

The Dallas Housing Coalition and its members support the City of Dallas' ForwardDallas comprehensive land use plan update because it aligns with our mission of providing more affordable and attainable housing for all in the city of Dallas. The Child Poverty Action Lab identified a 33,600 unit gap in affordable rental housing in Dallas, and, without action, this gap will grow to 83,500 units by 2030. We are also short over 16,000 affordable single-family homes, according to bcWORKSHOP. The ForwardDallas plan provides a long-term framework and roadmap to bridge these gaps and plan for future housing growth.

We believe that Dallas is big enough for everyone. More attainable housing fuels economic growth and promotes a sustainable society, upward mobility, the preservation of our local history, and a more vibrant community.

Facts and Benefits

- 1.) ForwardDallas increases housing accessibility and affordability in the city of Dallas by addressing housing diversity and choice to provide housing options for all income levels and stages of life.
 - The plan provides a roadmap for more diverse housing options such as “missing middle” attached single-family homes like townhomes, condos, duplexes, and triplexes.
 - The plan also provides a guide for building community-centered residential developments.
 - Dallas currently has many of these types of multi-unit homes that seamlessly blend with single-family properties, particularly in neighborhoods within East Dallas and Oak Cliff.
 - The plan also serves to preserve existing, naturally affordable housing units.
- 2.) Accessory dwelling units (ADUs), such as garage apartments, granny flats, and cottage houses, would not be enabled by-right by ForwardDallas. Reforming the ADU process would make it easier to add to Dallas' existing housing stock, to support multi-generational living, and for families to generate passive income.
- 3.) ForwardDallas will ultimately enhance the quality of life for Dallas residents at all socioeconomic levels. It is designed to foster vibrant diverse neighborhoods, preserve green spaces, and encourage accessible amenities.
- 4.) ForwardDallas serves as a guide for future development within the City of Dallas. It identifies areas and opportunities for residential, commercial, industrial, recreational and mixed-use development for the next decade and beyond.

- 5.) ForwardDallas is not a regulatory document and will not dictate how individual property owners must use their land, nor will it rezone anyone's property.
- It is a land use guide and does not override existing zoning regulations. Zoning laws and design standards will still govern specific land uses and development.
 - Any rezoning in the city of Dallas requires notification and a separate public process including public meetings at City Plan Commission and final decision with City Council.
 - Zoning must follow the comprehensive plan and single-family zoning remains the primary use for the Community Residential placetype.
- 6.) ForwardDallas will not disregard community input and local feedback. It aims to incorporate diverse perspectives and opinions to ensure a comprehensive, inclusive and balanced approach to future development in Dallas.
- 7.) ForwardDallas promotes social equity throughout the city by minimizing the impact of historical inequities and addressing existing disparities.
- Not allowing housing in high-opportunities is often where we need housing the most, close to amenities (schools, parks, grocery stores, etc.).
 - Building or only allowing affordable housing in high-poverty areas is inequitable.
 - Middle-income census tracts are often the most vulnerable to displacement and allowing more housing can help relieve development pressures.

We would also like to address several concerns we have heard throughout ForwardDallas' development since 2021:

- **Does Dallas have sufficient infrastructure to support more housing?** Yes, there are both vacant and infill housing development opportunities. In both cases, developers are required to install the necessary infrastructure (water, sewage, sidewalks, parking, etc.) to accommodate more housing.
- **How will ForwardDallas lead to more "affordable" housing?** Studies show increasing supply makes housing more affordable for everyone by better meeting demand for housing.
- **Does ForwardDallas benefit only developers?** No, would-be homebuyers, renters, our aging populations, and future Dallas residents, young professionals, workforce and more benefit.
- **How will ForwardDallas interact with bond funding recently approved by voters for housing?** ForwardDallas will guide where future mixed-income developments can be built with bond funds.