

Memorandum

2015 APR 16 PM 2: 22

DALLAS, TEXAS



DATE April 17, 2015

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

SUBJECT April 20, 2015 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, April 20, 2015, 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 April 6, 2015 Minutes
Carolyn R. Davis
Councilmember
2. Network of Age Friendly Communities
Rayzer/Mitchell
(Estimated time 30 minutes)
3. Greenleaf Ventures, LLC
Mitchell/O'Donnell
(Estimated time 30 minutes)
4. Upcoming Agenda Items
Housing Items Only
For Information Only
 - a. Authorize development loan with Builders of Hope CDC
 - b. Authorize development loan with City Wide CDC
 - c. Authorize development loan with East Dallas CDC
 - d. Authorize development loan with Southfair CDC
 - e. Authorize development loan with South Dallas Fair Park/ICDC
 - f. Addendum – Call Public Hearing for Substantial Amendment No. 2
 - g. Addendum – Authorize a conditional grant with NP Community Development Corporation dba Heroes House



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
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, 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

April 6, 2015

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: April 6, 2015

Meeting Start time: 11:05 A.M.

| | |
|---|--|
| <p><u>Committee Members Present:</u> Carolyn R. Davis (Chair) Scott Griggs (Vice-Chair) Monica Alonzo Rick Callahan Philip Kingston Dwayne Caraway</p> | <p><u>Staff Present:</u> Joey Zapata-Assistant City Manager Theresa O'Donnell-PNV Bernadette Mitchell-Interim Director/HOU Karl Zavitkovsky-Director/ECO Charles Brideau-Asst. Director/HOU Patrick Inyabri-Interim Asst. Director/HOU Don Babers-HOU Cobbie Ransom-HOU Beverly Davis-Asst. Director/FHO Robin Bentley-CAO Michael Bostic-CAO Eileen Youens-CAO Robert Curry-CCS Mai Brock-CAS Cynthia Rogers-Ellickson-HOU Karen Schaffner-ECO Samuel Oyiedo-MCC Renita Griggs-CCO Doris Edmon-HOU Alida Allen-HOU Brian Price-HOU</p> |
| <p><u>Other Council Members Present:</u></p> | |
| <p><u>Committee Members Absent:</u></p> | <p><u>Other Attendees</u> Gerald Carlton-EDCO Dave Neumann-Health & Wellness Alliance for Children Gary Hasty-Heroes House Sandy Rollins-Texas Tenants Union Justin Chung-Texas Tenants Union Norman Henry-BOH Gerald Britt-City Square Jennifer Mayfield-BCW Peter Urrutia-MetroTex Victor Toledo-Greenleaf Ventures Cheryl Boswell-Health & Wellness Alliance Diane Ragsdale-ICDC Zach Jones-ICDC Kristen Schulz-DAHFH Kathy Carlton-AAGD Sherman Roberts-City Wide, CDC William Skeeters-City Wide, CDC Demetria McCain-ICP S. Watkins-ICP Michael Davis-Davis Business Services</p> |

AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. Approval of March 2, 2015 Minutes of the Housing Committee
Presenter(s): Council Member Scott Griggs

Action Taken/Committee Recommendation(s)

| | |
|--|---|
| Motion made by: CM Dwaine Caraway | Motion seconded by: CM Monica Alonzo |
| Item passed unanimously: <u>X</u> | Item passed on a divided vote: _____ |
| Item failed unanimously: _____ | Item failed on a divided vote: _____ |

Follow-up (if necessary):

2. Changes to Chapter 27: Minimum Urban Rehabilitation Standards

**Presenter(s): Theresa O'Donnell, PNV/Bernadette Mitchell, Interim Director/Don Babers, HOU
 Kris Sweckard, Director of Code Compliance/Robert Curry, CCS/Mai Brocks, CAO**

Information Only: ___

Action Taken/Committee Recommendation(s) Motion to move forward with amendments

| | |
|--|--|
| Motion made by: CM Carolyn R. Davis | Motion seconded by: CM Dwaine Caraway |
| Item passed unanimously: <u>X</u> | Item passed on a divided vote: _____ |
| Item failed unanimously: _____ | Item failed on a divided vote: _____ |

Follow-up (if necessary):

3. Oak Glen Apartments

Presenter(s): Theresa O'Donnell, PNV/Bernadette Mitchell, Interim Director/Don Babers, HOU

Information Only: ___

**Action Taken/Committee Recommendation(s) Motion to move forward to full Council with
 Option #1 Transfer to nonprofit developer to rehabilitate and operate as originally intended**

| | |
|---|--|
| Motion made by: CM Monica Alonzo | Motion seconded by: CM Carolyn R. Davis |
| Item passed unanimously: <u>X</u> | Item passed on a divided vote: _____ |
| Item failed unanimously: _____ | Item failed on a divided vote: _____ |

Follow-up (if necessary):

4. Deaf Action Center-Martha's Vineyard Place

**Presenter(s): Theresa O'Donnell, PNV/Bernadette Mitchell, Interim Director/Don Babers, HOU
 Karl Zavitkovsky, Director of Economic Development**

Information Only: ___

Action Taken/Committee Recommendation(s) Motion to move forward to full Council

| | |
|---|---|
| Motion made by: CM Philip Kingston | Motion seconded by: CM Rick Callahan |
| Item passed unanimously: <u>X</u> | Item passed on a divided vote: _____ |
| Item failed unanimously: _____ | Item failed on a divided vote: _____ |

Follow-up (if necessary):

5. **Briefing Memo: Single Family Notice of Funding Availability Proposals**
 Presenter(s): Theresa O'Donnell, PNV/Bernadette Mitchell, Interim Director/Don Babers, HOU

Information Only:

Action Taken/Committee Recommendation(s) Motion to move forward to full Council

| | |
|--|---|
| Motion made by: CM Monica Alonzo | Motion seconded by: CM Philip Kingston |
| Item passed unanimously: <u>X</u> | Item passed on a divided vote: <u> </u> |
| Item failed unanimously: <u> </u> | Item failed on a divided vote: <u> </u> |

Follow-up (if necessary):

6. **Briefing Memo: Fair Housing Symposium**
 Presenter(s): Theresa O'Donnell, PNV/Bernadette Mitchell, Interim Director/Don Babers, HOU

Information Only: **X**

Action Taken/Committee Recommendation(s)

| | |
|--------------------------------------|--|
| Motion made by: CM | Motion seconded by: CM Carolyn R. Davis |
| Item passed unanimously: <u> </u> | Item passed on a divided vote: <u> </u> |
| Item failed unanimously: <u> </u> | Item failed on a divided vote: <u> </u> |

Follow-up (if necessary):

7. **Upcoming Agenda Items**
Housing Items Only

- a. **Authorize Acceptance of Additional Grant Funds for DHFC for Home Repair Warranty Program**
- b. **MSRP Program Statement Amendment**
- c. **Land Transfer- Call Public Hearing for Sale of 1 lot to EDCO**

Information Only: **X**

Action Taken/Committee Recommendation(s) Motion to move forward to full Council

| | |
|--|---|
| Motion made by: CM Monica Alonzo | Motion seconded by: CM Philip Kingston |
| Item passed unanimously: <u>X</u> | Item passed on a divided vote: <u> </u> |
| Item failed unanimously: <u> </u> | Item failed on a divided vote: <u> </u> |

Follow-up (if necessary):

Meeting Adjourned by CM Scott Griggs

Meeting Adjourned: 12:53 P.M.

Approved By: _____

Memorandum



CITY OF DALLAS

DATE April 17, 2015

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

SUBJECT Network of Age Friendly Communities

On Monday, April 20, 2015, you will be briefed on Network of Age Friendly Communities. A copy of the briefing is attached.

Please let me know if you have any questions.

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

Theresa O'Donnell
Chief Planning 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
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NETWORK OF AGE FRIENDLY COMMUNITIES

A Collaboration

City of Dallas and AARP



Dallas Senior Community

- The number of seniors in the United States grew from 3.1 million in 1900 to 33.2 million in 1994. This number is expected to more than double by the middle of the next century, to 80 million people. By 2030, about one out of every five Americans, or 20%, will be a senior.
- Of the 1,257,676 people in the City of Dallas 11% are estimated to be over the age of 60. In 15 years that percentage will double.



The Network of Age-Friendly Communities

The AARP Network of Age-Friendly Communities consists of 45 cities in the U.S. Dallas was the 5th of 7 cities in Texas to join the network to commit to becoming “age-friendly.”



The Goal of Age Friendly Communities

- This initiative will advance the efforts of cities to help all people live easily and comfortably in their homes and communities. It encourages the older residents to take an active role and have their voices heard.

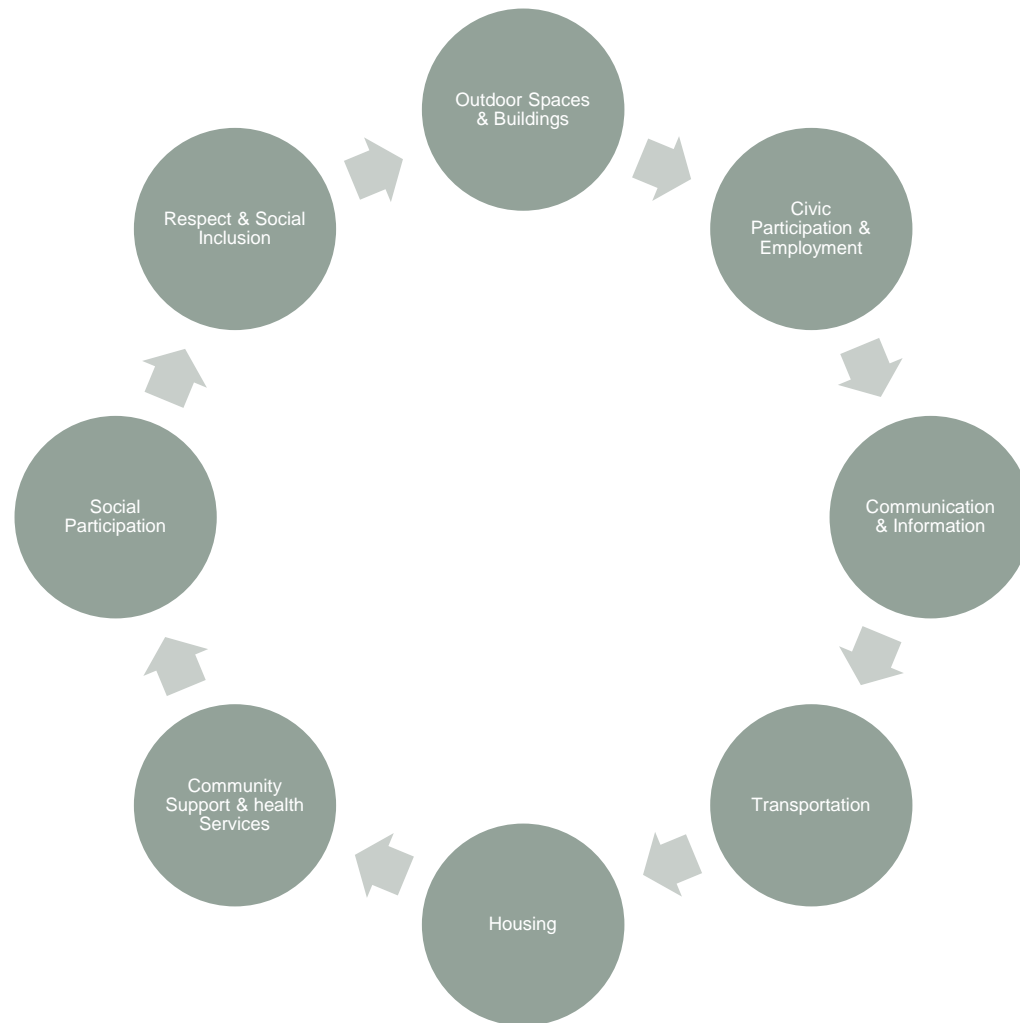


The Initiative Targets

- AARP's Network of Age Friendly Communities serves as a catalyst to educate, encourage, promote and recognize improvements that make communities supportive for residents of all ages.



Eight Domains of Livability



8 Domains of Livability

- Outdoor Spaces & Buildings
 - Availability of safe and accessible recreational facilities
- Transportation
 - Safe and affordable modes of private and public transit
- Housing
 - Range of housing options for older residents, the ability to age in place and home-modification programs
- Social Participation
 - Access to leisure & cultural activities
- Respect & Social Inclusion
 - Promotion of ethnic and cultural diversity programs as well as multi-generational interaction & dialogue
- Civic Participation & Employment
 - Engagement in the creation of policies relevant to their lives & paid and volunteer activities
- Communication & Information
 - Access to technology that helps to connect to family and friends
- Community Support & Health Services
 - Access to homecare services, health clinics and programs that promote wellness and active aging

Network Milestones

Years 1-2

Years 3-5

Plan



Implement



Evaluate your progress

-
- Conduct Baseline Assessment
 - Build a strong network of community partners
 - Write Action Plan

- Write report
- Submit to AARP



Continuous Improvements

The Program Cycle

Step 1: Entering the Network

The AARP Network of Age Friendly Communities serves as a catalyst to educate, encourage, promote and recognize improvements that make communities supportive for residents of all ages. The network provides U.S. cities, towns, and counties with resources to become more age-friendly by tapping into national and global research, planning models and best practices.

Step 2: Planning Phase

This phase has four key elements:

- The establishment of mechanisms to involve older people throughout the age-friendly community cycle.
- A baseline assessment of the community's age-friendliness.
- The development of a three-year community wide action plan based on the assessment.
- The identification of indicators for monitoring progress.

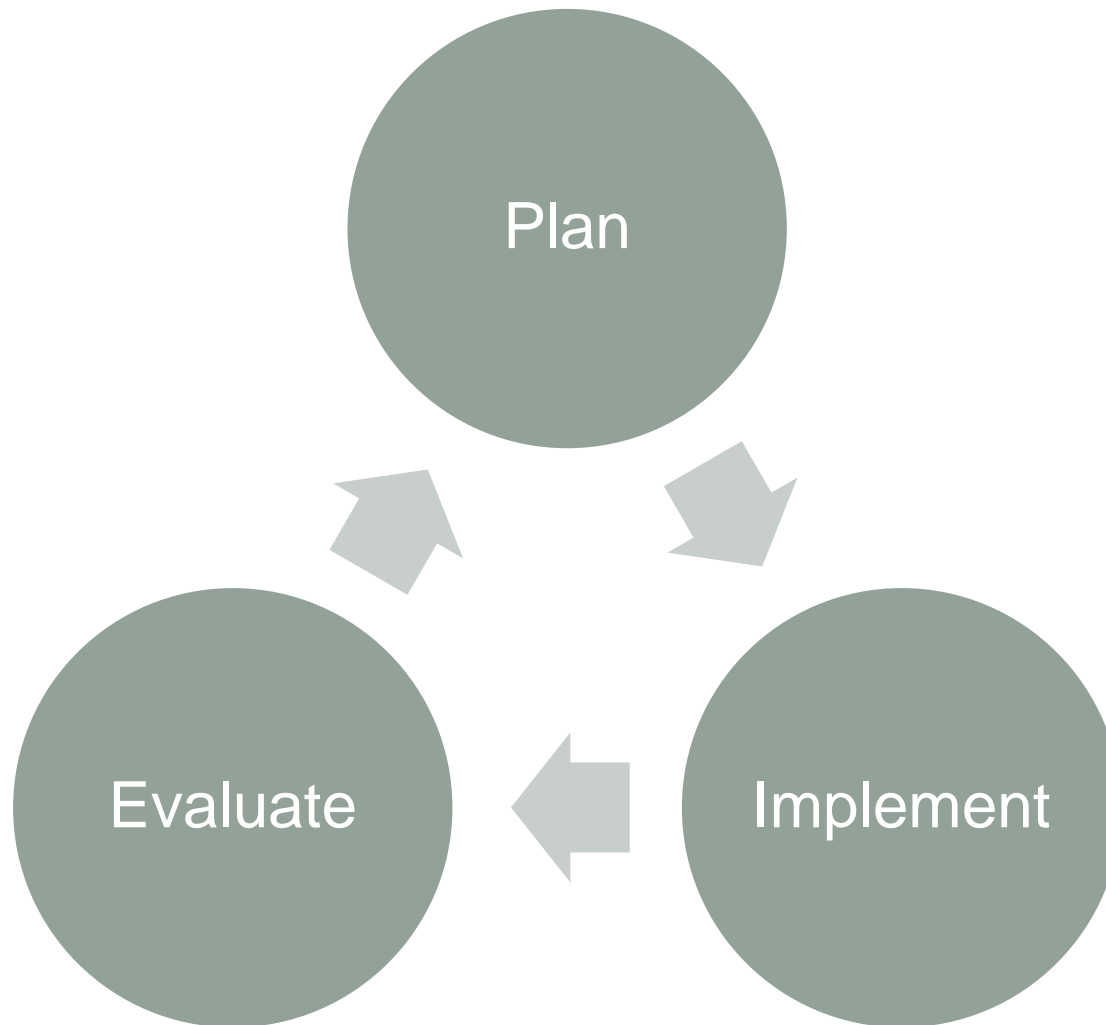
This phase is completed when an action plan is submitted to the World Health Organization (WHO) for review and endorsement.

Step 3: Implementation & Evaluation


Within a 2 year time period after joining the AARP Network of Age Friendly Communities, a community will need to submit its action plan to AARP for review and endorsement. Upon endorsement and recommendations to the WHO by AARP, a community begins a three-year period of implementation.

At the end of this period the community is required to submit a progress report to AARP outlining its progress against the indicators developed in the Step 2: Planning Phase.

Step 4: Continuous Cycle of Improvements



AARP Network of Age-Friendly Communities Member Benefits

- Organizational guidance from national experts
 - Streamlined admission into the World Health Organization's age-friendly network
 - Resources for identifying and developing assessment and survey tools.
 - Information about identifying and developing community-success criteria
 - Recognition by AARP and others
 - Access to a network of communities and best practices
 - Access to a volunteer network of support
- 
- Access to evaluation tools
 - Invitations to organized trainings and networking events
 - Resources at AARP.org/livable and AARP.org/agefriendly
 - Support and guidance from AARP

Dallas Plan 2014-2015

- Signed Agreement August 2014
- Special Recognition 2014- City Council Chambers



- Presentation at SAC Retreat & February Meeting with Neighborhood Plus
- Stake Holders Coalition Building
- Coffee & Conversation with City Leaders & Seniors – kick-off
- Senior Housing 101
- MayFair 2015 Senior Festival & Expo
 - DART Senior Expo
 - Ciclovía

Dallas Plan 2014-2015

- Continued Coffee & Conversation events
- Strategy session with stake holders
- Cesar Chavez Senior Health & Safety Fair
- Hunger Initiative Seminar
- Retirement Readiness
- Career Transitions Expo
- Launch Grandparent's Park
- Scam Jams



- Family Caregiver Event
- Bailando Por Su Salud
Dancing for Your Health –
Christmas Celebration!

Questions

- Please contact Susan Williams – AARP

or

- Valencia Hooper-Alexander, LMSW – Senior Services Program, City of Dallas, Housing/Community Services

Memorandum



CITY OF DALLAS

DATE April 17, 2015

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

SUBJECT Greenleaf Ventures, LLC

On Monday, April 20, 2015, you will be briefed on Greenleaf Ventures, LLC. A copy of the briefing is attached.

Please let me know if you have any questions.

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

Theresa O'Donnell
Chief Planning Officer

c: The Honorable Mayor and Members of the City Council
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Greenleaf Ventures, LLC

A BRIEFING TO THE
HOUSING COMMITTEE

Housing/Community Services Department
April 20, 2015



Purpose

- ▶ To present two single family housing projects which will provide 169 new housing opportunities in West Dallas and East Dallas
- ▶ To recommend consideration for two conditional grants using 2012 General Obligation Bond funds to gap finance infrastructure costs for each development



Proposal Process

- ▶ February 2, 2015, Single Family (SF) NOFA was issued
 - Provided to all known developers
 - Posted on City of Dallas website
- ▶ February 10, 2015, SF NOFA question and answer session was held with all interested parties
- ▶ March 6, 2015, SF NOFA applications were due

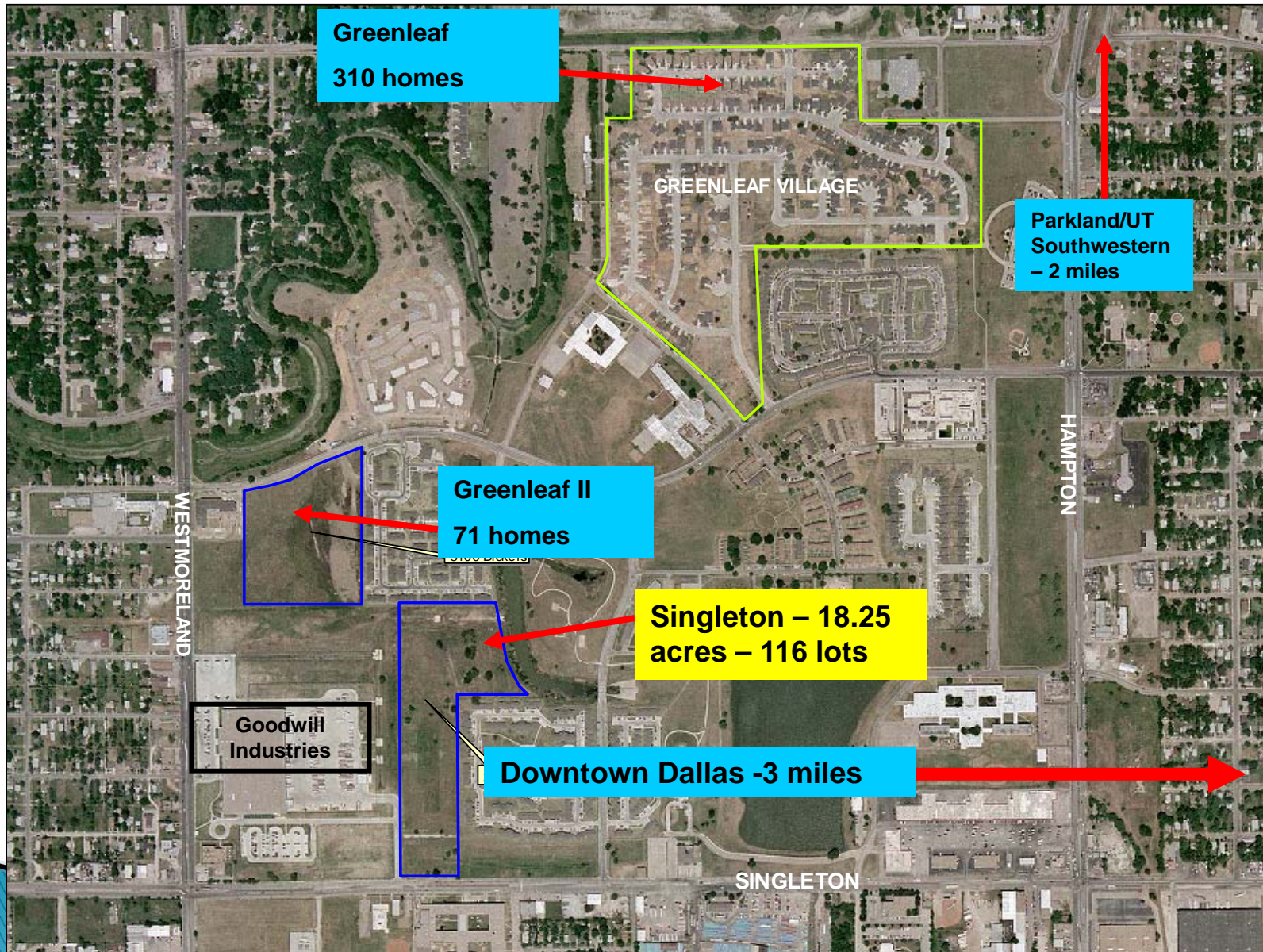


Bridgeview on Singleton

- Council District 6
- The eighteen-acre vacant tract is located near Westmoreland on Singleton Blvd.
- Less than a half-mile on DART bus line to
 - Shopping centers
 - El Centro Community College
 - Dallas Public library
- Development of 116 lots for single-family homes to be sold to builders
 - 58 lots discounted for homebuyers at or below 140% AMFI
 - Remaining lots for sale at market rate
 - Infrastructure will also be installed for retail/commercial space along Singleton



Bridgeview on Singleton



Buckner Terrace Project

- Council District 7
- The 8.8 acre site is on Chariot and St. Francis Road in the Buckner Terrace area of East Dallas
- Less than a mile on DART bus line to
 - Restaurants
 - Shopping
- Development of 50 to 53 lots for single-family homes to be sold to builders
 - 27 lots discounted for homebuyers at or below 140% AMFI
 - Remaining lots for sale at market rate

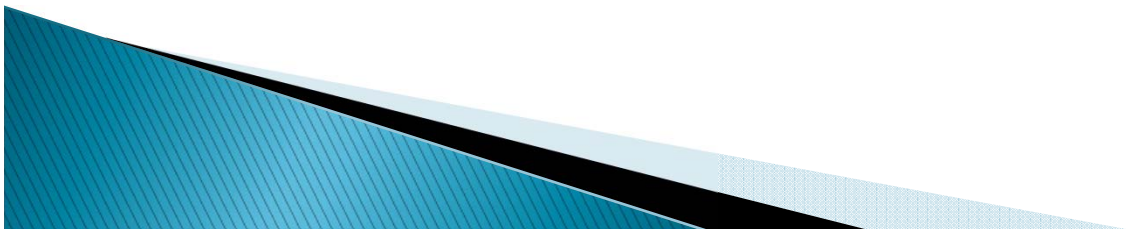


Buckner Terrace - Property Today



Developer, Greenleaf Ventures, LLC

- ▶ Greenleaf Ventures, LLC (GLV) is a for-profit Texas limited liability company, with Victor Toledo as Project Manager.
- ▶ GLV contributed greatly to the redevelopment in West Dallas. Since 2002, GLV and its affiliates have sold 381 new single family lots in the Greenleaf Village I & II projects.
- ▶ The Greenleaf Village projects are nationally recognized by HUD Secretary Alphonso Jackson as a "best practice" for affordable housing public-private partnership.



Proposed Ownership, Developer and Management Company

- ▶ Owner/Developer
 - ▶ Greenleaf Ventures, LLC: Texas limited liability company
 - ▶ Has owned both of these Properties for 9 years
 - ▶ Victor Toledo and Kent Casey are the parties in ownership of the LLC

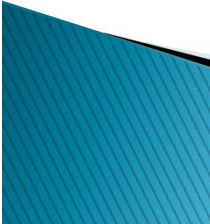
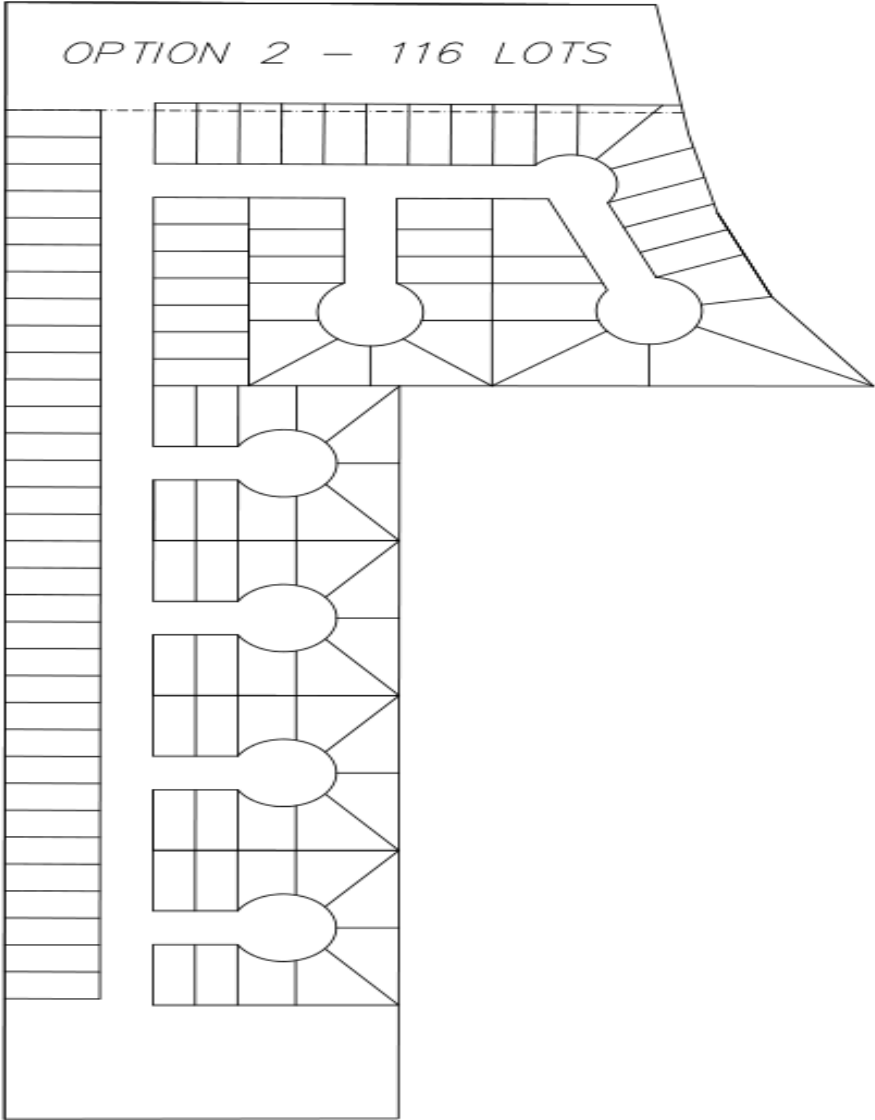
- ▶ Project Manager:
 - ▶ Victor Toledo
 - ▶ Has over 25 years of experience in real estate law and development with such companies as Highland Homes and KB Homes.

- ▶ Real Estate/Property Management:
 - ▶ Kent Casey
 - ▶ Has over 27 years of experience in commercial real estate and development and is Principal owner in Alliance Hospitality and Alliance Development.

SITE PLAN - Bridgeview on Singleton - West Dallas

*Site Plan is for 40' x 90' typical lots.

Final Lot count may vary by up to 20% depending on market demand



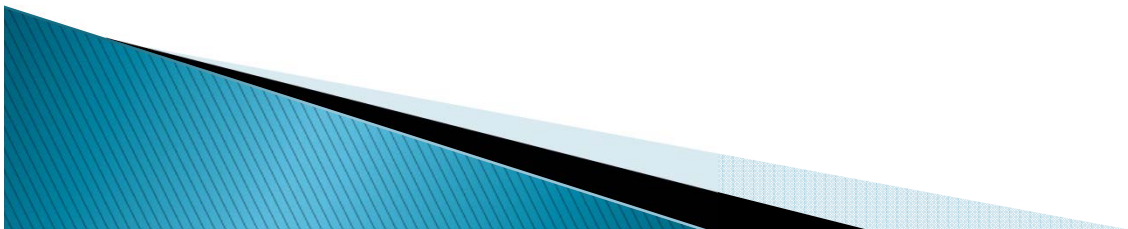
SOURCES AND USES – Bridgeview on Singleton

Sources:

| | |
|--------------------------------------|---------------------|
| Equity-Land | \$ 1,058,906 |
| City of Dallas – Housing Dept. Grant | \$ 1,275,000 |
| Private Lender (Texas Capital Bank) | <u>\$ 1,275,000</u> |
| Total | \$3,608,906 |

Uses:

| | |
|--------------------------------------|--------------------|
| Land | \$1,058,906 |
| Engineering | \$ 171,600 |
| Grading/Dirt Work | \$ 94,052 |
| Sewer/Water/Drainage | \$ 836,460 |
| Paving/Retaining Walls & Landscaping | \$ 783,948 |
| Utilities | \$ 238,940 |
| Contingency | \$ 318,750 |
| Construction Management | <u>\$ 106,250</u> |
| Total | \$3,608,906 |



SITE PLAN – Buckner Terrace Place



*Site Plan is for 40' x 90' typical lots.

Final Lot count may vary by up to 20% depending on market demand

SOURCES AND USES – Buckner Terrace

Sources:

| | |
|--------------------------------------|---------------------|
| Equity-Land | \$ 450,000 |
| City of Dallas – Housing Dept. Grant | \$ 450,000 |
| Private Lender (Texas Capital Bank) | <u>\$ 600,000</u> |
| Total | \$ 1,500,000 |

Uses:

| | |
|--------------------------------|---------------------|
| Land | \$ 450,000 |
| Engineering/Grading/Utilitites | \$ 203,665 |
| Sewer/Water/Drainage | \$ 366,400 |
| Paving | \$ 219,410 |
| Contingency | \$ 197,367 |
| Construction Management | <u>\$ 63,158</u> |
| Total | \$ 1,500,000 |



Loan Terms

- ▶ Developer is requesting a conditional grant for the Bridgeview project of \$1,275,000 and a conditional grant for the Buckner project of \$450,000
 - Funds will be used in conjunction with private financing with Texas Capital Bank to offset the total infrastructure costs for construction
 - The City will subordinate the first lien position to the interim construction lender after City approval of the lender
- ▶ A lien will be placed on the property for performance purposes and released on a prorata basis as each City funded lot is built out and sold to a buyer at or below 140% AMFI
- ▶ Developer will have two years to complete buildout of homes

Sample Elevations

Square Footages Range from 1200 to 3200

Prices range from \$140,000 to \$170,000

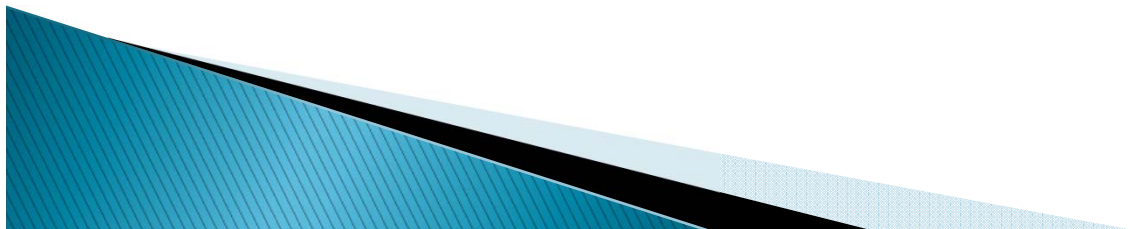
Costs per square foot range from \$60.71 to \$116.66



Homebuyer Income Limits

Affordable units may be purchased with homebuyers at or below 140% AMFI:

| Household Size | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|-----------------------|----------|----------|----------|----------|-----------|-----------|-----------|
| Income Amount Maximum | \$68,992 | \$78,848 | \$88,704 | \$98,560 | \$106,445 | \$114,330 | \$122,214 |



Development Timeline

May 2015 – Execute Contracts
Lender Closings

June 2015 – Complete Engineering
Pull permits

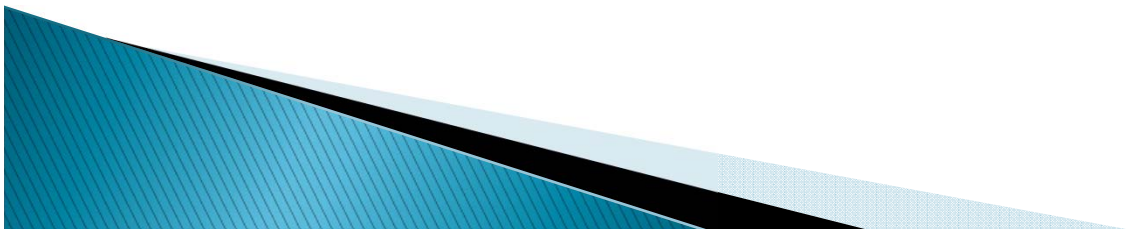
July 2015 – Construction Start
Start presales to builders

Dec 2015 – Complete Infrastructure
Start home building



Next Steps

- May 13, 2015 – Council to consider approval of two conditional grants:
 - One for the Bridgeview Project in an amount not to exceed \$1,275,000
 - One for the Buckner Project in an amount not to exceed \$450,000
- May 2015 – Contract Execution
- July 2015 – Construction begins



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 22, 2015
COUNCIL DISTRICT(S): 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 64W

SUBJECT

Authorize a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC, a certified Community Housing Development Organization, for construction of ten affordable single family homes for the Creekside Project to be located on Oak Garden Trail – Not to exceed \$225,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds

BACKGROUND

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) in the amount of \$4M, of which \$1M was for project to be developed by CHDOs, requesting developers to submit proposals to build single family homes in the city limits of Dallas. Builders of Hope CDC (BOH) submitted a proposal to the City of Dallas for the development of ten (10) affordable housing units for low and moderate income families.

Builders of Hope Community Development Corporation (BOH) is a certified Community Housing Development Organization (CHDO) and has had prior contracts with the City to develop homes in Prairie Creek and West Dallas. In FY 2013-14, they completed construction of 16 homes under various contracts with the City. BOH has acquired the lots for the Creekside Project and obtained interim construction financing with Inwood Bank for a portion of the construction of the units.

The project will receive FY 2012-13 federal funds which included the Community Based Development Organizations (CBDOs) in the Community Development Block Grant Funds for housing developments such as this. The City of Dallas will provide gap construction financing for the units to be built and sold to eligible low and moderate income families. The construction work will be completed within a year with occupancy within the same year. Upon sale, lien will be released but deed restrictions will remain on the property for 10 years.

BACKGROUND (continued)

City Council approval of this agenda item will authorize the City Manager to execute the loan documents with BOH for these funds, subject to environmental review by the City of Dallas and HUD.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2012, City Council approved the FY 2012-13 Consolidated Plan Budget for FY 2012-13 federal funds which included the Community Based Development Organizations (CBDOs) in the Community Development Block Grant Funds, by Resolution No. 12-1629.

On April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO project recommendations.

FISCAL INFORMATION

2012-13 HOME Investment Partnership Program Grant Funds - \$225,000

OWNER

Builders of Hope CDC

Norman Henry, President

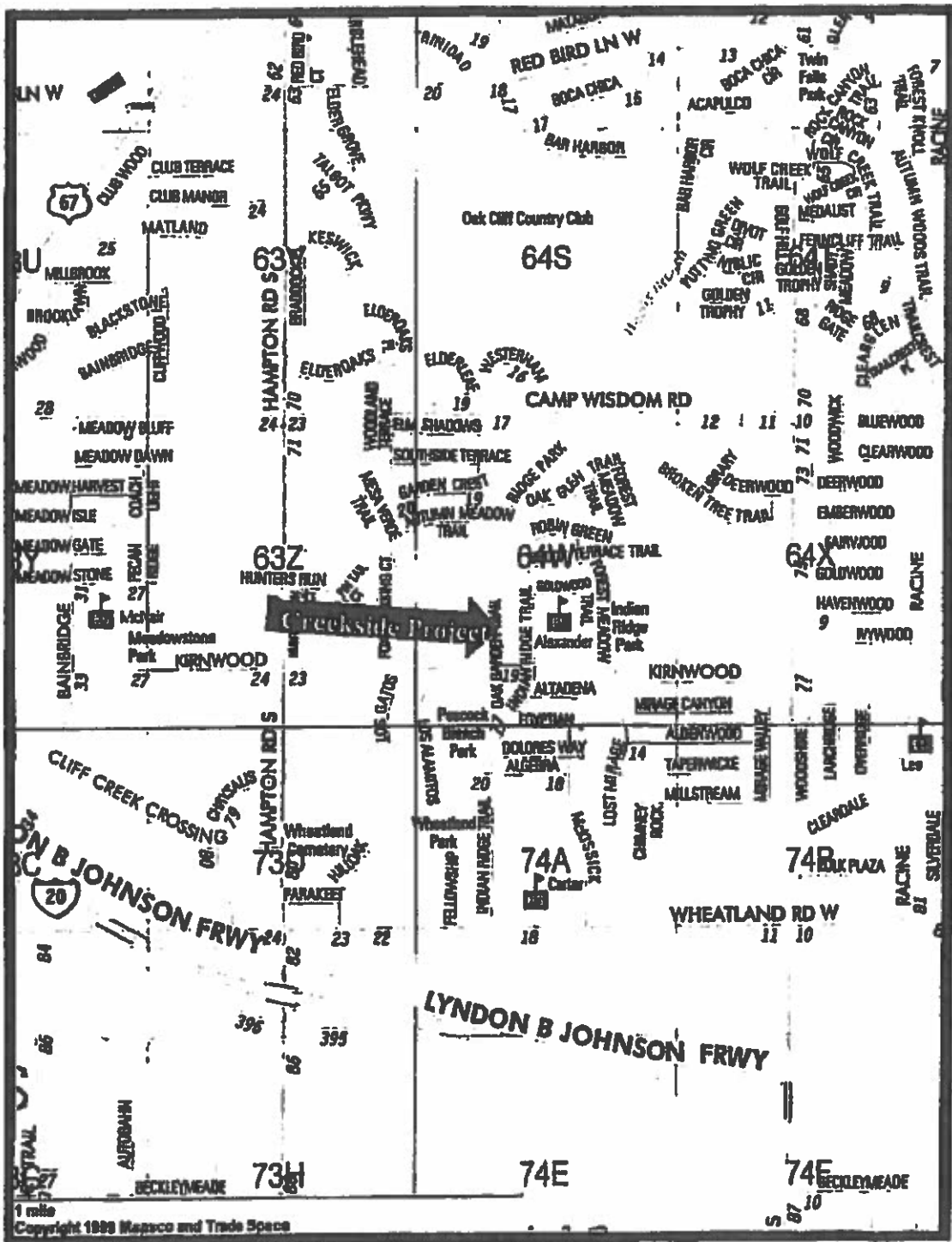
DEVELOPER

Builders of Hope CDC

Norman Henry, President

MAP

Attached



MAPSCO 64W

April 22, 2015

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

WHEREAS, on June 27, 2012, City Council approved the FY 2012-13 Consolidated Plan Budget for FY 2012-13 federal funds which included the Community Based Development Organizations (CBDOs) in the Community Development Block Grant Funds, by Resolution No. 12-1629; and

WHEREAS, the Community Housing Development Organization (CHDO) Program requires a CHDO Set-Aside Project commitment within 24-months of receiving the FY 2014-15 CHDO Operating Assistance Grant award and this project satisfies that requirement; and

WHEREAS, on April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO Project recommendations; and

WHEREAS, Builders of Hope CDC (BOH) proposes to work with the City of Dallas to undertake the development of ten (10) affordable units in the Creekside Project; and

WHEREAS, the City desires for BOH to develop affordable 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 execute a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC (BOH), a certified CHDO, for the development of ten affordable single family homes to be located in the Creekside Project.

Section 2. The terms of the loan agreement include:

- (a) BOH must execute a note payable for \$225,000 to the City of Dallas for the loan.
- (b) BOH will execute a lien through a Deed of Trust and deed restriction for a 10-year term for the affordable units.
- (c) BOH will use the funds to gap the construction costs for the units and will keep the proceeds from the sale of the units.
- (d) BOH will have one (1) year to fully complete the project.
- (e) BOH must build and occupy the affordable units with low and moderate income families with incomes at or below 80% of area median family income..
- (f) The City will subordinate first lien position to the interim construction lender.

April 22, 2015

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 Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows:

Builders of Hope CDC Vendor # 337558

| <u>Fund</u> | <u>Dept</u> | <u>Unit</u> | <u>Object</u> <u>Code</u> | <u>Program #</u> | <u>Encumbrance</u> | <u>Amount</u> |
|-------------|-------------|-------------|------------------------------|------------------|--------------------|---------------|
| HM12 | HOU | 890E | 3015 | HM12Creek | HOU890EF152 | \$225,000 |

Section 5. That the City Controller is hereby authorized to record notes receivable-developers loan in balance sheet account (033F) and deferred revenue-home loans in (0859) in fund HM12 for the amount of the loan.

Section 6. 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 7. 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: April 22, 2015
COUNCIL DISTRICT(S): 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 65U

SUBJECT

Authorize a housing development loan in an amount not to exceed \$300,000 with City Wide Community Development Corporation, a certified Community Housing Development Organization, for construction of ten affordable single family homes for the Village of Runyon Springs Project to be located in the Runyon Springs Subdivision – Not to exceed \$300,000 - Financing: 2013-14 HOME Investment Partnership Program Grant Funds

BACKGROUND

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) in the amount of \$4M, of which \$1M was for projects to be developed by CHDOs, requesting developers to submit proposals to build single family homes in the city limits of Dallas. City Wide Community Development Corporation (City Wide) submitted a proposal to the City of Dallas for the development of ten (10) affordable housing units for low and moderate income families.

City Wide Community Development Corporation (City Wide) is a certified Community Housing Development Organization (CHDO) and has had prior contracts with the City to develop homes in the Runyon Springs Subdivision. In FY 2012-13, they completed construction and sold 13 homes in Runyon Springs to households at or below 120% AMFI. City Wide has acquired the lots for the Village of Runyon Springs Project and obtained interim construction financing with Capital One Bank for a portion of the construction of the units.

The project will receive FY 2014-15 HOME Investment Partnership Program Grant Funds from the Department of Housing and Urban Development (HUD) for housing developments such as this. The City of Dallas will provide gap construction financing for the units to be built and sold to eligible low and moderate income families. The construction work will be completed within a year with occupancy within the same year. Upon sale, lien will be released but deed restrictions will remain on the property for 10 years.

BACKGROUND (continued)

City Council approval of this agenda item will authorize the City Manager to execute the loan documents with City Wide for these funds, subject to environmental review by the City of Dallas and HUD.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, City Council approved the City of Dallas FY 2013-14 Consolidated Plan Budget for FY 2013-14 federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans by Resolution No. 13-1142.

On April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO project recommendations.

FISCAL INFORMATION

2013-14 HOME Investment Partnership Program Grant Funds - \$300,000

OWNER

**City Wide Community
Development Corporation**

Sherman Roberts, President

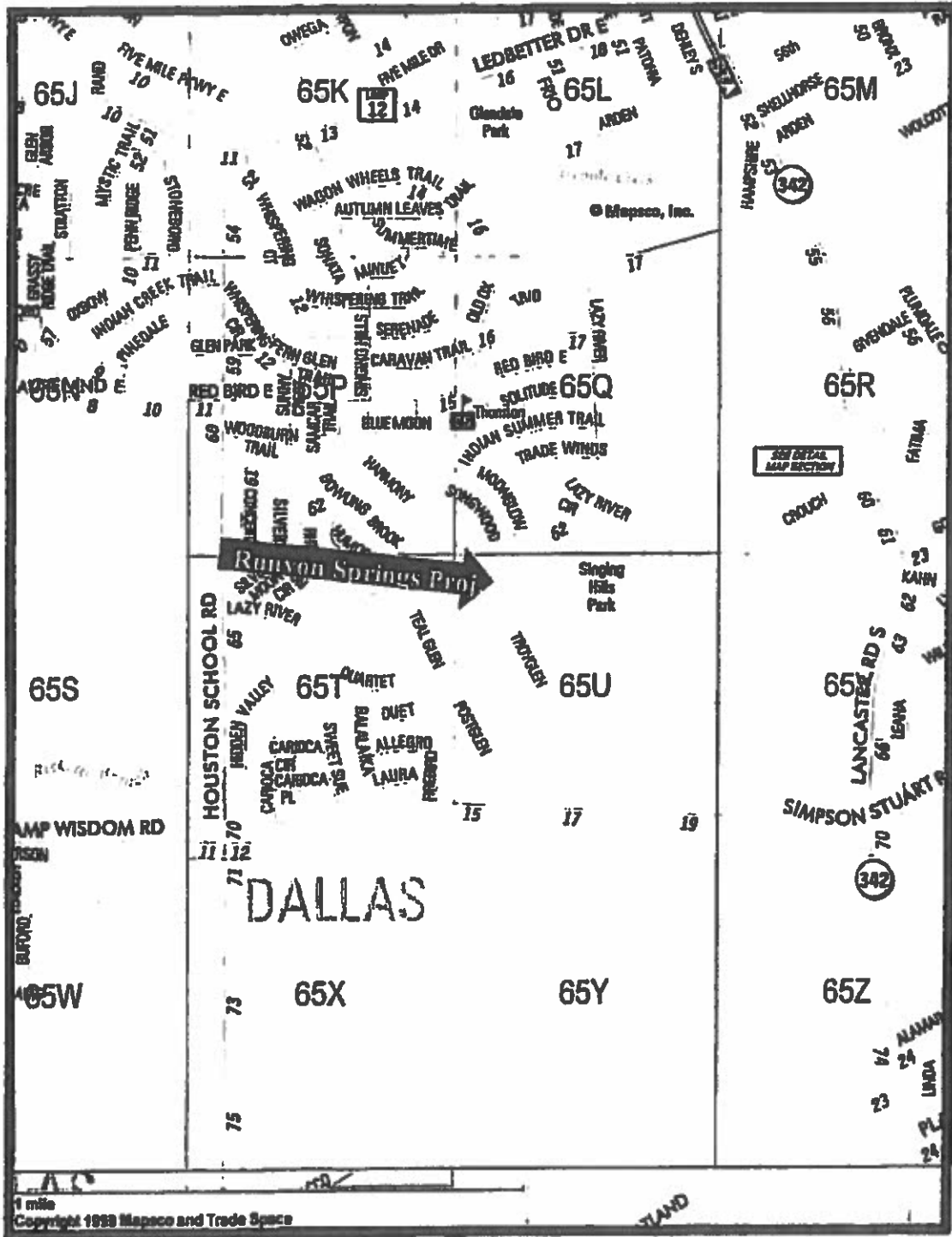
DEVELOPER

**City Wide Community
Development Corporation**

Sherman Roberts, President

MAP

Attached



MAPSCO 65U

April 22, 2015

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

On June 26, 2013, City Council approved the City of Dallas FY 2013-14 Consolidated Plan Budget for FY 2013-14 federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans by Resolution No. 13-1142; and

WHEREAS, the Community Housing Development Organization (CHDO) Program requires a CHDO Set-Aside Project commitment within 24-months of receiving the FY 2014-15 CHDO Operating Assistance Grant award and this project satisfies that requirement; and

WHEREAS, on April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO Project recommendations; and

WHEREAS, City Wide Community Development Corporation (City Wide) proposes to work with the City of Dallas to undertake the development of ten affordable units for the Village of Runyon Springs Project in the Runyon Springs Subdivision; and

WHEREAS, the City desires for City Wide to develop affordable 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 execute a housing development loan in an amount not to exceed \$300,000 with City Wide Community Development Corporation (City Wide), a certified CHDO, for the development of ten affordable single family homes to be located for the Village of Runyon Springs Project to be located in the Runyon Springs Subdivision.

Section 2. The terms of the loan agreement include:

- (a) City Wide must execute a note payable for \$300,000 to the City of Dallas for the loan.
- (b) City Wide will execute a lien through a Deed of Trust and deed restriction for a 10-year term for the affordable units.
- (c) City Wide will use the funds to gap the construction costs for the units with and will keep the proceeds from the sale of the units.
- (d) City Wide will have one (1) year to fully complete the project.
- (e) City Wide must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income.
- (f) The City will subordinate first lien position to the interim construction lender.

April 22, 2015

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 Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows:

City Wide Community Development Corporation Vendor # VS0000026872

| <u>Fund</u> | <u>Dept</u> | <u>Unit</u> | <u>Object Code</u> | <u>Program #</u> | <u>Encumbrance</u> | <u>Amount</u> |
|-------------|-------------|-------------|--------------------|------------------|--------------------|---------------|
| HM13 | HOU | 233F | 3015 | HM13Runsp | HOU233FF153 | \$300,000 |

Section 5. That the City Controller is hereby authorized to record notes receivable - developers loan in balance sheet account (033F) and deferred revenue-home loans in (0859) in fund HM13 for the amount of the loan.

Section 6. 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 loans, until such time as the loan documents are duly approved by all parties and executed.

Section 7. 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: April 22, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 56C

SUBJECT

Authorize a housing development loan in an amount not to exceed \$608,331 with East Dallas Community Organization, a certified Community Housing Development Organization and a Community Based Development Organization, for construction of up to seven affordable senior rental homes for the Bexar Street Senior Project to be located on Macon Street and Starks Avenue – Not to exceed \$608,331 - Financing: 2014-15 HOME Investment Partnership Program Funds (\$200,000) and 2012-13 Community Development Block Grant Funds (\$408,331)

BACKGROUND

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) in the amount of \$4 million, of which \$1 million was for projects to be developed by Community Housing Development Organizations (CHDOs), requesting developers to submit proposals to build single family homes in the city limits of Dallas. East Dallas Community Organization (EDCO) submitted a proposal to the City of Dallas for the development of up to seven (7) affordable housing units for low-income seniors .

EDCO is a certified CHDO and Community Based Development Organization (CBDO) and has a prior contract with the City to complete predevelopment on the Bexar Street Senior Project. They completed predevelopment including acquisition, platting and plans for the homes.

The project will receive FY 2014-15 HOME Investment Partnership Program Grant Funds and FY 2012-13 Community Block Grant Funds from the Department of Housing and Urban Development (HUD) which the City Council appropriated for housing developments such as this. The City of Dallas will provide interim construction financing for the units to be built and rented to eligible low and moderate income seniors. The construction work will be completed within a year with occupancy within the same year.

BACKGROUND (continued)

City Council approval of this agenda item will authorize the City Manager to execute the loan documents with EDCO for these funds, subject to environmental review by the City of Dallas and HUD.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2012, City Council approved the FY 2012-13 Consolidated Plan Budget for FY 2012-13 federal funds which included the Community Based Development Organizations (CBDOs) in the Community Development Block Grant Funds, by Resolution No. 12-1629; and

On June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314 on August 13, 2014) which included the CHDO Development Loans in the HOME Investment Partnership Funds.

On April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO project recommendations.

FISCAL INFORMATION

2014-15 HOME Investment Partnership Program Funds - \$200,000
2012-13 Community Development Block Grant Funds - \$408,331

OWNER

DEVELOPER

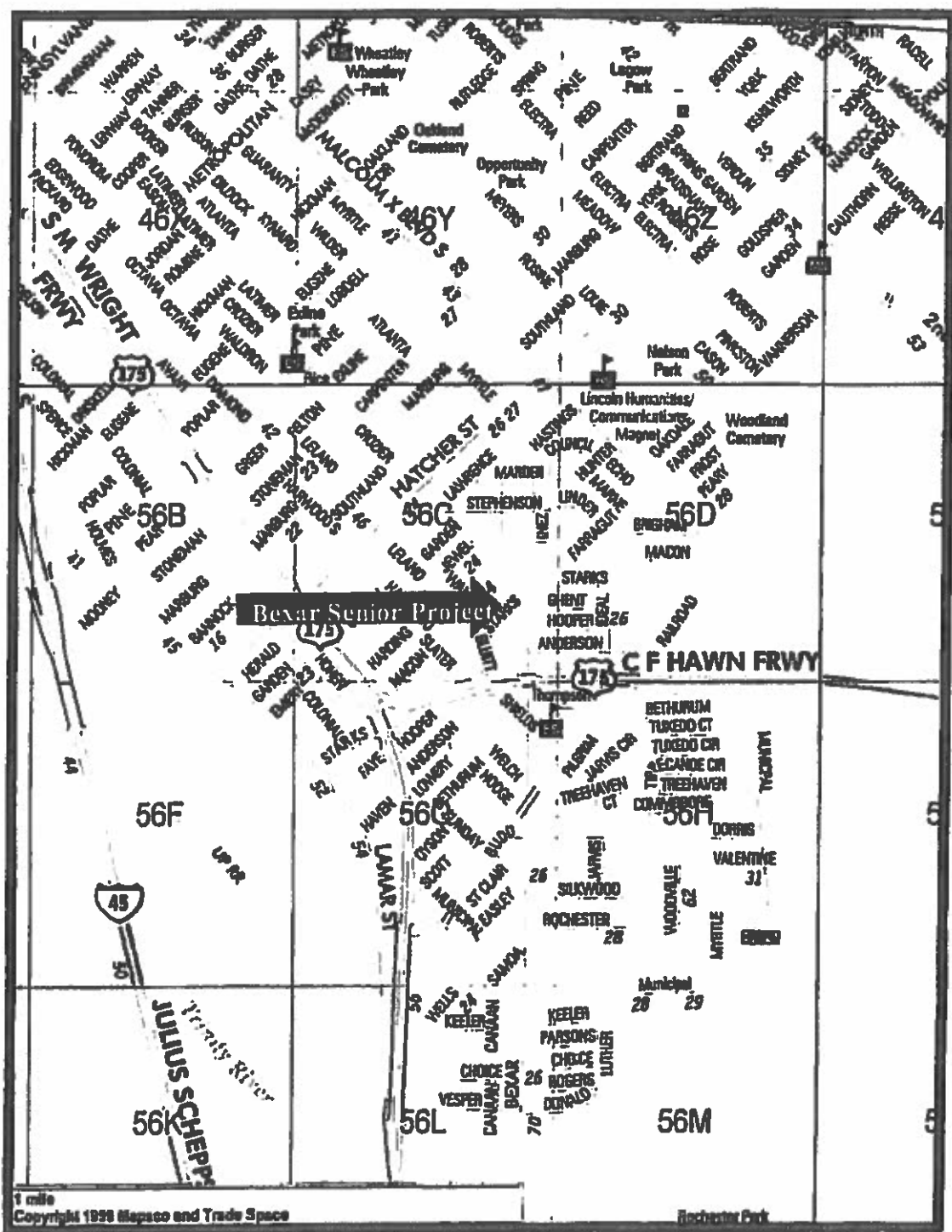
East Dallas Community Organization East Dallas Community Organization

Gerald Carlton, President

Gerald Carlton, President

MAP

Attached



MAPSCO 56C

April 22, 2015

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

WHEREAS, on June 27, 2012, City Council approved the FY 2012-13 Consolidated Plan Budget which included the Community Based Development Organizations (CBDOs) in the Community Development Block Grant Funds, by Resolution No. 12-1629; and

WHEREAS, on June 25, 2014, City Council approved the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314) which included the HOME Investment Partnership Program, Community Housing Development Organization (CHDO) Development Loan funds; and

WHEREAS, the Community Housing Development Organization (CHDO) Program requires a CHDO Set-Aside Project commitment within 24-months of receiving the FY 2014-15 CHDO Operating Assistance Grant award and this project satisfies that requirement; and

WHEREAS, on April 6, 2015, the Housing Committee was briefed on the Single Family NOFA CHDO Project recommendations; and

WHEREAS, East Dallas Community Organization (EDCO) proposed to work with the City of Dallas to undertake the development of up to seven (7) affordable housing units for low-income seniors; and

WHEREAS, the City desires for EDCO to develop affordable units for low and moderate income seniors; **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 execute a housing development loan in an amount not to exceed \$608,331 with East Dallas Community Organization (EDCO), a certified CHDO and CBDO, for up to seven affordable housing units for low-income seniors located on Macon Street and Starks Avenue.

Section 2. The terms of the loan agreement include:

- (a) EDCO must execute a note payable of \$608,331 to the City of Dallas for the loan.
- (b) EDCO will execute a lien through a Deed of Trust and deed restriction for a 20-year term for the affordable units.

April 22, 2015

Section 2. (continued)

- (c) The loan will be forgiven at 1/20 per year upon compliance with loan terms and deed restrictions.
- (d) EDCO will be responsible for paying taxes, insurance, maintenance, and property management.
- (e) EDCO will have one (1) year to fully complete the project.
- (f) EDCO must build and occupy the affordable units to low and moderate income seniors with incomes at or below 80% of area median family income.

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 Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows:

East Dallas Community Organization Vendor #354413

| <u>Fund</u> | <u>Dept</u> | <u>Unit</u> | <u>Object Code</u> | <u>Program #</u> | <u>Encumbrance</u> | <u>Amount</u> |
|-------------|-------------|-------------|--------------------|------------------|--------------------|---------------|
| HM14 | HOU | 463G | 3015 | HM14Bexar | HOU879EF149 | \$200,000 |
| CD12 | HOU | 879E | 3015 | HM14Bexar | HOU879EF149 | \$408,331 |

Section 5. That the City Controller is hereby authorized to record notes receivable-developers loan in balance sheet account (033F) and deferred revenue-home loans in (0859) in funds HM14 and CD12 for the amount of the loan.

Section 6. 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 7. 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: April 22, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 46T

SUBJECT

Authorize a housing development loan in an amount not to exceed \$200,000 with Southfair Community Development Corporation, a certified Community Housing Development Organization, for construction of four affordable single family homes for the 2825 South Townhomes Project to be located at 2825 South Boulevard – Not to exceed \$200,000 - Financing: 2014-15 HOME Investment Partnership Program Grant Funds

BACKGROUND

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) in the amount of \$4 million, of which \$1 million was for projects to be developed by Community Housing Development Organizations (CHDOs), requesting developers to submit proposals to build single family homes in the city limits of Dallas. Southfair Community Development Corporation (Southfair) submitted a proposal to the City of Dallas for the development of four (4) affordable housing units for low and moderate income families.

Southfair is a certified CHDO and had a prior contract with the City to complete demolition and predevelopment of the 2825 South Townhomes Project. They completed the acquisition, demolition, and plans for the homes and now, Southfair has obtained interim construction financing with Capital One for a portion of the construction of the units.

The project will receive 2014-15 HOME Investment Partnership Program Grant Funds from the Department of Housing and Urban Development (HUD) which the City Council appropriated for housing developments such as this. The City of Dallas will provide gap construction financing for the units to be built and sold to eligible low and moderate income families. The construction work will be completed within a year with occupancy within the same year. Upon sale, lien will be released but deed restrictions will remain on the property for 15 years.

BACKGROUND (continued)

City Council approval of this agenda item will authorize the City Manager to execute the loan documents with Southfair for these funds, subject to environmental review by the City of Dallas and HUD.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for the U.S. Department and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314 on August 13, 2014) which included the CHDO Development Loans in the HOME Investment Partnership Funds.

On April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO project recommendations.

FISCAL INFORMATION

2014-15 HOME Investment Partnership Program Grant Funds - \$200,000

OWNER

Southfair Community Development Corporation

Annie Evans-Jones, Executive Director

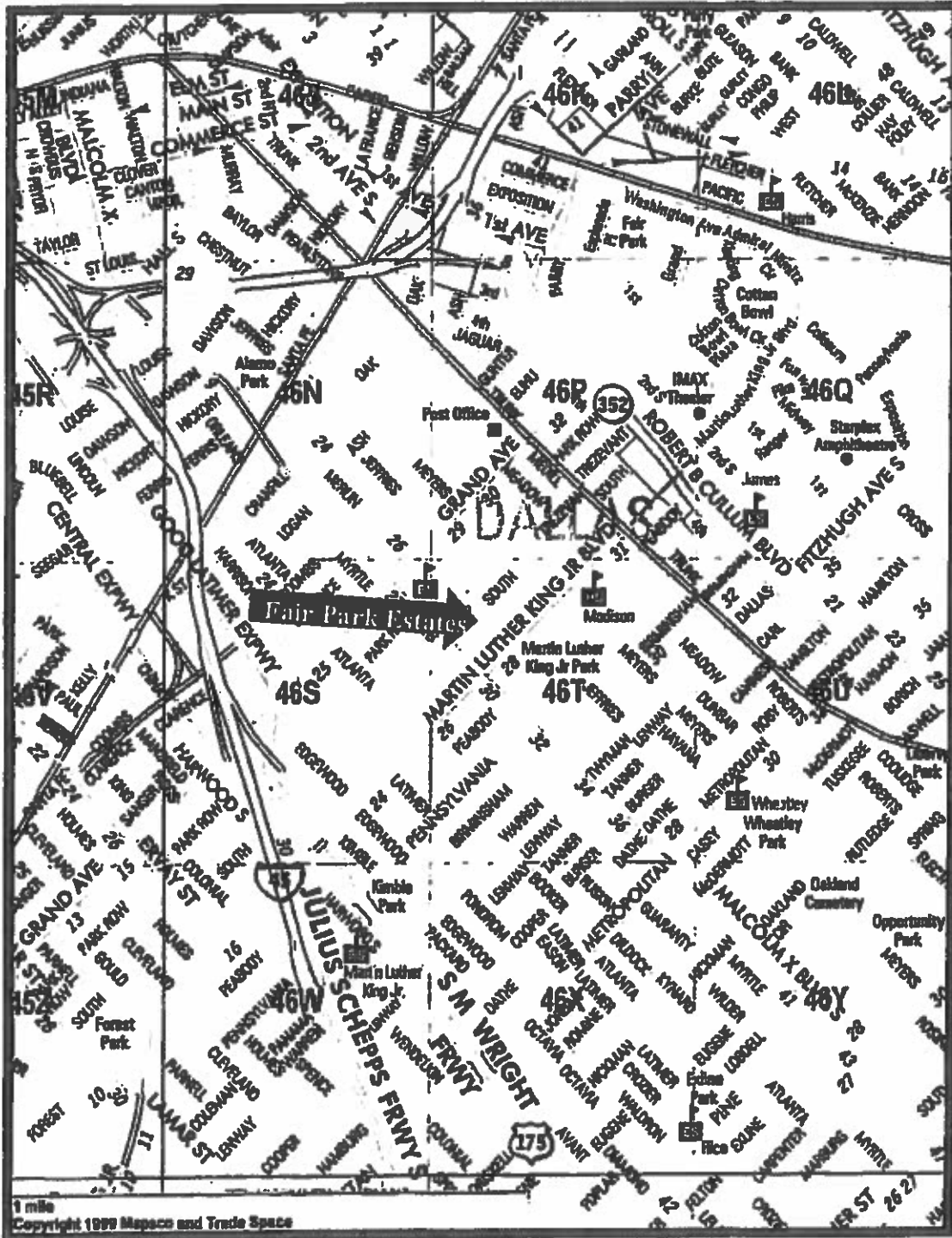
DEVELOPER

Southfair Community Development Corporation

Annie Evans-Jones, Executive Director

MAP

Attached



MAPSCO 46T

April 22, 2015

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

WHEREAS, on June 25, 2014, City Council approved the FY 2014-15 Consolidated Plan Budget for the U.S. Department and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314 on August 13, 2014) which included the HOME Investment Partnership Program, CHDO Development Loan funds; and

WHEREAS, the Community Housing Development Corporation (CHDO) Program requires a CHDO Set-Aside Project commitment within 24-months of receiving the FY 2014-15 CHDO Operating Assistance Grant award and this project satisfies that requirement; and

WHEREAS, on April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO Project recommendations; and

WHEREAS, Southfair Community Development Corporation (Southfair) proposes to work with the City of Dallas to undertake the development of four (4) affordable units at 2825 South Blvd; and

WHEREAS, the City desires for Southfair to develop affordable 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 execute a housing development loan in an amount not to exceed \$200,000 with Southfair Community Development Corporation, a certified CHDO, for the development of four affordable single family homes to be located at 2825 South Blvd.

Section 2. The terms of the loan agreement include:

- (a) Southfair must execute a note payable of \$200,000 to the City of Dallas for the loan.
- (b) Southfair will execute a lien through a Deed of Trust and deed restriction for a 15-year term for the affordable units.
- (c) Southfair will use the funds to gap the construction costs for the units and will remit any proceeds to the City after paying the interim construction lien and allowable closing costs.
- (d) Southfair will have one (1) year to fully complete the project.

April 22, 2015

- (e) Southfair must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income.
- (f) The City will subordinate first lien position to the interim construction lender.

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 Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows:

Southfair Community Development Corporation Vendor # 345471

| <u>Fund</u> | <u>Dept</u> | <u>Unit</u> | <u>Object Code</u> | <u>Program #</u> | <u>Encumbrance</u> | <u>Amount</u> |
|-------------|-------------|-------------|--------------------|------------------|--------------------|---------------|
| HM14 | HOU | 463G | 3015 | HN14TOAM | HOU463GF151 | \$200,000 |

Section 5. That the City Controller is hereby authorized to record notes receivable in balance sheet account (033F) and deferred revenue-home loan in (0859) in fund HM14 for the amount of the loan.

Section 6. 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 7. 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: April 22, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 46U

SUBJECT

Authorize a housing development loan in an amount not to exceed \$415,989 with South Dallas Fair Park/Innercity Community Development Corporation, a certified Community Housing Development Organization, for construction of six affordable single family homes for the Pittman development project to be located on Meadow and Lenway Streets – Not to exceed \$415,989 - Financing: 2014-15 HOME Investment Partnership Program Grant Funds

BACKGROUND

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) in the amount of \$4M, of which \$1M was for projects to be developed by Community Housing Development Organizations (CHDO) requesting developers to submit proposals to build single family homes in the city limits of Dallas. South Dallas Fair Park/Innercity Community Development Corporation (ICDC) submitted a proposal to the City of Dallas for the development of six (6) affordable housing units for low and moderate income families.

South Dallas Fair Park/Innercity Community Development Corporation (ICDC) is a certified Community Housing Development Organization (CHDO) and had prior contracts with the City to complete several phases of the Pittman Project. They completed the acquisition, demolition, infrastructure, construction and sales to low-income households for 13 of the 19 homes. ICDC has obtained interim construction financing with Capital One for a portion of the construction on the remaining units.

The project will receive FY 2014-15 HOME Investment Partnership Program Grant Funds from the Department of Housing and Urban Development (HUD) which the City Council appropriated for housing developments such as this. The City of Dallas will provide gap construction financing for the units to be built and sold to eligible low and moderate income families. The construction work will be completed within a year with occupancy within the same year. Upon sale, lien will be released but deed restrictions will remain on the property for 15 years.

BACKGROUND (continued)

City Council approval of this agenda item will authorize the City Manager to execute the loan documents with ICDC for these funds, subject to environmental review by the City of Dallas and HUD.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for the U.S. Department and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314 on August 13, 2014) which included the CHDO Development Loans in the HOME Investment Partnership Grant Funds.

On April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO project recommendations.

FISCAL INFORMATION

2014-15 HOME Investment Partnership Program Grant Funds - \$415,989

OWNER

**South Dallas Fair Park/
Innercity Community
Development Corporation**

Diane Ragsdale, Executive Director

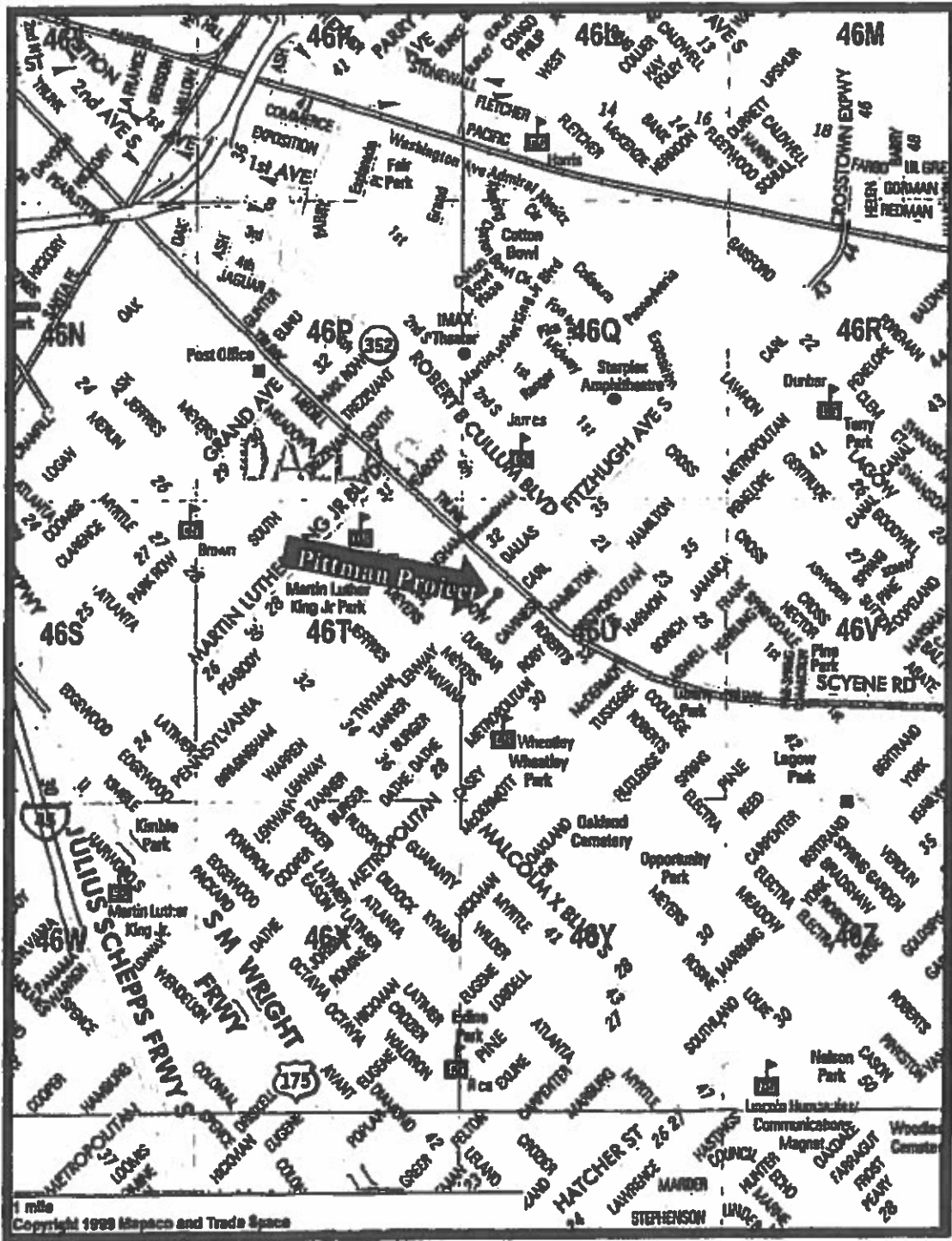
DEVELOPER

**South Dallas Fair Park/
Innercity Community
Development Corporation**

Diane Ragsdale, Executive Director

MAP

Attached



MAPSCO 46U

April 22, 2015

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

WHEREAS, on June 25, 2014, City Council approved the FY 2014-15 Consolidated Plan Budget for the U.S. Department and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314 on August 13, 2014) which included the CHDO Development Loans in the HOME Investment Partnership Grant Funds.; and

WHEREAS, the Community Housing Development Organization (CHDO) Program requires a CHDO Set-Aside Project commitment within 24-months of receiving an FY 2014-15 CHDO Operating Assistance Grant award and this project satisfies that requirement; and

WHEREAS, on April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO Project recommendations; and

WHEREAS, South Dallas Fair Park/Innercity Community Development Corporation (ICDC) proposed to work with the City of Dallas to undertake the development of six (6) affordable units on Lenway Street; and

WHEREAS, the City desires for ICDC to develop affordable 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 execute a housing development loan in an amount not to exceed \$415,989 with South Dallas Fair Park/Innercity Community Development Corporation (ICDC), a certified CHDO, for the development of six (6) affordable single family homes to be located on Lenway Street.

Section 2. The terms of the loan agreement include:

- (a) ICDC must execute a note payable of \$415,989 to the City of Dallas for the loan.
- (b) ICDC will execute a lien through a Deed of Trust and deed restriction for a 15-year term for the affordable units.
- (c) ICDC will use the funds to gap fund the construction costs for the units and will remit any proceeds to the City after paying the interim construction lien and allowable closing costs.
- (d) ICDC will have one (1) year to fully complete the project.

April 22, 2015

- (e) ICDC must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income.
- (f) The City will subordinate first lien position to the interim construction lender.

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 Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows:

South Dallas Fair Park/Inner City Development Corporation Vendor # 266539

| <u>Fund</u> | <u>Dept</u> | <u>Unit</u> | <u>Object Code</u> | <u>Program #</u> | <u>Encumbrance</u> | <u>Amount</u> |
|-------------|-------------|-------------|--------------------|------------------|--------------------|---------------|
| HM14 | HOU | 463G | 3015 | HM14Pitt | HOUS803F150 | \$415,989 |

Section 5. That the City Controller is hereby authorized to record notes receivable in balance sheet account (033F) and deferred revenue- home loan in (0859) in fund HM14 for the amount of the loan.

Section 6. 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 7. 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: Clean, Healthy Environment
AGENDA DATE: April 22, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: N/A

SUBJECT

Authorize (1) preliminary adoption of Substantial Amendment No. 2 to the FY 2014-15 Action Plan to (a) establish a Reconstruction activity and reallocate \$1,020,000 from the Housing Development Loan Program activity to the Reconstruction Program; and (b) reallocate \$1,642,626 from the Residential Development Loan Program to the Major Systems Repair Program; and (2) a public hearing to be held on May 27, 2015, to receive comments on the proposed use of funds - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum because it adopts Amendment Number 2 to the FY 2014-15 Action Plan and calls for a public hearing on May 27, 2015. This resolution will transfer federal housing funds from programs that are not moving forward in time to meet federal commitment and expenditure deadlines to programs that are expending funds at a faster pace.

On June 25, 2014, City Council adopted the final FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1001, which was amended and reconsidered on August 13, 2014, by Resolution No. 14-1314.

Following the 30-day citizen comment period and public hearing, final adoption by the City Council will be necessary on May 27, 2015.

This request is to reallocate funds as identified below:

Source of Funds:

| | | | |
|---------|------|------------------------------|--------------------|
| FY13-14 | HOME | Housing Development Loan | \$ 22,922 |
| FY14-15 | HOME | Housing Development Loan | \$ 997,078 |
| FY06-07 | CDBG | Residential Development Loan | \$ 142,626 |
| FY10-11 | CDBG | Residential Development Loan | \$ 478,509 |
| FY11-12 | CDBG | Residential Development Loan | <u>\$1,021,491</u> |
| | | TOTAL | \$2,662,626 |

BACKGROUND (continued)

Use of Funds:

| | | | |
|---------|------|------------------------------|--------------------|
| FY13-14 | HOME | Reconstruction Program | \$ 22,922 |
| FY14-15 | HOME | Reconstruction Program | \$ 997,078 |
| FY14-15 | CDBG | Major Systems Repair Program | <u>\$1,642,626</u> |
| | | TOTAL | \$2,662,626 |

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 25, 2011, City Council authorized modifications to the Reconstruction Program Statement to: (1) increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000; (2) provide assistance to the extent permitted under appropriate regulations to cover the difference in the amount needed to complete an on-site reconstruction when either the contractor or property owner terminates the existing contract; and (3) clarification of the use of funds and of deleting the one-time payment of taxes in accordance with directions from the U.S. Department of Housing and Urban Development (HUD), by Resolution No. 11-1349.

On June 25, 2014, City Council adopted the final FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1001, which was amended and reconsidered on August 13, 2014, by Resolution No. 14-1314.

On March 2, 2015 the Housing Committee was briefed on the Home Repair and People Helping People Programs, including a specific recommendation to increase the Major Systems Repair Program maximum allowable individual project funding from \$17,500 to \$20,000.

On April 8, 2015, City Council authorized modifications to the Home Repair Program for the MSRP Program Statement to: (1) increase dollar amount of assistance from \$17,500 to \$20,000; and (2) decrease Assistance Type Two from \$7,500 to \$5,000, by Resolution No. 15-0657.

FISCAL INFORMATION

No cost consideration to the City

April 22, 2015

WHEREAS, on May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to: (1) increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000; (2) provide assistance to the extent permitted under appropriate regulations to cover the difference in the amount needed to complete an on-site reconstruction when either the contractor or property owner terminates the existing contract; and (3) clarification to the use of funds and deleting the payment of taxes in accordance with directions from the U.S. Department of Housing and Urban Development (HUD) by, Resolution No. 11-1349; and

WHEREAS, on June 25, 2014, City Council adopted the final FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1001, which was amended and reconsidered on August 13, 2014, by Resolution No. 14-1314; and

WHEREAS, on March 2, 2015, the Housing Committee was briefed on the Home Repair and People Helping People Programs including a specific recommendation to increase the Major Systems Repair Program maximum allowable individual project funding from \$17,500 to \$20,000; and

WHEREAS, on April 8, 2015, City Council authorized modifications to the Home Repair Program for the MSRP Program Statement to: (1) increase dollar amount of assistance from \$17,500 to \$20,000; and (2) decrease Assistance Type Two from \$7,500 to \$5,000, by Resolution No. 15-0657; **NOW, THEREFORE,**

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

SECTION 1. Authorize (1) preliminary adoption of Substantial Amendment No. 2 to the FY 2014-15 Action Plan to (a) establish a Reconstruction activity and reallocate \$1,020,000 from the Housing Development Loan Program activity to the Reconstruction Program; and (b) reallocate \$1,642,626 from the Residential Development Loan Program to Major Systems Repair Program; and (2) a public hearing to be held on May 27, 2015, to receive comments on the proposed use of funds.

SECTION 2. 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 according so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 22, 2015
COUNCIL DISTRICT(S): 3
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 65G

SUBJECT

Authorize (1) a conditional grant agreement with NP Community Development Corporation dba Heroes House to pay for a portion of the rehabilitation costs; and (2) transfer of the property to NP Community Development Corporation dba Heroes House located at 2120 52nd Street - Not to exceed \$450,000 - Financing: 2012 Bond Funds

BACKGROUND

This item is on the agenda because briefing to Housing Committee was on April 6, 2015, which did not meet regular agenda timeline.

On January 16, 2015, the City posted a Request for Application (RFA), asking developers to submit proposals to own, rehabilitate, and occupy the 64-unit apartment complex located at 2120 52nd Street which is owned by the City of Dallas. Gary Hasty, Chairman of Heroes House, submitted a proposal to the City of Dallas to perform the requested actions and was the best proposer.

On April 6, 2015, the Housing Committee was briefed on all options for the building and all proposals received and voted to recommend the proposal from NP Community Development Corporation. The proposal includes the transfer of the property to Heroes House at no cost, pursuant to Section 272.001(g) of the Texas Local Government Code, and a conditional grant of \$450,000 in general obligation bond funds for the remaining construction cost gap. The units will be 1 and 2 bedroom at approximately 760 sq. ft. The developer has obtained private financing with Mid South Bank for the balance of the rehabilitation costs. The \$450,000 conditional grant will be released after obtaining a certificate of occupancy with deed restrictions remaining for 5 years following the completion of rehabilitation and 51% occupancy with households at or below 80% AMFI.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 6, 2015, the Housing Committee was briefed on the current status of the property and the results of the Request for Proposals, and recommended the NP Community Development Corporation dba Heroes House proposal for City Council consideration.

FISCAL INFORMATION

2012 Bond Funds - \$450,000

OWNER

**NP Community Development
Corporation dba Heroes House**

Gary Hasty, Founder and Chairman

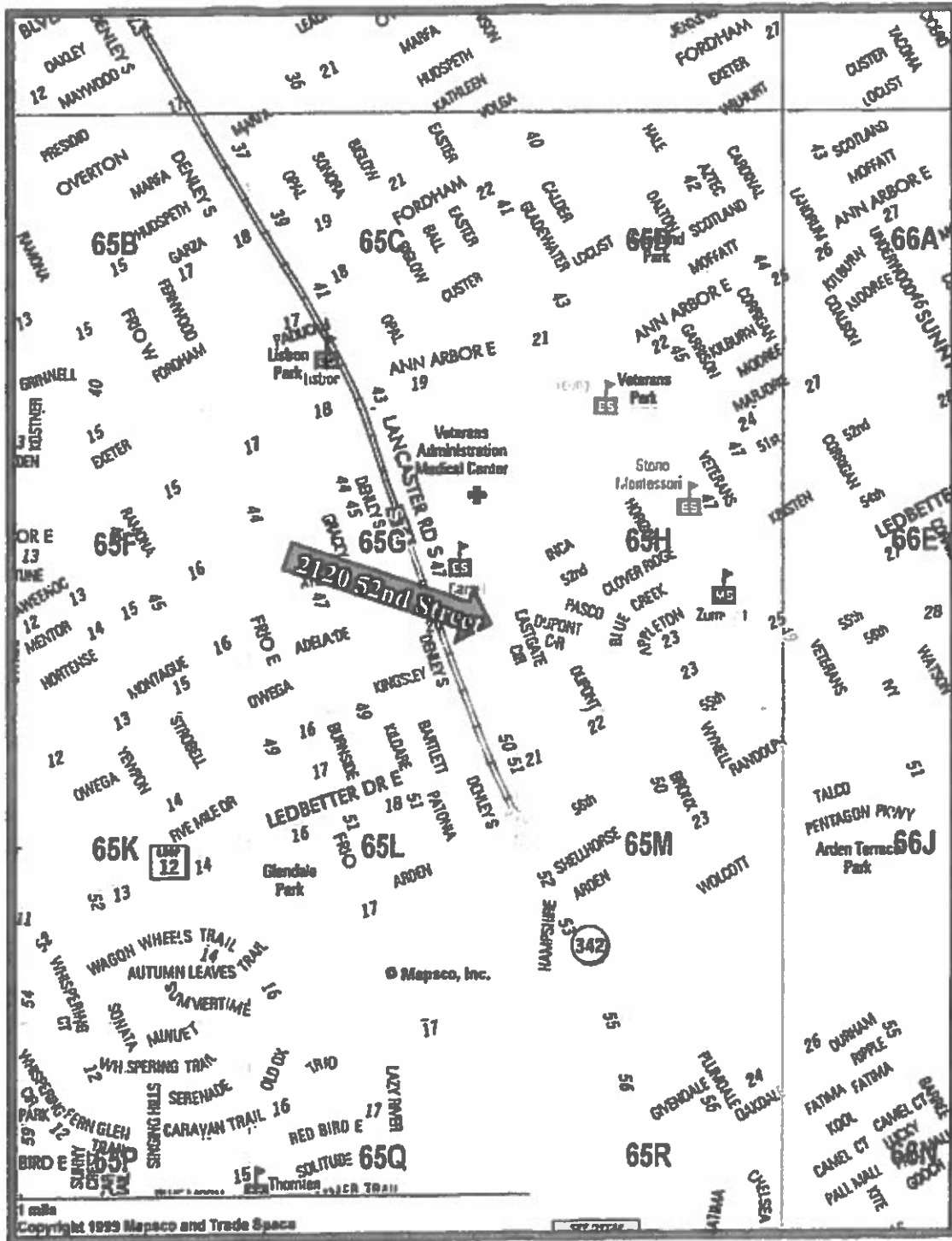
DEVELOPER

**NP Community Development
Corporation dba Heroes House**

Gary Hasty, Founder and Chairman

MAP

Attached



MAPSCO 65G

April 22, 2015

WHEREAS, affordable housing is a high priority of the City of Dallas; and

WHEREAS, on April 6, 2015, the Housing Committee was briefed on the current status of the property and the results of the Request for Proposals, and recommended the NP Community Development Corporation dba Heroes House proposal for City Council consideration; and

WHEREAS, the City desires for NP Community Development Corporation dba Heroes House to acquire, rehabilitate and occupy the 64 units;

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 execute (1) a conditional grant agreement with NP Community Development Corporation dba Heroes House to pay for a portion of the rehabilitation costs; and (2) the transfer of the property to NP Community Development Corporation dba Heroes House located at 2120 52nd Street.

Section 2. The terms of the conditional grant agreement include:

- (a) NP Community Development Corporation dba Heroes House must transfer the property into their name prior to June 30, 2015.
- (b) NP Community Development Corporation dba Heroes House will execute a performance Deed of Trust and deed restrictions on the property which will carry a 5 year term for the affordable units.
- (c) The lien will be released after acquisition, completion of rehabilitation and 51% occupancy of the units to households at or below 80% AMFI.
- (d) NP Community Development Corporation dba Heroes House will have until June 30, 2016 to fully complete the rehabilitation and occupancy of the units.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with this resolution and the terms and conditions of the conditional grant agreement from:

NP Community Development Corporation dba Heroes House Vendor - VS87671

| <u>Fund</u> | <u>Dept</u> | <u>Unit</u> | <u>Obj</u> | <u>Program #</u> | <u>Encumbrance</u> | <u>Amount</u> |
|-------------|-------------|-------------|------------|------------------|--------------------|---------------|
| 2U53 | HOU | P951 | 3016 | 2U53HEHSF | HOUN951G154 | \$450,000 |

Section 4. 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.