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CITY OF DALLAS

Memorandum CITY SECRETARY
DALLAS, TEXAS

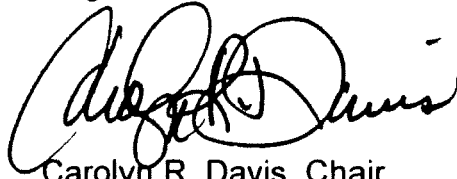
DATE August 15, 2014

TO Housing Committee Members: Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT August 18, 2014 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, August 18, 2014, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, from 11:00 a.m. - 12:30 p.m. The agenda is as follows:

1. Approval of August 4, 2014 Minutes
Carolyn R. Davis
Councilmember
2. HUD Monitoring Update
Chan Williams, Asst Director
Office of Financial Services
(Estimated time 30 minutes)
3. Housing Plus Plan Update
Peer Chacko, Asst Director
Substantial Development &
Construction Department
(Estimated time 30 minutes)
4. Upcoming Agenda Items
Housing Items Only
For Information Only
 - a. An amendment to loan agreement for 2000 Roses
 - b. An amendment to loan agreement with Dallas Area Habitat for Humanity, Inc.
 - c. Land Bank sale to Archangel Reliance (33 lots) (addendum)
 - d. Land Bank sale to AAA Homes (7 lots) (addendum)
 - e. Land Bank amended deed restrictions to Commonwealth Companies Properties (30 lots) (addendum)
 - f. Land Transfer Call for Public Hearing – Habitat (1 lot) (addendum)
 - g. Land Bank Call for Public Hearing Annual Plan (addendum)



Carolyn R. Davis, Chair
Housing Committee

- c: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M. S. Ernst, City Attorney
Judge Daniel F. Solis, Administrative Judge
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Ryan S. Evans, Interim First Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Forest E. Turner, Assistant City Manager
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Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Shawn Williams, Interim Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

Housing Committee

Meeting Record August 4, 2014

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department, Staff Coordinator at 214-670-3906.

Meeting Date: August 4, 2014

Meeting Start time: 11:07 A.M.

<p><u>Committee Members Present:</u> Carolyn R. Davis (Chair) Scott Griggs (Vice-Chair) Monica Alonzo Rick Callahan Philip Kingston</p>	<p><u>Staff Present:</u> Theresa O'Donnell-Interim Asst. City Manager Bernadette Mitchell-Interim Director/HOU Charles Brideau-Asst. Director/HOU Patrick Inyabri-Interim Asst. Director Cobbie Ransom-HOU Cynthia Rogers-Ellickson-HOU Rick Robin-HOU Vasavi Pilla-ECO Robin Bentley-CAO Barbara Martinez-CAO Robin Gerard-SDC David Whitley-City Design Studio John Noble-MCC Renita Griggs-MCC Doris Edmon-HOU Cassandra Luster-HOU Alida Allen-HOU Priscylla Bento-SEC</p>
<p><u>Other Council Members Present:</u></p>	<p><u>Other Attendees</u> Gail Miscree-Dallas Habitat for Humanity Sherman Roberts-City Wide, CDC Jerry Carlton-EDCO Ellen Rourke-NHA Rich Sheridan-Citizen</p>
<p><u>Committee Members Absent:</u> Dwaine Caraway</p>	

AGENDA:

Housing Committee Meeting Called to Order by CM Carolyn R. Davis

1. Approval of June 16, 2014 Minutes of the Housing Committee

Presenter(s): Council Member Carolyn R. Davis

Action Taken/Committee Recommendation(s)

<p>Motion made by: CM Monica Alonzo</p>	<p>Motion seconded by: CM Rick Callahan</p>
<p>Item passed unanimously: <input checked="" type="checkbox"/></p>	<p>Item passed on a divided vote: <input type="checkbox"/></p>
<p>Item failed unanimously: <input type="checkbox"/></p>	<p>Item failed on a divided vote: <input type="checkbox"/></p>

Follow-up (if necessary):

2. Cedar Branch Townhomes

Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director/Karl Zavitkovsky, Director/Don Babers

Information Only: ___

Action Taken/Committee Recommendation(s) Recommendation made for item to move forward to full Council

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: <input checked="" type="checkbox"/>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

**3. Upcoming Agenda Items
 Housing Items Only**

- a. Land Bank sale to Archangel Reliance (33 lots)
- b. Land Bank sale to AAA Homes (7 lots)
- c. Land Bank amended deed restrictions to Commonwealth Companies Properties (30 lots)
- d. Land Bank call for Public Hearing- Habitat (1 lot)
- e. Land Bank Call for Public Hearing Annual Plan
- f. EDCO Thornton Heights development loan extension
- g. EDCO Harding development loan extension
- h. Altura Homes development loan extension
- i. 2122 Highland, LLC development loan amendment

Information Only: ___

Action Taken/Committee Recommendation(s) Motion to move forward with upcoming agenda items 3f-3e to full Council. Items 3a-3e will come back to the committee to be briefed. Also, CM Davis and CM Griggs has requested a briefing of the 2013 HUD Audit for the August 18th Committee meeting.

Motion made by: CM Rick Callahan	Motion seconded by: CM Monica Alonzo
Item passed unanimously: <input checked="" type="checkbox"/>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned by CM Carolyn R. Davis

Meeting Adjourned: _____ 12:12 _____ P.M.

Approved By: _____

Memorandum



CITY OF DALLAS

DATE August 15, 2014

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT HUD Monitoring Update

On Monday April 18, 2014, you will be briefed on HUD Monitoring Update. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in cursive script that reads "Jeanne Chipperfield".

Jeanne Chipperfield
Chief Financial Officer

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Judge Daniel Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Forest E. Turner, Assistant City Manager
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Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Shawn Williams, Interim Public Information Officer
Bernadette Mitchell, Housing/Community Services, Interim Director
Elsa Cantu, Assistant to the City Manager – Mayor and Council



HUD Monitoring Update

A Briefing to the
Housing Committee

August 18, 2014





PURPOSE

- The purpose of this briefing is to review and discuss onsite monitoring visits conducted by HUD during 2013
- Repayments that resulted from 2013 monitoring visits
- Other repayments made to HUD since that time



Performance Reviews

- As a condition of receiving grant funds, regulations require at least one performance review per year conducted by HUD (24 CFR, Part 570, Subpart O)
- In addition, because the City spends more than \$500,000 of federal funds each year, an OMB Circular A-133, Single Audit review is also required
 - Audit conducted by the City's independent auditor



Performance Reviews

- Reviews are conducted to:
 - Prevent/identify deficiencies and design corrective actions to improve or reinforce program participant performance
 - Determine whether:
 - The City has carried out activities in a timely manner
 - Activities and certifications have been carried out in accordance with program requirements
 - There is continuing capacity to carry out activities in a timely manner and in compliance with program requirements



Performance Reviews

- If, during the review, a deficiency is identified or it is determined that the City has failed to comply with program requirements, a concern or a finding is issued
 - Concern – a deficiency that is not statutory, regulatory or other program requirement. Sanctions or correctives actions are not authorized
 - Finding – a deficiency based on statutory, regulatory or program requirement for which sanctions or other corrective actions are authorized
 - Expenses may be questioned or be deemed to be ineligible



Performance Reviews

- HUD will advise appropriate corrective or remedial actions, up to and including repayment of funds (24 CFR, 570.910)
- Additional events that could potentially result in HUD issuing a finding that requires corrective or remedial actions include
 - Findings in the annual Single Audit report
 - Complaint made directly to HUD



Managing Grant Funds

- The City has its own internal monitoring procedures and controls to
 - Prevent or identify potential areas of concerns
 - Identify successful techniques that might be replicated to improve overall compliance
- Routinely complete corrective actions prior to performance reviews conducted by granting agency



Managing Grant Funds

- The same Council Resolution that authorizes acceptance of the grant includes language that authorizes reimbursement to the City's line of credit for any expense deemed ineligible
 - Part of the normal course of grant application, implementation and monitoring
 - Ongoing practice as far back as 2007-08
 - For some granting agencies, this language is required in order to receive funds



Managing Grant Funds

- Due to the complexity involved with regulations, most findings are resolved through discussion, negotiation or technical assistance
 - City staff works directly with granting agency
- When repayment is required, funds are returned to the City's line of credit for future allocation



June 2013 Monitoring Report

- Onsite monitoring visits were conducted by HUD from April 29 to May 3, 2013 for the following grant programs
 - Community Development Block Grant (CDBG)
 - Neighborhood Stabilization Program (NSP)
- Final reports were issued in June, 2013
 - CDBG - three findings and three concerns were noted
 - NSP - one finding and four concerns were noted



June 2013 Monitoring Report

- Three findings and three concerns were noted for the CDBG Program
 - Staff provided additional information and documentation sufficient to close two findings and address all concerns noted in the report
 - One finding relating to the Arts Education Program administered by TeCo Theatrical Productions, Inc. remained open



June 2013 Monitoring Report

- Based on information posted on the agency's website, the HUD monitor questioned the average cost per student charged to the grant-funded program theater camp compared to other theater camps offered by the agency
- Expenses were not properly allocated to the grant program and some expenses for general operations had been paid during the same period



June 2013 Monitoring Report

- Review was expanded to include the last three years the agency had operated the program (2009, 2010 and 2011)
- HUD found that youth that participated in the Arts Education program were low and moderate income in accordance with Program requirements



June 2013 Monitoring Report

- Documentation was not adequate to resolve questioned costs
- City repaid funds awarded to the agency for all three years, total of \$58,000
 - 2009 - \$16,000
 - 2010 - \$21,000
 - 2011 - \$21,000



June 2013 Monitoring Report

- One findings and four concerns were noted for the NSP Program
 - Staff provided additional information and documentation sufficient to address all concerns noted in the report
 - One finding relating to the Mortgage Assistance Program funded with NSP funds administered in-house by City staff remained open



June 2013 Monitoring Report

- HUD found that assistance provided to several homebuyers exceeded the maximum 50% of the lender's required down payment allowed by grant requirements
- City repaid HUD \$43,264



Project Reconnect

- Following a complaint to HUD, the matter of possible criminal activity was identified by the Dallas Police Department (DPD) and the Federal Bureau of Investigations
- Problems with administration of the program were unique as two employees were allegedly engaged in criminal activity



Project Reconnect

- As a result, HUD found inadequate documentation as to the eligibility of certain clients and requested repayment
- Majority of case files that HUD concluded were inadequately documented were managed by case manager who plead guilty to federal charges
- HUD did not conclude that persons served were not in need
- City repaid HUD \$625,814



SAFE Team

- Following a complaint to HUD, the City was asked to look into the matter of a grant funded employee placed on administrative leave in the DPD SAFE Team program
- While administrative leave is an allowable costs to the grant, it can only be charged to an administrative category



SAFE Team

- OFS staff found that a program employee had been placed on administrative leave, not performing regular duties
- Administrative expenses were incorrectly charged to the program category instead of the administrative category
- City repaid HUD \$16,291



South Dallas Fair Park – Inner City Development Corporation

- HUD questioned costs relating to a housing project involving development of 51 lots for low income single family units
- ICDC had performed services for and was owed money by the seller
- During the closing of the lots, funds owed to ICDC were netted from loan proceeds



South Dallas Fair Park – Inner City Development Corporation

- HUD considered the costs ineligible even though the seller received all loan proceeds and then used a portion to pay an existing debt
- Resulted in 11 homes being built and occupied by eligible residents
- City staff strongly disagreed with HUD's finding
- City repaid HUD \$67,812 to settle dispute



HUD Line of Credit (snapshot)

PR07 - Drawdown Report by Voucher Number - Vouchers Submitted to LOCCS

Dallas Vouchers HOME CDBG 8/1/2012 thru 8/7/2014

Voucher #	IDIS Act ID	Voucher Created	Grant Number	Program	Drawn Amount
5714529	1	41850	M11MC480203	HOME	(410,506.96)
5714528	1	41850	M10MC480203	HOME	(176,860.96)
5585419	1	41472	M08MC480203	HOME	(67,811.73)
5714530	1	41850	M12MC480203	HOME	(25,876.21)
5629741	2	41599	B10MC480009	CDBG	(21,000.00)
5629741	10890	41652	B10MC480009	CDBG	(21,000.00)
5629742	2	41599	B11MC480009	CDBG	(21,000.00)
5629742	11198	41652	B11MC480009	CDBG	(21,000.00)
5629743	2	41599	B11MC480009	CDBG	(16,290.91)
5629743	11609	41652	B11MC480009	CDBG	(16,290.91)
5629745	2	41599	B09MC480009	CDBG	(16,000.00)
5629745	10389	41652	B09MC480009	CDBG	(16,000.00)



Future Actions

- As approved by the City Council on August 13th, going forward
 - The appropriate City Council Committee will be notified of expenditures identified as ineligible not later than 30 days after the reimbursement
 - The appropriate City Council Committee will be informed of all final monitoring reports not later than 30 days after receipt of the report



Update

- HUD letter dated August 6, 2014 was received directing repayment of \$720
 - During Project Reconnect investigation, HUD learned that Shelter Plus Care grant funds were used to purchase four sewing machines
 - The purchase of sewing machines is an ineligible use of Shelter Plus Care funds and must be repaid
- The City must repay funds within 30 days

Memorandum



CITY OF DALLAS

DATE August 14, 2014

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

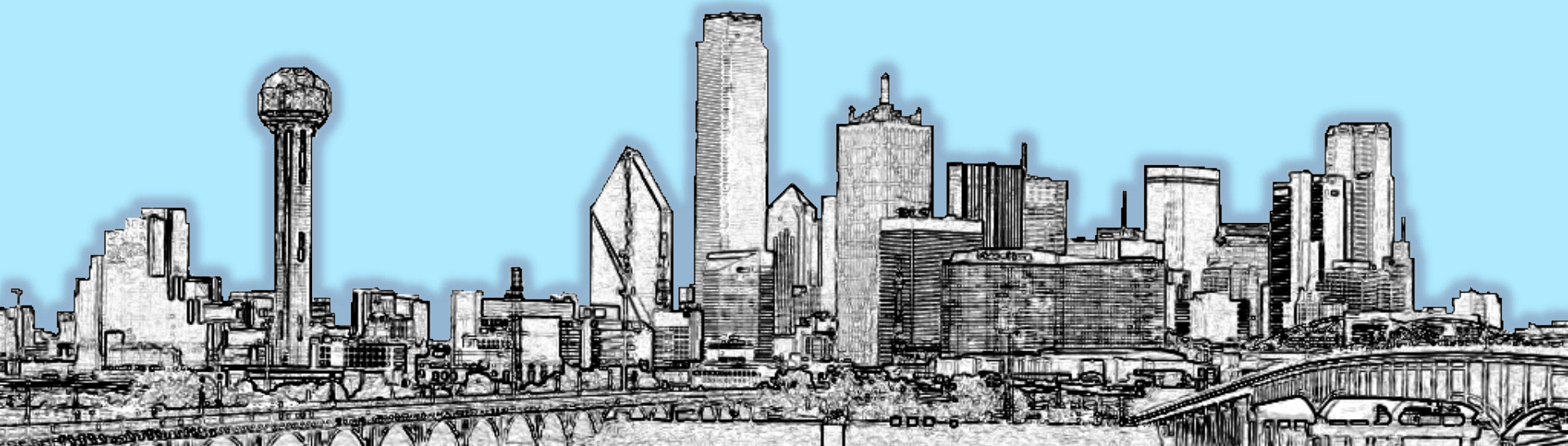
SUBJECT Housing Plus Plan Update

On Monday August 18, 2014, you will be briefed on the Housing Plus Plan Update. A copy of the briefing is attached.

Please let me know if you have any questions.


for Theresa O'Donnell
Interim Assistant City Manager

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
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Elsa Cantu, Assistant to the City Manager – Mayor and Council



HOUSING PLUS PLAN UPDATE



Housing Committee
August 18, 2014

Purpose of the briefing

2

- A brief progress report on the Housing Plus Plan
- Inform Council Committee on recent and upcoming events



Background

3

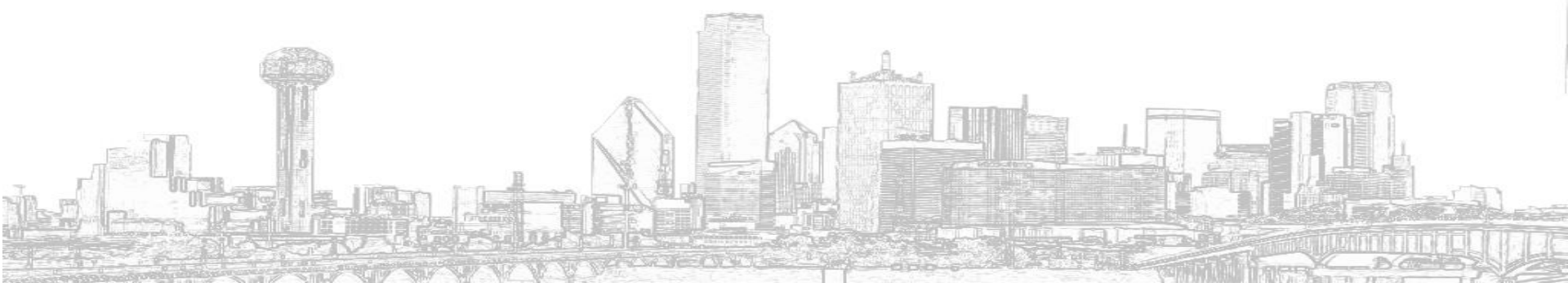
- Housing Committee was last briefed on June 2, 2014 on project scope, process and consultant team.
- Consultant contract was approved by City Council on June 25, 2014.



Review of the Timeline

4

Activities	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
Council workshop		★							
Neighborhood block party				★					
Community workshops					—				
Symposium						★			
Draft Housing Plus Plan						—	—	—	—
Consolidated Plan Process						→	→	→	→
Analysis of Impediments						→	→	→	→



Council Workshop – June 26

5

- Over 150 attendees - council members, partner agencies, neighborhood leaders
- Beta test for community workshop format



Neighborhood Block Party – Aug 23

6

Public launch of Housing Plan Process:

- Launch website and web-based neighborhood asset mapping tool
- Fun activities for families and kids
- Neighborhood-based service information booths



8/23/14

**NEIGHBORHOOD
BLOCK PARTY!**

City-wide party free for everyone!

The City of Dallas is currently developing a comprehensive housing plan that will help shape the future of living in our city. Come out and enjoy a family-friendly event and share your ideas on how we can make Dallas a better place to live!



City of Dallas

Location:

**3301 Swiss Ave
Dallas, TX 75204
(the Wilson block)**

Time:

9:00 am – 1:00 pm

Live Music!

Raffles!

Food Trucks!

**Free Popcorn and
Snow Cones!**

**Tell us why your
neighborhood is
great!**

**Learn more about
neighborhood
services!**

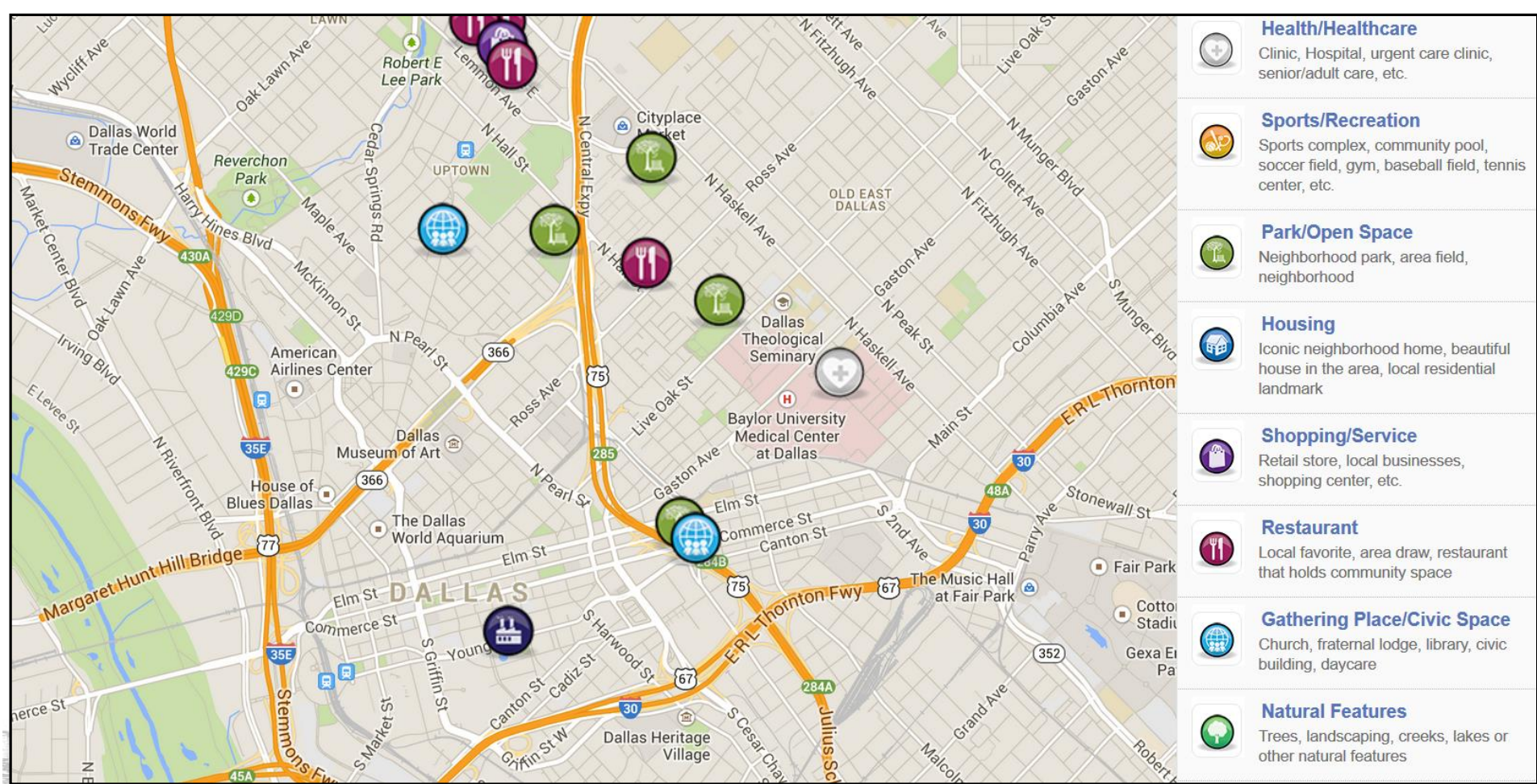
**CITY OF DALLAS
1500 Marilla St
Dallas, TX 75201
(214) 671-5090**

www.dallascityhall.com

Web-based Asset Mapping Tool

7

- Online tool for grass-roots neighborhood asset mapping



Web-based Asset Mapping Tool

8

- **Easy to use:** Click a point; Select asset type; name, describe it; Upload photo

Add an Asset

Type of Asset
Health/Healthcare

Title

Description

Link/URL

Photo

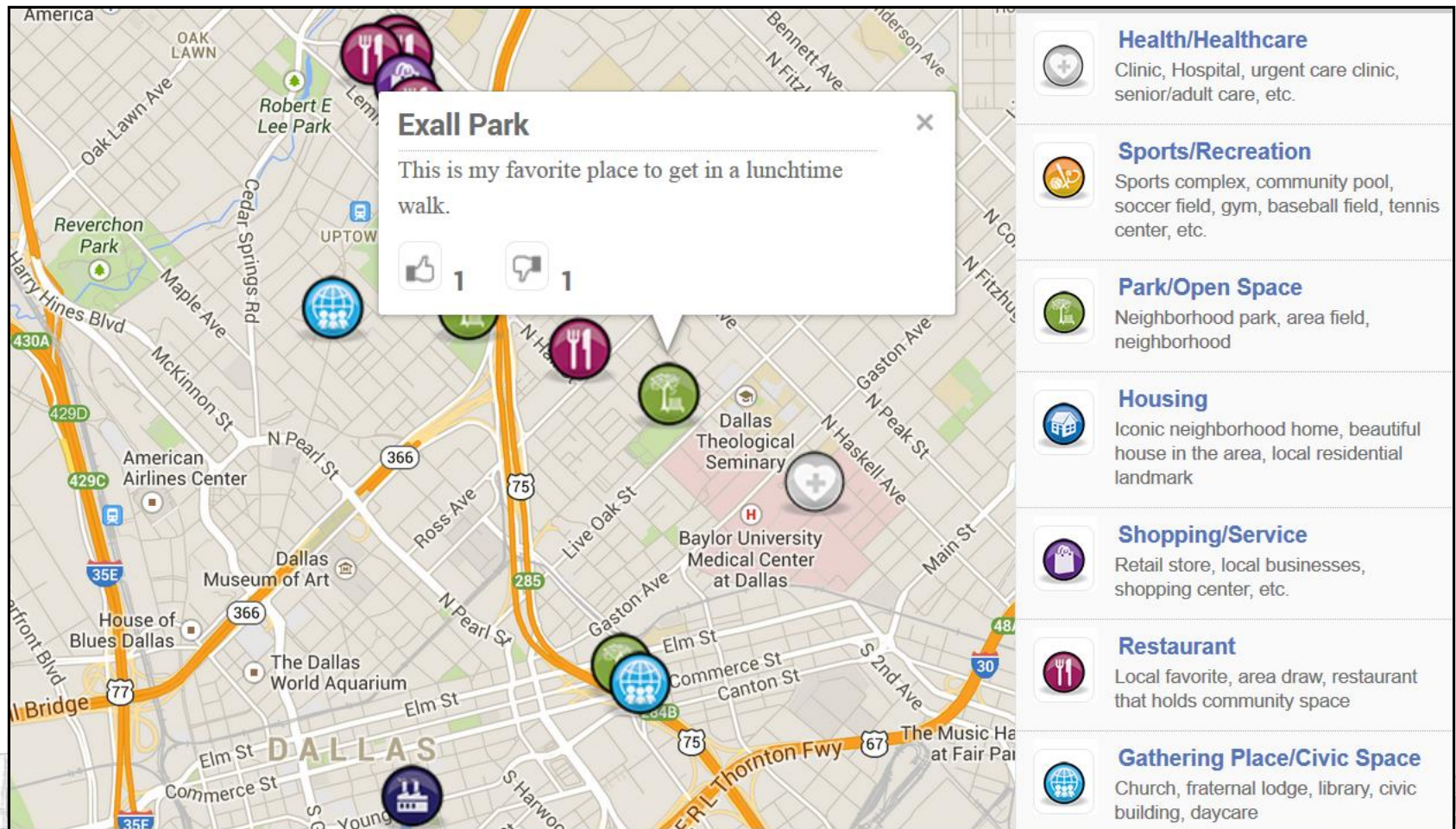
SUBMIT

- Sports/Recreation**
Sports complex, community pool, soccer field, gym, baseball field, tennis center, etc.
- Park/Open Space**
Neighborhood park, area field, neighborhood
- Housing**
Iconic neighborhood home, beautiful house in the area, local residential landmark
- Shopping/Service**
Retail store, local businesses, shopping center, etc.
- Restaurant**
Local favorite, area draw, restaurant that holds community space
- Gathering Place/Civic Space**
Church, fraternal lodge, library, civic building, daycare
- Natural Features**
Trees, landscaping, creeks, lakes or other natural features
- Employer**
A major employer

Web-based Asset Mapping Tool

9

- **Interactive:** View what others submit; Thumbs up/Thumbs down



The screenshot displays a map of Dallas, Texas, with several colored icons representing different asset categories. A pop-up window for 'Exall Park' is open, showing a thumbs up and thumbs down icon, both with a count of 1. The map includes labels for streets like Oak Lawn Ave, Cedar Springs Rd, and Live Oak St, and landmarks such as the American Airlines Center, Dallas Museum of Art, and Baylor University Medical Center at Dallas.

Exall Park

This is my favorite place to get in a lunchtime walk.

👍 1 👎 1

- Health/Healthcare**
Clinic, Hospital, urgent care clinic, senior/adult care, etc.
- Sports/Recreation**
Sports complex, community pool, soccer field, gym, baseball field, tennis center, etc.
- Park/Open Space**
Neighborhood park, area field, neighborhood
- Housing**
Iconic neighborhood home, beautiful house in the area, local residential landmark
- Shopping/Service**
Retail store, local businesses, shopping center, etc.
- Restaurant**
Local favorite, area draw, restaurant that holds community space
- Gathering Place/Civic Space**
Church, fraternal lodge, library, civic building, daycare

Ongoing Planning Activities

10

- Regional housing market segmentation and psychographics analysis
- Citywide housing and neighborhoods analysis
- Informal meetings with partner organizations
- Preparation for upcoming community engagement events



Upcoming Events

11

- **Community Workshops:** All are invited to help shape the Plan by participating in interactive exercises focused on a variety of areas throughout Dallas.
- **Symposium:** All are invited to learn about national best practices for building healthy and sustainable neighborhoods. Cutting edge strategies and tools will be show-cased and nationally renowned speakers and experts in the field will talk about successes and challenges.



Questions?



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55A B

SUBJECT

Authorize an amendment to Resolution No. 13-0994, previously approved on June 12, 2013, with 2000 Roses Foundation, Inc. for the renovation of 220 North Cliff Street and new construction of 1102 East Ninth Street to remove the 1102 East Ninth Street property from the contract - Financing: No cost consideration to the City

BACKGROUND

On June 12, 2013, City Council approved a project with 2000 Roses Foundation, Inc. for the renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street for \$85,000. The City would contribute \$45,000 and 2000 Roses would privately finance \$40,000. The total cost of the renovation for 220 N. Cliff was estimated at \$85,000.

As of July 1, 2014, 2000 Roses Foundation, Inc. completed portion of the roofing, windows, flooring, and sheetrock on 220 N. Cliff St. In addition to the City's funds of \$45,000, they obtained a grant from BBP, LLC for \$30,000 to pay for a portion of the renovations. The remaining items to complete by June 12, 2015, are electrical, bathroom, kitchen, flooring, HVAC, exterior siding and trim.

Several issues have left this project under sourced. The house at 220 N. Cliff has a historic designation that requires the exterior of the home to meet the original characteristics and these requirements added costs to the budget. Additionally, 2000 Roses anticipated additional funding from private sources but was unsuccessful in obtaining additional funds. The applicant has asked for the City to modify the contract to remove the 1102 E. Ninth Street project and allow the remaining funds to be used to complete 220 N. Cliff Street. Housing staff evaluated the project for completion and determined a total of \$35,000 additional funds are needed to finish the project. The newly estimated total cost for completion of 220 N. Cliff is \$110,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 12, 2013, City Council approved the project with 2000 Roses Foundation, Inc. and the City of Dallas entered into a loan agreement for funding for the renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street for \$85,000, by Resolution No. 13-0994.

FISCAL INFORMATION

No cost consideration to the City

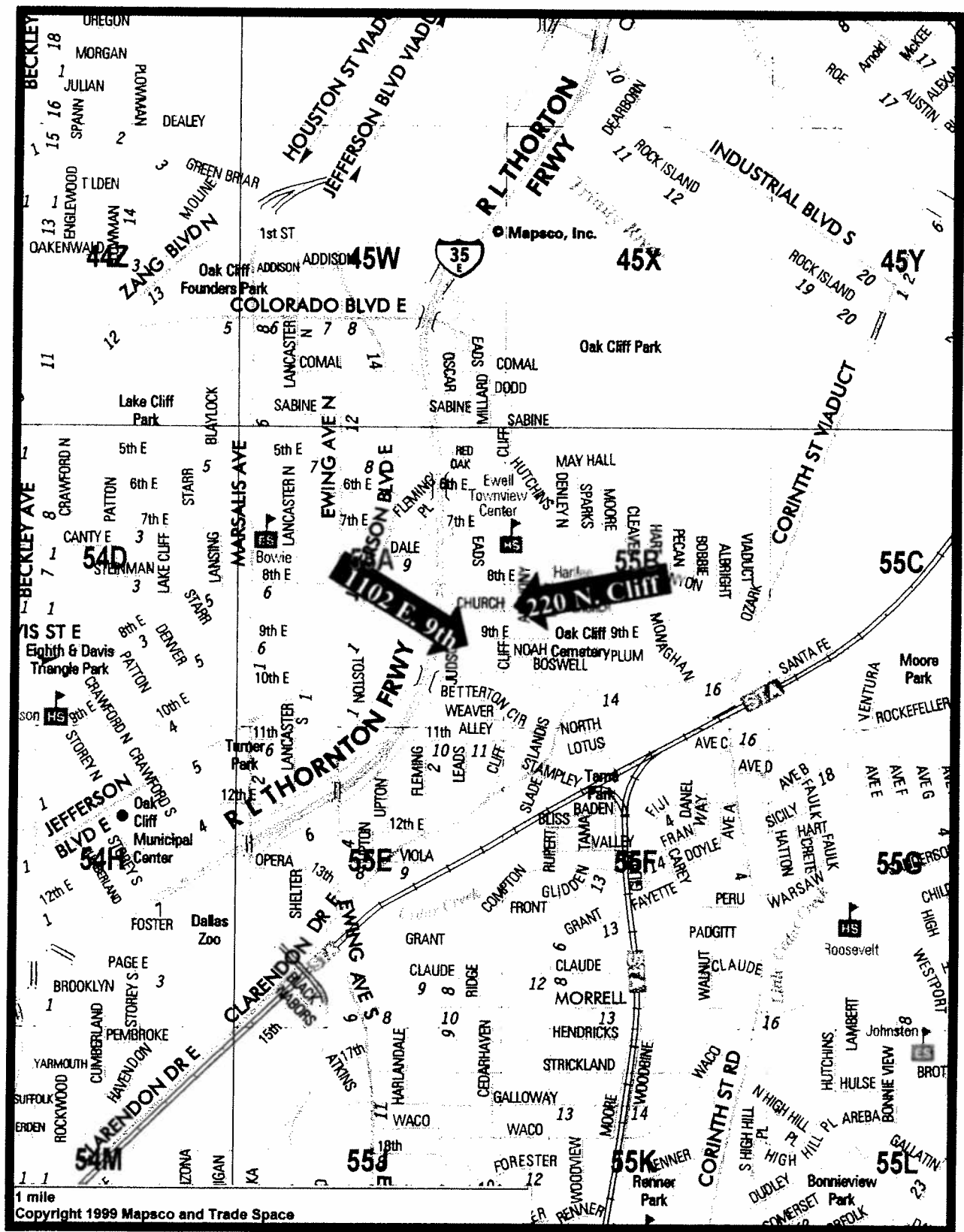
OWNER

2000 Roses Foundation, Inc.

Alonzo Harris, President

MAP

Attached



MAPSCO 55A & 55B

August 27, 2014

WHEREAS, on June 12, 2013, City Council approved the project with 2000 Roses Foundation, Inc. and the City of Dallas entered into a loan agreement for funding for the renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street for \$85,000. The \$85,000 was distributed as \$45,000 for the renovation and \$40,000 for the new construction by Resolution No. 13-0994; and

WHEREAS, 2000 Roses Foundation, Inc. requested a revision to the development loan agreement to remove the unit at 1102 E. Ninth Street to allow them to use the remaining funds on 220 N. Cliff Street ; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to amend the contract with 2000 Roses Foundation, Inc. to remove the 1102 E. Ninth Street property from the contract.

Section 2. The terms of the agreement include:

- (a) Borrower must execute an amendment to the Note.
- (b) Borrower must complete and sell the 220 N. Cliff to a low-to-moderate income family whose income is 140% or less of area median family income by the maturity date.
- (c) Borrower will be released from liability on the Note at the same time the low-to-moderate income family closes the purchase of the home.
- (d) Property will be deed restricted for affordability at 140% or less of Area Median Family Income for sale and resale to eligible homebuyers for a period of ten years.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available funds and there will be no liability or obligation on the City until final contract documents are approved, executed, and final closing completed.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 65D

SUBJECT

Authorize an amendment to Resolution No. 14-0771, previously approved on May 14, 2014 with Dallas Area Habitat for Humanity, Inc. (DAHFH) to: **(1)** change the terms of the development loan to a conditional grant; **(2)** decrease the federal HOME Investment Partnership Program Funds (HOME) to \$450,000 for the construction of 15 homes; and **(3)** provide \$450,000 in Bond funds for construction of 15 homes for a total of 30 affordable single family homes for the Jimmy & Rosalynn Carter project to be located on Exeter and Custer Streets - Financing: No cost consideration to the City

BACKGROUND

DAHFH has been incorporated as a nonprofit developer in Dallas County since 1986. During this time, they have built over 1,200 homes investing over \$120M and recruited over 12,000 volunteers. They serve a target population of families at or below 60% AMFI.

In partnership with Pioneer Natural Resources, DAHFH plans to revitalize the Oak Cliff Gardens-Lisbon Heights Neighborhood, to include land acquisition (including nuisance properties), demolition, new construction, home repair (Brush of Kindness Program).

In May 2014, Council approved a housing development loan with Dallas Area Habitat for Humanity, Inc. for HOME Investment Partnership (HOME) funds for the revitalization work in Oak Cliff Gardens-Lisbon Heights Neighborhood for the development of 30 single family affordable housing units for low and moderate income families at or below 60% AMFI. Since the approval, DAHFH changed some of the lots to be built on and changed the development timeline in a manner that does not make HOME funds the best source for a portion of the project. They requested a change in funding to continue to provide HOME funds for 15 units and provide 2012 General Obligation Bond Funds for 15 units. All other terms of the conditional grant will remain the same.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2012, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2012-13 federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans, by Resolution No. 12-1629.

On April 21, 2014, the Housing Committee was briefed on the Dallas Area Habitat for Humanity, Inc. Jimmy & Rosalynn Carter Work Project.

On May 14, 2014, the City Council approved a housing development loan with Dallas Area Habitat for Humanity, Inc. Jimmy & Rosalynn Carter Work Project by Resolution No. 14-0771.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Dallas Area Habitat for Humanity, Inc.

William Hall, Chief Executive Officer

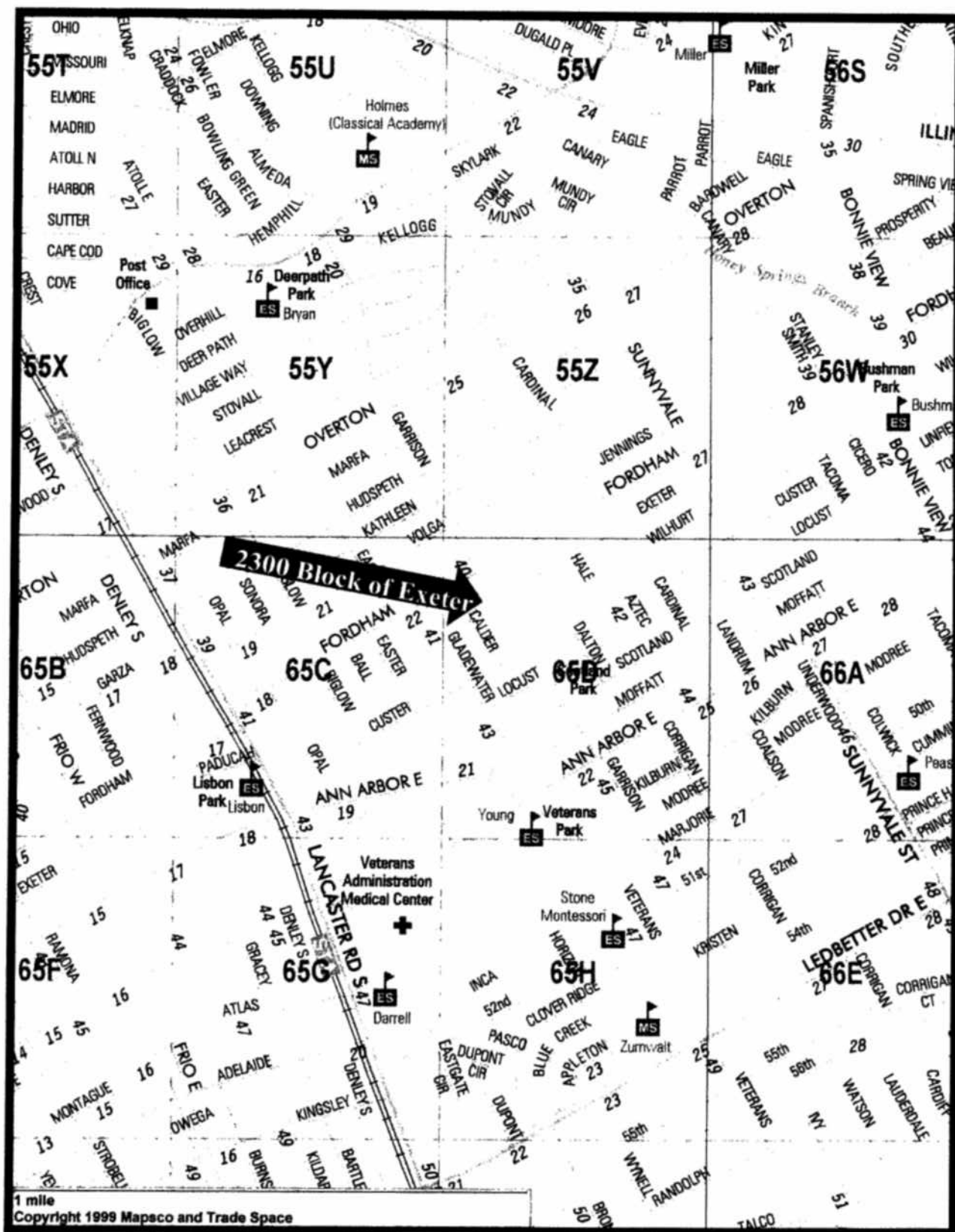
DEVELOPER

Dallas Area Habitat for Humanity, Inc.

William Hall, Chief Executive Officer

MAP(S)

Attached



MAPSCO 65D

August 27, 2014

WHEREAS, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

WHEREAS, on June 27, 2012, the City Council approved the FY 2012-13 Consolidated Plan Budget which included the HOME Investment Partnership Program, CHDO Development Loan funds, by Resolution No. 12-1629; and

WHEREAS, on May 14, 2014, the City Council approved a housing development loan with Dallas Area Habitat for Humanity, Inc., Jimmy & Rosalynn Carter Work Project by Resolution No. 14-0771; and

WHEREAS, Dallas Area Habitat for Humanity, Inc. desires to continue to work with the City of Dallas to undertake the development of 30 affordable single family units on Exeter and Custer Streets; and

WHEREAS, the City desires for Dallas Area Habitat for Humanity, Inc. to develop affordable single family units for low and moderate income families; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend Resolution No. 14-0771, previously approved on May 14, 2014 with Dallas Area Habitat for Humanity, Inc. (DAHFH) to (1) change the terms of the development loan to a conditional grant; (2) decrease the federal HOME Investment Partnership Program Funds (HOME) to \$450,000 for the construction of 15 homes; and (3) provide \$450,000 in Bond funds for construction of 15 homes for a total of 30 affordable single family homes for the Jimmy & Rosalynn Carter project to be located on Exeter and Custer Streets.

Section 2. The terms of the agreement include:

- (a) Dallas Area Habitat for Humanity, Inc. must execute two (2) notes payable to the City of Dallas for \$450,000 each for a total of \$900,000.
- (b) Dallas Area Habitat for Humanity, Inc. will execute a lien through a Deed of Trust for a 10-year term for the affordable units.
- (c) Dallas Area Habitat for Humanity, Inc. will have two (2) years to fully complete the project.
- (d) Dallas Area Habitat for Humanity, Inc. must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income.
- (e) The City will subordinate first lien to the mortgage lender as each unit is sold to a low-income homebuyer.

August 27, 2014

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That the City Controller is hereby authorized to disburse funds in accordance with this resolution and the terms and conditions of the agreement as follows:

Dallas Area Habitat for Humanity, Inc. Vendor VC0000002756

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
HM12	HOU	893E	3015	HOUS803K125	(\$450,000)
2U53	HOU	S803	3015	HOUS803K125	\$450,000

Section 5. That the City Controller is hereby authorized to modify receivable balance sheet account 033F and an allowance for uncollectible debt 022D to reverse the original provision in funds HM13 and 13M1 for the amount of \$450,000 of the loan approved in Resolution No. 14-0771 dated May 14, 2014,

Section 6. That the City Controller is hereby authorized to set up receivable balance sheet account 033F and an allowance for uncollectible debt 022D in Funds 2U53, and HM12 for the amount of the loan.

Section 7. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

Section 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Memorandum



CITY OF DALLAS

DATE August 15, 2014

TO Members of the Housing Committee,
Carolyn Davis (Chair), Scott Griggs (Vice-Chair), Monica R. Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Land Bank Sale to Archangel Reliance, LLC

At the August 27, 2014 Council meeting, you will consider an addendum agenda item to authorize the sale of 33 Land Bank lots to Archangel Reliance, LLC.

Should you have any questions, please contact me at (214) 670-3309.

A handwritten signature in black ink, appearing to read 'Theresa O'Donnell'.

Theresa O'Donnell
Interim Assistant City Manager

c: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, (I) Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Shawn Williams, (I) Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Memorandum



CITY OF DALLAS

DATE August 15, 2014

TO Members of the Housing Committee,
Carolyn Davis (Chair), Scott Griggs (Vice-Chair), Monica R. Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Land Bank Sale to AAA Home Builder, LLC

At the August 27, 2014 Council meeting, you will consider an addendum agenda item to authorize the sale of 7 Land Bank lots to AAA Home Builder, LLC. The lots are located in the following Council Districts:

5524 Fannie	6
1423 Rowan	2
1520 Rowan	2
4609 Silver	7
4612 Silver	7
4631 Silver	7
4831 Silver	7

As the result of community input, only two lots in Council District 7 will be released initially. The remaining two will be held pending further community input.

Should you have any questions, please contact me at (214) 670-3309.

Theresa O'Donnell
Interim Assistant City Manager

c: The Honorable Mayor and Members of the City Council
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Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
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Elsa Cantu, Assistant to the City Manager – Mayor & Council

Memorandum



DATE August 15, 2014

TO Members of the Housing Committee,
Carolyn Davis (Chair), Scott Griggs (Vice-Chair), Monica R. Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Land Bank Amended Deed Restrictions for Commonwealth Companies, LLC

At the August 27, 2014 Council meeting, you will consider an addendum agenda item to authorize amended deed restrictions for Commonwealth Companies, LLC.

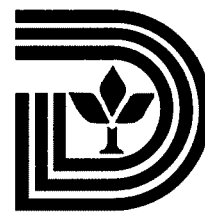
Should you have any questions, please contact me at (214) 670-3309.



Theresa O'Donnell
Interim Assistant City Manager

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Memorandum



CITY OF DALLAS

DATE August 15, 2014

TO Members of the Housing Committee,
Carolyn Davis (Chair), Scott Griggs (Vice-Chair), Monica R. Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Land Transfer Call of Public Hearing for Sale to Dallas Neighborhood Alliance for Habitat

At the August 27, 2014 Council meeting, you will consider an addendum agenda item to authorize the calling of the public hearing to be held on October 8, 2014 for the sale of one vacant lot to Dallas Neighborhood Alliance for Habitat.

Should you have any questions, please contact me at (214) 670-3309.

A handwritten signature in black ink, appearing to read 'Theresa O'Donnell'.

Theresa O'Donnell
Interim Assistant City Manager

c: The Honorable Mayor and Members of the City Council
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Memorandum



CITY OF DALLAS

DATE August 15, 2014

TO Members of the Housing Committee,
Carolyn Davis (Chair), Scott Griggs (Vice-Chair), Monica R. Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Land Bank Call of Public Hearing for Annual Plan

At the August 27, 2014 Council meeting, you will consider an addendum agenda item to authorize the calling of the public hearing to be held on November 12, 2014 for the Land Bank annual plan. A full briefing of the Land Bank Program will be presented September 2, 2014 for the Housing Committee.

Should you have any questions, please contact me at (214) 670-3309.

A handwritten signature in black ink that reads "Theresa O'Donnell".

Theresa O'Donnell
Interim Assistant City Manager

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