

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, APRIL 4, 2022

22-0013

ECONOMIC DEVELOPMENT COMMITTEE  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER TENNELL ATKINS, PRESIDING

PRESENT: [6] Atkins, Arnold, \*McGough, Narvaez (\*\*1:07 p.m.), Resendez (\*\*1:08 p.m.), Willis

ABSENT: [1] West

The meeting was called to order at 1:03 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 2:24 p.m.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
City Secretary Staff

\_\_\_\_\_  
Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials are attached to the minutes of this meeting as EXHIBIT C.

**\*Note: Members of the Committee participated in this meeting by video conference.**

**\*\* Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, APRIL 4, 2022

EXHIBIT A

**RECEIVED**

*Public Notice*

~~2022 APR 1 PM12:29~~

2 2 0359

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

**POSTED** CITY SECRETARY  
DALLAS, TX

*1500 Marilla Street,  
Council Chambers, 6th Floor  
Dallas, Texas 75201*



**Economic Development Committee**

**April 4, 2022**

**1:00 PM**

## 2021 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	<b>ENVIRONMENT AND SUSTAINABILITY</b> Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
<b>PUBLIC SAFETY</b> McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	<b>WORKFORCE, EDUCATION, AND EQUITY</b> Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
<b>AD HOC JUDICIAL NOMINATING COMMITTEE</b> Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	<b>AD HOC LEGISLATIVE AFFAIRS</b> Atkins (C), McGough, Mendelsohn, Narvaez, Willis
<b>AD HOC COMMITTEE ON COVID-19 RECOVERY AND ASSISTANCE</b> Thomas (C), Atkins, Mendelsohn, Moreno, Ridley	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING &amp; ETHICS</b> Mendelsohn (C), Atkins, Blackmon, McGough, Schultz

(C) – Chair, (VC) – Vice Chair

### Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

This Council Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

The Public is encouraged to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The meeting will be broadcast live on Spectrum Cable Channel 16 and online at [bit.ly/cityofdallastv](https://bit.ly/cityofdallastv).

The public may also listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=ebb62a9370d72fd68566b37aae7ae4d5d>

## Call to Order

### MINUTES

1. 22-756 Approval of the March 7, 2022 Economic Development Committee Meeting Minutes

**Attachments:** Minutes

### BRIEFING ITEMS

- A. 22-761 Proposed One Dallas Options Program  
[Pam Thompson, Housing Strategy Manager, Department of Housing & Neighborhood Revitalization]

**Attachments:** Presentation

- B. 22-763 Small Business Center Update on South Dallas and Southern Dallas Grant Initiatives  
[Joyce Williams, Director, Small Business Center]

**Attachments:** Presentation

### BRIEFING MEMORANDUMS

- C. 22-766 Economic Development Policy Task Force Vacancy Nominees  
[Robin Bentley, Director, Office of Economic Development]

**Attachments:** Memo

- D. 22-821 Temporary Parklet Program and Transition to Dallas Street Seat Pilot Program  
[Rosa Fleming, Director, Department of Convention and Event Services]

**Attachments:** Memo

**ADJOURNMENT**

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, APRIL 4, 2022

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 4, 2022

Item 1: Approval of the March 7, 2022 Economic Development Committee Meeting Minutes

Councilmember Willis moved to adopt the minutes as presented.

Motion seconded by Councilmember McGough and unanimously adopted. (Narvaez, Resendez absent when vote taken; West absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 4, 2022

BRIEFING

Item A: Proposed One Dallas Options Program

The following individual briefed the committee on the item:

- Pam Thompson, Housing Strategy Manager, Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 4, 2022

BRIEFING

Item B: Small Business Center Update on South Dallas and Southern Dallas Grant Initiatives

The following individual briefed the committee on the item:

- Joyce Williams, Director, Small Business Center

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 4, 2022

BRIEFING MEMORANDUMS

Item C: Economic Development Policy Task Force Vacancy Nominees

Item D: Temporary Parklet Program and Transition to Dallas Street Seat Pilot Program

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, APRIL 4, 2022

EXHIBIT C



**City of Dallas**

# **Proposed One Dallas Options Program**

**Economic Development Committee  
April 4, 2022**

David Noguera, Director  
Pam Thompson, Housing Strategy Manager  
Department of Housing & Neighborhood Revitalization  
City of Dallas

# Presentation Overview



- Purpose
- Background
- Proposed
  - One Dallas Options
  - Amendments to Chapter 20A-4.1
- Next Steps
- Appendix
  - Q&A from March 28, 2022, Housing and Homelessness Solutions meeting



# Purpose



- Proposal
  - Expand the Mixed Income Housing Development Bonus (MIHDB) to re-brand as One Dallas Options program
    - Program continues to be completely voluntary
  - Amend the Ch. 20A-4.1 voucher set aside
- Discuss amendments to City Code and Comprehensive Housing Policy (CHP)
  - Review proposed amendments to Chapter 51A-4.1100, Art. 20A-II, Ch. 20A-4.1, and the CHP
  - Discuss updates since the December 14, 2021, Housing and Homelessness Solutions Committee



# Background



- On October 26, 2016, the City Council amended Ch. 20A to require developers receiving City funding set aside 10% of dwelling units and solely lease those units to voucher holders
- On March 27, 2019, the City Council approved amendments to Chapter 51A and Chapter 20A-II to create a MIHDB
- Between 2017 and now, the City Council has approved nearly 55-60 zoning cases with a multifamily component, and out of those, nearly 40 have MIHDB components
  - These 40 have a base (zoning rights without any affordability in exchange) and a bonus (additional development rights in exchange for affordability)



# Background – One Dallas Options Briefings



- **14** meetings in the last two years to review and refine the proposed One Dallas Options:
  - **Five HHS briefings:** October 26, 2020; January 25, June 8, and December 14, 2021; and March 28, 2022
  - **Two Housing Policy Task Force (HPTF) meetings:** May 11, 2021, and November 15, 2021
  - **Four Zoning Ordinance Advisory Committee meetings:** October 21, November 4, November 18, and December 16, 2021
  - **Three City Plan Commission (CPC) meetings:** January 6, February 17, and March 3, 2022
- More than **five** meetings with staff and developer groups between April 2021 and March 2022
  - Additional meetings between TREC and Daedalus throughout process



# CPC Recommendations



- CPC's approval (generally following staff recommendation) forms the basis of the Div. 51A-4.1100 (development bonus) portion of One Dallas Options:
  - Create a set menu of bonus options in addition to the current by-right and specific PD options
  - Reduce the minimum parking requirements for mixed income developments using the program
  - Make additional minor changes to various implementation elements in Ch. 51A-4.1100



# Proposal – One Dallas Options Overview



Incentives	Current	Proposed
Optional zoning bonuses (by-right, MF & MU districts)	X	X
Specific optional zoning bonuses (current & new PDs)	X	X
Menu of optional zoning bonuses (new/amended PDs)		X
Additional support for permit review		X
Financial incentives for on-site provision		X
Requirements	Current	Proposed
On-site reserved units	X	X
Fee-in-lieu payment		X
Land dedication		X



# Proposal – One Dallas Options Overview



- Amend **Ch. 51A-4.1100** to add a menu of development bonus options and to clarify existing language
- Amend **Ch. 20A-II** to allow for a fee in lieu and land dedication in addition to on-site units, and to streamline requirements
- Amend **Ch. 20A-4.1** to 1) remove language requiring residential projects that receive financial support to set aside 10% of units and lease solely to voucher holders, and 2) strengthen the non-discrimination language
- Amend **Comprehensive Housing Policy (CHP)** to set policy direction for the One Dallas Options program and the uses of the fee in lieu (One Dallas Fund)



# Chapter 51A Amendments



- Separate zoning bonuses into three “types”:
  - **Type 1** – existing by-right bonuses in MF and MU districts
    - Minor modifications recommended
    - Additional multifamily and retirement housing parking reduction
    - Qualifies for fee in lieu/land dedication
    - Fee set by City Council in Ch. 20A



# Chapter 51A Amendments



- Separate zoning bonuses into three “types”:
  - **Type 2** – **specific base and specific bonus in planned development districts (PDs)**
    - Land use elements negotiated on a case-by-case basis, including parking
    - Applies to existing PDs and can be used for new PDs
    - Qualifies for fee in lieu/land dedication
    - Fee set by City Council in Ch. 20A



# Chapter 51A Amendments



- Three “types” (cont’d)
  - **Type 3** – new – specific base and **menu of bonuses** in PDs
    - Additional density, floor area ratio, height, and stories
      - Each calibrated to work together to allow additional, much-needed housing
    - Additional flexibility – bonuses vary by percentage of reserved units and by income band (see appendix)
    - Multifamily parking reduction
    - Commercial parking reduction (with exceptions)
    - Minimum of 80% of floor area must be residential to qualify, unless modified by the City Council
    - Qualifies for fee in lieu/land dedication
    - Fee set by City Council in Ch. 20A



# Ch. 51A Amendments - Parking Reduction



- Parking utilization statistics
  - Staff asked current mixed income developers to conduct utilization studies - to count vehicles in their parking lots at night
  - Most developments used only **0.8 - 1.1** spaces per unit, sometimes leaving hundreds of spaces empty
  - Older Institute of Transportation Engineers and Kimley-Horn Associates studies found similar utilization rates
- Each unused parking space occupies land that could have been used for housing
- Each dollar used to build empty parking spaces could have been used to build housing
  - Particularly true with federal- or City-supported development projects
- Current mixed-income parking requirement is 1.25 per unit. Staff recommends not mandating the construction of future empty parking



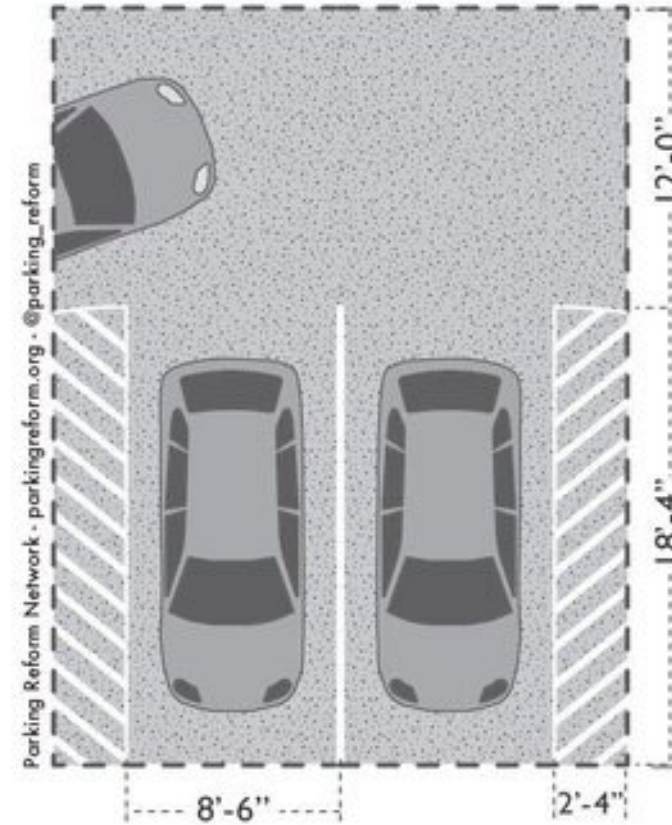
# Ch. 51A Amendments - Parking Reduction



## Living Space Vs. Parking Space



size for 2 bedroom apartment: 675 FT<sup>2</sup>



size for 2 parking spaces: 650 FT<sup>2</sup>

Sources: Transportation Cost and Benefit Analysis II - Parking Costs Victoria Transport Policy Institute ([www.vtpi.org](http://www.vtpi.org))

Graphic Adapted from Graphing Parking (<https://graphingparking.com/2013/07/23/parking-across-cascadia/>)

Image compiled by the Parking Reform Network - <https://parkingreform.org/> - @Parking\_Reform



# Chapter 51A Amendments



- CPC-recommended parking minimums:
  - **1.0** space per multifamily unit
  - **0.5** spaces per multifamily unit near transit
  - **0.5** spaces per unit for retirement housing
- Staff-recommended parking minimums:
  - **0.5** space per multifamily unit
  - **0.5** spaces per multifamily unit near transit
  - **0.25** spaces per unit for retirement housing
- These recommendations prioritize housing over empty parking spaces



# Chapter 20A-II Amendments



- Additional options to fulfill this voluntary exchange of affordability for zoning bonuses:
  - Provide units on site – existing exchange
  - Fee in lieu – **new** – funds the One Dallas Fund
  - Land dedication – **new** – provides for City-initiated projects
- Additional amendments recommended to streamline process



# Art. 20A-II Amendments – Fee in Lieu



- Daedalus Advisory Services (Consultant) recommended a set of fees
- The fee amounts preference on-site provision of units and allow a fee option for some developments
- Includes annual increase for inflation
  - Per the D/FW CPI, with a cap of 3.0% per year
- One set of fees for all developments using the bonus program
- Developments using the optional fee in lieu are not eligible for financial incentives



# Art. 20A-II Amendments – Fee in Lieu



- Fee varies by number of stories and market strength
  - Areas of the city vary by the strength of the residential market
  - Varying the fee by market strength allows the policy to act as an equity tool to guide the program to encourage market rate units in weaker markets and affordability in stronger markets
- Calculated per square foot of floor area
  - Developments less than 80% residential floor area - fee assessed on the **total** floor area of the building
  - Developments greater than 80% residential - fee assessed on the **total residential** floor area
- Fee is assessed **only** on developments choosing to use the bonus options and choosing to pay the fee instead of providing on-site units



# Art. 20A-II Amendments – Fee in Lieu



- Reduced fee in weaker market areas to encourage additional market rate units in those categories
- Fee varies by stories to hold total fee under 3% of construction costs

Construction Type (stories)	Strong Markets	Weaker Markets
1-5 stories	\$3.07	\$2.15
6-8 stories	\$4.91	\$3.44
9-12 stories	\$6.14	\$4.30
13+ stories	\$7.98	\$5.59



# Art. 20A-II Amendments – Fee in Lieu



- Stakeholder concerns about fee:
  - Fee is too high – no one will use the program
  - Fee is too low – everyone opting into the program will use the fee and no units will be built on-site
  - Model has unrealistic assumptions
  - Model doesn't match CPC-approved bonuses
  - The resulting fund will not be used to increase the supply of housing and may go to overhead instead



# Art. 20A-II Amendments – Fee in Lieu



- Response to stakeholder concerns
  - **Cost of fee**
    - Varies by number of stories
    - In line with Nexus Study recommendations, fee is estimated to be less than 3% of total cost
  - **Fee vs on-site**
    - Fee preferences on-site construction in low-rise buildings and offers an alternative in high-rise buildings for developments choosing to use the bonus
  - **Assumptions unrealistic**
    - Assumptions are input by individual developers
    - Bonuses are designed to provide a higher return to developments using the bonus, even accounting for on-site units, paying the fee, or dedicating land



# Art. 20A-II Amendments – Fee in Lieu



- Response to stakeholder concerns
  - **Model doesn't match CPC**
    - Model is updated iteratively as proposal is refined. Consultant is currently updating to match CPC. Final model will match City Council-approved regulations
  - **Resulting fund won't be used for housing**
    - Fund will be distributed through existing Notice of Funding Availability to Develop Affordable Homeownership and Rental Housing (NOFA) process and will reimburse documented staff time and expenses to run the program
    - Follows TIF model of tracking staff time hourly and billing the time to TIF districts at the rate of the individual staff member



# Art. 20A-II Amendments – Fee in Lieu



- Example # 1 – high rise – using new One Dallas menu
  - 100% multifamily building in strong market
  - By right: 16 stories, 260 units, park at 1 per bedroom
  - With full bonus:
    - 20 stories, 390 units, min. parking is 0.5-1.0 space per unit
    - 400,000 sf of residential floor area
  - Proposed options in exchange for bonus:
    - **Pay fee** -  $400,000 * \$7.98 = \$3,192,000$  (& build 100% market-rate) **or**
    - **Dedicate land** worth \$3,192,000 (& build 100% market-rate) **or**
    - **Reserve units on-site**
      - 3% of 390 units at <50% AMI = 12 units (for full bonus) **or**
      - 5% of 338 units at 51-80% AMI = 17 units (for smaller bonus) **or**
      - 10% of 312 units at 81-100% AMI = 31 units (for smallest bonus)



# Art. 20A-II Amendments – Fee in Lieu



- Example #2 – midrise – using new One Dallas menu
  - Mixed use building in strong market
  - By right: 4 stories, 150 units, park at 1 per bedroom
  - With full bonus:
    - 5 stories over ground floor retail
    - 225 units, min. parking is 0.5-1.0 space per unit
    - 200,000 sf of residential floor area (50,000 sf of retail)
  - Proposed options in exchange for bonus :
    - **Pay fee** -  $200,000 * \$4.91 = \$982,000$  & build 100% market-rate **or**
    - **Dedicate land** worth \$ 982,000 & build 100% market-rate **or**
    - **Reserve units on site:**
      - 3% of 225 units at  $\leq 50\%$  AMI = 7 units (for full bonus) **or**
      - 5% of 195 units at 51-80% AMI = 10 units (for smaller bonus) **or**
      - 10% of 180 units at 81-100% AMI = 18 units (for smallest bonus)



# Art. 20A-II Amendments – Fee in Lieu



- Example #3 – low rise, using **existing by-right** MF-2(A) zoning bonus
  - 100% multifamily building in weaker market
  - By-right base: 3 stories, lot area/unit density limits apply, min. parking is 1 per bedroom
  - With full existing by-right bonus:
    - 85', or ~6 stories
    - ~300,000 sf of residential floor area
    - ~300 units, min. parking is 0.5-1.0 per unit
  - Proposed options in exchange for bonus :
    - **Pay fee** -  $300,000 * \$2.15 = \$645,000$  & build 100% market-rate **or**
    - **Dedicate land** worth \$645,000 & build 100% market-rate **or**
    - **Reserve units on site**
      - 10% at 61-80% AMI and 5% at 81-100 AMI= 45 units **or**
      - Fewer units for smaller bonus



# Art. 20A-II Amendments – Fee in Lieu



- Examples of under construction or finished projects, number of units, and what the fee could have been:

Stories	Estimated Square Footage	Mixed income units on site	Potential Fee Per Square Foot	Potential Total Fee
22	322,235	9	\$7.98	\$2,571,435
7	268,424	34	\$4.91	\$1,317,962
7	240,793	12	\$4.91	\$1,182,294
5	466,030	20	\$3.07	\$1,430,712
4	213,424	11	\$3.07	\$655,212



# One Dallas Fund Creation/Management



- Create **One Dallas Fund**
  - To ensure fees collected through the fee in lieu option achieve their intended purpose of producing offsite affordable housing units
- Deposit fee in lieu funds into this fund
- Fund managed through Housing Department with City Council approval as applicable
- Provide updates on One Dallas Fund in monthly performance reports



# One Dallas Fund Uses



- Development funding awarded through existing Notice of Funding Availability to Develop Affordable Homeownership and Rental Housing (NOFA)
  - Grant or loan depending on underwriting
  - Provide added flexibility on eligible uses and timelines that are not offered through federal grant funds
  - Provides gap financing for One Dallas Options developments with on-site units as needed
- Specific NOFA program language and application to be updated in the summer of 2022



# One Dallas Fund Uses



- Administration
  - One Dallas Options designed to be self-sustaining
  - Staff time and expenses to implement program are tracked and billed to One Dallas Fund (ODF)
    - Budget enhancement requested:
      - One additional staff member will be dedicated to managing program (paid through ODF)
      - Additional general funds may be needed to supplement existing staff to support program through budget, compliance, and management oversight
  - Fund to pay for consultant work or data needs directly related to One Dallas Options program



# Housing Policy Amendments



- Expand the mixed income housing development bonus program statement to re-brand as One Dallas Options and incorporate additional menus of options
- Create a One Dallas Fund program statement:
  - Guide use of fund
  - Fees collected through fee in lieu to be deposited into the One Dallas Fund
  - One Dallas Fund to be managed by City staff with City Council oversight
  - Specific guidance to be developed during the implementation phase



# Art. 20A-II Amendments – Land Dedication



- Alternative to paying fee in lieu or providing units on site
- Subject to City Council approval
- Criteria:
  - Equal to or greater in value than the fee in lieu amount
  - Environmentally and geographically suitable for residential development
  - Phase 1 Environmental report and engineering report are required
- Like with the fee, developments dedicating land are not eligible for financial incentives
- Specific details and requirements will be worked out in a subsequent implementation phase



# Art. 20A-II Amendments – Additional



- Income/rent –
  - Update *income* for eligibility to match the tax credit programs and use 24 CFR Section 5.609
  - Simplify *affordable rent* to match rent/income charts used for tax credit developments:
    - Approximately 30% of each household's income
    - Use TDHCA's rent and income limits for 4% and 9% tax credit projects as the basis
    - Publish a rent/income chart each year for this program
- Implementation:
  - Move specific implementation procedures to the program's user guide



# Chapter 20A-4.1 Amendments (Vouchers)



- In 2016, Ch 20A-4.1 was amended to require that developments receiving financial incentives set aside 10% of units and lease them solely to voucher holders
- This effectively halted the use of TIF funding to build market rate multifamily development with a mixed income component



# Chapter 20A-4.1 Amendments (Vouchers)



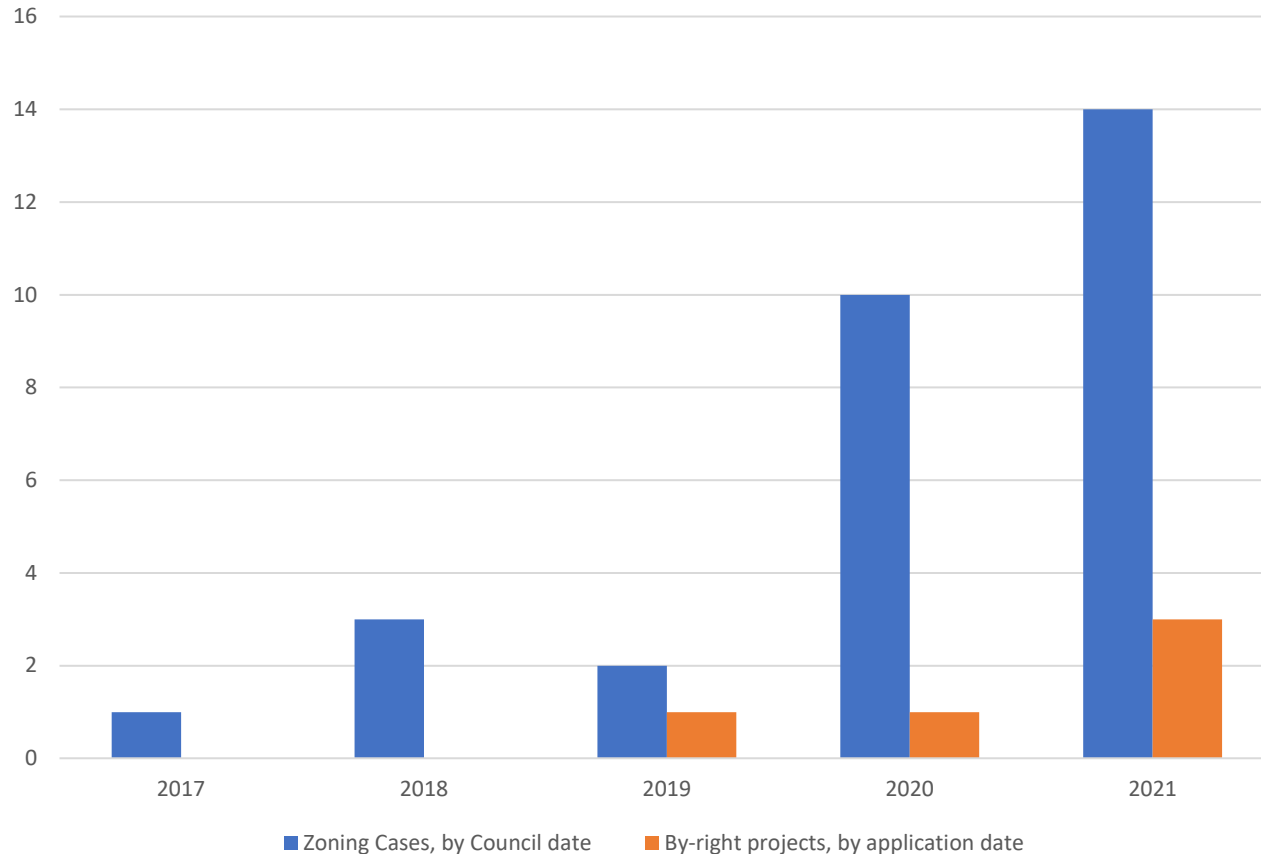
- Staff recommends removing the strict voucher set-aside requirement (which has restricted supply) and instead strengthening the non-discrimination language to improve performance. Owners shall:
  - Register as a vendor with one or more local providers of housing vouchers
  - Actively market to holders of housing vouchers through their affirmative fair housing marketing plan
  - Prioritize holders of housing vouchers on wait lists for occupancy of reserved units



# Program Metrics



MIHDB Growth



- **5,249** units (21 projects) currently in program, counting permit application, construction, and completion
- 9 additional developments have zoning
- Additional ~20 projects in the pre-zoning pipeline



# Proposal - Implementation Phasing



- Phase 1 – April and May 2022
  - City Council approval of amendments
  - Once approved, staff will develop the tools necessary for a successful program launch
- During the upcoming phases, staff will brief City Council on the program and processes for managing One Dallas Options and deploying funds



# Proposal - Implementation Phasing



- Phase 2 – Transition period – fall 2022:
  - Seek guidance from the Controller's office and City auditor to draft specific guidelines and controls for fund
  - Seek enhancements to HOU, PUD, and DEV budget for staff to run program
  - Modify NOFA program as needed to use local funding
  - Create applications
    - Migrate program to Neighborly
    - Add program to NOFA process
  - Finalize developer handbook and marketing plan



# Proposal - Implementation Phasing



- Phase 2 continued:
  - Post funded positions
  - Create training sessions for developers and staff
  - Create program evaluation criteria
    - Unit production
    - Fee amounts
    - Staff time required
  - Begin to collect fee in lieu payments



# Proposal - Implementation Phasing



- Phase 3 – Deploy One Dallas Fund – January 2023:
  - Hire staff to run program and provide additional support for permit review process
  - Continue to create the land dedication process
    - Appraisal process
    - Site assessment requirements and process
    - Additional steps as needed
- Phase 4 – Spring 2023:
  - Implement land dedication process
  - Offer fee reimbursement/financial incentives through One Dallas Fund



# Next Steps – Tentative Schedule



- **April 27, 2022** – potential City Council consideration and action on proposed code amendments and policy changes





**City of Dallas**

# **Proposed One Dallas Options Program**

**Economic Development Committee  
April 4, 2022**

David Noguera, Director  
Pam Thompson, Housing Strategy Manager  
Department of Housing & Neighborhood Revitalization  
City of Dallas



# Appendix



# Questions and Answers from HHS



- **Q:** In Type 2 districts, “all elements” of the PD can still be negotiated on a case-by-case basis. Is this only all *land use elements*? Or does it also include the proposed fee?
- **A:**
  - Only land use elements
  - To encourage predictability, the fee is proposed to reside in Article 20A-II, which
    - regulates the implementation of the proposed One Dallas Program and
    - cannot be modified by a PD



# Questions and Answers from HHS



- **Q:** How much underutilized parking is due to code requirements versus finance?
- **A:**
  - Staff does not collect specifics of developer financing, but some developers do provide more parking than required by code to ensure minimums are met or because of site specifics.
  - Current versus proposed:
    - The current code requires one space per bedroom, and bedroom is defined broadly to include studies, sunrooms, etc.
    - The current MHDB program requires 1¼ space per unit
    - The proposed minimums are closer to actual parking usage



# Questions and Answers from HHS



- **Q:** Why is the fee higher in high-rise developments than in low-rise developments?
- **A:**
  - On a per-square-foot basis, construction costs for high-rise construction tend to be higher than they are for mid-rise or low-rise developments
  - The fee is calibrated to be less than two or three percent of hard construction costs



# Questions and Answers from HHS



- **Q:** Has staff considered geographic zones to ensure that fees are used near where they are generated?
- **A:**
  - Staff has discussed a variety of geographic distribution frameworks but currently recommends that the funding be used to support development where it is needed
  - Current NOFA application process and scoring criteria are used to ensure developments meet fair housing, business inclusion, and other equity goals
  - Potential updates to scoring criteria:
    - Extra points for using funds within a certain radius of a fee-in-lieu project
    - Extra points for exceeding certain racial equity goals
  - Staff will address these concerns during summer 2022



# Questions and Answers from HHS



- **Q:** Could One Dallas Options be entirely self-supporting?
- **A:**
  - Yes, provided City Council does not place an artificial percentage cap on administration costs
  - Example: If the first fee is \$1,000,000, that fee alone will support several years of one or two staff members



# Questions and Answers from HHS



- **Q:** What limits does staff recommend on the administration expense to ensure that the fund is not used mostly for overhead?
- **A:**
  - Staff time devoted to One Dallas Options will be tracked on an hourly basis and billed to the One Dallas Fund
    - Staff does not recommend an arbitrary percentage given the potential variability of the fund income
  - Any other administrative expenditures billed to the One Dallas Fund will be reviewed to ensure they directly support the program
    - Example: additional data sources to ensure equitable outcomes and to monitor impacts



# Questions and Answers from HHS



- **Q:** Need an active deployment of funds strategy
- **A:** Deployment strategy to be included in summer 2022 implementation work



# Questions and Answers from HHS



- **Q:** Need more insight on land dedication
- **A:** Specific details and requirements will be worked out in a subsequent implementation phase and reported back to City Council by fall of 2023



# Questions and Answers from HHS



- **Q:** Why are you recommending amending Ch. 20A-4.1 to remove the requirement that 10% of units in city-funded developments be set aside and leased solely to voucher holders, and how would the alternative work?
- **A:**
  - See the table on the next page for how much this requirement constrained supply
  - The current set-aside requirement means that 10% of the units must be vacant if voucher holders are not available
  - Less onerous occupancy requirements combined with more robust non-discrimination requirements will improve the production of units available to voucher holders



# Effects of 20A-4.1 on TIF Production



- Chart shows data for residential or mixed use (with a residential component) TIF projects approved by City Council, 2009-2022

Time Span	# Projects Approved	Total # Units Approved	Total # Affordable Units
2009-2016 (before Ch. 20A-4.1)	28	6,184	1,681
2017-2019 (after Ch. 20A-4.1)	0	0	0
2020	1 (tax credit)	130	104
2021	2 (both tax credit)	314	268
2022 (to date)	1 <sup>1</sup>	429	86

<sup>1</sup>Owner of this project may not move forward if proposed amendment fails



# Questions and Answers from HHS



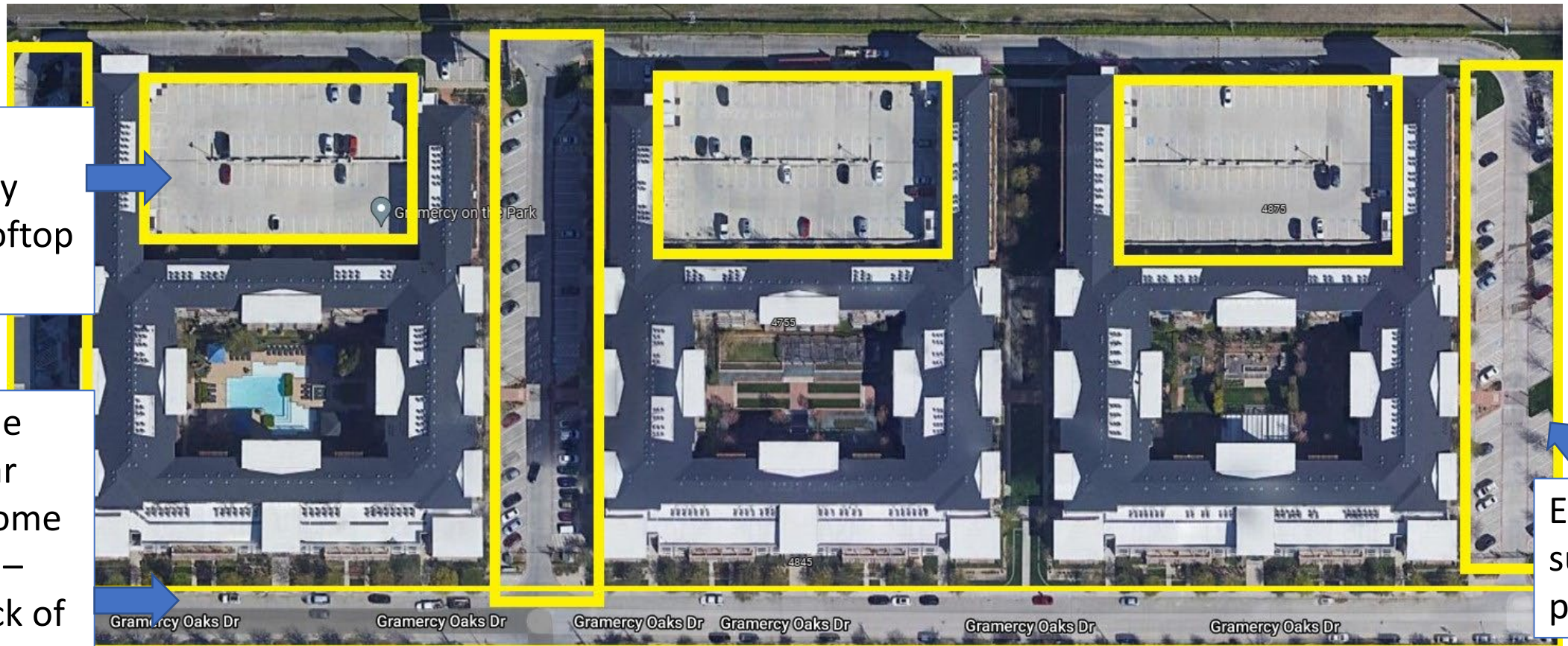
- **Q:** Between 2017 and 2022, about how many total zoning cases with a multifamily component were approved by City Council
- **A:**
  - 55-60 zoning cases between 2017 and 2022
  - nearly 40 have MIHDB components, with a base (zoning rights without any affordability in exchange) and a bonus (additional development rights in exchange for affordability)



# Ch. 51A Amendments - Parking Reduction



- Multifamily example of “spillover” parking in far north Dallas



Almost completely empty rooftop parking

Cars on the street near driver's home **by choice** – **not** for lack of parking

Empty surface parking

# Ch. 51A Amendments - Parking Reduction



- Multifamily example of “spillover” parking in far north Dallas



Cars on the street near driver's home **by choice** – **not** for lack of parking

Empty off-street surface parking

# Future Expansion of One Dallas Options



- Potential items on the 2023 work plan:
  - Research and propose voluntary bonus fee for commercial properties to support affordable housing needs generated by the use
  - Propose bonuses related to single family and other for-sale residential uses
  - Discussion of additional green elements included in the development
  - Investigate faster permit review through dedicated Building Inspections staff





- Code amendment page (with documents and videos):
  - <https://dallascityhall.com/departments/pnv/Pages/MIHDB.aspx>
- Chapter 51A – Multifamily districts:
  - [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-29133](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-29133)
- Chapter 51A – Mixed Use districts:
  - [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-31477](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-31477)
- Chapter 51A – Mixed Income Housing:
  - [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-60833](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-60833)
- Chapter 20A-II:
  - [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-59791](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-59791)
- Comprehensive Housing Policy:
  - <https://dallascityhall.com/departments/housing-neighborhood-revitalization/Pages/Comprehensive-housing-policy-2.aspx>





**City of Dallas**

# **Small Business Center Update on South Dallas and Southern Dallas Grant Initiatives**

**Economic Development Committee  
April 4, 2022**

Joyce Williams, Director  
Small Business Center

# Purpose of Briefing



- Provide an update of Southern Dallas Adaptive Reuse Grant, Southern Dallas Investment Fund and South Dallas Fair Park Opportunity Fund grant initiatives created to support small businesses in the South Dallas Fair Park and southern sector of Dallas.



# Presentation Overview



- Background
- Adaptive Reuse Grant
- Southern Dallas Investment Fund
- South Dallas Fair Park Opportunity Fund
- Current Pipeline of Small Businesses
- FY 22 Action Plan
- Next Steps



# Background



- Three programs were approved to promote economic development, stimulate business and commercial activity, and support human development initiatives in the South Dallas Fair Park area and southern sector of Dallas.
- The programs are specifically for small businesses
- The programs will serve small businesses south of I-30 and or south of the Trinity River (Adaptive Reuse and Southern Dallas Investment Fund)
- The program will serve small businesses in the South Dallas Fair Park area (South Dallas Fair Park Opportunity Fund)
- Total funding allocation \$8.7million





# Southern Dallas Adaptive Reuse Program

## PRE - CONSTRUCTION - ENCANTO MARKET & COCINA



# Southern Dallas Adaptive Reuse Program



The purpose of the Southern Dallas Adaptive Reuse Program is to support building improvement grants from Public/Private Partnership funds to eligible commercial building owners who are for profit business operators in the building being improved to repurpose underutilized buildings in southern Dallas to support new and/or expanded uses as an alternative to demolition, vacancy and/or undesirable uses.

## Eligibility and Criteria

- Program period until depletion of funds
- Maximum Grant amount \$30,000 approved by Administrative Action
- Minimum project investment \$150,000 (building improvements)
- Document code compliance and maintenance of improvements for a period of 5 years
- Grant recipient must be owner of repurposed building
- Recipient must utilize 51% of building for owner for profit business operation
- Building must be located in southern Dallas (south of the Trinity River and south of I-30 from downtown to the Dallas east boundary).
- ***Excludes South/Dallas Fair Park area which will have a program designated for this geography***



# Small Businesses funded by Adaptive Reuse



Business	Description	Investment	COD Grant	Council District
Bombay Holdings, LLC	Ophthalmology	\$1,032,300.00	\$30,000	1
AZAP Welding	Construction	\$266,500.00	\$30,000	5
Marfy Friendly Food Mark	Grocery Store	\$922,000.00	\$30,000	8
Southside City Street Tacos Restaurant	Restaurant	\$301,000.00	\$30,000	4
Nostalgic Habitats	Art Studio	\$1,250,000.00	\$30,000	1
Square Peg Properties	Antique Store	\$887,701.00	\$30,000	1
Encanto General Store	General Store	\$267,000.00	\$30,000	8
Tzoali Amaranth, LLC	Food Manufactory	\$380,000.00	\$30,000	8
<b>Total</b>		<b>\$5,306,501.00</b>	<b>\$240,000</b>	





# Southern Dallas Investment Fund

DFW Dawg Life, LLC.



# Southern Dallas Investment Fund



The purpose of the Southern Dallas Investment Fund is to promote local economic development and to stimulate business and commercial activity in the City, in conformance with Chapter 380 of the Texas Local Government Code. The purpose of the Fund is to support small businesses in southern Dallas approved through general obligated bond funds ( Proposition I)

## Eligibility and Criteria

- Document code compliance and maintenance of improvements requirements
- Recipient must utilize 51% of building for owner for profit business operation
- Building must be located in southern Dallas (south of the Trinity River and south of I- 30 from downtown to the Dallas east boundary).



# Small Businesses funded by Southern Dallas Investment Fund



Business	Description	Investment	COD Grant	Council District
Hall's Honey Fried Chicken	Restaurant	\$41,000.00	\$45,000.00	3
DFW Dawg Life	Animal Clinic	\$76,825.00	\$50,000.00	7
Pollard and Sylvan (contract pending)	Office Space	\$806,539.00	\$50,000.00	6
<b>Total</b>		<b>\$924,364.00</b>	<b>\$145,000.00</b>	





# Southern Dallas Fair Park Opportunity Fund

Kingdom Legacy  
*Potential Project*



# South Dallas Fair Park Opportunity Fund



The purpose of the South Dallas/Fair Park Opportunity Fund is to provide loans and grants to promote economic development and support human development initiatives in the neighborhoods surrounding Fair Park.

## Eligibility and Criteria for Human Development

- Human development Grant recipients can only be awarded twice in any 5yr period.
- Human development will be only awarded for new and expanded services to at least 90% of the residents in the area
- Human development grants must have a dollar –for-dollar match (20% in-kind 80% cash)
- Human development annual maximum amount is \$100,00.00

Human development grants must address:

- Increase workforce participation and readiness
- Stimulate small business activity and growth
- Improve health outcomes
- Improve public safety
- Improve educational outcomes



# South Dallas Fair Park Opportunity Fund, Cont'd



## Eligibility and Criteria for Economic Development

- Maximum of 25% of budgeted funds may be awarded as grants;
- Minimum of 75% of budgeted funds must be awarded as repayable loans;
- Repayable loans will be 4% or less and term length determined under-writing criteria
- Repayable loans will primarily be focused on capital improvements ==
- Repayable loan criteria ( ability to repay loan)
- Repayable loan must document:
  - Creation of jobs
  - Retention of jobs
  - Increase in Service Area tax base
  - Stimulate small business activity and growth



# Small Businesses funded by South Dallas Fair Park Opportunity Fund ( Human Development)



Business	Description	COD Grant	Council District
Beacon Hill Prep	Education	\$15,000.00	7
Education is Freedom	Education	\$15,000.00	7
Tenant Landlord Connect	Workforce Training	\$15,000.00	7
Anointed Sisters	Life Skills Training	\$7,500.00	7
<b>Total</b>		<b>\$52,500.00</b>	



# Small Businesses in the Pipeline for Funding



Business	Project	Program	Request Pending Underwriting Approval	Council District
Shekinah Legacy Holdings (Feb.2022)	Building Improvements	SDFPOF	\$200,000.00	7
Milagro Taco Cantina ( Feb. 2022)	Building Improvements	SDIF	\$50,000.00	6
Cozy D Heating ( Feb. 2022 )	Building Improvements	SDIF	\$100,000.00	4
The Dallas Weekly ( Jan. 2022)	Building Improvements	SDFPOF	\$200,000.00	7
Precious Lamb ( March 2022)	Building Improvements	SDIF	\$200,000.00	4
Kingdom Legacy ( Nov. 2021)	Building Improvements	SDFPOF	\$300,000.00	7
Da Bizzness Tax Title ( Jan. 2022)	Building Improvements	SDFPOF	\$30,000.00	7
<b>Total</b>			<b>\$ 1,080,000.00</b>	



# Action Plan for South Dallas Fair Park Opportunity Fund



Meet with current SDFPOF Awardees

Provide Compliance Guidance for Human Development contracts

Guidance how to complete invoice documents for COD payment

Technical Assistance on monthly reporting

Launch Marketing Plan April 2022

Soft Launch March 2022 for all 3 programs

Website, Press Release, and Social Media

Host informational session at MLK for South Dallas Fair Park Restaurant Owners

Info session tour in Southern Dallas and an event at Fair Park ( April – May 2022)

Monthly SDFPOF Board Meetings

Consistent Board Meetings

Board Orientation and Engagement by SBC staff and approval to open a NOFA

Board review and approval of contracts recommended by staff

Transparency and financial awareness for the Board

Establish Metrics for Contracts

Number of small businesses funded

Percentage of funds spent

Process contract approvals in 90 days  
Report ROI metrics



# Next Steps



- Identify best practices for underwriting options for small business loans
- Engage Councilmembers for small business informational tours within Council districts
- Meeting with community trusted connectors in the southern sector of Dallas (Pastor Coalitions, community advocacy groups, minority media partners, contractor associations, and minority chambers )
- Continue to host small business informational sessions to ensure feedback loops are timely and consistent





**City of Dallas**

# **Small Business Center Update on South Dallas and Southern Dallas Grant Initiatives**

**Economic Development Committee  
April 4, 2022**

Joyce Williams, Director  
Small Business Center

# Memorandum



CITY OF DALLAS

DATE April 4, 2022

Honorable Members of the City Council Economic Development Committee: Tennell  
TO Atkins (Chair), Carolyn King Arnold (Vice Chair), Adam McGough, Omar Narvaez, Chad  
West, Gay Donnell Willis

SUBJECT **Economic Development Policy Task Force Vacancy Nominees**

In 2021, the City Council approved creation of an advisory task force to guide implementation of the Economic Development Policy and creation of an economic development entity. The work of this Economic Development Policy Task Force is underway and will continue until the end of 2022.

Two of the task force members, Kourtney Garrett (Downtown Dallas, Inc.) and Oric Walker (Atmos Energy) have resigned due to recent job relocations out of state. As outlined in the June 2021 City Council resolution approving the initial 15 members, task force vacancies are to be filled by nomination of the City Manager and approval by the City Council.

At the March 2022 Economic Development Committee meeting, members were asked to submit nominations to fill these two vacancies.

One nomination was submitted for Amy Tharpe, Interim President and Chief Executive Officer at Downtown Dallas, Inc. Additionally, Rebecca Acuña, Director of Government Affairs at PepsiCo was nominated during the 2021 nomination process and is proposed to fill the second vacancy. These two nominees will be presented to the City Council for appointment on the April 27, 2022, agenda.

If you have questions or concerns, please contact Robin Bentley, Director, at 214-671-9942 or [Robin.Bentley@dallascityhall.com](mailto:Robin.Bentley@dallascityhall.com).

Thank you,



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

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Interim Assistant City Manager  
Carl Simpson, Interim Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE April 4, 2022  
Honorable Members of the Economic Development Committee: Tennell Atkins (Chair),  
TO Carolyn King Arnold (Vice Chair), Adam McGough, Omar Narvaez, Chad West, Gay  
Donnell Willis  
SUBJECT **Temporary Parklet Program and Transition to Dallas Street Seat Pilot Program**

Convention and Event Services – Office of Special Events (CES-OSE) is currently actively working and coordinating with Temporary Parklet Program permit holders as they transition to the Dallas Street Seats Pilot Program. The Temporary Parklet Program was authorized on May 18, 2020, through the COVID-19 Economic Recovery and Assistance Ad Hoc Committee and underwent several amendments which ultimately allowed the temporary program to remain in effect through February 28, 2022, as permit holders transitioned to the more permanent Dallas Street Seats Pilot Program. Currently, CES-OSE staff are working with six applicants who are electing to participate in the pilot.

## **Background**

On June 24, 2020, City Council approved amendments to the Special Events Ordinance - Chapter 42A (Resolution No. 20-0970) allowing the permitting of temporary parklets through December 31, 2020. Given the ongoing occupancy restrictions related to COVID-19, on December 9, 2020, City Council approved (Resolution No. 20-1879) extending the temporary parklet program through April 30, 2021. Concurrently, City Council approved amendments to Chapter 42A to create the *Dallas Street Seats* pilot program. Chapter 42A amendments allow CES-OSE to permit a more permanent seating structure on public right-of-way through July 2022. This new program requires a higher level of financial investment and a more complex review of each unique location for which an application is submitted.

Recognizing the continued financial stresses on businesses as COVID-19 restrictions persisted, City Council approved a second extension of the temporary parklet program on April 28, 2021 (Resolution No. 21-0677) through September 30, 2021. This extension was intended to provide additional time for temporary parklet permit holders to transition to the *Dallas Street Seats* program if desired. On October 13, 2021, City Council approved Resolution No. 21-1837 which provided a third and final extension of the temporary parklet program through February 2022, allowing parklet permit holders additional time to finalize their *Dallas Street Seats* applications.

From the Temporary Parklet Program's peak of 19 temporary parklets, 6 were still receiving permits when the program ended February 28, 2022. CES-OSE has found that most temporary parklets have forgone their parklet activation as the pandemic continued in favor of a business-as-usual approach for their returning customers. To-date only 6 temporary parklets, and one business that is new to the process, have applied for a Dallas Street Seats Permit. **Attachment-A** provides an illustrative look at the progression of the parklet program.

DATE April 4, 2022  
SUBJECT **Temporary Parklet Program and Transition to Dallas Street Seat Pilot Program**

### **Dallas Street Seats Update**

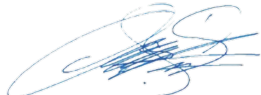
As with any pilot program, there have been opportunities to strengthen the program while working across departments to help Dallas Street Seats applicants navigate the process. This has included working with the Department of Transportation to better define the public safety review requirements and sourcing external vendors for the required engineering report.

As vehicular traffic has continued to increase in Dallas' entertainment districts to pre-pandemic levels, staff supports the approach of temporary parklets making the transition to the safer Dallas Street Seats program with semi-permanent structures in the right-of way versus more temporary elements. Both CES-OSE and Code Compliance are committed to exercising flexibility as applicants transition to the more permanent program but are also balancing some negative feedback from businesses that have lost available parking spaces in areas where more than one temporary parklet was originally permitted.

As the Temporary Parklet Program came to an end in February 2022, CES-OSE saw the most advancement with current Dallas Street Seats applicants since the Dallas Street Seats' inception. As of March 18, 2022, CES-OSE issued the first Phase I construction permit. To-date, four preliminary letters with pending requirements have been issued, one application is undergoing department review, and one denial has been issued due to time-restricted parking spaces.

The Dallas Street Seats Pilot Program was originally slated to sunset in July 2022. CES staff will brief Transportation & Infrastructure Committee by memo on May 16, 2022 to extend the program through July 2023. Should the Committee concur with the extension, CES staff will prepare an agenda item requesting Council approval of the extension on May 25, 2022.

Staff will continue to provide updates to the Committee as the program progresses. Should you have any questions, please contact Rosa Fleming, Director – Convention and Event Services, at 214.939.2755 or by email at [rosa.fleming@dallascityhall.com](mailto:rosa.fleming@dallascityhall.com).



Majed A. Al-Ghafry, P.E.  
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Directors and Assistant Directors

DATE April 4, 2022

SUBJECT **Temporary Parklet Program and Transition to Dallas Street Seat Pilot Program**

**Attachment - A**

<b>Parklet Permits 4.30.21</b>	<b>Parklet Permits 9.30.21</b>	<b>Parklet Permits 2.28.22</b>	<b>Current Dallas Street Seats Applicants as of 3.29.22</b>
3 Streets - Roy G's	3 Streets - Roy G's	3 Streets - Roy G's	
Booty's Street Café	Booty's Street Café		
Café Victoria	Café Victoria		
Coffee House Café Parklet			
Dunston's	Dunston's		
Eno's Pizza Tavern	Eno's Pizza Tavern	Eno's Pizza Tavern	Eno's Pizza Tavern
Le Bon Temps	Le Bon Temps		
Maracas Cocina	Maracas Cocina		Maracas Cocina
Mia's Tex Mex			
Mirador	Mirador		
Mr. Misster			
Rafa's Café Mexicano	Rafa's Café Mexicano	Rafa's Café Mexicano	
Single Wide			
Streets Fine Chicken	Streets Fine Chicken	Streets Fine Chicken	
The Old Monk	The Old Monk	The Old Monk	
TIKI Loco	TIKI Loco		TIKI Loco
Tiny Victories			
The Heights	The Heights	The Heights	The Heights
City Tavern Parklet	City Tavern Parklet		City Tavern
			Reveler's Hall
			Chimalma Taco Bar
<b>Total: 19</b>	<b>Total: 14</b>	<b>Total: 6</b>	<b>Total: 7 (6 former parklets)</b>