

## Housing Goal

To stabilize West Dallas neighborhoods and mitigate the threat of displacement through increased opportunities for homeownership and the creation and preservation of affordable housing.

- Outcome 1: Mitigate displacement of legacy residents
- Outcome 2: Create a broad range of housing options for all incomes
- Outcome 3: Preserve neighborhood character and stability

**Reminder:** Reinforce these strategies by tying to land use goal strategies

Short-Term Renter Policies	Renter & Homeowner Policies	Long-Term Renter Policies
<ul style="list-style-type: none"> <li>• Neighborhood stabilization <b>voucher program</b></li> <li>• Mandatory <b>tenant protections</b> in rental properties receiving city subsidies</li> <li>• Tenant relocation <b>ordinance</b></li> <li>• Tenant right-to-organize <b>ordinance</b></li> <li>• Adopt a right-to-purchase <b>ordinance</b> (for cities, tenants and preservation organizations) that applies to all rental properties, not just publicly-financed</li> <li>• <b>Funding</b> for tenant organizing and tenant engagement</li> <li>• <b>Local funding</b> for emergency rental assistance</li> <li>• Expansion of <b>legal and mediation support</b> for tenants facing eviction</li> </ul>	<ul style="list-style-type: none"> <li>• Pursue alternative funding mechanisms to adequately finance <b>land banks and land trusts</b> to support strategic site and / or property acquisitions for future housing and economic development</li> <li>• Each Neighborhood sets up a non-profit Neighborhood Association / HOA and collaborates with Land Trust</li> <li>• Work with the City to create an <b>Affordable Housing Trust Fund</b>. City implements a small tax (¼ - ½ a percent) on high-value home sales. These monies are also pooled with CDBG and federal HOME Investment Partnership funds</li> <li>• <b>Develop Real Estate Investment Trust (REIT)</b>, which offers a long-term path to collective, communal ownership of real-estate for place-based investors</li> <li>• <b>City/State Bonding</b> to finance strategic acquisition and rehab of existing properties with community-based entities</li> <li>• <b>Advocate for Community Benefits Agreements (CBAs)</b> that (re)enforce mixed-income housing</li> <li>• Community preference ("<b>Right-to-Return</b>") policy</li> <li>• Lower <b>minimum lot sizes</b></li> <li>• Permit and finance <b>Accessory Dwelling Units</b></li> <li>• Single-entry, online affordable housing application portal</li> <li>• Support community-driven, neighborhood-scale displacement mitigation plans</li> <li>• Bake an <b>Inclusionary / Mixed-Income Housing Ordinance</b> for West Dallas for MF rental and ownership projects into district zoning</li> </ul>	<ul style="list-style-type: none"> <li>• Establish an <b>NOAH Preservation Fund</b></li> <li>• Create a city-wide database to track at-risk properties</li> <li>• Advanced notice requirements of property sales/conversions</li> <li>• Adopt a "public land for affordable housing" policy</li> <li>• Adopt a right-to-purchase ordinance applying to all rental properties, not just publicly-financed</li> <li>• Establish a <b>mixed-income housing development finance tool</b> at BOH</li> </ul>
Short-Term Homeowner Policies		Long-Term Homeowner Policies
<ul style="list-style-type: none"> <li>• Homestead preservation centers and exemption enrollment programs (for city and / or West Dallas)</li> <li>• Expand notice of property tax deferral rights</li> <li>• Emergency homestead stabilization fund (short-term property tax relief)</li> <li>• Expand tax abatement programs for homeowners in designated "reinvestment zones" (e.g. TIFs and NEZs)</li> <li>• Seek representation as "Appraisal Review Board Members" to ensure market segmentation for appraisals of old vs. new/rehabbed properties is being enforced</li> </ul>		<ul style="list-style-type: none"> <li>• <b>Neighborhood stabilization loan</b> program (long-term property tax relief)</li> <li>• <b>Shared equity appreciation</b> with resale restrictions and rights of first refusal</li> <li>• Establish <b>Baby Bonds</b> for every baby born in a defined geographic area, cashable for education or home buying purposes, at the age of 18+</li> </ul>

• Property tax forgiveness for Senior volunteer service

• More effectively leverage **Opportunity Zones** as housing and economic development finance tool