

April 27, 2022

WHEREAS, on May 9, 2018, City Council adopted a Comprehensive Housing Policy (CHP), as amended, that set citywide production goals for homeownership and rental units for the next three years along with respective income bands that will be prioritized within the production goals and also set forth various programs, tools and strategies to be used to meet the production goals while also overcoming concentrations of poverty and racial segregation by Resolution No. 18-0704; and

WHEREAS, City Council requested that a racial equity audit of the CHP be conducted to identify equity blind spots in the CHP and make recommendations to advance racial equity; and

WHEREAS, on December 14, 2021, the Housing and Homeless Solutions Committee (HHSC) was briefed on the findings and eleven recommendations of the Comprehensive Housing Policy Racial Equity Assessment by TDA Consulting, Inc., (TDA) that were based on listening sessions with community stakeholders, tours of underserved areas, and reviews of the CHP; and

WHEREAS, on December 20, 2021, HHSC Chairman Casey Thomas issued a memorandum outlining a projected timeline and process for hearing the recommendations; and

WHEREAS, on March 2, 2022, City Council was briefed by TDA on the community feedback received at townhalls conducted in January 2022 both virtually and at various in-person locations throughout the City; and

WHEREAS, the City desires to maintain affordable housing, to provide greater fair housing choices, address equity blind spots, advance racial equity, and to overcome patterns of segregation and concentrations of poverty; and therefore, it is in the best interest of the City to adopt the eleven recommendations of the Comprehensive Housing Policy Racial Equity Assessment.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. Authorize the approval and adoption of the eleven recommendations of the Comprehensive Housing Policy Racial Equity Assessment provided below:

1. Create a CHP vision statement articulating how the affordable housing playing field will be leveled for all racial groups and across the North/South Divide;
2. Create a comprehensive, city-wide strategic road map for coordinating the CHP's array of tools while also leveraging community partnerships to address the very different needs for change from one area of the city to another;

3. Establish SMART (Specific, Measurable, Achievable, Relevant, Time-Bound) goals for the CHP that point to the desirable state;
4. Strengthen linkages between the CHP and neighborhood revitalization strategies that leverage infrastructure improvements, economic revitalization, and mixed-use master planning to build a foundation for increasing generational wealth in historically Black and Brown communities;
5. Add a CHP goal around remedying the enormous infrastructure deficit that has persisted in Southern Dallas for generations;
6. Utilize an “All 14 Districts” model to combat ubiquitous “Not in my Backyard” (NIMBY-ism) across all areas of Dallas;
7. Create a dedicated revenue stream that is scaled to the magnitude of Dallas’ affordable housing shortage;
8. Expand and refine existing CHP programs to create a comprehensive, integrated strategy for preventing displacement during neighborhood revitalization;
9. Use the CHP to mandate education for the city staff, policymakers, and the public about what racial equity means in the context of affordable housing and community development;
10. Strategically utilize Low-Income Housing Tax Credit (LIHTC) financing in both high opportunity areas with low poverty rates and distressed areas with higher rates; and
11. Amend the CHP to include myth-busting strategies to help dispel myths about affordable housing that fuel NIMBYism.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.