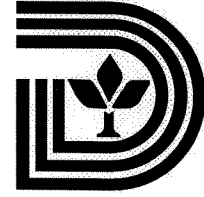


Memorandum



CITY OF DALLAS

DATE August 29, 2008

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dr. Elba Garcia, Vonciel Jones Hill, Angela Hunt, Linda Koop, Pauline Medrano

SUBJECT Mayor's Work Group on Affordable Housing

On Tuesday, September 2, 2008, you will be briefed on Mayor's Work Group on Affordable Housing. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez', written over a circular stamp or mark.

A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Judiciary
Ryan S. Evans, First Assistant City Manager
David O. Brown, Interim Assistant City Manager
Ramon Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Dave Cook, Chief Financial Officer
Jerry Killingsworth, Housing Director
Jeanne Chipperfield, Budget Director, Office of Financial Services
Helena Stevens-Thompson, Assistant to the City Manager

Mayor's Work Group on Affordable Housing

Land Bank and Affordable Housing Study Subgroup Recommendations to the Housing Committee

September 2, 2008



PURPOSE

To provide recommendations from Mayor's Work Group Subgroups in the areas of Land Bank and Affordable Housing Study

SUBGROUPS

- Mayor's Affordable Housing Work Group presented concerns
- Subgroups formed to address concerns*
 - SWAT Team
 - Demonstration Project
 - Affordable Housing Study
 - Funding
 - Land Bank
- Subgroups met and developed assessments, recommendations, and implementation ideas

*See Exhibit A for listing of members of Subgroups

Land Bank Subgroup

- Assessments

- Modifying the Land Bank Program Statement and supporting legislation to change the state statutes will:
 - Allow affordable homebuyers more time to become qualified
 - Expand development opportunities
 - Expand the scope of the land bank
 - Allow developers to obtain more lots in a given area to gain economies of scale for development
 - Allow Land Bank process to work more efficiently

Land Bank Subgroup (cont.)

- Recommendations for Amending the Land Bank Program Statement
 - Eliminate community meetings if packaged in groups of 10 or fewer lots
 - Modify lot assessment criteria to reflect prior 2007 statute changes including:
 - Decrease years of delinquent taxes from 6 consecutive years to 5 total years
 - Expand vacant property to include uninhabitable vacant buildings

- Recommendations for Amending the State Land Bank Statute
 - Extend the holding period for land bank inventory from 3 years to 4 years
 - Extend the construction timeline for developers from 2 years to 3 years
 - Provide for a lease purchase option by low-income households
 - Provide for a lot exchange for future use in a planned development
 - Provide for future mixed-use development in a project with a housing component on the land bank lot

- Additional Suggestions
 - Extend invitation to Economic Development and Code Enforcement Departments to attend DHADC Board Meetings

Land Bank Subgroup (cont.)

- Implementation
 - First Recommendation
 - Program Statement Changes to City Council
 - Second Recommendation
 - Presented to Legislative Committee
 - Work with lobbyist to find a sponsor
 - Attempt to get Legislative changes enacted

Affordable Housing Study Subgroup

- ❑ A Housing Study is needed to quantify supply and demand for housing
- ❑ A Housing Study is also needed to quantify supply and demand for affordable housing

Affordable Housing Study Subgroup

■ Assessments

- ❑ A number of housing studies exist for specific uses (e.g. Market Product Facts (MPF) for apartment occupancy)
- ❑ A number of planning documents exist for setting goals based on reasonable assumptions as to growth (e.g. ForwardDallas!)
- ❑ There are no snapshots of existing housing stock by geographic area or by demographics

Affordable Housing Study Subgroup (cont.)

■ Recommendations

Phase I:

- Housing Finance Corporation (HFC) would issue a Request for Qualifications & Proposal to commission a Housing Study to determine the current supply and demand of Dallas' housing stock
 - The scope of the study would:
 - utilize domain experts
 - gather data to show demographic and geographic supply and demand
 - include cost data
 - include transportation and job data
 - supply the City with a detailed report

Affordable Housing Study Subgroup (cont.)

Phase II:

- Once the detailed report is complete, the commissioned group would continue their work by bringing stakeholders together to discuss the report and determine future needs in affordable housing

Affordable Housing Study Subgroup (cont.)

■ Implementation

- ❑ HFC would issue RFQ/RFP with the scope of the study detailed & HFC would participate in funding the study
- ❑ Mayor's Affordable Housing Work Group and the HFC would review the candidates and identify funding sources for Phase I of the study in October 2008
- ❑ Study would begin by November 2008
- ❑ Study results for Phase I presented to City Council Housing Committee in May 2009
- ❑ Phase II would begin by June 2009

NEXT STEPS

- October 8, 2008 City Council Action Item on Land Bank to change Urban Land Bank Program Statement
- Continue working with Legislative Committee to get changes to the Land Bank State statute enacted
- HFC would issue RFQ/RFP in September 2008
- Review of candidates and identification of funding sources for Phase I of the study in October 2008
- Commissioned group to begin study in November 2008

Exhibit A

Issue	Work Group Members	City Staff
SWAT Team	Steven Bradley* Mike Maberry* Peter Urrutia*	Mark Obeso
Demonstration Project	Diane Ragsdale; John Greenan; Norm Wilbur; Dan Hopkins*	Cobbie Ransom
Funding	Steven Bradley*; Regina Nobles; Sherman Roberts	Charles Brideau
Land Bank	Cyndy Lutz; Robert Camacho*	Terry Williams
Affordable Housing Study	Ann Allison; Bruce French*	Bernadette Mitchell

(*for-profit developers or partners)