

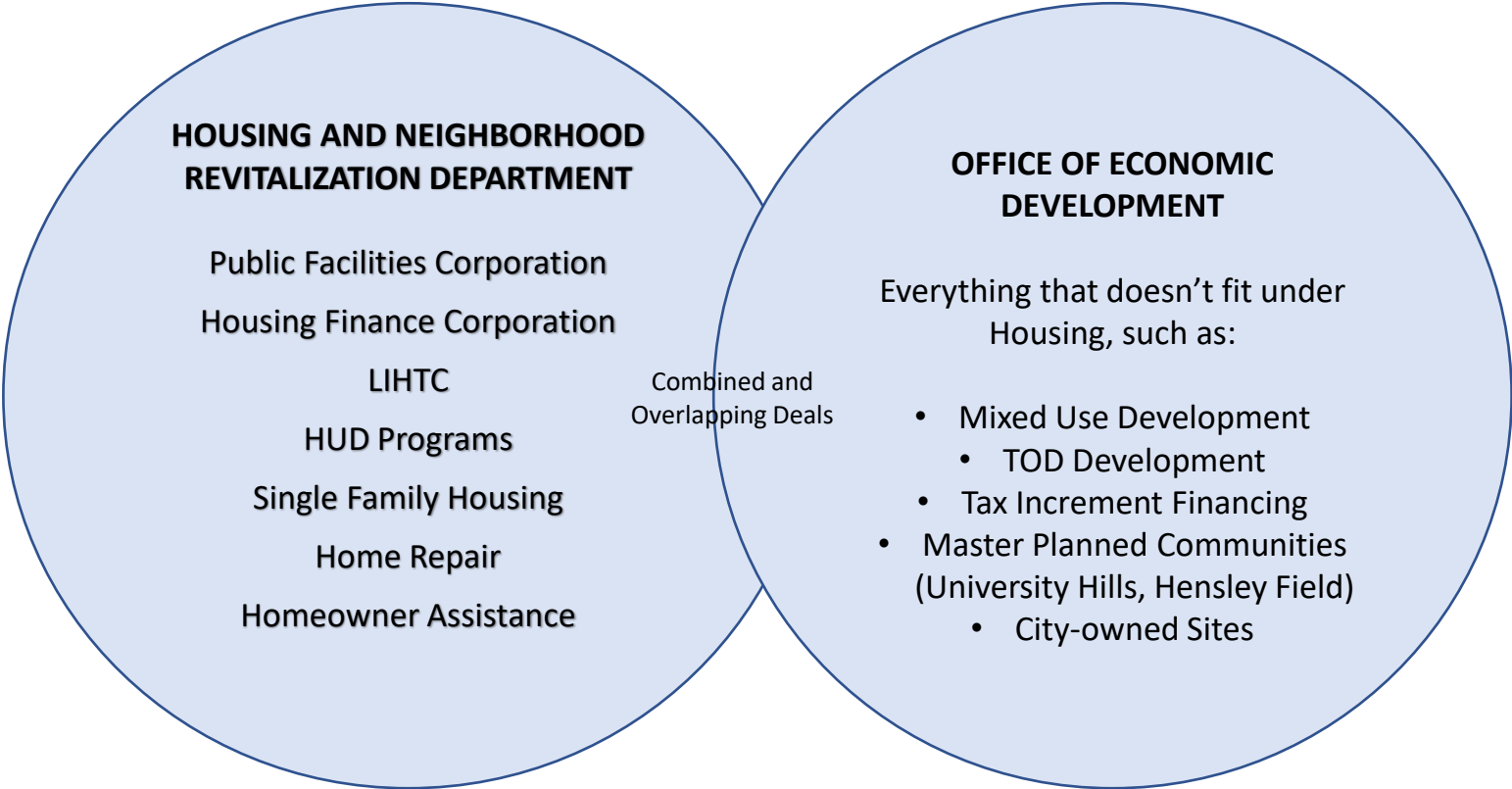


City of Dallas

Housing and Economic Development

Robin Bentley
Director, Office of Economic Development

Housing and Economic Development



Economic Development Incentive Toolbox

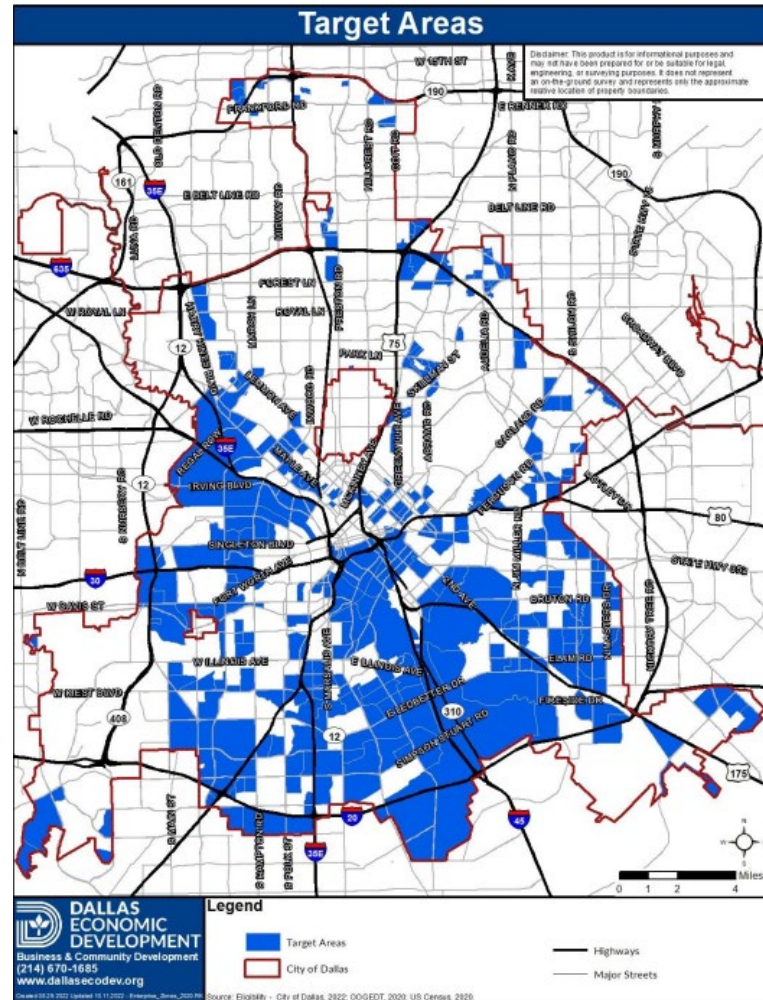
- **Chapter 380 loans and grants**
- **General obligation bond funds**
- **Tax Increment Financing**
- Public Improvement Districts
- **Tax Abatements**
- **Section 108 Financing**
- New Markets Tax Credits
- **Property Assessed Clean Energy (PACE)**
- **Chapter 373 loans and grants**
- **As of Right Tax Abatements**
- **Infrastructure Investment Fund**
- **Predevelopment Loan Fund**

Target Areas

The Incentive Policy directs certain programs and incentives toward designated Target Areas with the goal of increasing investment in Southern Dallas and other distressed areas and as a signal to the market as to where the City wants to prioritize investment.

Target Areas align with the State of Texas designated Enterprise Zones, which are census block groups designated as distressed areas in alignment with the most recent federal decennial census.

The state Enterprise Zones are updated every 10 years and easily searchable online.



Housing Embedded Within Eco Dev Policies

- **Affordable Units**: Any project with a residential component requires that a minimum of 20% of units be reserved for households earning at or below 80% AMI (or otherwise as specified in the TIF Project Plan). The affordability is secured by deed restrictions for 15 years. Income restricted units will be of identical finish out to market units, will be dispersed pro rata by unit type, float within each unit type, and are not segregated to any floor or area. Developers may not discriminate based on source of income. Affirmative fair housing marketing plan also required.
- **Displacement**: The department does not support a project if it results in the displacement of people from residential units or the demolition or repurposing of residential units for a non-residential use without an approved plan for addressing these losses.
- **Infrastructure Investment Fund**: The IIF is capitalized by ongoing collection of windfall funds from expiring TIF districts. For a period of 10 years after a TIF district expires, the value of the total annual increment contributed by the City in the TIF district's last year will be deposited into the IIF and can be used for a variety of infrastructure projects, including projects that mitigate displacement of LMI households.
- **Neighborhood Preservation**: If an expanded or extended TIF district contains or abuts single family residential neighborhoods with a poverty rate of 20% or higher, the TIF district's amended project and financing plan must contain a budget line item to address the needs to existing homeowners, such as homeowner stabilization programming, home repair funding, or programs to mitigate residential displacement.

Redbird



Redbird



Redbird



Redbird



Palladium RedBird - Dallas

Cabana Hotel



The Dallas Morning News

Dallas' landmark Cabana Hotel seeks city incentives for \$116 million makeover

The developers want to turn the long empty hotel on the edge of downtown Dallas into affordable rental units.



DART Station Redevelopment



S E R V I T A S



Royal Lane Station



City of Dallas

Questions?

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City of
Austin

Jamey May, Housing And Community
Development Officer

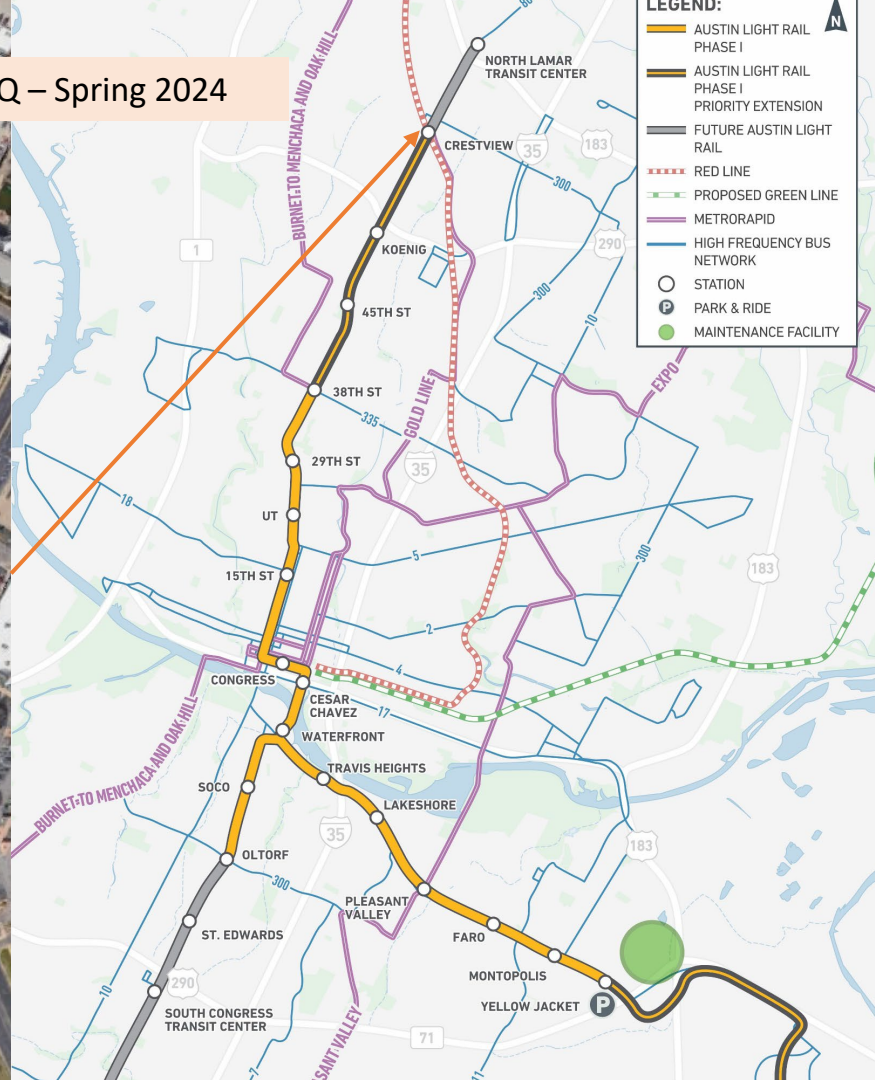
Housing and Planning Department



Seabrook Square



Ryan Drive AHFC Partnership RFQ – Spring 2024

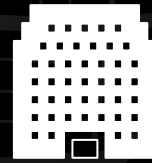




MANSFIELD 2040

Matt Jones
Assitant City Manager
City of Mansfield

Challenges faced by the community:





How housing play a role in economic development projects, while also addressing community challenges?



TABLE OF CONTENTS

01

Admiral Legacy

02

Harvest Point

03

Wsteria District

04

Historic Downtown Zoning

Admiral Legacy

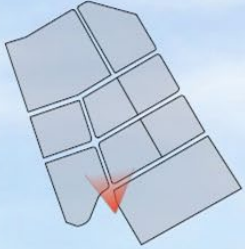


Admiral Legacy

- Redefining Class A office space: Upgrade-as-you-grow office space
- Development agreement requires office first, multi-family later
 - Creates in-town housing demand
- Role housing plays: Housing for workforce and recruitment of young professionals



Harvest Point



Harvest Point

- Mixed-use development with sports, entertainment, & destination retail and dining
- Role housing plays: Housing for activation
 - Resident activity makes a development like this sustainable
 - Mixed-use promotes walkability



Wisteria District



Wisteria District

- Mixed-use development with a range of housing types
- Driven by a PFC
- Role housing plays: Housing for destination artists-in-residence and cottage industries



Historic Downtown



Historic Downton

- Formbased code to allow for incremental investment
- Role housing plays: Housing for revitalization, and for redefining what housing *carbe* (missing middle)





How can this relationship between
developments and housing exist?



Arlington Economic
Development Corporation

ARLINGTON

ECONOMIC DEVELOPMENT CORPORATION

OCTOBER 19, 2023



Arlington Economic Development Corporation



City Vision: Arlington aims to create an environment that empowers everyone to live their best lives and achieve their version of the American Dream.

EDC Vision: Arlington is a key city in the Metroplex – a destination for globally-recognized commerce and industry, entertainment and recreation, as well as research and innovation.



City of Arlington Strategic Plan



Guiding Principles:

1. Globally Connected
2. Vibrant
3. Innovative
4. Equitable Growth





City of Arlington Strategic Plan



Goal 1: Competitive Positioning

Goal 2: Transformational Redevelopment

Goal 3: High-Impact Community Development



Goal 3: High Impact Community Development



- **Prioritize projects that help transform Arlington's quality of place**
- **Promote development of diverse housing projects**
- **Collaborate with key stakeholders to include their voices at the EDC table**



FY24 Priorities: High Impact Community Development

Collaborate with key stakeholders

- Leverage major corporate partners to develop innovative approaches to supporting local businesses and entrepreneurs

Prioritize projects that help transform Arlington's quality of place

- Strategically implement EDC Retail Shopping Center Policy

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Questions/Discussion