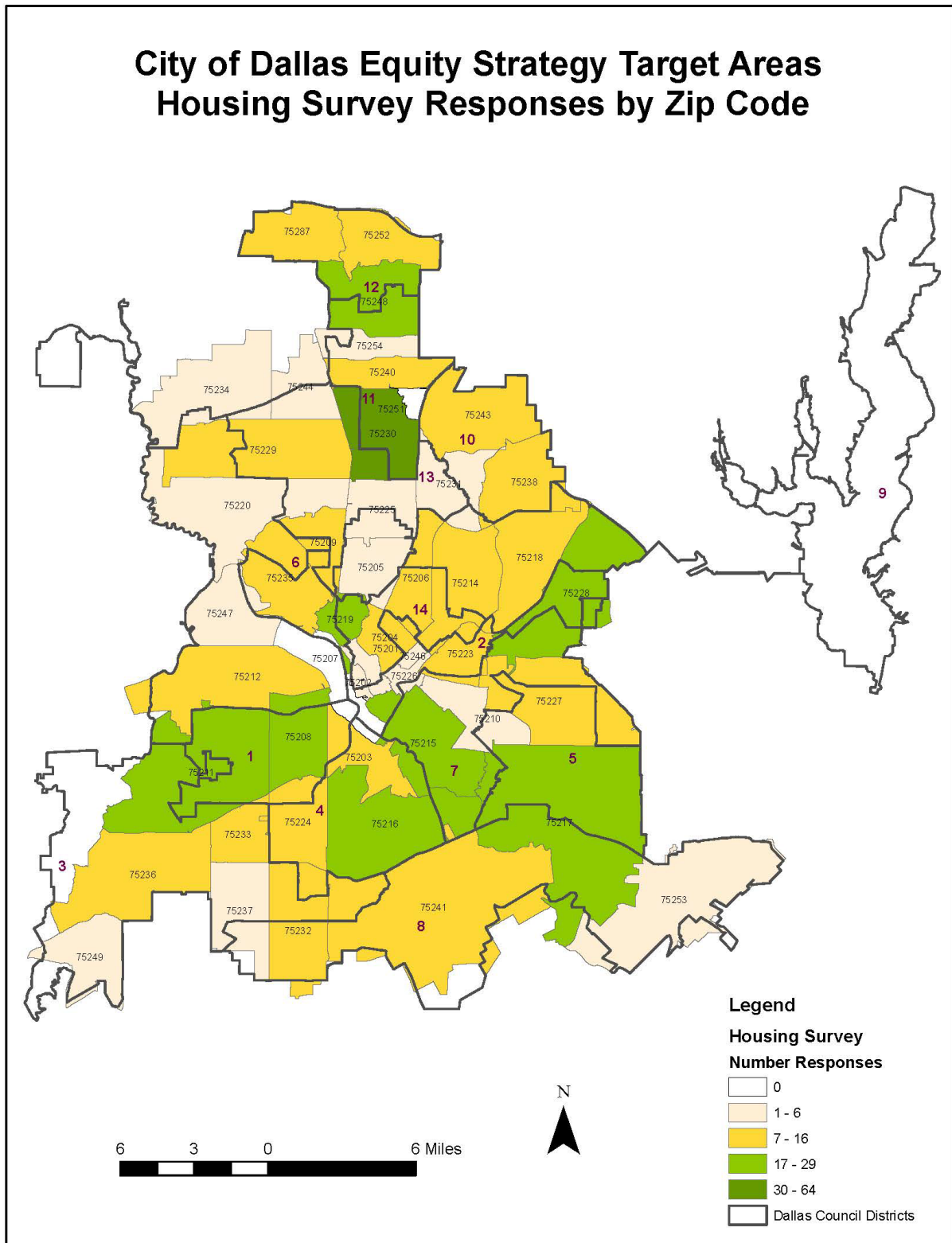
Response: Housing's presentation during community engagement provided more information on the Housing Equity Index and potential target areas. The presentation along with a video recording can be found at under [Pillar 6 Engagement](#). The areas in this presentation were grouped by proximity only. Training and Development Associates Inc. refined the boundaries of the three selected areas by the boundaries of the Census Block Groups and took into consideration dividers such as highways, major streets, bodies of water, etc.

Question: Can we get more information about where the community engagement took place?

Response: Friday Memoranda were posted on November 3, 2023, and December 22, 2023, with details on community engagement activities. Community engagement was done via telephone town halls, in person and online meetings and through focus groups. The in-person events took place at Cummings Recreation Center, Bachman Lake Recreation Center, and at Deck-the-Plaza at City Hall.

Question: Did the survey reach all City Council Districts? Did you get 30 surveys from each District / Is the survey scientifically valid?

Response: The survey was designed to capture participant's zip codes and included a question of whether they live in the City. The survey reached 47 zip codes as indicated in the map below. This survey was not intended to be a scientific study to study the results per City Council District but rather was a way to capture participant's thoughts related to housing activity. Housing with their consultant with TDA, will be developing a more specific survey to deploy in the Equity Strategy Target Areas to better understand these areas.



Question: What is the demographic breakdown of the people who took the survey?

Response: Demographic questions were optional with this survey and people were given the option of selecting more than one category.

Of the 641 respondents:

- 48% (308 responses) identified as White
- 30% (190 responses) identified as Black
- 22% (138 responses) identified as Hispanic or Latino
- 3% (18 responses) identified as Asian or Pacific Islander
- 2% (11 responses) identified as Native American or Alaska Native
- <1% (4 responses) identified as Mixed Race
- <1% (6 responses) preferred not to say

Question: What percent of Housing budget should go to Target Areas?

Response: Based on the feedback from the HHS Committee, a suggestion of 50% of all housing funds would go to target areas and the remaining 50% would be utilized for City wide opportunities.

Question: Explain the large carryover balances shown on several programs.

Response: The Dallas Homebuyer Assistance Program has a carryover of approximately \$744,000 due to the multi-year funds for Targeted Professionals, Anti-Displacement and Federal Entitlement funds. The program has 16 current applicants that will utilize the funding in Fiscal Year 2023-24.

Home Repair has carryover of approximately \$17M to the multiyear funds for West Dallas Targeted Home Repair, Tenth Street Targeted Home Repair, Community Development Block Grant funds for two fiscal years, ARPA funds and CDBG-DR funds. Housing briefed HHSC on January 22, 2024, about Substantial Amendment No. 3 to reprogram \$4.5M of CDBG funds to meet the City's timeliness test. The majority of the remaining home repair funds will be committed by September 30, 2024, and expended by September 30, 2025.

Development has a carryover amount of approximately \$21M due to additional federal funding made available in the NOFA along with the swapping of federal funds with local funds for a development project. All remaining funds will be allocated to upcoming development projects currently in the pipeline in subsequent quarterly reports.

Question: What is the \$2.3 million in Q1 revenue in PFC used for?

Response: These funds have not been earmarked for any development uses. The funds are expected to pay for operational costs only at this time.

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Question: The Mixed Income Housing Development Bonus program generated \$12.5 million in Q1 revenue. When will we have an updated plan for the use of these funds? As I understand it, program utilization of these funds is decided by staff. Who within the City has to sign off on these program utilization decisions?

Response: Housing briefed HHSC on March 21, 2023, relating to use of revenue from MIHDB funds which were dedicated to development, home repair, neighborhood revitalization, homebuyer assistance, pilot programs and administration.
Per Sec. 20A-33, MIHDB funds can be used only for:

- Funding programs authorized by the Comprehensive Housing Policy (now the DHP33) that affirmatively further fair housing,
- Funding for data and analysis in support of housing programs authorized by the comprehensive housing policy that affirmatively further fair housing,
- Funding staff and expenses for management and administration of mixed income housing development bonus program and the mixed income housing development bonus fund.

The funding was available through the NOFA process for development projects.

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization at cynthia.rogersellic@dallas.gov or 214-670-3601.



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