Citizens that would like to provide a presentation to Council must submit their presentation(s) to Information Technology no later than 2:00 p.m. on the Tuesday prior to the work session or council meeting at councilpubpres@cityofirving.org.

DISCUSSION TOPIC

1. Citizen Comments on Items Listed on the Agenda
2. City Operations Update
   - Last Month on ICTN
3. Review of Regular Agenda
4. Noise Ordinance Update Presentation
5. Housing Finance Corporation Research
6. Collective Bargaining Discussion
7. Future in Focus Presentations: Irving Convention & Visitors Bureau, Police, and Irving Department of Arts & Culture

EXECUTIVE SESSION

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the Kiosk at the City Hall of the City of Irving, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: **Friday, July 26, 2024 at 5:00 p.m.**, and remained so posted at least 72 hours before said meeting convened.

Shanae Jennings, City Secretary/Chief Compliance Officer
Date Notice Removed

This meeting can be adjourned and reconvened, if necessary, the following regular business day.

Any item on this posted agenda could be discussed in executive session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and section 551.087 of the Texas Government Code.

A member of the public may address the City Council regarding an item on the agenda either before or during the Council’s consideration of the item, upon being recognized by the presiding officer or the consent of the Council.

This facility is physically accessible and parking spaces for the disabled are available. Accommodations for people with disabilities are available upon request. Requests for accommodations must be made 48 hours prior to the meeting. Contact the City Secretary’s Office at 972-721-2493 or Relay Texas at 7-1-1 or 1-800-735-2988.
Noise Ordinance Update Presentation

DISCUSSION:
Staff from Code Enforcement and Police will present the draft amendments to the Noise Ordinance and request feedback from the City Council

ATTACHMENTS:
WS # Noise Ordinance_Draft (PDF)
Chapter_22___NOISE_Amendment Clean Draft v.6 (PDF)

REVISION INFORMATION:
Prepared: 7/22/2024 10:06 AM by Shane Diller
Last Updated: 7/22/2024 10:07 AM by Shane Diller
Noise Ordinance Amendments

City Council Work Session

August 1, 2024
Background

- Amendments proposed at Council’s request
- In response to concerns expressed by the public
- Proposed standards drawn from:
  - Other cities’ ordinances
  - Manufacturers specifications for equipment
  - Field testing by Code Enforcement staff
- Developed in collaboration with Planning, Inspections, City Attorney and Police Departments
Overview

- Improved definitions
- More specific decibel level limits
  - Determined by generating property type
  - Limits reliance on “reasonable/unreasonable”
- Retains city event exemptions
- Eliminates exemption for “blowers and similar devices”
  Changes term to “residential maintenance”
- Requires generators comply with permitting and manufacturing standards
- Adds new standards specific to data centers
Current Standards

Noise is prohibited if it is:
• Any unreasonably loud, disturbing, and unnecessary noise

Current decibel limits city-wide:
• 60 dBA between 7 AM and 10 PM
• 50 dBA between 10 PM and 7 AM
Perspective

- Leaves rustling, Whispering
- Normal conversation, Background music
- Vacuum cleaner, Average radio
- Subway, Shouted conversation
- School dance
- Sports crowd, Rock concert
- Gun shot, Siren, Fireworks

Internal sounds:
- Average home noise
- Office noise, Inside of a car
- Power lawn mower

External sounds:
- Heavy Traffic,
- Boom box, Motorcycle
- Chainsaw, Leaf blower
- Jet plane take off

**DB DECIBELS**
- 30
- 40
- 60
- 70
- 75
- 80
- 89
- 90
- 95
- 96
- 100
- 105
- 115
- 120
- 129
- 130
- 140

*Sounds Above 85 dB are Harmful*
General Prohibitions

Creation of noise districts based on:

- Type of properties in an area
- Typical activity in the environments
- Common model effective in other cities

Creation of specific sound limits based on:

- Sounds levels common in specific areas
- Comparisons to effective application in other cities
- Previous feedback from Council and the public
- Sound level testing performed by Code Enforcement staff
Residential

7:00 AM to 9:59 PM - 65 dBA (Add 5 dBA if ambient exceeds)
10:00 PM to 6:59 AM - 55 dBA (Add 5 dBA if ambient exceeds)
Industrial (includes Data Centers)

7:00 AM to 9:59 PM - 75 dBA (Add 5 dBA if ambient exceeds)
10:00 PM to 6:59 AM - 60 dBA (Add 5 dBA if ambient exceeds)
Low-Intensity Mixed Use/Commercial

7:00 AM to 9:59 PM - 70 dBA (Add 5 dBA if ambient exceeds)
10:00 PM to 6:59 AM - 60 dBA (Add 5 dBA if ambient exceeds)
High-intensity Mixed Use

7:00 AM to 10:29 PM - 75 dBA (Add 5 dBA if ambient exceeds)
10:30 PM to 6:59 AM - 60 dBA (Add 5 dBA if ambient exceeds)

*Weekend allowance

• Night-time hours shift to 11:00 PM-6:59 AM
Public Entertainment Facility

7:00 AM to 10:29 PM - 85 dBA (Max allowed by state law)
10:30 PM to 6:59 AM - 65 dBA (Add 5 dBA if ambient exceeds)
*Weekend allowance
• Night-time hours shift to 11:30 PM-6:59 AM
Standby Generators

- No longer a blanket exemption
- Building Code was amended in early 2024 to increase setbacks
- Allowed under the following conditions:
  - Installed with permit approved by Irving Inspections Department
  - Operating within manufacturers specified sound levels
- Specific to Data Centers- restricts testing and maintenance noise to between 8:00 AM and 6:59 PM
Lawn/Pool Maintenance

• Terms changed from “Blowers and similar devices” to “Residential maintenance activity”
  • Current “Blowers” language is overly broad and granted numerous exemptions
  • Now specifies lawn care, home construction, and pool maintenance equipment

• Limited to the hours of 7:00 AM to 8:59 PM on weekdays and 8:00 AM and 8:59 PM on weekends
Residential Mechanical Devices

• New section based on the changes to “Blowers and similar devices”

• Specifies common building mechanical equipment such as
  ➢ HVAC
  ➢ Refrigeration
  ➢ Pool filter motors

• Limits the sound level at the state law allowance of 85 dBA

• Does not impose a time-of-day restriction
Exemptions

- Keeps all current exemptions
  - Safety related repair work
  - Warning and alarm sounds
- Public agency repair work between 7:00 AM and 7:00 PM
- Expected normal use activities at playgrounds, school events and athletics
- Clarifies exemptions for:
  - City sponsored events
  - Standby generators operating during power outages or disasters
  - Fireworks when performed lawfully
Enforcement

- Police Department remains the primary enforcement agency
  - Complaints typically received at night
- Code Enforcement can assist
  - On-going issues related to business activity or equipment
  - Investigate complaints from other angles (zoning, permitting, etc.)
- Violations to remain a Class C Misdemeanor
  - Fines up to $500 per day
Project Timeline

- Public Safety Committee on March 21, 2024
- City Council Work Session on August 1, 2024
- City Council for consideration on August 29, 2024
Discussion
Chapter 22 NOISE

Sec. 22-1. Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

"A" level means the total sound level of all noise as measured with a sound level meter using the "A" weighting network. The unit of measurement is dB(A).

Background means the all-encompassing sound associated with a given environment without contributions from a specific noise source.

Chief of police means the chief of the Irving Police Department or his designee, to include code enforcement officers, for purposes of this chapter.

Commercial means property where offices, shopping, dining, service establishments, or similar retail establishments exist with no other uses.

Data Center means an industrial establishment over 1,000 square feet engaged in the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations.

Decibel (dBA) means a unit of measurement for sound pressure level at a specified location.

Emergency means any occurrence or set of circumstances involving actual or imminent physical trauma or property damage demanding immediate attention.

Emergency work means any work performed for the purpose of preventing or alleviating physical trauma or property damage, whether actually caused or threatened by an emergency, or work by private or public utilities when restoring utility service.

High-intensity Mixed Use means an area where six (6) story or higher buildings are allowed that blends multiple uses, such as residential, commercial, cultural, or entertainment, where those functions are to some degree physically and functionally integrated onto a single parcel.

Impulsive noise means a sound of short duration, usually less than one second with an abrupt onset and rapid decay.

Industrial means a parcel where uses involving production or storage of materials, auto salvage and/or wrecking operation, or similar non-retail, non-residential activities.

Low-intensity Mixed Use means an area where less than six (6) story property that that blends multiple uses, such as traditional neighborhood residential, commercial, cultural, or entertainment, where those functions are to some degree physically and functionally integrated onto a single parcel.

Person means an individual, corporation, business trust, estate trust, partnership, association, two (2) or more persons having a joint or common interest, or any other legal or commercial entity.

Public Entertainment Facility (PEF) means a premises which includes amenities as outlined in in Section 108.73 Texas Alcohol Beverage Code.

Public right-of-way means any street, avenue, boulevard, highway, sidewalk, alley, or similar place normally accessible to the public which is owned or controlled by a government entity.

Public space means any real property or structures on real property, owned by a government entity and normally accessible to the public, including, but not limited to, parks and other recreational areas.
Residential means any real property which contains a structure or building in which one (1) or more persons reside, provided that the structure or building is legally occupied, for residential use in accordance with the terms and maps of the City of Irving's zoning ordinance. "Residential “shall not include properties used as residences in areas defined in this ordinance as “Mixed Use”.

Sec. 22-2. General prohibition.

(a) No person shall make, continue, or cause to be made or continued

(1) any noise in violation of the standards set forth in Table 22-1 below unless more specific standards are enumerated in Sec 22-3 or exemptions are granted in Sec 22-4 of this chapter.

<table>
<thead>
<tr>
<th>Noise-generating property</th>
<th>Timeframe</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Day</td>
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<tr>
<td>Residential</td>
<td>65 dB or 5 dB above the</td>
</tr>
<tr>
<td></td>
<td>background noise level,</td>
</tr>
<tr>
<td></td>
<td>whichever is lower</td>
</tr>
<tr>
<td>Commercial/Low-Intensity Mixed Use</td>
<td>70 dB or 5 dB above the</td>
</tr>
<tr>
<td></td>
<td>background noise level,</td>
</tr>
<tr>
<td></td>
<td>whichever is lower</td>
</tr>
<tr>
<td>High-Intensity Mixed Use*</td>
<td>75 dB or 5 dB above the</td>
</tr>
<tr>
<td></td>
<td>background noise level,</td>
</tr>
<tr>
<td></td>
<td>whichever is lower (*See specifics below)</td>
</tr>
<tr>
<td>Industrial</td>
<td>75 dB or 10 dB above the</td>
</tr>
<tr>
<td></td>
<td>background noise level,</td>
</tr>
<tr>
<td></td>
<td>whichever is lower</td>
</tr>
<tr>
<td>Public Entertainment Facility (PEF)*</td>
<td>85 dB (*See specifics below)</td>
</tr>
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<td></td>
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</tbody>
</table>
If the background noise level exceeds the maximum permitted noise level indicated above, the background noise level shall be the maximum noise level.

5 dB shall be subtracted from the maximum noise level where the noise level includes impulsive noise.

Noise shall be measured where the noise is audible at the property line of the noise generating property.

*High-Intensity Mixed Use decibel limits shall apply:
  • Before 7:00 AM on any day
  • After 10:30 PM Sunday through Thursday;
  • After 11:00 PM on Friday and Saturday;

*PEF outdoor amplification shall not occur:
  • Before 7:00 AM on any day
  • After 10:30 PM Sunday through Thursday;
  • After 11:30 PM on Friday and Saturday;

Sec. 22-3. Noises prohibited.

(a) The following acts are declared to be per se violations of this chapter. This enumeration does not constitute an exclusive list:

1. **Vehicle horns, signaling devices, and similar devices**: The sounding of any horn, signaling device, or other similar device, on any automobile, motorcycle, or other vehicle on any right-of-way or in any public space of the City of Irving, for more than ten (10) consecutive seconds unless the sounding of any horn, signaling device, or other similar device is a danger warning;

2. **Nonemergency signaling devices**: Sounding or permitting the sounding of any amplified signal from any bell, chime, siren, whistle, or similar device intended primarily for nonemergency purposes from any place for more than ten (10) consecutive seconds in any hourly period. It is an affirmative defense to this subsection that the amplified signal is the reasonable sounding of such devices by houses of religious worship, ice cream trucks, seasonal contribution solicitors, or by the City of Irving for traffic control;

3. **Emergency signaling devices**: The intentional sounding or permitting the sounding outdoors of any emergency signaling device including fire, burglar, civil defense alarm, siren, whistle, or similar emergency signaling device, unless in an emergency or except as provided in subsections a. and b., below:
   a. Testing of an emergency signaling device shall occur between 7:00 a.m. and 9:00 p.m. Any testing shall use only the minimum cycle test time. In no case shall such test time exceed five (5) minutes. Testing of the emergency signaling system shall not occur more than once in each calendar month;
   b. Sounding or permitting the sounding of any exterior burglar or fire alarm or any motor vehicle burglar alarm, shall terminate within fifteen (15) minutes of activation unless an emergency exists. If a false or accidental activation of an alarm occurs more than twice in a calendar month,
the owner or person responsible for the alarm shall be in violation of this chapter, in addition to any violation(s) of ordinances pertaining to alarms;

(4) *Radios, televisions, musical instruments, and similar devices:* The use or operation of a radio, television, musical instrument, or similar device that produces or reproduces sound in a manner that is plainly audible to any person other than the player(s) or operator(s) of the device, and those who are voluntarily listening to the sound, and which unreasonably disturbs the peace, quiet, and comfort of neighbors and passersby, or is plainly audible at a distance of fifty (50) feet from any person in a commercial, industrial area, or public space. The use or operation of a radio, television, musical instrument, or similar device that produces or reproduces sound in a manner that is plainly audible to any person other than the player(s) or operator(s) of the device, and those who are voluntarily listening to the sound, and violates the decibel limits contained in this chapter;

(5) *Loudspeakers, amplifiers, public address systems, and similar devices:* The use or operation of a loudspeaker, amplifier, public address system, or other device for producing or reproducing sound:

a. Between the hours of 10:00 p.m. and 6:59 a.m. on weekdays, and 9:00 p.m. and 9:59 a.m. on weekends and holidays in the following areas:

i. Within or adjacent to a residential area as defined in Section 22-1;

ii. Within public space if the sound is plainly audible across the real property line of the public space from which the sound emanates, and is compliant with the decibel levels contained in Table 22-1#. This shall not apply to any public performance, gathering, or parade operated by a governmental entity, as defined by Local Government Code § 271.021 as it may be amended from time to time.; or

b. From moving vehicles for the purpose of advertising any show, sale, display of merchandise, or any other purpose;

(6) *Yelling, shouting, and similar activities:* Yelling, shouting, whistling, or singing in residential areas or in public places, between the hours of 10:00 p.m. and 6:59 a.m.;

(7) *Loading or unloading merchandise, materials, equipment:* The creation of noise in connection with the loading or unloading of any vehicle at a place of business adjacent to residential areas or at a residence between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 9:00 p.m. and 9:00 a.m. on Saturday and Sunday;

(8) *Construction or repair of buildings, excavation of streets and highways:* The construction, demolition, alteration, or repair of any building in or adjacent to a residential district or the excavation of streets and highways in or adjacent to a residential district other than between the hours of 6:00 a.m. and 9:00 p.m. on weekdays and 7:00 a.m. and 8:00 p.m. on weekends unless the construction or repair noises results from an emergency. In nonemergency situations, the building official may issue a permit, upon application, if the building official determines that the public health and safety, as affected by unreasonably loud noise caused by construction or repair of buildings or excavation of streets and highways between the hours of 7:00 p.m. and 7:00 a.m., will not be impaired, and if the Inspections Director further determines that loss or inconvenience would result to a party in interest. The permit shall grant permission in nonemergency cases for a period of not more than three (3) days. The permit may be renewed once for a period of three (3) days or less. A three-member administrative panel consisting of one representative each from the inspections department, the Capital Improvement Program, and the police department, may issue a permit for more than six (6) days if the administrative panel determines that the public health and safety will not be impaired and if the administrative panel further determines that loss or inconvenience would result to a party in interest. The hearing regarding an application must be heard no later than forty-eight (48) hours from the date an application is filed, unless otherwise agreed to by the city and the applicant. The ruling of the administrative panel shall be final and non-appealable;
Residential maintenance activities: In residential areas, between the hours of 9:00 p.m. and 6:59 a.m. Monday through Friday and between the hours of 9:00 p.m. and 7:59 a.m. Saturday and Sunday, the creation of noise produced by construction, landscaping, or lawn care-related activities;

Residential mechanical devices: The noise produced by the operation of heating, refrigeration, ventilation, air conditioning systems, pool filters and motors does not result in a noise level exceeding 85 dBA. No time restriction is placed on these devices;

Motor vehicle idling: The operation of any engine of any motor vehicle with a manufacturer’s gross weight specification in excess of ten thousand (10,000) pounds within three hundred (300) feet of a residential structure for a period in excess of fifteen (15) minutes unless the vehicle is located in an enclosed structure;

Operation of a vehicle:
  a. Grating, grinding, or rattling noise caused by the use of any motor vehicle that is out of repair or poorly or improperly loaded;
  b. The discharge into the open air of the exhaust of any stationary steam engine, stationary internal combustion engine, or motorboat engine, except through a muffler or other device that will effectively and efficiently prevent loud and disturbing noises or vibrations; or
  c. The discharge into the open air of the exhaust from any motor vehicle, except through a muffler or other device that will effectively and efficiently prevent loud and disturbing noises or vibrations;

Vibration: The use or cause of the use of any device that creates any ground vibration which is perceptible without instruments at any point beyond the property boundary of the source of the vibration;

Standby power generators: Generators must be installed and operated only in accordance with manufacturer’s specifications and in accordance with permitting standards and approvals as established by the City of Irving Inspection’s Department;

Data centers: The operation of any outdoor generator for the purposes of testing and routine maintenance between the hours of 7:00 pm and 7:59 am.

Sec. 22-4. Exemptions.

Sounds caused by the following are exempt from the prohibitions set out in section 22-3 and are in addition to the exemptions specifically set forth in section 22-3:

(1) Repairs of utility structures which pose a clear and immediate danger to life, health, or significant loss of property;

(2) Sirens, whistles, or bells lawfully used by emergency vehicles, or other alarm systems used in case of fire, collision, civil defense, police activity, or imminent danger, provided that the prohibition contained in 22-3(4) continues to apply;

(3) The emission of sound for the purpose of alerting persons to the existence of an emergency or the emission of sound in the performance of emergency work;

(4) Repairs or excavations of bridges, streets, or highways by or on behalf of the City of Irving, the state, or the federal government, between the hours of 7:00 p.m. and 7:00 a.m., when public welfare and convenience renders it impractical to perform the work between 7:00 a.m. and 7:00 p.m.; or

(5) Reasonable activities conducted on public playgrounds and public or private school grounds, which are conducted in accordance with the manner in which such spaces are generally used, including, but not limited to, school athletic and school entertainment events.
(6) Sound generated by events occurring on property owned or leased by the City of Irving.

(7) The operation of outdoor generators at a data center due to a power outage, natural disaster, or any other instability in the power grid.

(8) Noise from fireworks that are set off with authorization of the Irving Fire Department.

Sec. 22-5. Presumption.

Whenever a violation of subsections 22-3(a)(2), (a)(6)b, or (a)(14) of this chapter occurs, the registered owner of the motor vehicle is presumed to be the person who committed the violation. Proof of ownership of a vehicle may be made by a computer-generated record of the registration of the vehicle with the Texas Department of Transportation showing the name of the person to whom state license plates were issued. This proof is prima facie evidence of the ownership of the vehicle by the person to whom the certificate of registration was issued.

Sec. 22-6. Enforcement.

(a) The chief of police or his designee (which for purposes of this chapter includes police and code enforcement officers) will have primary responsibility for the enforcement of the noise regulations contained herein. Nothing in this chapter shall prevent the chief of police from obtaining voluntary compliance by way of warning, notice, or education.

(b) Method of noise measurement.

Whenever portions of this chapter prohibit noise over a certain decibel limit, measurement of said noise shall be made with a decibel meter, outside the property line of the sound-generating property. The instruments used for measurements shall be maintained in good working order. Smart-phone applications do not meet the requirements of this chapter for sound collection and measurement.

Measurements recorded shall be taken so as to provide a proper representation of the noise being measured. The microphone shall be positioned so as not to create any unnatural enhancement or diminution of the measured noise. A windscreen for the microphone shall be used. Traffic, aircraft and other transportation noise sources and other background noises shall not be considered in taking measurements except where such background noise interferes with the primary noise being measured.

Measurements may be taken at a point on adjacent public or private property or on either side of an adjacent public right-of-way at or near the boundary line of the property where the noise is generated.

(c) If a person’s conduct would otherwise violate this chapter and consists of speech or communication; of a gathering with others to hear or observe speech or communication; or of a gathering with others to picket or otherwise express in a nonviolent manner a position on social, economic, political, or religious questions; the person must be ordered to, and have the opportunity to, move, disperse, or otherwise remedy the violation prior to arrest or a citation being issued.

Sec. 22-7. Penalties.

(a) A person who violates a provision of this chapter is guilty of a misdemeanor which is punishable by a fine not to exceed five hundred dollars ($500.00).

(b) Each occurrence of a violation, or, in the case of continuous violations, each day a violation occurs or continues, constitutes a separate offense and may be punished separately.

State law reference(s)—Penalty for ordinance violations, V.T.C.A., Local Government Code § 54.001.
AGENDA ITEM SUMMARY – WORK SESSION

Meeting: 8/1/2024
Recommendation Department: Housing and Redevelopment

Housing Finance Corporation Research

DISCUSSION:

ATTACHMENTS:
HFC Additional Research Presentation (PPTX)

REVISION INFORMATION:
Prepared: 6/13/2024 05:32 PM by Imelda Speck
Last Updated: 7/1/2024 12:11 PM by Imelda Speck
Housing Finance Corporation
Additional Research

Work Session
August 1, 2024

City of Irving Housing and Redevelopment
• December 7, 2023, Audit & Finance Committee - Staff presented information on how surrounding cities utilize their Housing Finance Corporations (HFCs) for affordable housing initiatives

• Council requested a review of the 2021 Housing Plan & additional research regarding HFCs

• Staff provided Housing Plan overview on February 22 at Audit & Finance

• Staff reached out to previous and new HFCs to gather the additional information requested
Additional Research Questions

1. Are there other cities that once had active HFC’s that are now no longer active. If so, why did HFC activities cease?
2. Provide a report showing the different number of housing types by council district
3. Provide a survey of comparison cities with respect to housing mix and housing cost
# HFC Contact Information

<table>
<thead>
<tr>
<th>HFC Status</th>
<th>Total Number of HFC’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>HFC’s Listed as Active By TDHCA (2006, 2010, 2020)</td>
<td>90</td>
</tr>
<tr>
<td>Currently Active HFC’s</td>
<td>61</td>
</tr>
<tr>
<td>Dormant</td>
<td>Ŷ 10</td>
</tr>
<tr>
<td>Inactive – Legacy Deals Only</td>
<td>Ŷ 3</td>
</tr>
<tr>
<td>Currently Non-Operational HFC’s</td>
<td>29</td>
</tr>
<tr>
<td>Merged</td>
<td>Ŷ 5</td>
</tr>
<tr>
<td>Formally Dissolved</td>
<td>Ŷ 2</td>
</tr>
<tr>
<td>HFC’s Surveyed</td>
<td>22</td>
</tr>
</tbody>
</table>
Reasons for Inactivating HFCs

- Created for a single purpose (e.g. single-family home mortgage program) or for a specific development deal
- Existing HFC merged with another HFC
- HFC oversight or service area changed to a separate different governmental entity, such as the city or housing authority
  - Dallas County no longer active as cities started to create their own HFCs
- Staff change/staff turnover
- Moved to a PFC model for affordable housing initiatives
- Dissolved by Secretary of State for not filing mandatory periodic required paperwork with state within required timeframe
- Reduced need/demand
  - Low multifamily and single-family loan rates (less of a benefit to developer)
  - Rural areas saw no demand for the programs the HFC was initially created for
What is the total number of HFCs that have been dissolved or inactivated? Out of how many we know of in the state?


Only one HFC found that has been officially dissolved or inactivated. There were four that I spoke to that were inactive by choice.

Ayana Hill, 2024-06-17T15:31:44.861

Using the 2006 & 2020 TDHCA HFC list I was able to contact approximately 50 or more HFC's.

Ayana Hill, 2024-06-17T15:45:25.476
Active Housing Corporations With Competing Interests

Research found that two housing corporations surveyed are currently working through issues of competing interests between the HFC/PFC and the city of jurisdiction

- One city disbanded their sitting HFC board and replaced them with City Council due to disagreements about the size and type of properties being removed from the tax roll through general partnership deals without prior city council consent or knowledge
  - HFC is in active status
  - Currently not taking new HFC development deals
  - Working through previously approved “legacy” deals to fulfill contractual obligations
In the second scenario the City partnered with the local school district in current litigation with the Housing Authority’s Private Facilities Corporation (PFC)

- The city and school district question the age and property type (newer class A&B properties) of properties being taken off the tax roll by the Housing Authority for rehabilitation
  - City currently does not have an HFC/PFC
  - Housing Authority questions city’s commitment to affordable housing solutions
  - City and school district want more accountability in development deal discretion for PFC Deals
## Comparison Cities HFC Status

<table>
<thead>
<tr>
<th>Active HFCs</th>
<th>Active PFCs</th>
<th>No HFC or PFC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dallas</td>
<td>Dallas</td>
<td>Carrollton</td>
</tr>
<tr>
<td>Fort Worth</td>
<td>Plano Housing Authority</td>
<td>Richardson</td>
</tr>
<tr>
<td>Arlington</td>
<td>Denton</td>
<td>Lewisville</td>
</tr>
<tr>
<td>Garland</td>
<td>Frisco</td>
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<tr>
<td>McKinney</td>
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<tr>
<td>Grand Prairie</td>
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<tr>
<td>Mesquite</td>
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</table>
Tips From Second Round of Research

- Obtain City Support - Have all HFC development deals obtain a Resolution of Support from City Council as a condition to closing
- Target Populations - Use the HFC as a mode to help the cities most vulnerable populations such as seniors and veterans
- Liability Protection - HFC’s operate separate from the city which gives the city an extra layer of protection from liability in development deals
- HFC Manages Speed of Projects - municipality could create/reactivate HFC to be prepared, but not use it for specific activities until ideal opportunity arises
- Create Strong Policies – Needed to guide HFC activities and set priorities
- Revenue generator - Revenues can be used to cover its operating expenses and provide funding for other community focused housing programs without government funding or public support funding
## Housing Mix By Council District

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>District 1</th>
<th>District 3</th>
<th>District 4</th>
<th>District 5</th>
<th>District 6</th>
<th>District 7</th>
<th>Citywide Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Units</td>
<td>6,760</td>
<td>5,552</td>
<td>10,261</td>
<td>4,959</td>
<td>7,659</td>
<td>7,670</td>
<td>42,861</td>
</tr>
<tr>
<td></td>
<td>48.5%</td>
<td>29%</td>
<td>72.91%</td>
<td>19.17%</td>
<td>40%</td>
<td>49.2%</td>
<td>39.8%</td>
</tr>
<tr>
<td>Multifamily Units</td>
<td>7,063</td>
<td>13,326</td>
<td>2,884</td>
<td>20,905</td>
<td>11,454</td>
<td>7,918</td>
<td>63,550</td>
</tr>
<tr>
<td></td>
<td>50.7%</td>
<td>69.7%</td>
<td>20.5%</td>
<td>80.8%</td>
<td>59.85%</td>
<td>50.8%</td>
<td>59%</td>
</tr>
<tr>
<td>Other Units</td>
<td>109</td>
<td>247</td>
<td>928</td>
<td>N/A</td>
<td>24</td>
<td>N/A</td>
<td>1,308</td>
</tr>
<tr>
<td></td>
<td>0.8%</td>
<td>1.3%</td>
<td>6.6%</td>
<td>0%</td>
<td>0.13%</td>
<td>0%</td>
<td>1.21%</td>
</tr>
<tr>
<td>LIHTC Units</td>
<td>258</td>
<td>N/A</td>
<td>84</td>
<td>93</td>
<td>504</td>
<td>243</td>
<td>1,182</td>
</tr>
<tr>
<td></td>
<td>1.85%</td>
<td>0%</td>
<td>0.6%</td>
<td>0.4%</td>
<td>2.63%</td>
<td>1.56%</td>
<td>1.1%</td>
</tr>
</tbody>
</table>

Source: US Census - 2022
Housing Mix By Council District

Source: US Census - 2022
Housing Mix By Comparison Cities

Source: NCTCOG
Median Home Sales Price by Comparison Cities

Source: Texas A&M Texas Real Estate Research Center - 2023
Median Home Sales Price by Comparison Cities

Source: Texas A&M Texas Real Estate Research Center - 2023
Median Contract Rent by Comparison Cities

Source: US Census - 2022
Median Contract Rent by Comparison Cities

- McKinney: $1,885
- Frisco: $1,879
- Richardson: $1,560
- Plano: $1,140
- Lewisville: $1,348
- Carrollton: $1,832
- Irving: $2,257
- Garland: $1,216
- Grand Prairie: $1,208
- Dallas: $1,182
- Fort Worth: $1,182
- Arlington: $1,156
- Mesquite: $1,136
- Denton: $1,068

Source: US Census - 2022
Next Steps

- Receive feedback and additional questions from Council
- Continue research and education on HFC:
  - HFC Activities:
    - Bonds, Ground Leasing, other programs, etc.
- Determine Use & Structure and Update HFC Guiding Documents
  - Update Purpose, Activities, Priorities, as needed
  - Determine HFC Board Composition
  - Update Bylaws, as needed
  - Update/Create Policies, as needed
Questions?

Thank you

CityofIrving.org

@TheCityofIrving
Collective Bargaining Discussion

DISCUSSION:

ATTACHMENTS:

REVISION INFORMATION:
Prepared: 7/22/2024 05:13 PM by Lauren Hale
Last Updated: 7/22/2024 05:13 PM by Lauren Hale
AGENDA ITEM SUMMARY – WORK SESSION

Meeting: 8/1/2024  
DOC ID: 14817  

Recommending Department: Strategic Services

Future in Focus Presentations: Irving Convention & Visitors Bureau, Police, and Irving Department of Arts & Culture

DISCUSSION:

ATTACHMENTS:

REVISION INFORMATION:
Prepared: 7/11/2024 06:11 PM by Lauren Hale  
Last Updated: 7/26/2024 11:00 AM by Jennifer Phillips