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CITY OF DALLAS

**Memorandum**

DALLAS, TEXAS

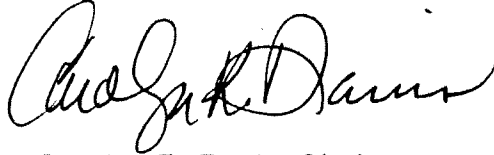
DATE October 17, 2014

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

SUBJECT October 20, 2014 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday October 20, 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 September 15, 2014 Minutes  
Carolyn R. Davis  
Councilmember
2. Low Income Housing Tax Credit Program and Selection Criteria  
Mitchell/O'Donnell  
(Estimated time 30 minutes)
3. Housing Plus Update  
Chacko/O'Donnell  
Planning &  
Neighborhood  
Vitality  
(Estimated time 30 minutes)
4. Briefing Memo  
FY 2014-15 Land Bank Annual Plan  
and Land Bank Program Statement  
For Information Only
5. Upcoming Agenda Items  
Housing Items Only  
For Information Only
  - a. Land Bank Sale - New Vision Properties (2 lots)
  - b. Land Bank Sale – 3510 Cauthorn
  - c. Builders of Hope Loan Extension
  - d. Call Public Hearing Substantial Amendment (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  
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 September 15, 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: September 15, 2014

Meeting Start time: 11:10 A.M.

<p><b><u>Committee Members Present:</u></b>                  Carolyn R. Davis (Chair)                  Scott Griggs (Vice-Chair)                  Dwaine Caraway                  Monica Alonzo                  Rick Callahan                  Philip Kingston</p>	<p><b><u>Staff Present:</u></b>                  Theresa O'Donnell-Interim Asst. City Manager                  Bernadette Mitchell-Interim Director/HOU                  Charles Brideau-Asst. Director/HOU                  Beverly Davis-Asst. Director/FHO                  Peer Chacko-Asst. Director/DEV                  Don Baber-HOU                  Cobbie Ransom-HOU                  Mamie Lewis-HOU                  Michael Bostic-CAO                  Nikki Dunklin-CMO                  Candi Chamber-OFS                  Robin Bentley-CAO                  Doris Edmon-HOU                  Renita Griggs-MCC                  Priscyllia Bento-SEC                  Brian Price-HOU                  Alida Allen-HOU</p>
<p><b><u>Other Council Members Present:</u></b></p>	
<p><b><u>Committee Members Absent:</u></b></p>	<p><b><u>Other Attendees</u></b>                  Duane Steele-Dallas County                  Christina Grain-DOORS                  Yvonne Young-DOORS                  Lourdes Vazquez</p>

**AGENDA:**

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

**1. Approval of September 2, 2014 Minutes of the Housing Committee**

Presenter(s): Council Member Carolyn R. Davis

**Action Taken/Committee Recommendation(s)**

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

**Follow-up (if necessary):**

2. **DOORS – Unlocking DOORS To Reduce Recidivism**  
**Presenter(s): Theresa O’Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director/Don Babers, HOU /Christina Crain, DOORS- President and CEO**

Information Only:  X

**Action Taken/Committee Recommendation(s)**

<b>Motion made by:</b>	<b>Motion seconded by:</b>
Item passed unanimously: _____	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. **Builders of Hope CDC West Dallas Project Loan Modification**

Information Only:  X

**Action Taken/Committee Recommendation(s)**

<b>Motion made by: CM Monica Alonzo</b>	<b>Motion seconded by: CM Rick Callahan</b>
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):

**Meeting Adjourned by CM Carolyn R. Davis**

**Meeting Adjourned:  12:31 P.M.**

**Approved By: \_\_\_\_\_**

# Memorandum



CITY OF DALLAS

DATE October 17, 2014

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

SUBJECT Low Income Housing Tax Credit Program and Selection Criteria

On Monday October 20, 2014, you will be briefed on Low Income Housing Tax Credit Program and Selection Criteria. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black 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  
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# Low Income Housing Tax Credit Program and Selection Criteria

A Briefing To The  
Housing Committee

Housing/Community Services Department  
October 20, 2014



# Purpose

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- ❑ Review the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program
- ❑ Review current multifamily review criteria and priorities
- ❑ Discuss the Notice of Funding Availability and Next Steps

# TDHCA Low Income Housing Tax Credit (LIHTC) Program

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- The Housing Tax Credit (HTC) Program was created by the Tax Reform Act of 1986. Section 42 of the Internal Revenue Code of 1986, as amended (the Code), is the federal law that governs the HTC program
- The Texas Department of Housing and Community Affairs (TDHCA) is the only entity in the state of Texas with the authority to allocate tax credits under this program
- The tax credit program is one of the primary means of incentivizing investment toward the creation of affordable rental housing
- Investors use the tax credits to offset a portion of their federal tax liability
- TDHCA approved LIHTC projects must have a minimum of 35 years affordability



# Tax Credit Funds Available for 2014

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- The State is broken into 13 Urban Regions and 13 Rural Regions
  - Each region has a set amount of tax credits
  - Applicants compete for funding in their respective regions
  - The 9% LIHTC program is extremely competitive
- The State also has an “At-Risk” category which is a state-wide competition for existing developments at risk of losing affordable units
- The Dallas/Fort Worth Urban Region includes:
  - Dallas, Denton, Collin, Tarrant, and Grayson Counties
  - Approximately \$10.6 million in tax credits were available for 2014
  - One application, Serenity Apartments, was successful in the 2014 9% round

# TDHCA 9% LIHTC Timeline for 2014

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- December: Texas Department of Housing & Community Affairs (TDHCA) releases the Qualified Allocation Plan and Rules to allow for developers to apply for 9% Low Income Housing Tax Credits (LIHTCs)
- January: Preapplications from developers are due to TDHCA
- February: Full applications from developers must be submitted to TDHCA
- April: Input from State Representatives due to TDHCA
- May: Application challenges are due to TDHCA
- Mid-May: Final scoring notices will be issued
- Late July: TDHCA Board makes final awards

# 4% LIHTC Program

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- Follows the same rules, guidelines, criteria as the 9% program
- There is no timeline for submission
- Non-competitive
- Does not provide as much funding as 9% LIHTC
- Has to be combined with bond issuance
  - Bonds can be issued through the State of Texas, the Dallas Housing Finance Corporation, or the Dallas Housing Authority

# Current Multifamily Priorities

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- Permanent Supportive Housing/ Special Needs Housing
- New Construction
- Demolition & Reconstruction
- Projects located in an existing community revitalization program area, master planned area, or transit oriented development area

# Current Multifamily Review Criteria Adopted by City Council January 23, 2008

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1. Does the project fit in the City's priorities?
2. Has the City already provided financial assistance?
3. Does the project eliminate slum or blight?
4. Does the project have appropriate zoning?
5. Proximity & capability of schools for project
6. Comments of owners/residents surrounding project
7. Concentration of multifamily projects in an area
8. Has applicant agreed to incorporate safety/security features for project?
9. Willingness of applicant to address resident's concerns
10. Quality of proposed project
11. Project design and special accommodations for expected tenants
12. Will the project have adverse effect on the neighborhood?
13. Is the project compatible with existing or anticipated development of area?

# Current Multifamily Review Criteria (continued)

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14. Project compatibility with land uses in area
15. Parking demand & undue burden on public facilities
16. Traffic caused by the project
17. Existing or proposed public transit availability
18. Location, density, height of buildings effect on future development for area
19. Preservation of environmental assets and concern for landscaping
20. Managers reside on site
21. Financial capacity of applicant to complete & operate the project
22. Can the market absorb the new rental units?
23. One mile concern
24. Applicant has presented a suitable development plan for the entire development site
25. Any other factor relevant to the best interest of the City (includes consideration for fair housing)

# Additional Considerations

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- Allow for rehabilitation projects if the age of the building is no more than 20 years old
- City or Affiliate Ownership of Multifamily Units
  - If the project is permanent supportive housing
  - If the project commits to provide revenue above and beyond the value of the property tax exemption
- Priority for Mixed Income Projects
- No more than 20% LIHTC units per census tract unless it is located in a community revitalization program area, master planned area, or transit oriented development area
- Housing Plus Initiative-does project produce positive outcomes for supportive services or goals (e.g. transit, education, jobs, healthcare)?

# Notice of Funding Availability (NOFA)

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- Staff has prepared a NOFA to be released following this briefing with the previously noted selection criteria for projects that intend to apply for tax credits
- The NOFA will be available October 21 thru November 28, 2014
- The Interdepartmental Review Committee will review each application in December 2014
- All applications will be briefed to the Housing Committee in December 2014
- Project commitments January/February 2015



# Interdepartmental Review Committee

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- A committee was organized to review key elements for tax credit applications
  - Housing/Community Services
  - Economic Development
  - Fair Housing
  - Office of Financial Services
  - Sustainable Development & Construction
  - Planning & Neighborhood Vitality



# QUESTIONS

# Memorandum



CITY OF DALLAS

DATE October 17, 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 Update

On Monday October 20, 2014, you will be briefed on Housing Plus Update. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black 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  
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# Housing Plus Update

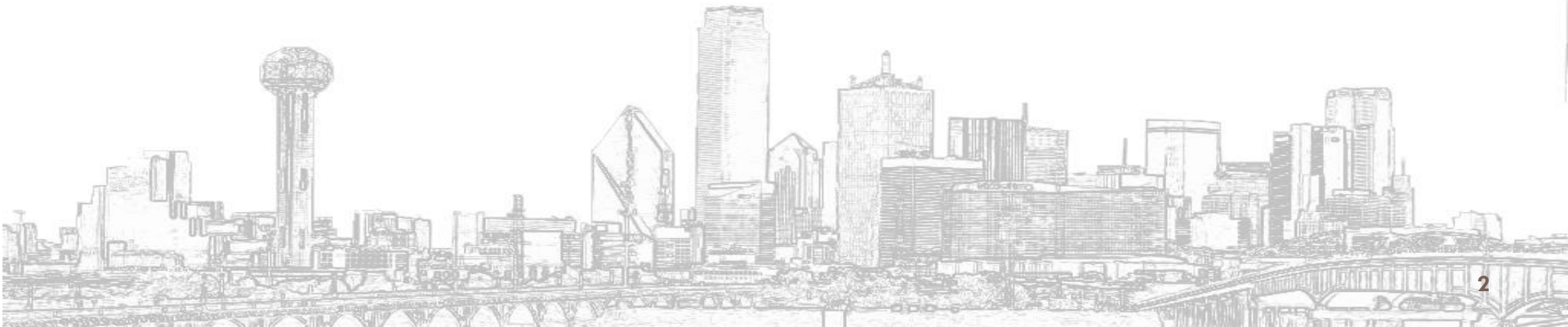


October 20, 2014

Council Housing Committee

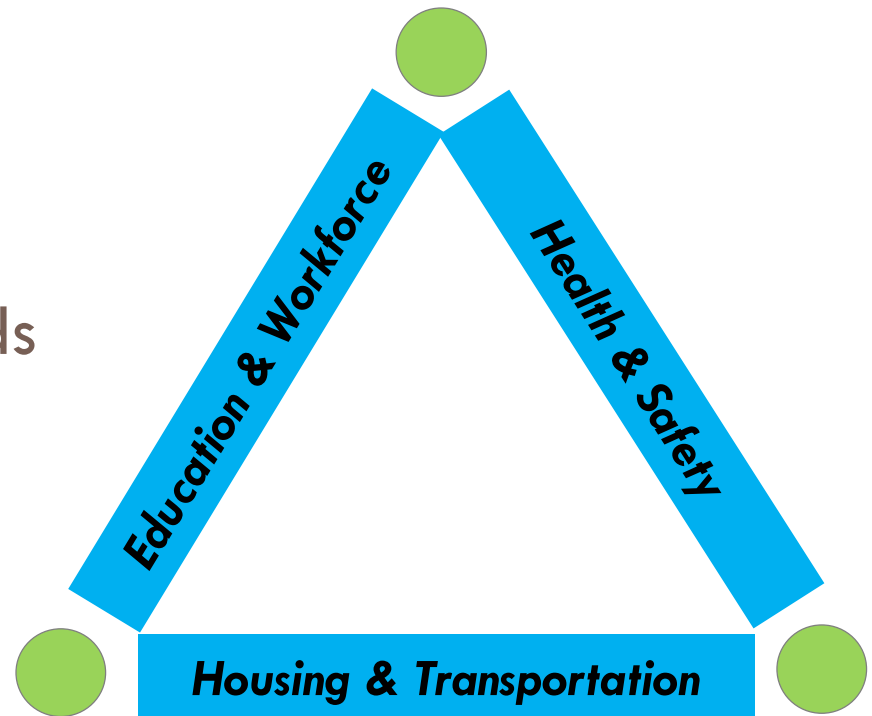
# Purpose of the Briefing

- Review planning goals, timeline and process
- Highlight upcoming community engagement events
- Provide a brief overview of citywide analysis



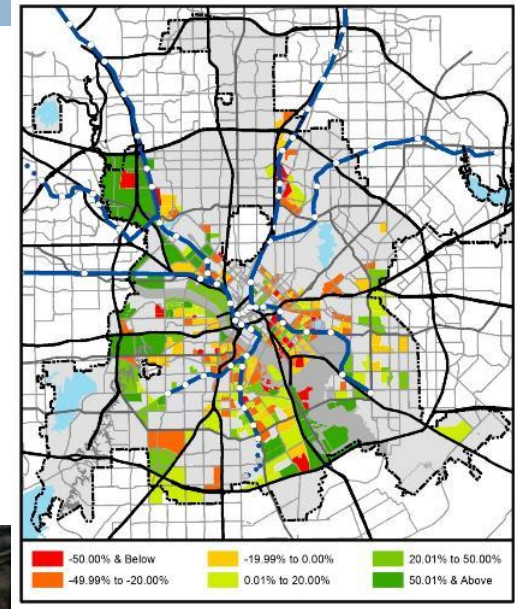
## □ Housing Plus!

Promote healthy and sustainable neighborhoods throughout Dallas



# Strategic Approach

- Be more responsive to changing conditions based on citywide analysis and community engagement
- Find the intersection between typical needs and opportunities citywide



# Strategic Approach

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- Leverage partnerships with key regional organizations
- Align programs and resources at the intersection of strategic needs and opportunities



Dallas Independent School District





# Anticipated Outcome

## A Citywide Strategic Plan

- Targeted policies and strategies to redefine the City's role in housing and neighborhood development
- Tool box of effective programs based on local successes and national best practices
- Social compact among partner organizations to leverage resources and achieve collective impact
- Pilot projects or programs to harness existing momentum, test new ideas, and achieve some early results



# Process and Timeline

Activities	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Fair Housing Symposium	★										
Council workshop			★								
Neighborhood block party					★						
Partners Meetings					—————						
Community workshops							★				
Draft Strategic Plan							—————				
Partners Symposia									★	★	
HUD Consolidated Plan Update							—————→				
HUD Analysis of Impediments									—————→		



# Community Workshops

- Engage the community in identifying citywide preferences, needs, opportunities and priorities
- 4 citywide locations:
  - South Oak Cliff High (South)
  - San Jacinto Elementary (East)
  - Walnut Hill Rec. Center (North)
  - City Hall (Central)

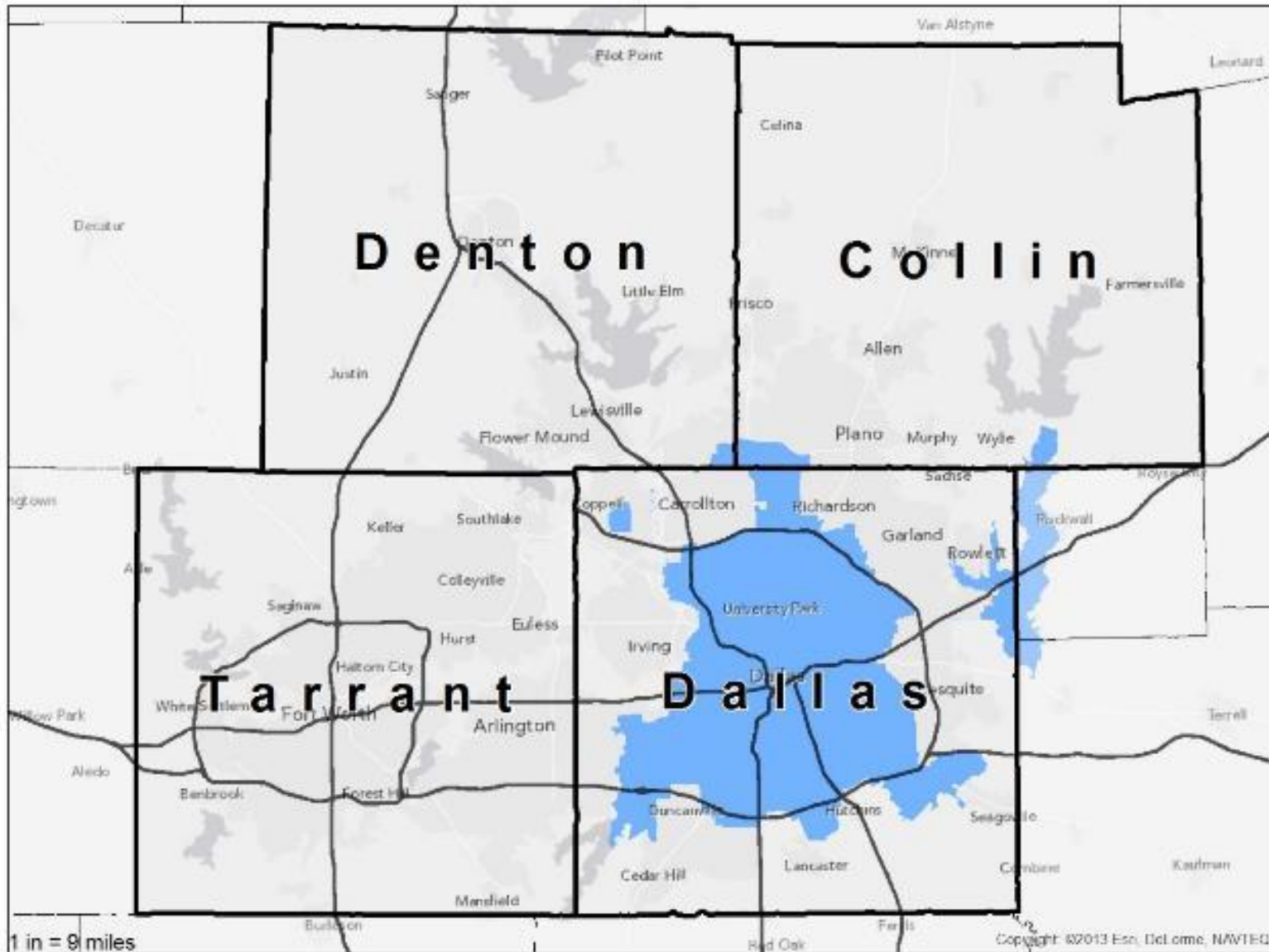


# Symposia

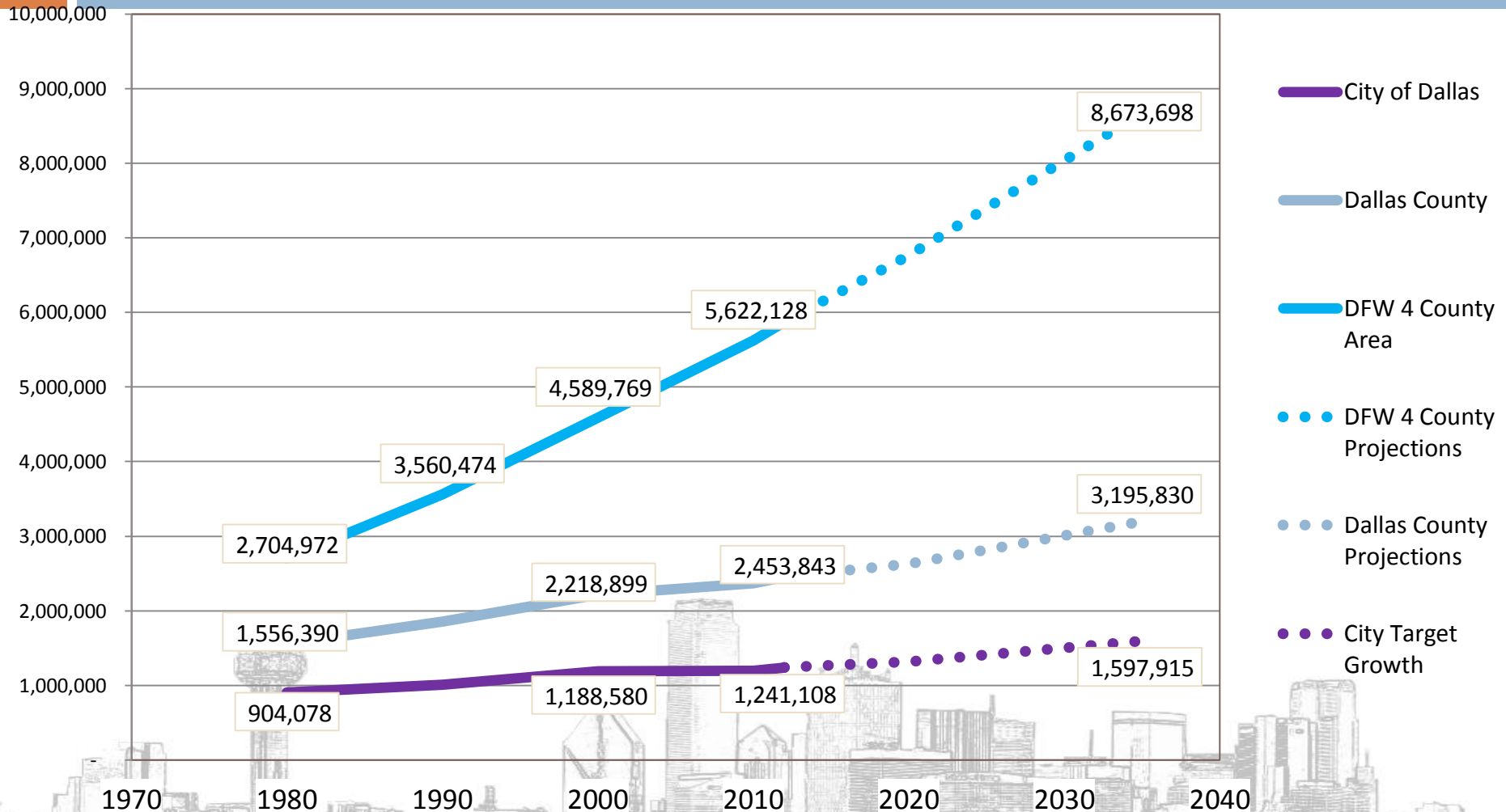
- **Partners Symposium – Early December 2014**
  - National caliber speaker panel on best practices followed by a work session with regional and local partner organizations to brainstorm ideas and strategies for Housing Plus partnerships
- **Regional Symposium – Mid January 2015**
  - Share Dallas' draft strategic housing and neighborhood plan and engage regional partners and other jurisdictions in a conversation about regional fair housing



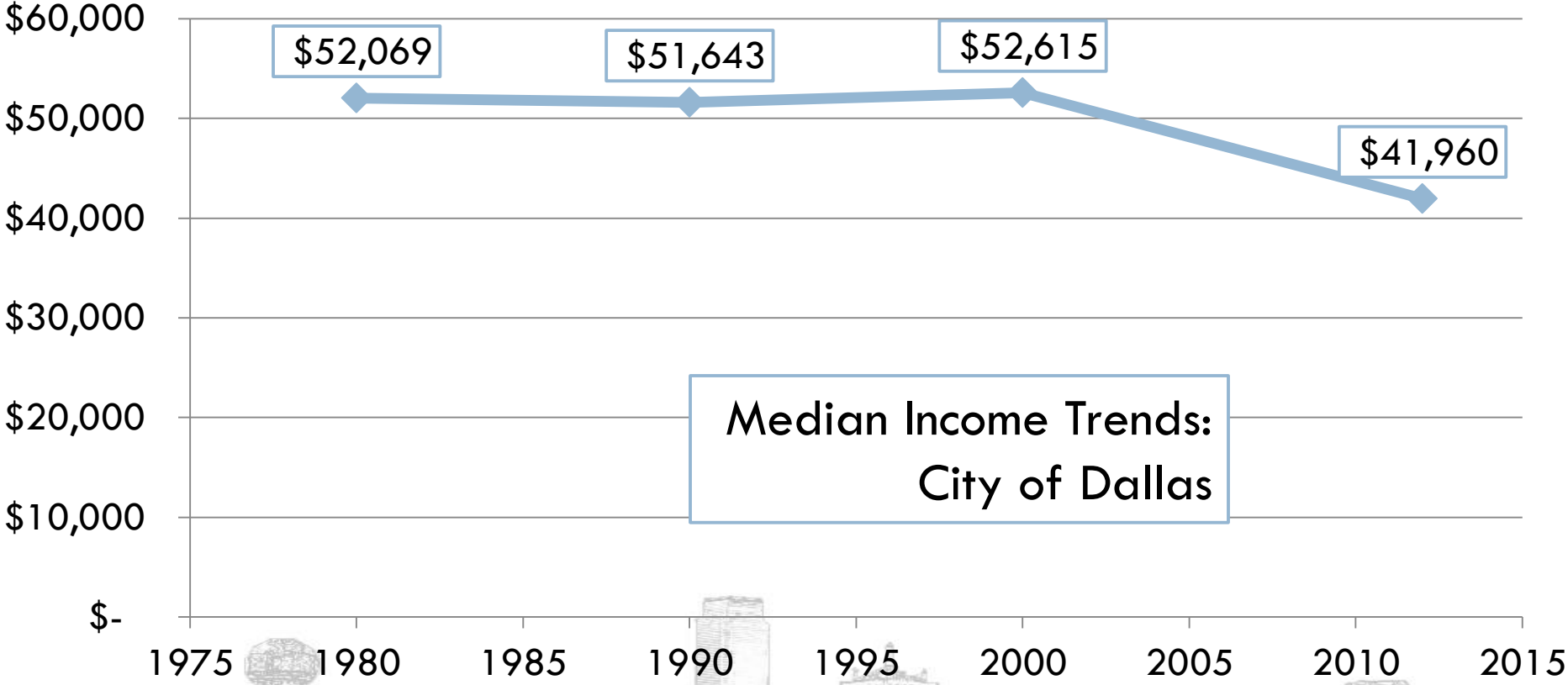
# Interesting Dallas Facts



# Dallas Population Growth



# Declining Median Income

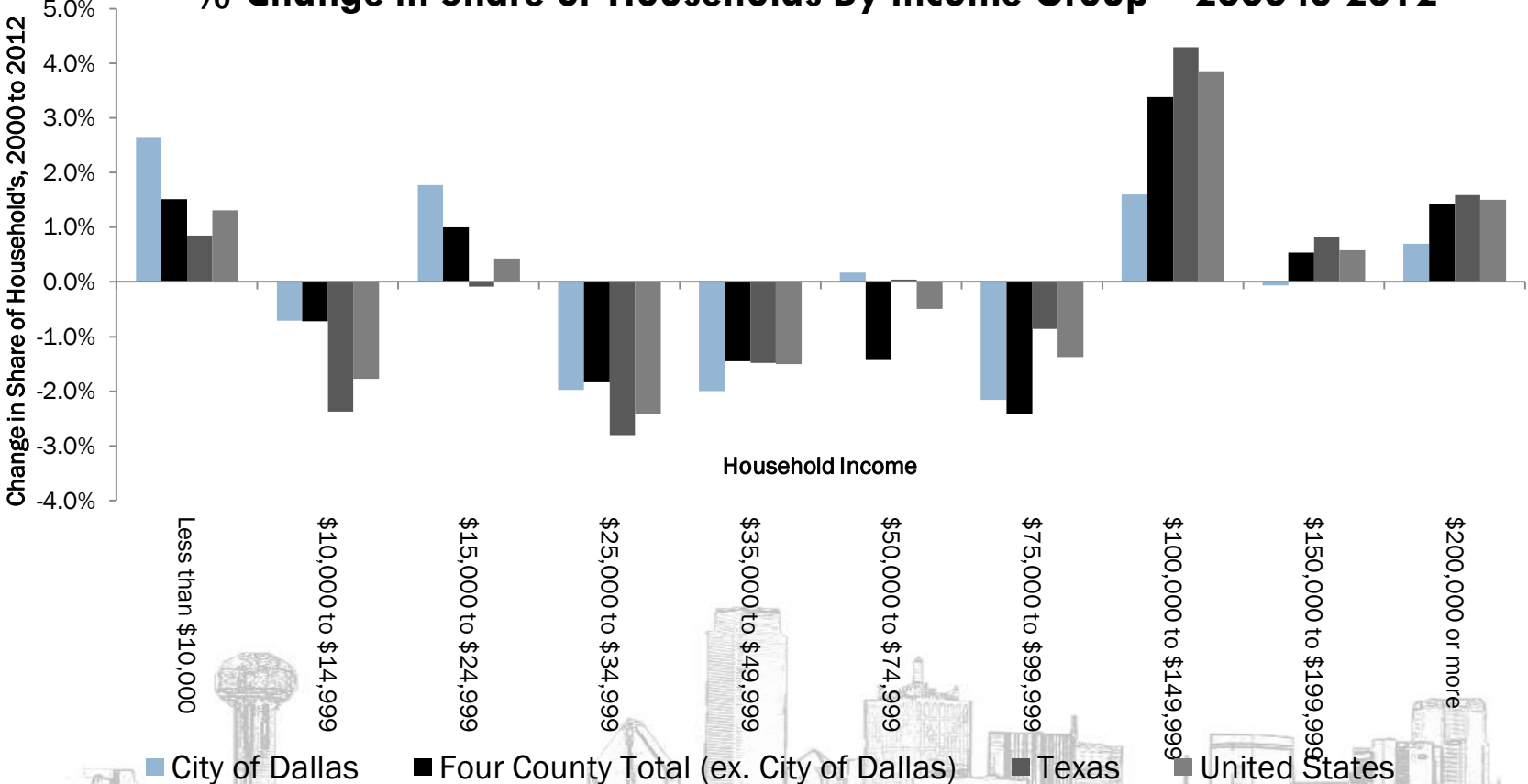


Median Income Trends:  
City of Dallas

Median Household Income (Adjusted to 2013 Dollars) retrieved from Social Explorer of US Decennial Census 1980 (T53), 1990 (T43), 2000 (T93), and ACS 2012 1 year estimates (T57).

# Shrinking Middle Class

**% Change in Share of Households By Income Group – 2000 to 2012**

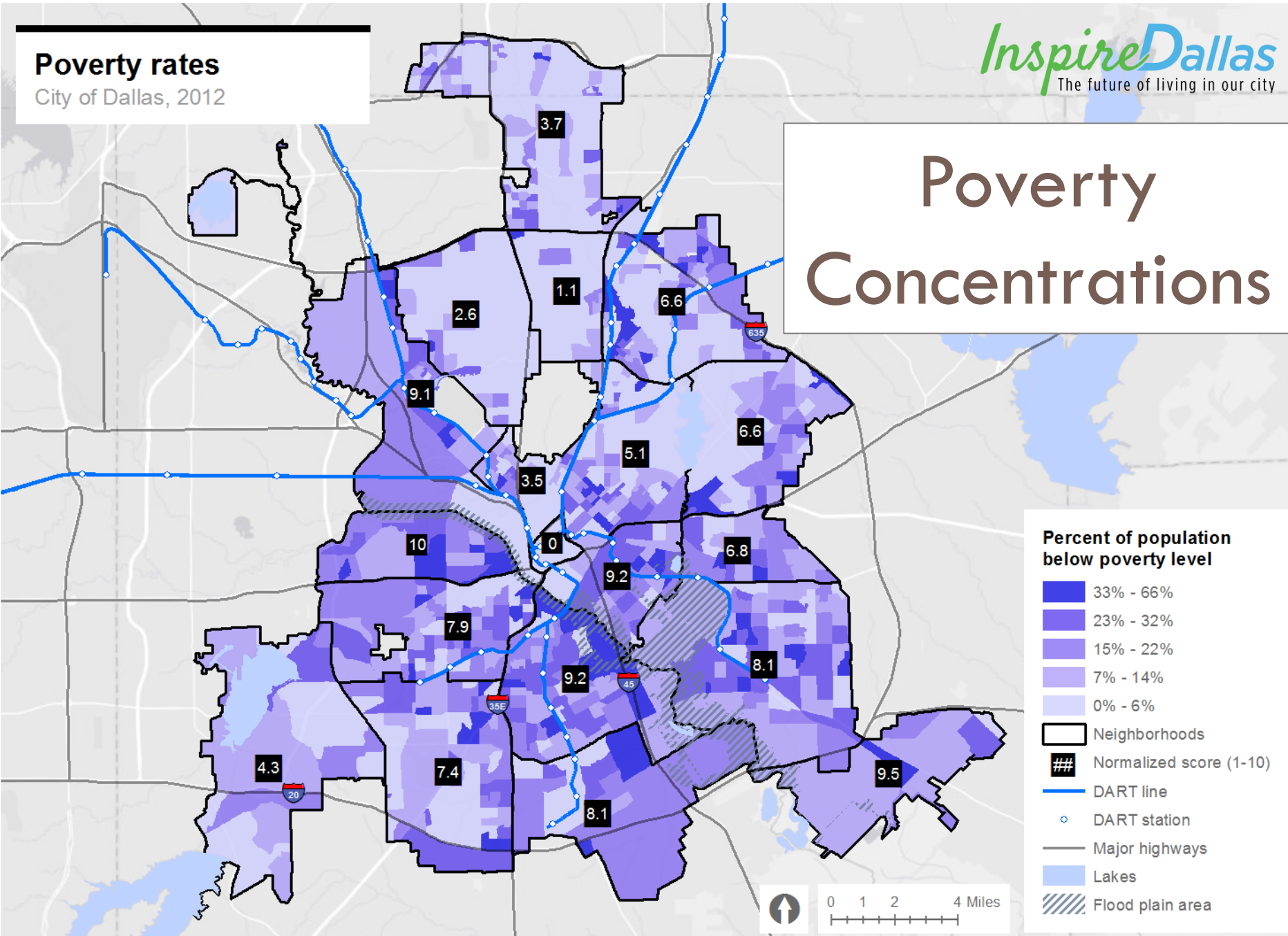




# Poverty rates

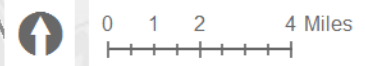
City of Dallas, 2012

# Poverty Concentrations



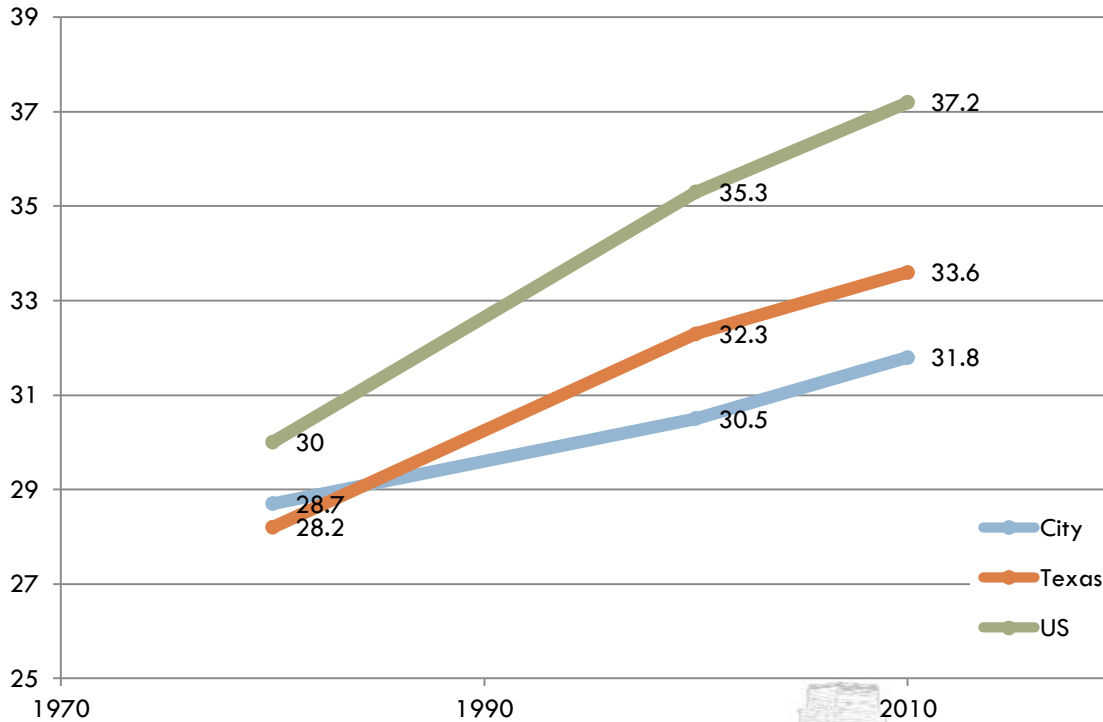
### Percent of population below poverty level

- 33% - 66%
- 23% - 32%
- 15% - 22%
- 7% - 14%
- 0% - 6%
- Neighborhoods
- Normalized score (1-10)
- DART line
- DART station
- Major highways
- Lakes
- Flood plain area



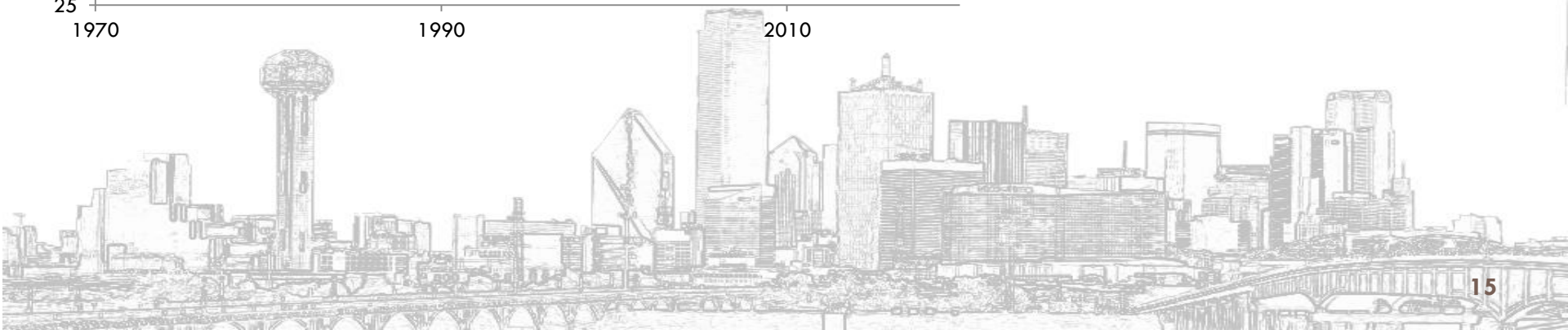
Source: U.S. Census Bureau, American Community Survey 2008-2012 5-Year Estimates, retrieved via NHGIS.org

# Relatively Young Population



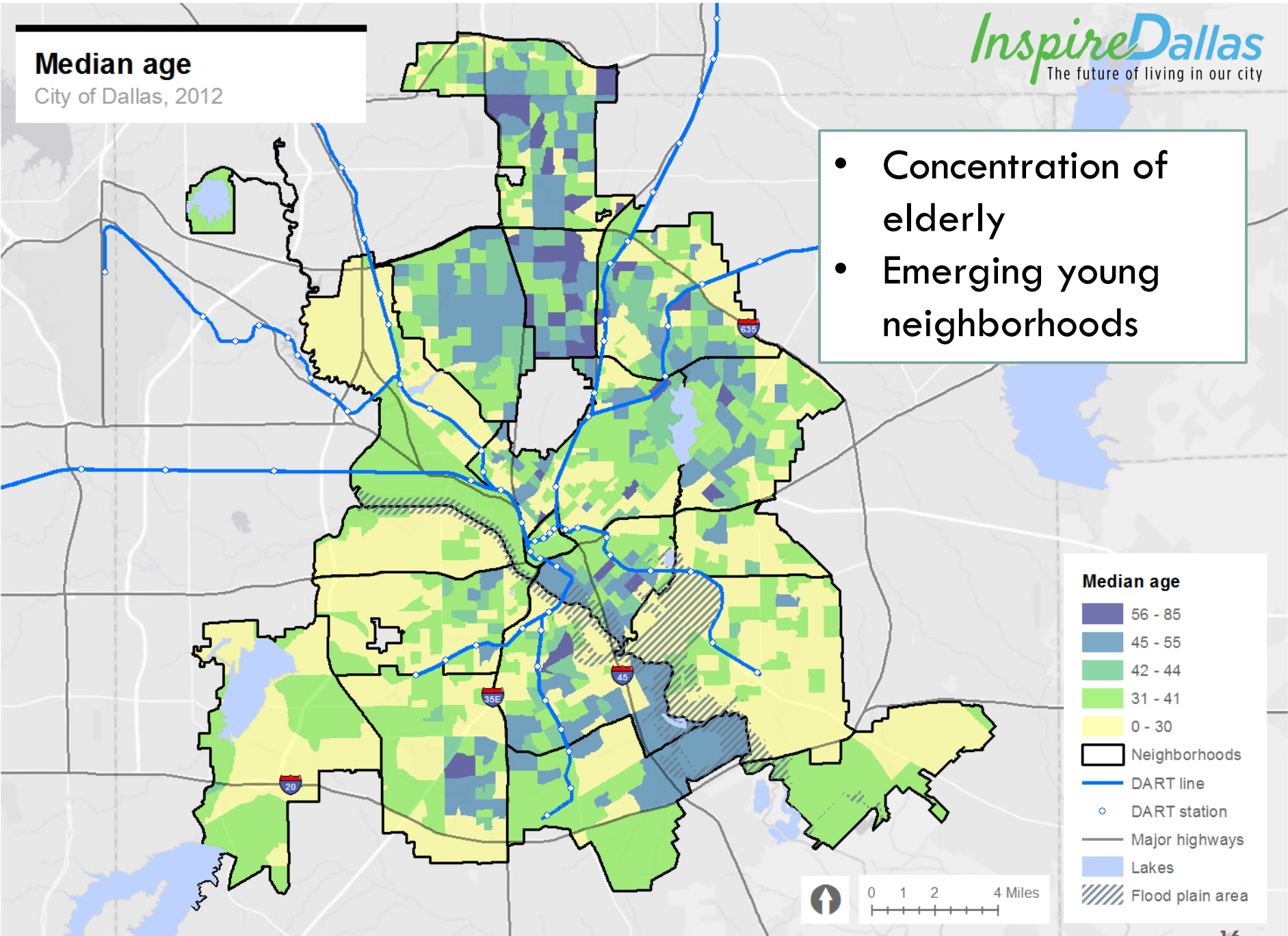
## Median Age

Dallas is younger than Texas or the nation by an increasing margin.



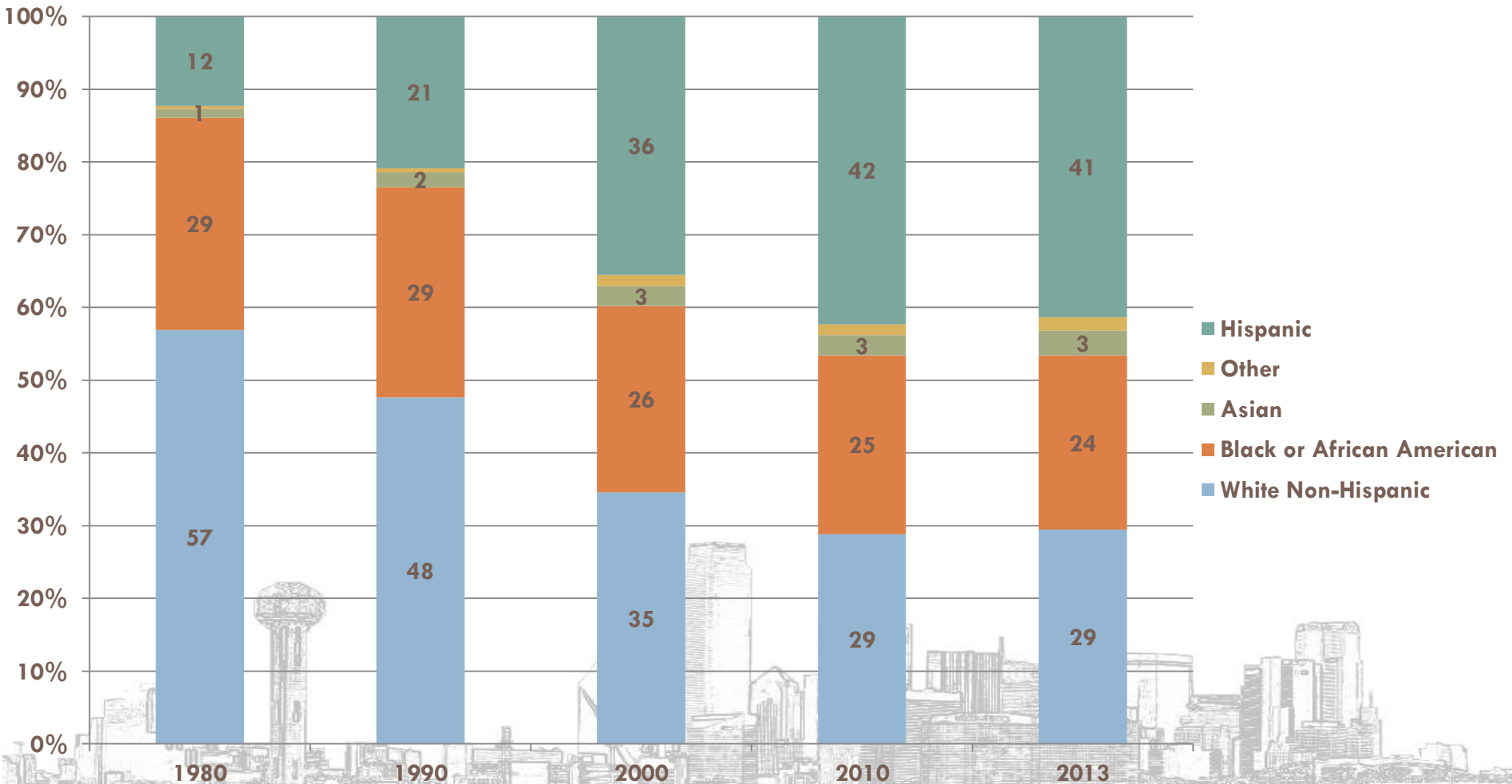
**Median age**  
City of Dallas, 2012

- Concentration of elderly
- Emerging young neighborhoods

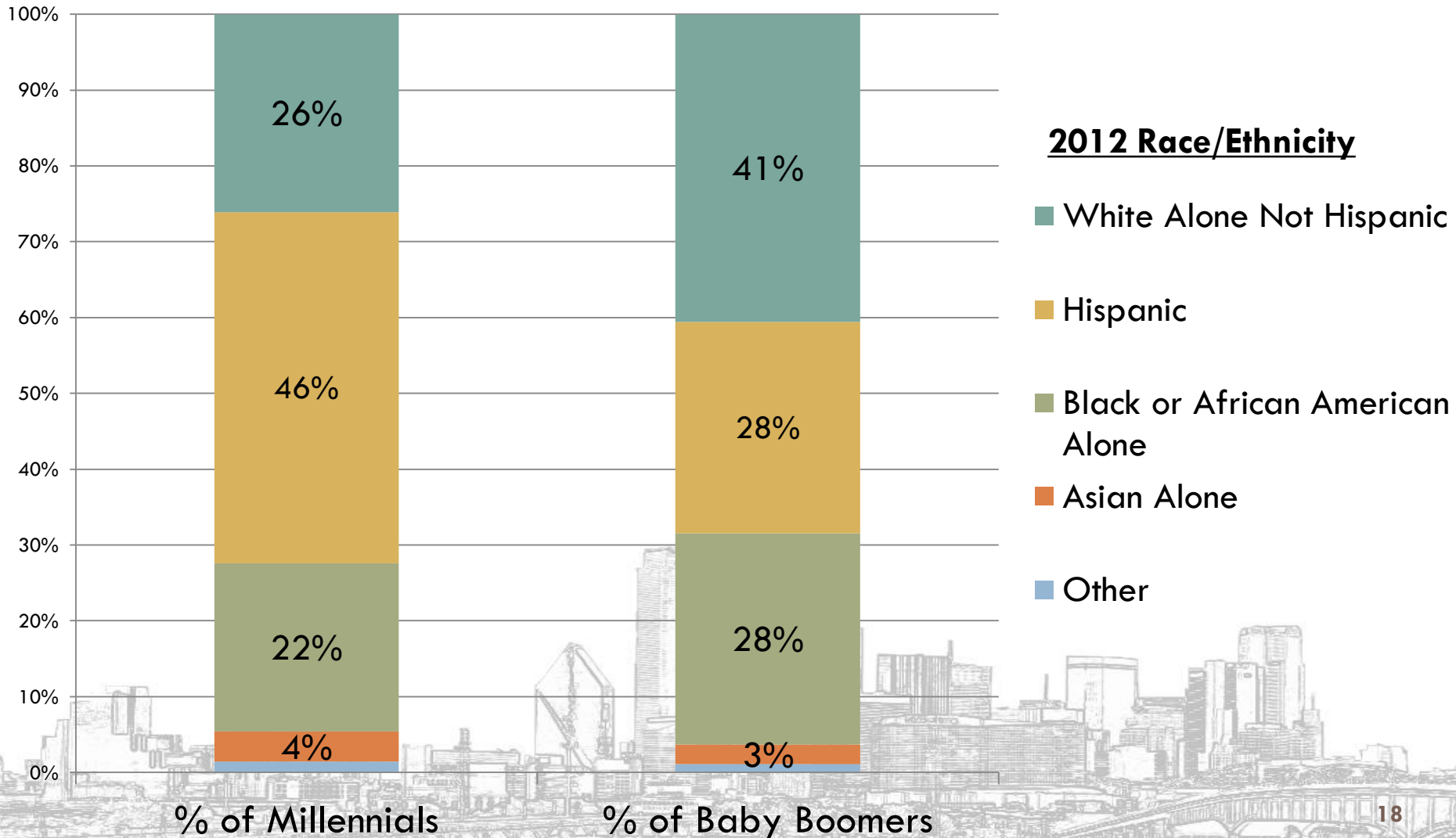


Source: U.S. Census Bureau, American Community Survey 2008-2012 5-Year Estimates, retrieved via NHGIS.org

# Changing Race/Ethnic Mix



# Race/Ethnic Contrast Between Boomers and Millennials



# Psychographic Patterns



## Demographic Overview

- ❑ Female Head of House
- ❑ Age 30 - 34
- ❑ Household Income \$40 - 50K+



LifeMode Group: Uptown Individuals

### Metro Renters

Households: 1,734,000

Average Household Size: 1.66

Median Age: 31.8

Median Household Income: \$52,000



LifeMode Group: Hometown

### Family Foundations

Households: 1,282,000

Average Household Size: 2.70

Median Age: 38.8

Median Household Income: \$40,000



LifeMode Group: Middle Ground

### Emerald City

Households: 1,677,000

Average Household Size: 2.05

Median Age: 36.6

Median Household Income: \$52,000



LifeMode Group: Ethnic Enclaves

### American Dreamers

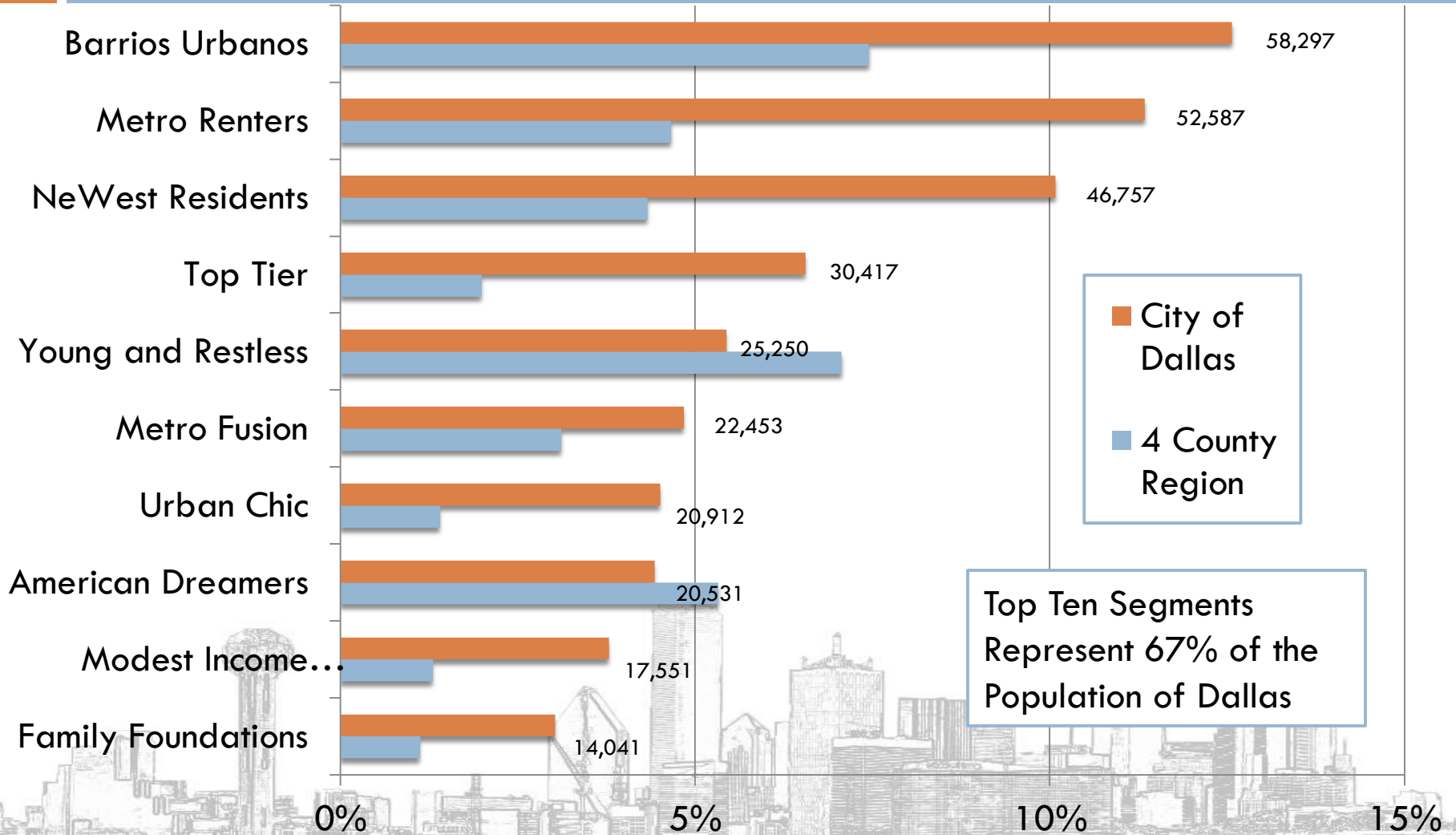
Households: 1,747,000

Average Household Size: 3.16

Median Age: 31.8

Median Household Income: \$48,000

# Top 10 Tapestry Psychographic Segments

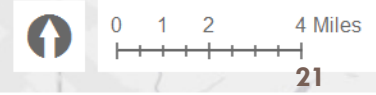
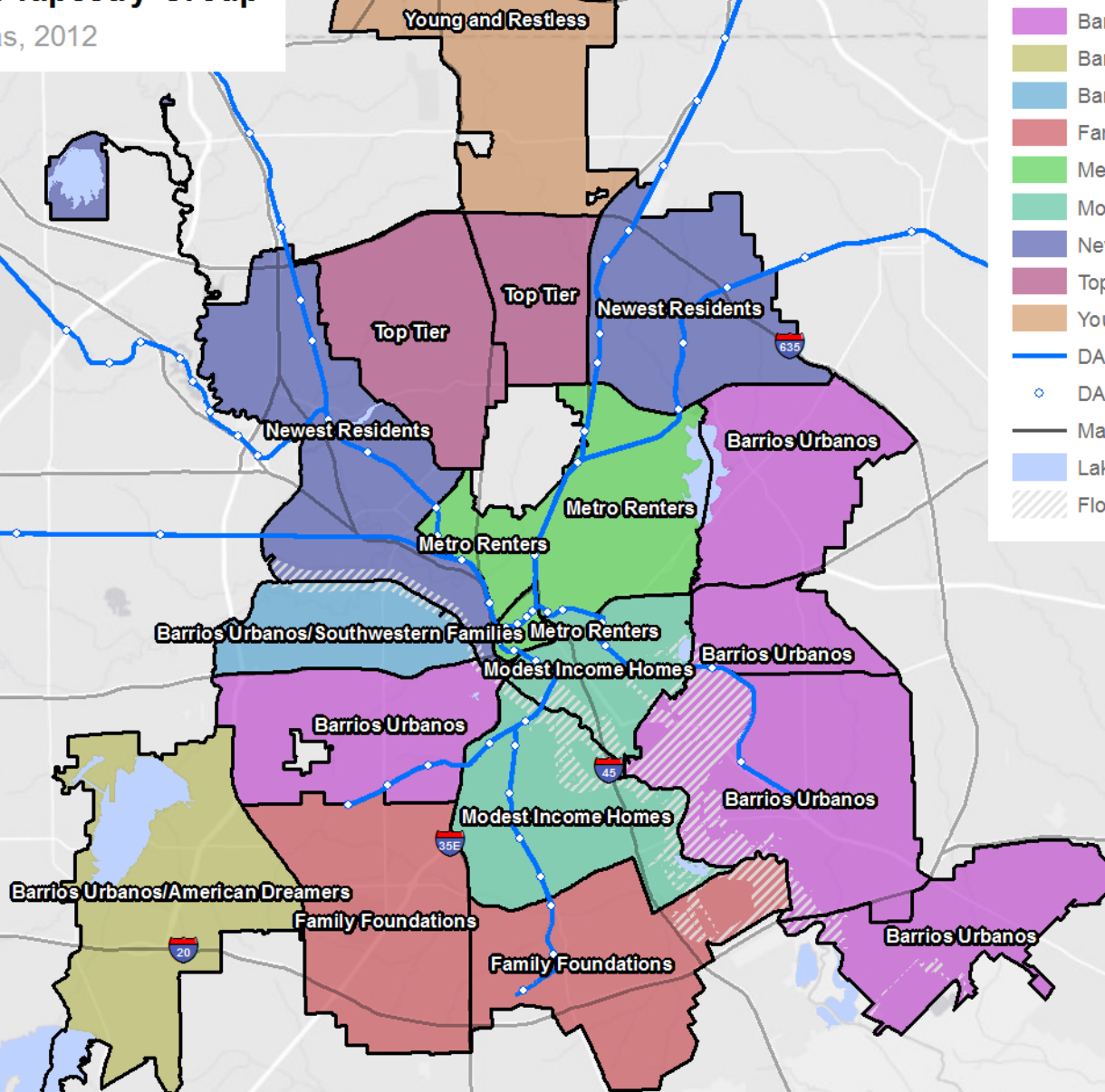


# Dominant Tapestry Group

City of Dallas, 2012

## Dominant Tapestry Group

- Barrios Urbanos
- Barrios Urbanos/American Dreamers
- Barrios Urbanos/Southwestern Families
- Family Foundations
- Metro Renters
- Modest Income Homes
- Newest Residents
- Top Tier
- Young and Restless
- DART line
- DART station
- Major highways
- Lakes
- Flood plain area





# Dominant Groups

## □ Latino Households

- ▣ Barrios Latinos; Newest Residents; Las Casas

## □ Hardworking Households

- ▣ Family Foundations; Traditional Living; Modest Incomes

## □ Millennials

- ▣ Metro Renters; Young and Restless; Laptops and Lattes

## □ Baby Boomers

- ▣ Top Tier; Savvy Suburbanites; Exurbanites

## ■ Where do they live?

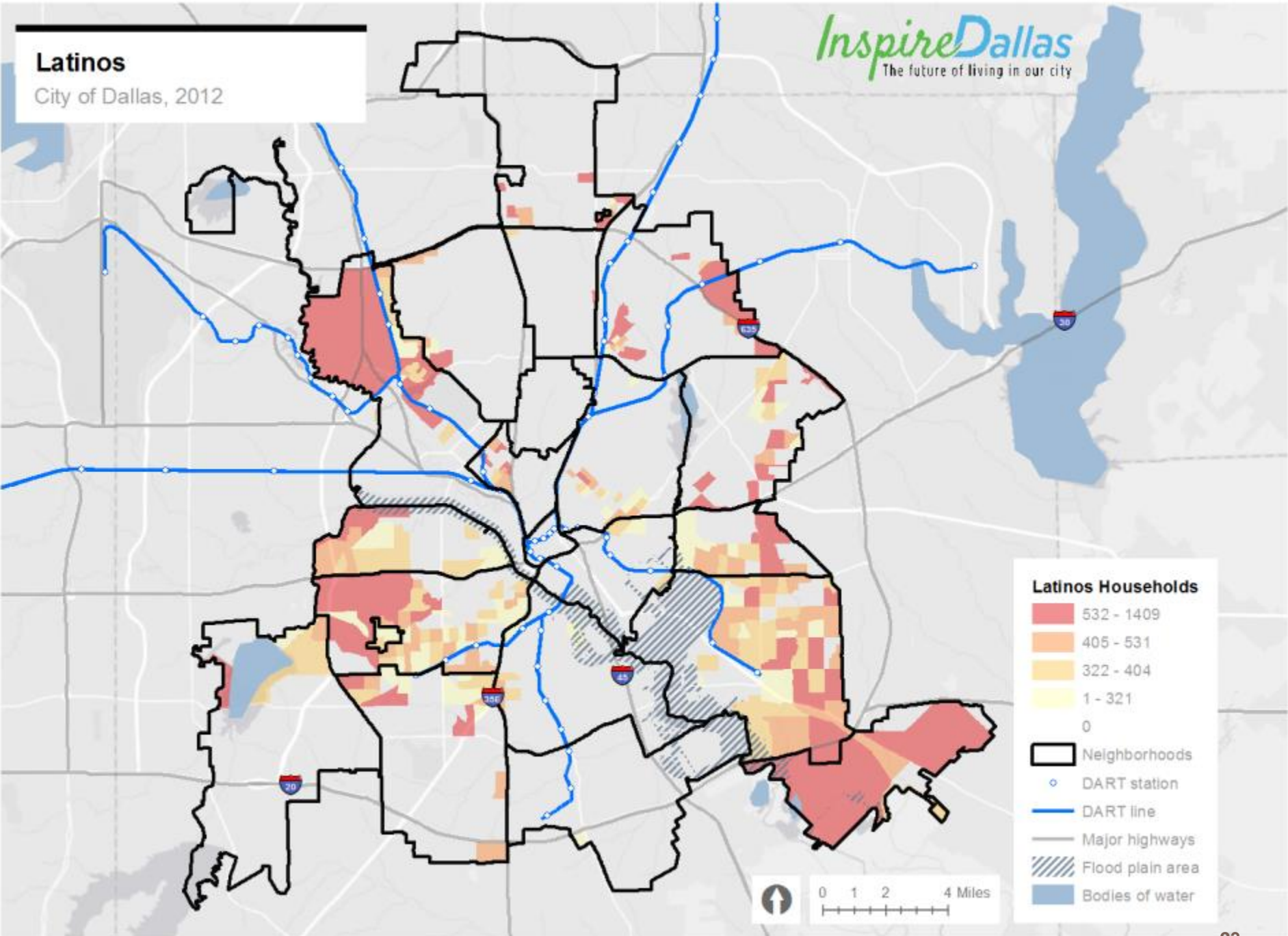
## ■ What are the characteristics of these areas?

## ■ What do they like?

## ■ What is the Plus in their Housing Plus?

# Latinos

City of Dallas, 2012



### Latinos Households

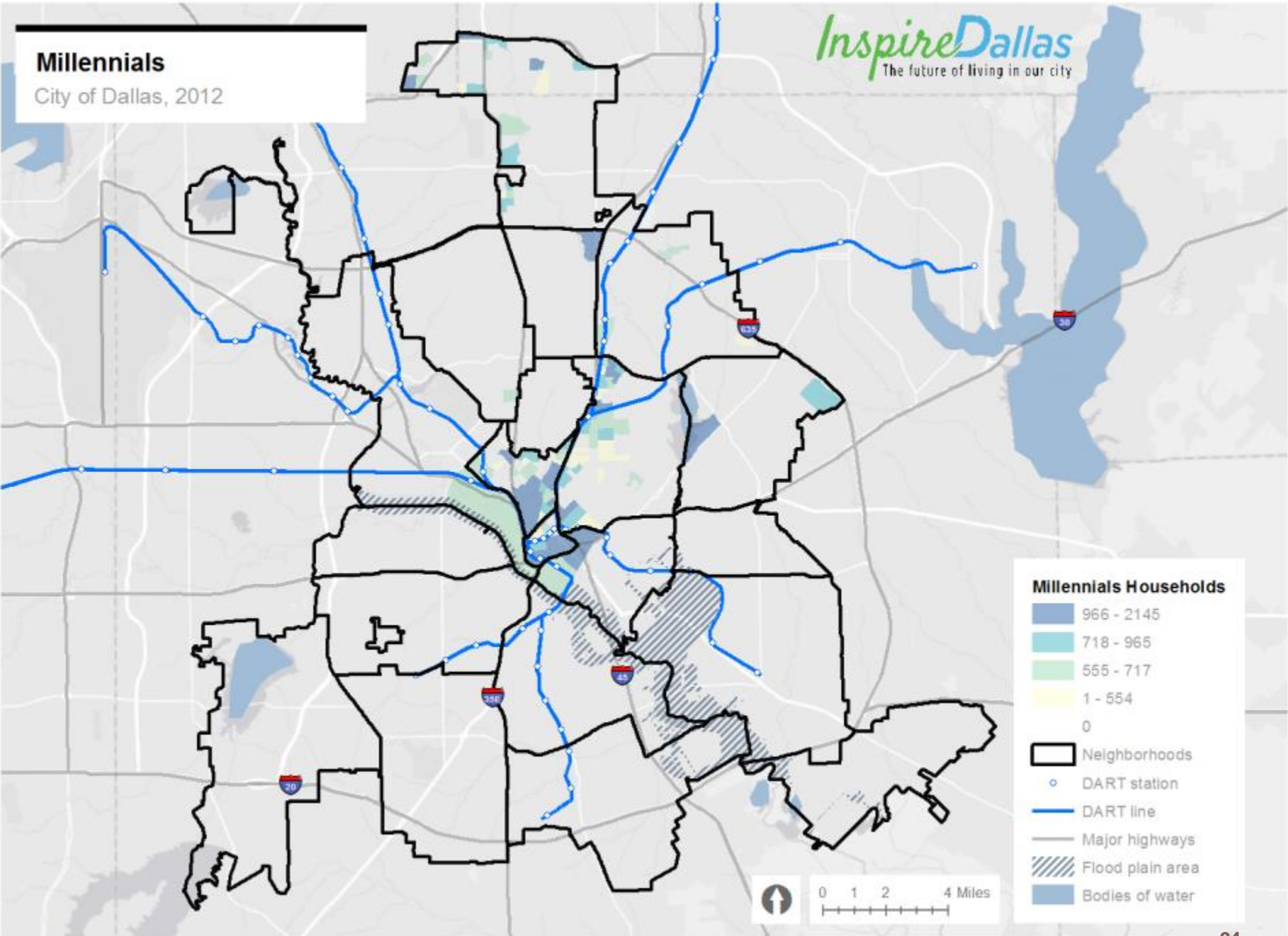
- 532 - 1409
- 405 - 531
- 322 - 404
- 1 - 321
- 0
- Neighborhoods
- DART station
- DART line
- Major highways
- Flood plain area
- Bodies of water

0 1 2 4 Miles

Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

# Millennials

City of Dallas, 2012



### Millennials Households

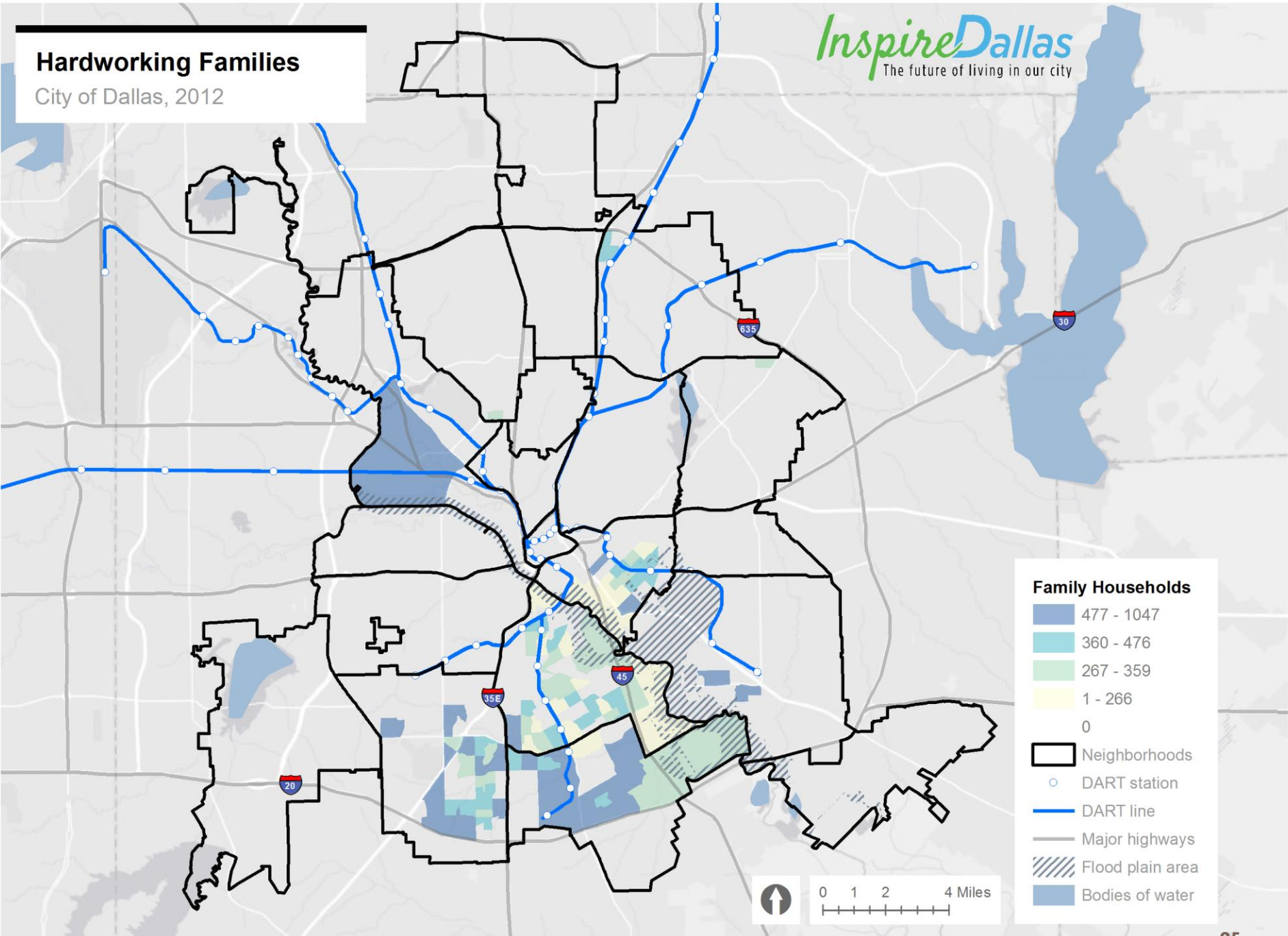
- 966 - 2145
- 718 - 965
- 555 - 717
- 1 - 554
- 0
- Neighborhoods
- DART station
- DART line
- Major highways
- Flood plain area
- Bodies of water



Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

# Hardworking Families

City of Dallas, 2012



### Family Households

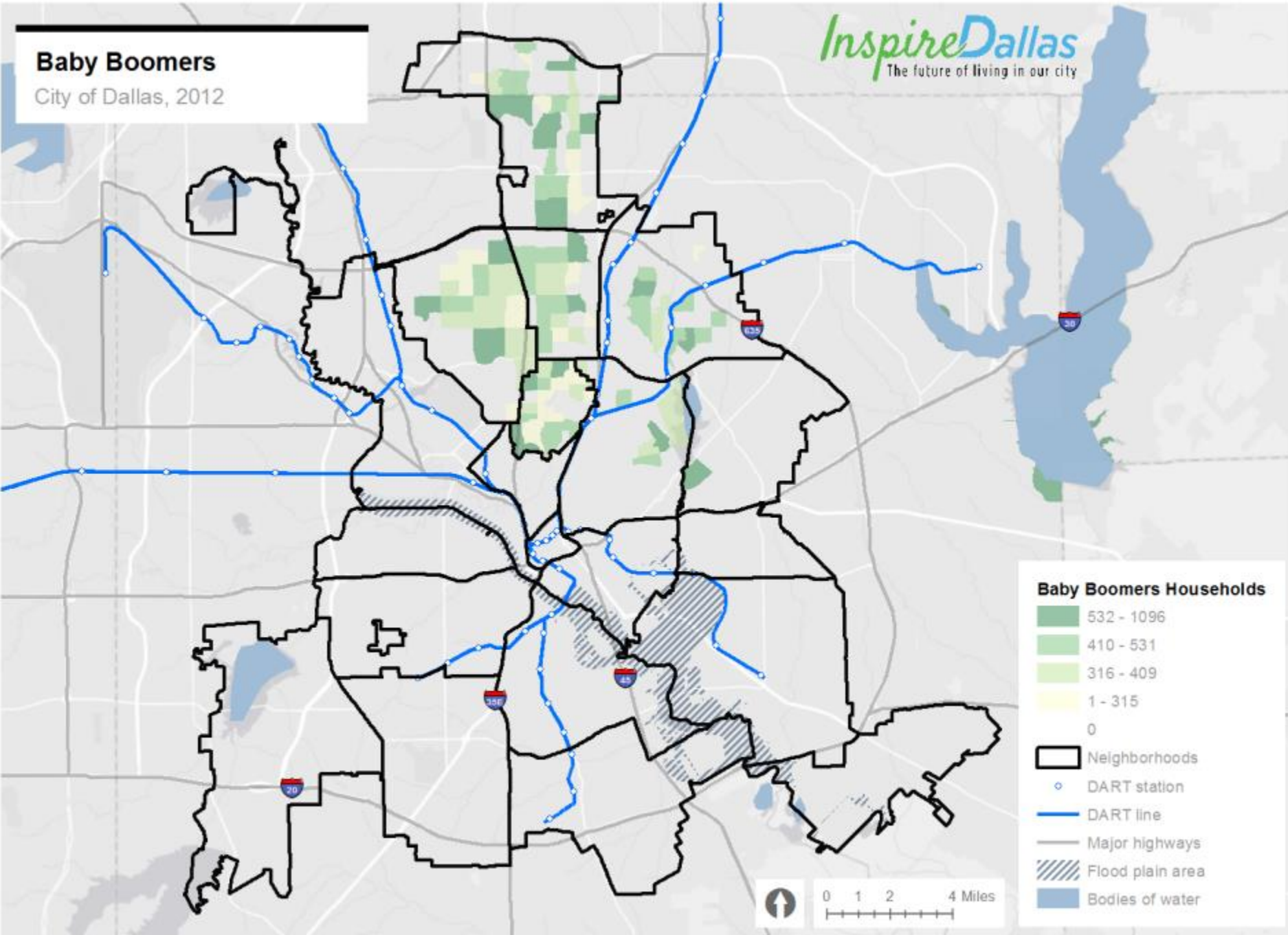
- 477 - 1047
- 360 - 476
- 267 - 359
- 1 - 266
- 0
- Neighborhoods
- DART station
- DART line
- Major highways
- Flood plain area
- Bodies of water



Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

# Baby Boomers

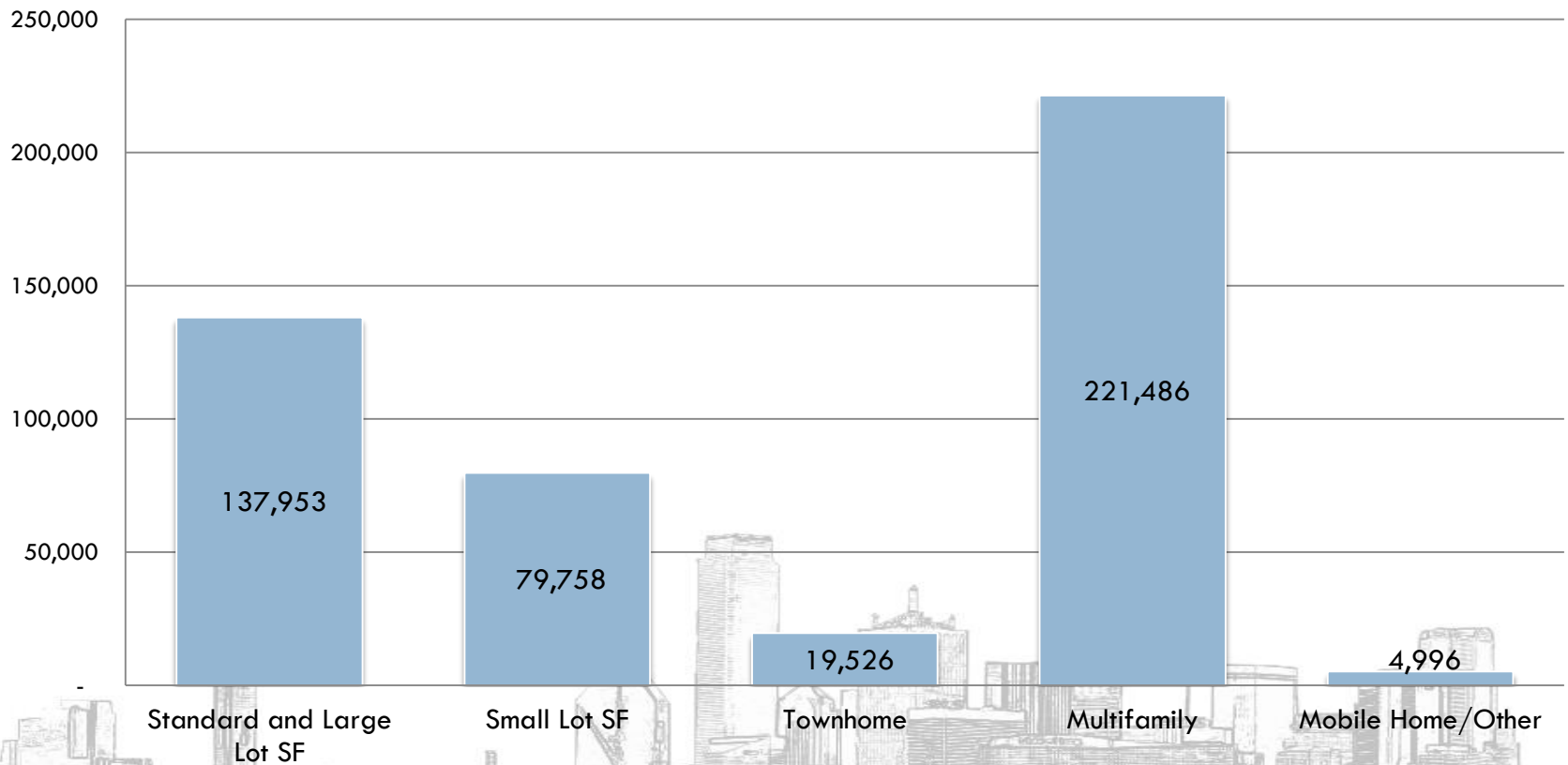
City of Dallas, 2012



Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

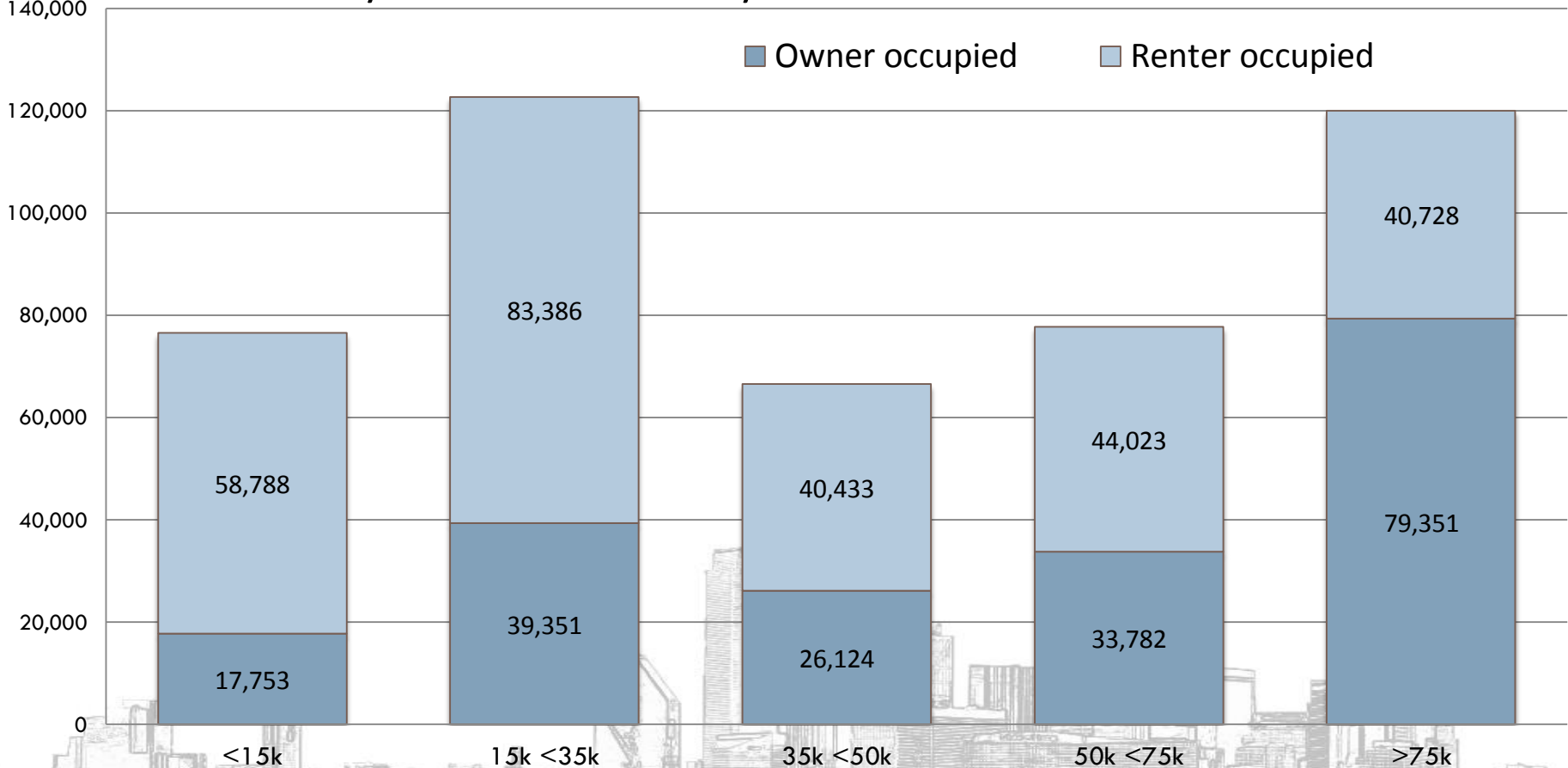
# Existing Housing

■ Occupied Housing Supply City of Dallas (2012)



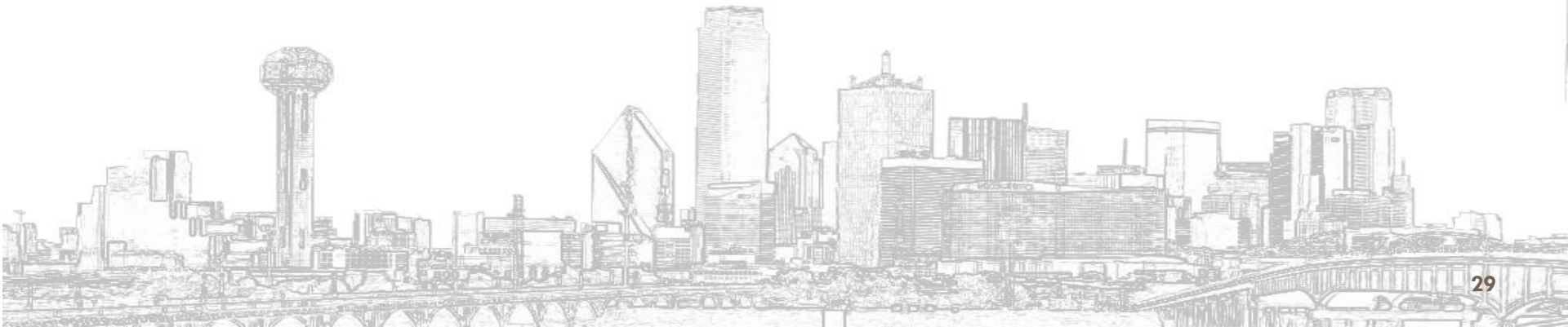
# Existing Housing Tenure

## City of Dallas: Tenure by Household Income 2012



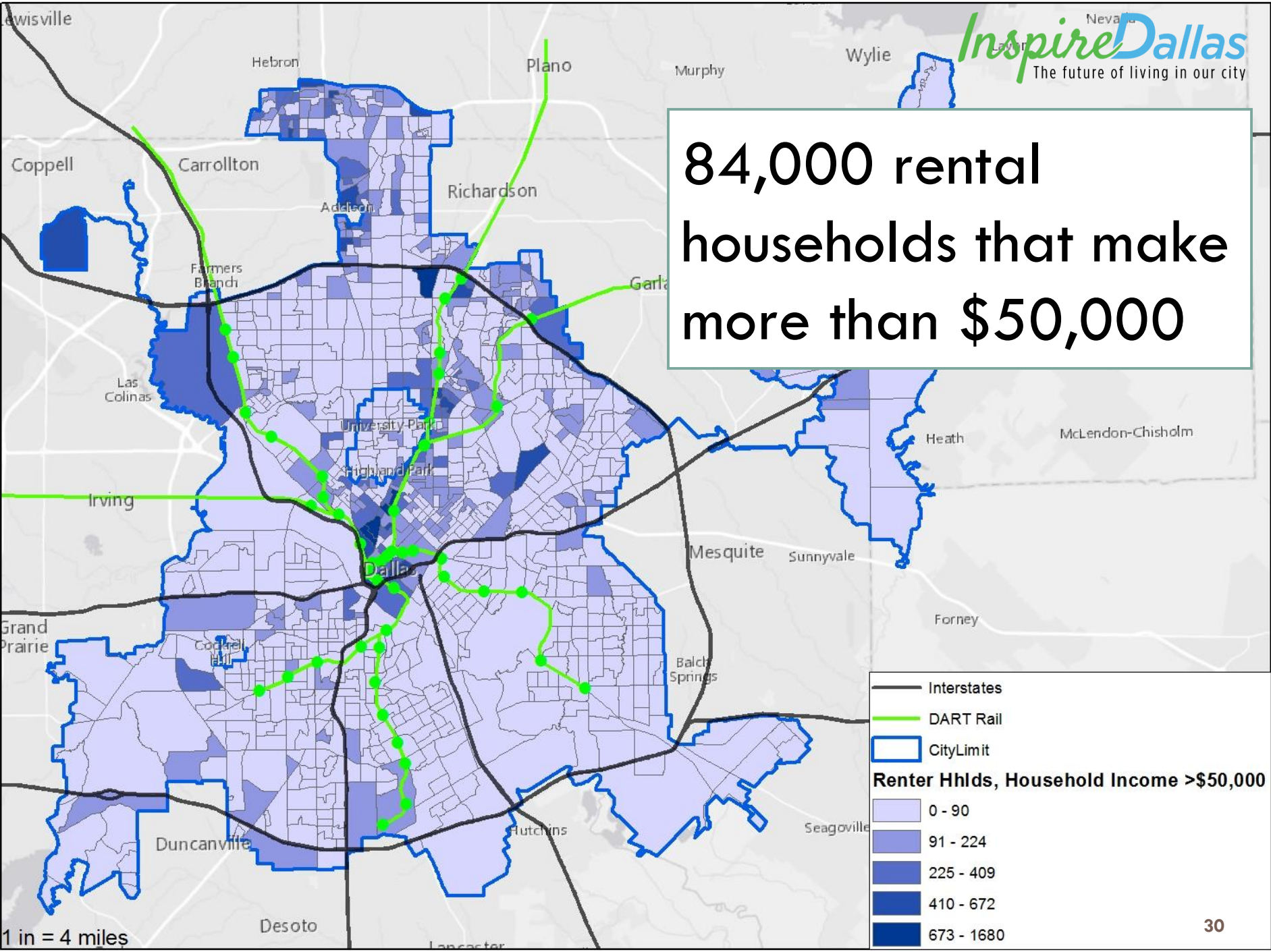
# What's Unusual About Dallas

- Low income home owners (42,000)
- Median income and above renters (84,000)
- Single Family and Townhouse renters (60,000)



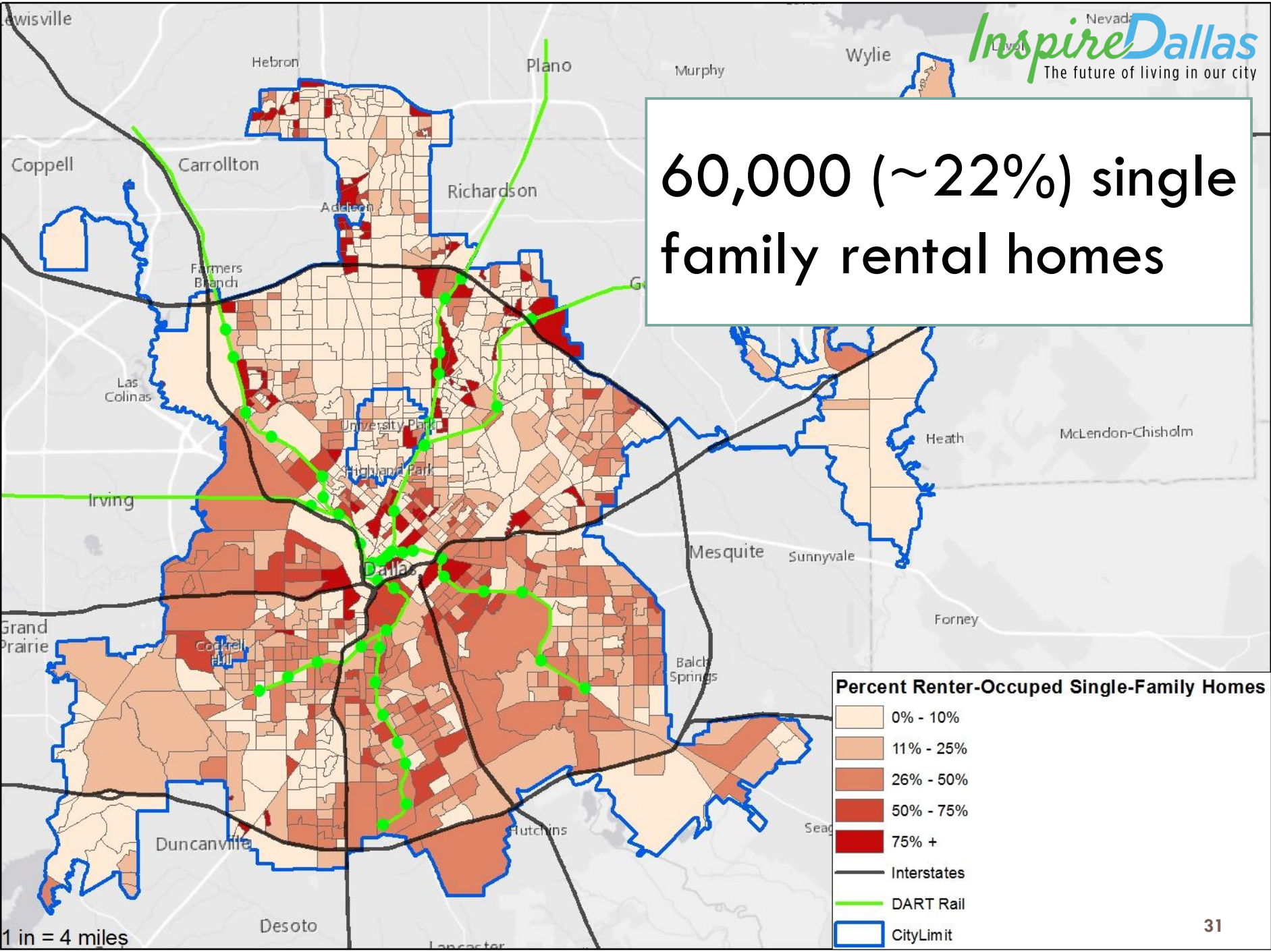


84,000 rental households that make more than \$50,000



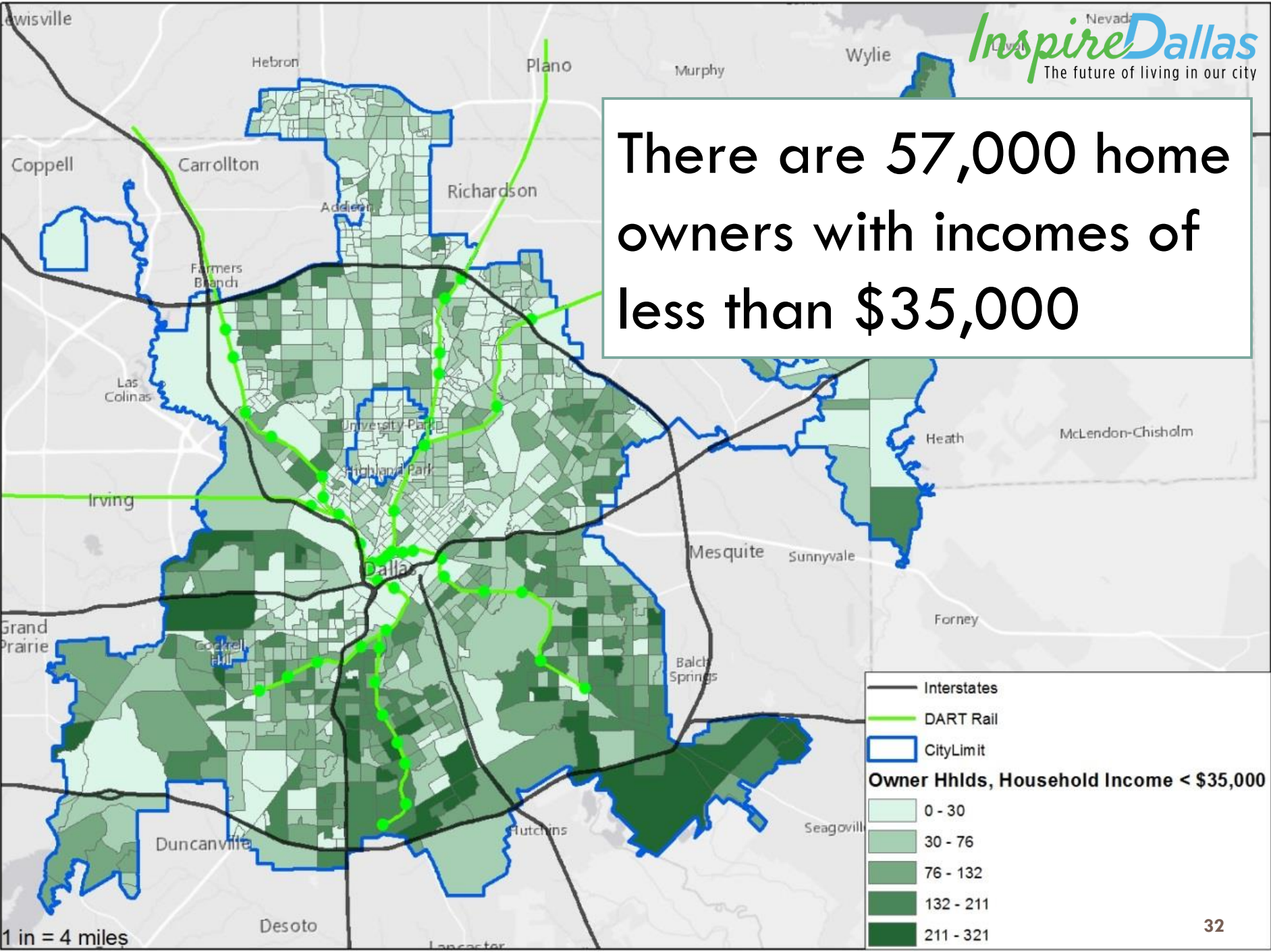
1 in = 4 miles

60,000 (~22%) single family rental homes



1 in = 4 miles

There are 57,000 home owners with incomes of less than \$35,000

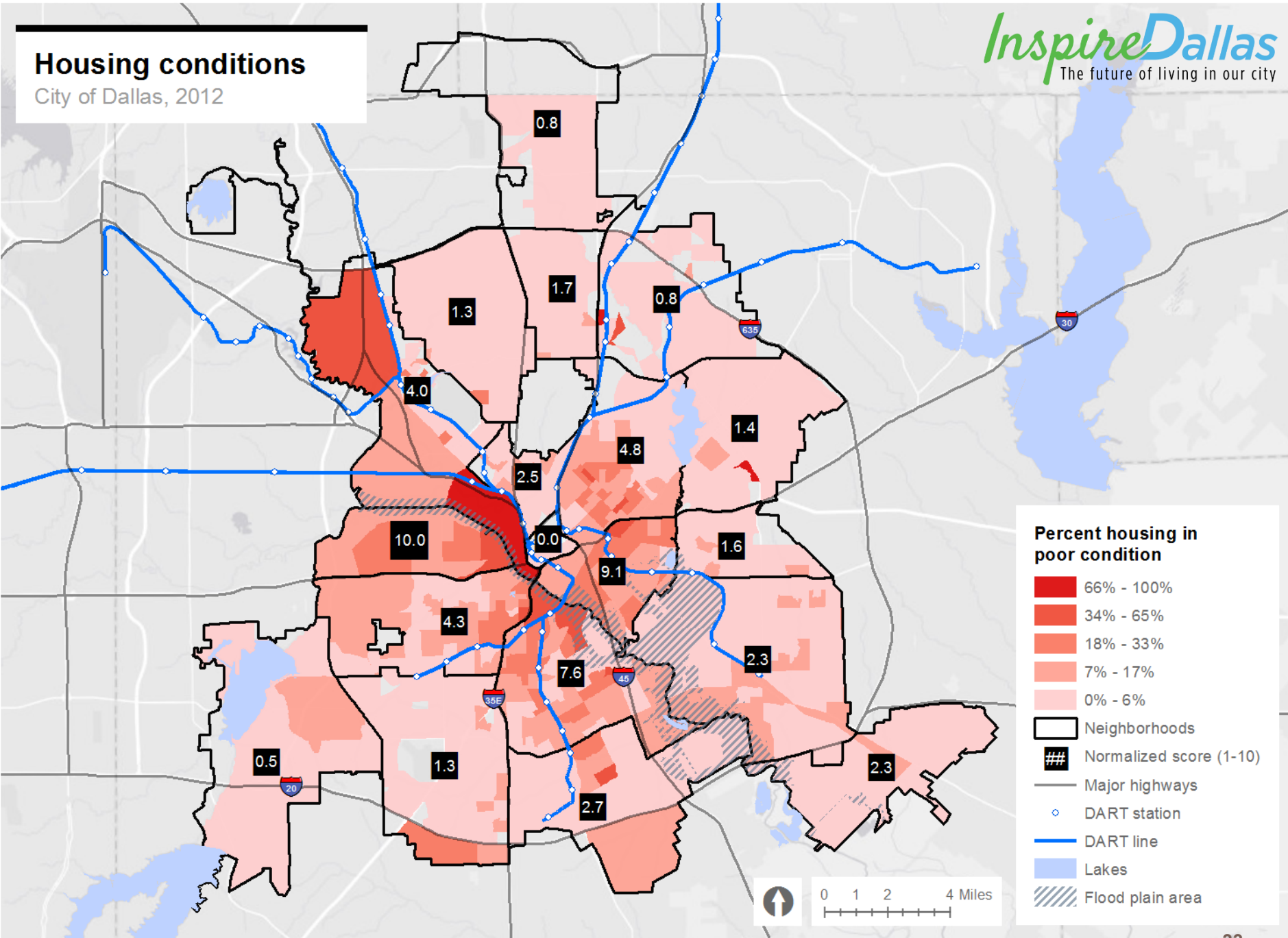


Interstates  
 DART Rail  
 City Limit  
**Owner Hhlds, Household Income < \$35,000**  
 0 - 30  
 30 - 76  
 76 - 132  
 132 - 211  
 211 - 321

1 in = 4 miles

# Housing conditions

City of Dallas, 2012



Source: U.S. Census Bureau, American Community Survey 2008-2012 5-Year Estimates, retrieved via NHGIS.org

# Vacancy rates

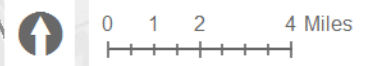
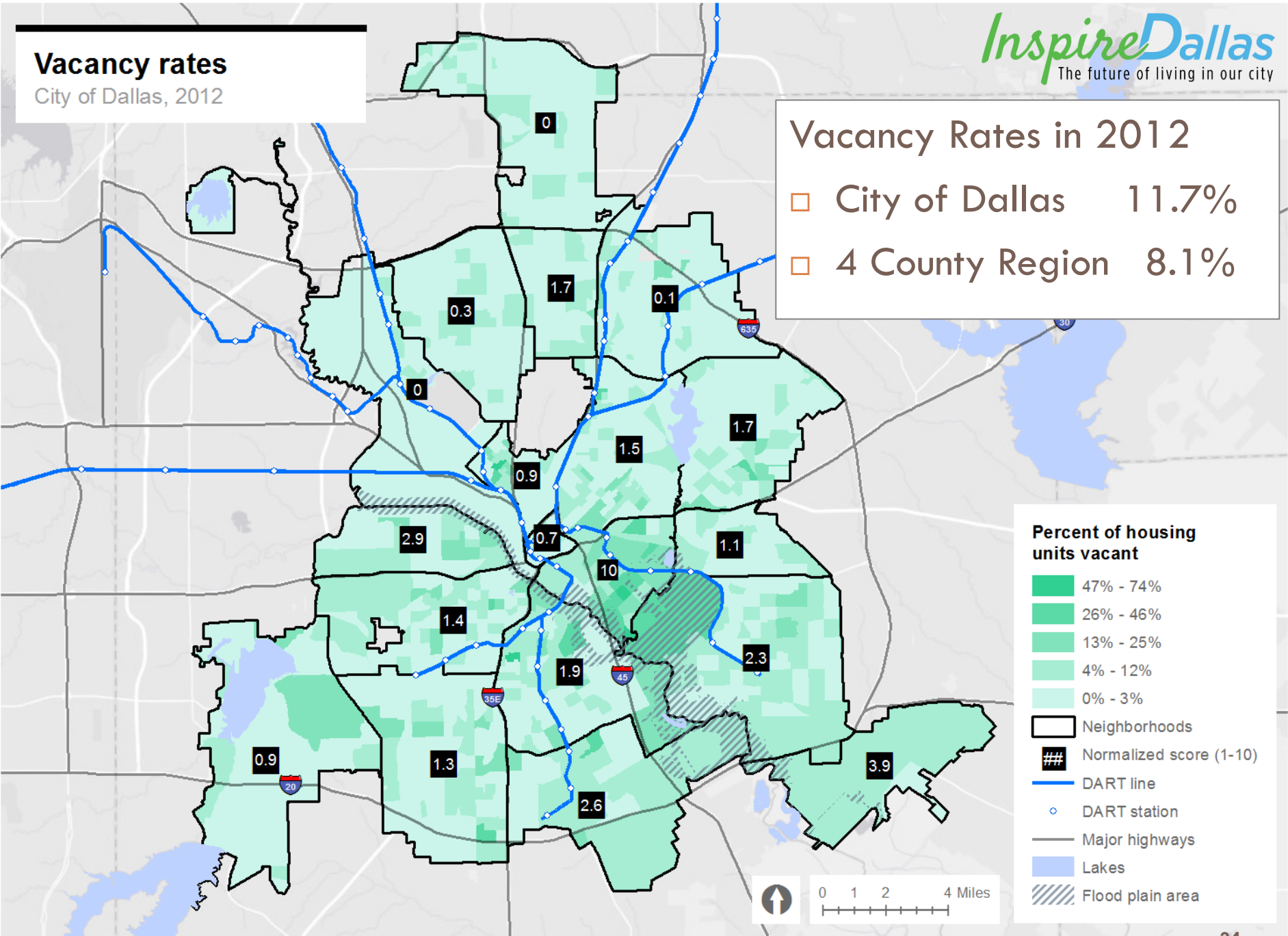
City of Dallas, 2012

## Vacancy Rates in 2012

- City of Dallas 11.7%
- 4 County Region 8.1%

### Percent of housing units vacant

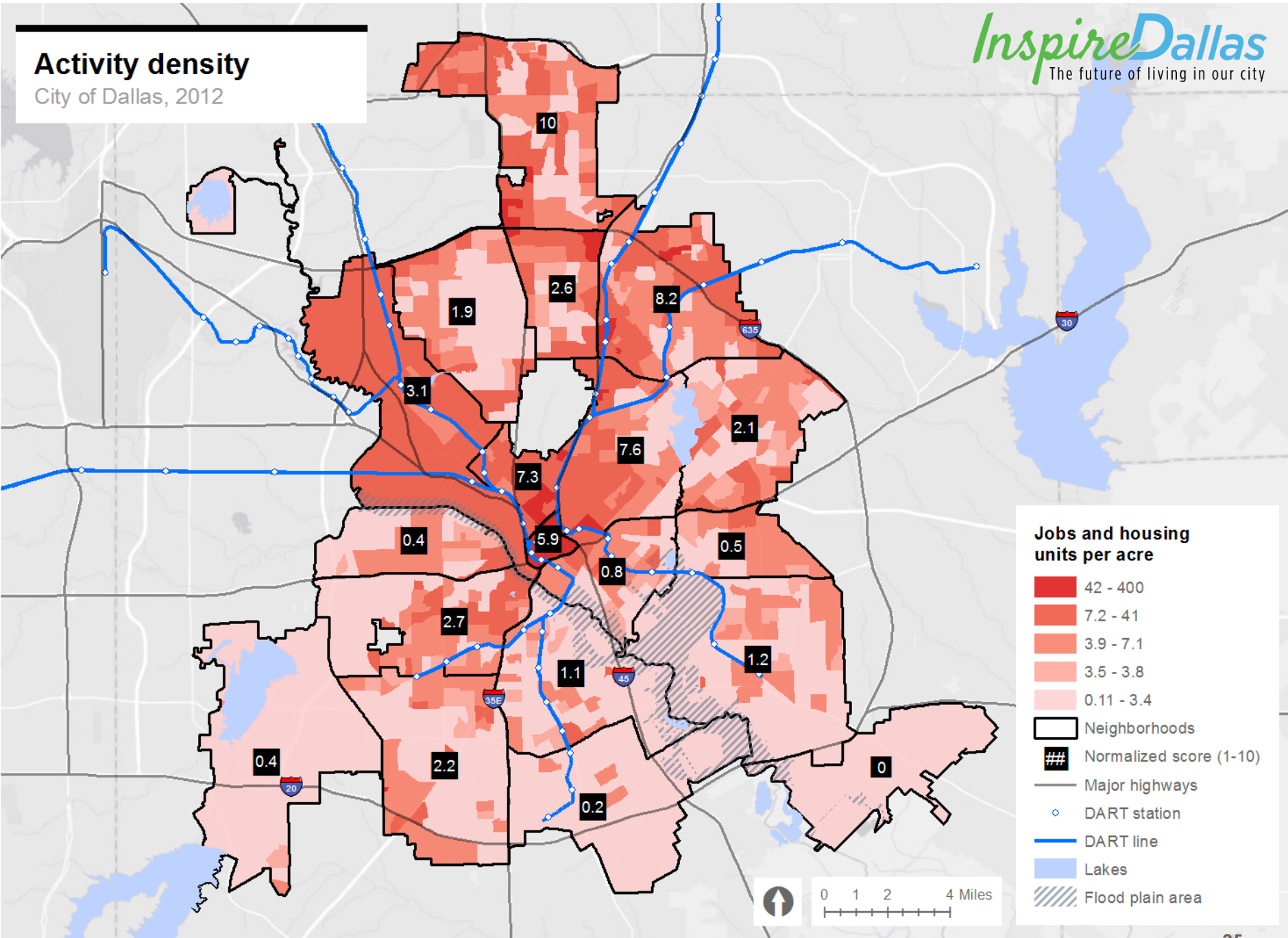
- 47% - 74%
- 26% - 46%
- 13% - 25%
- 4% - 12%
- 0% - 3%
- Neighborhoods
- Normalized score (1-10)
- DART line
- DART station
- Major highways
- Lakes
- Flood plain area



Source: U.S. Census Bureau, American Community Survey 2008-2012 5-Year Estimates, retrieved via NHGIS.org

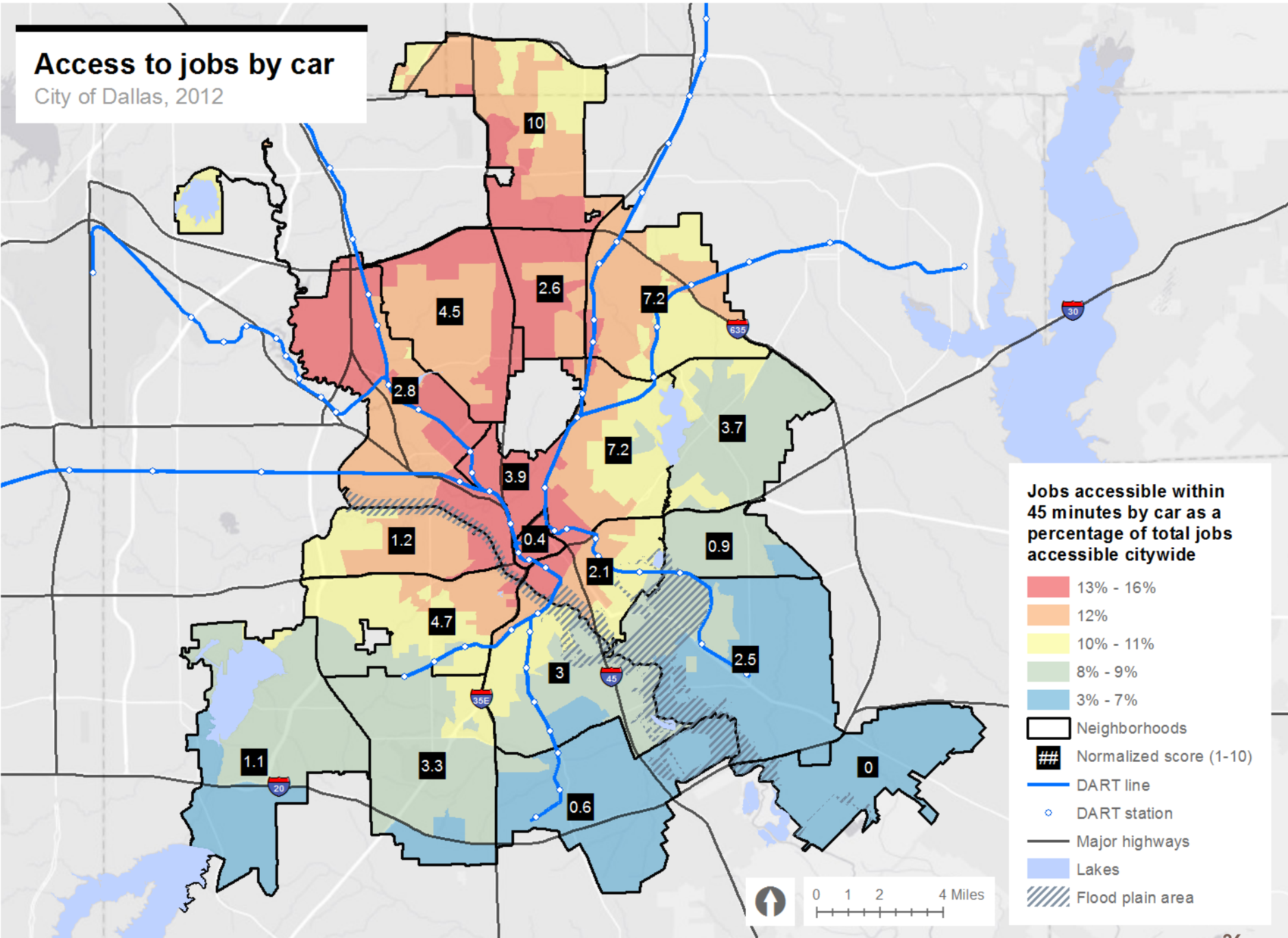
# Activity density

City of Dallas, 2012



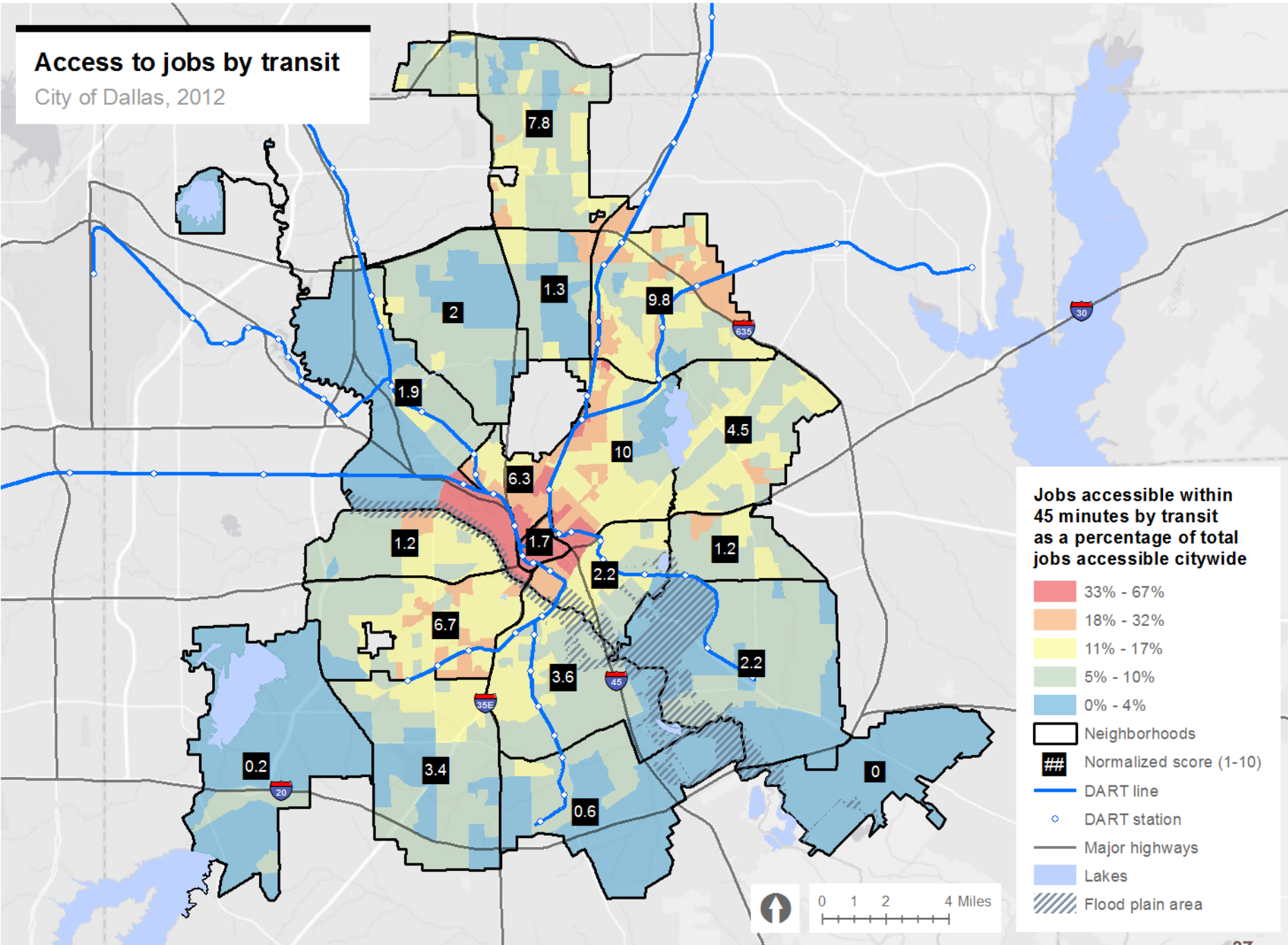
# Access to jobs by car

City of Dallas, 2012



# Access to jobs by transit

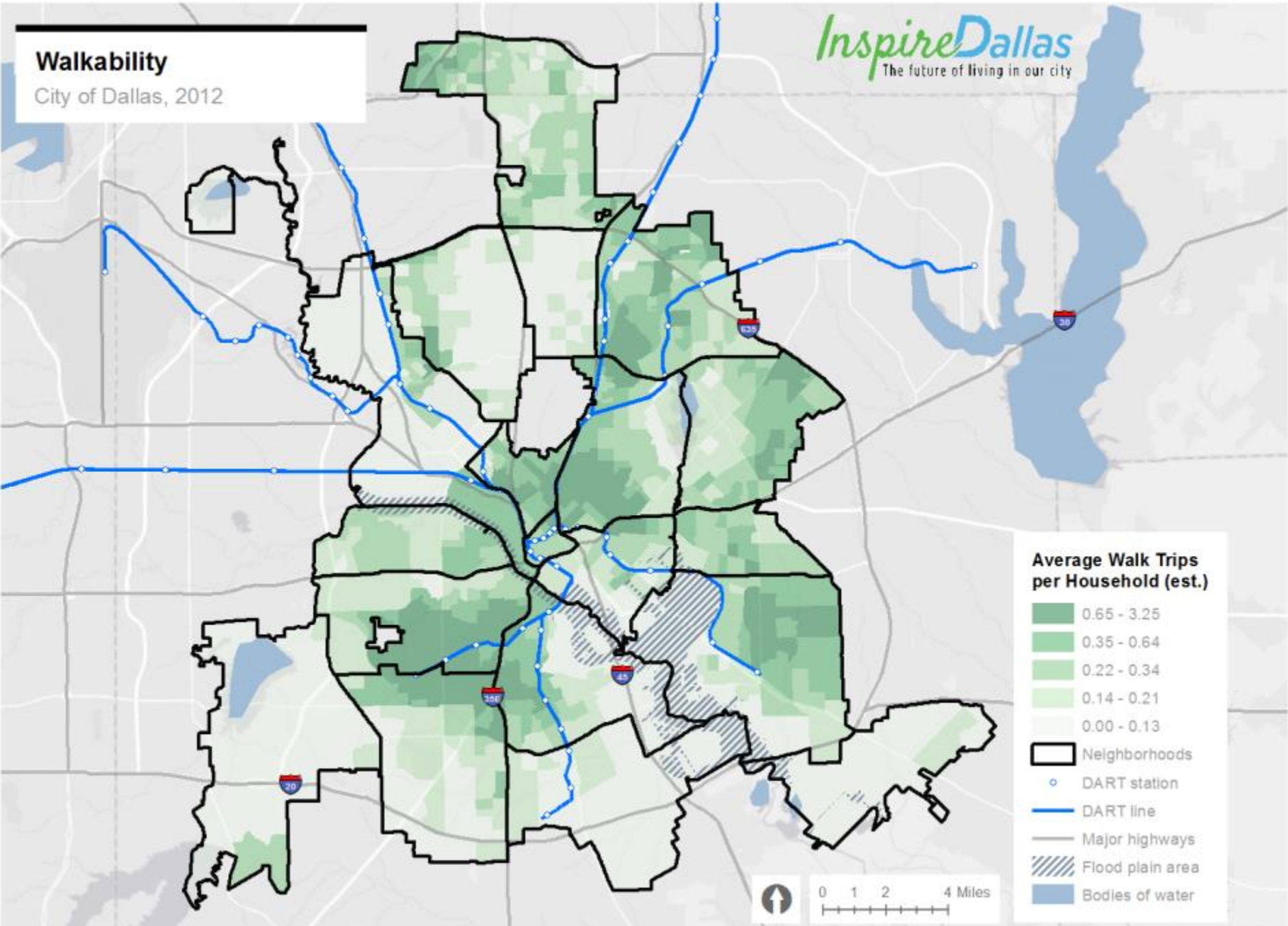
City of Dallas, 2012





# Walkability

City of Dallas, 2012



**Average Walk Trips per Household (est.)**

- 0.65 - 3.25
- 0.35 - 0.64
- 0.22 - 0.34
- 0.14 - 0.21
- 0.00 - 0.13

Neighborhoods

DART station

DART line

Major highways

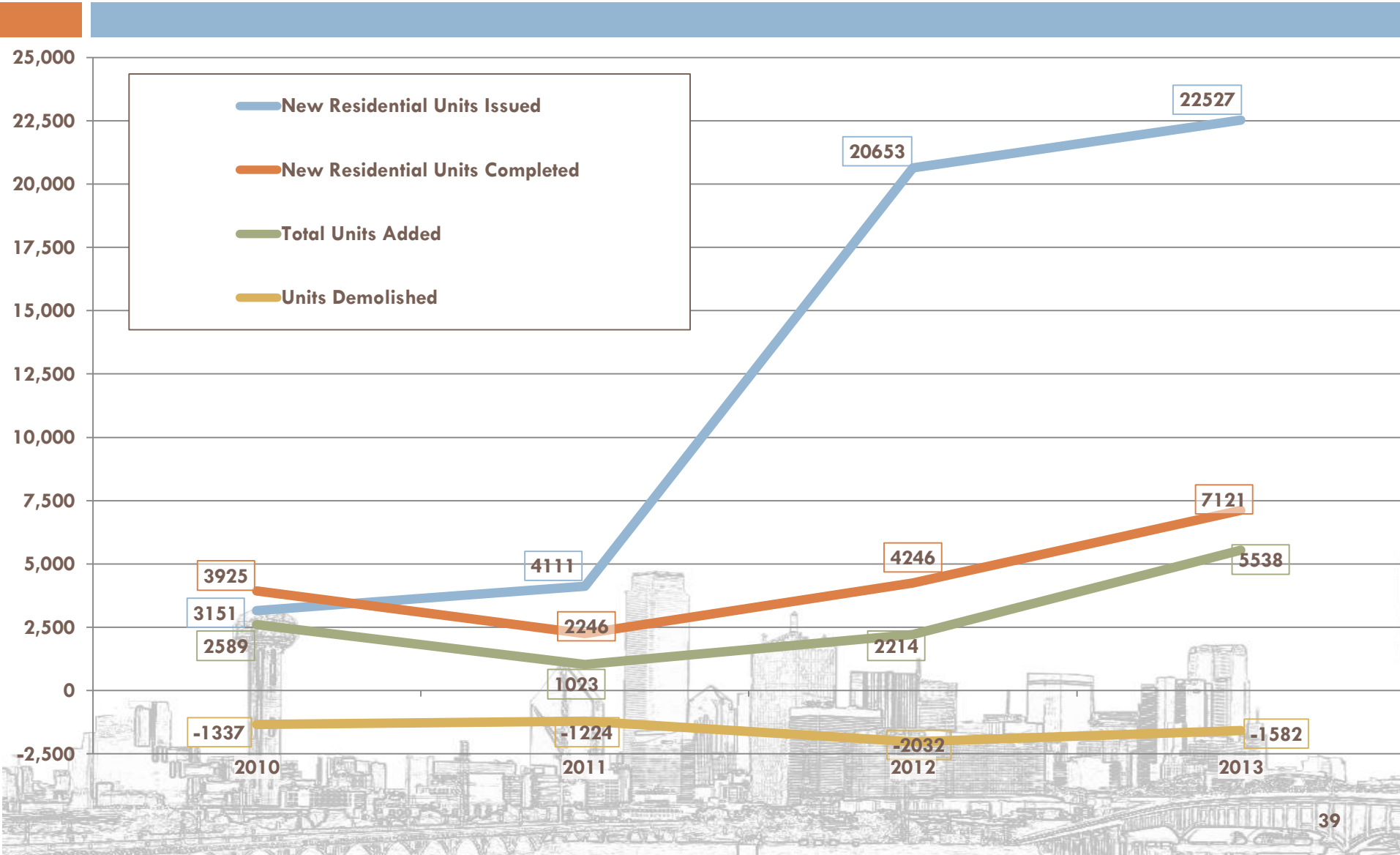
Flood plain area

Bodies of water



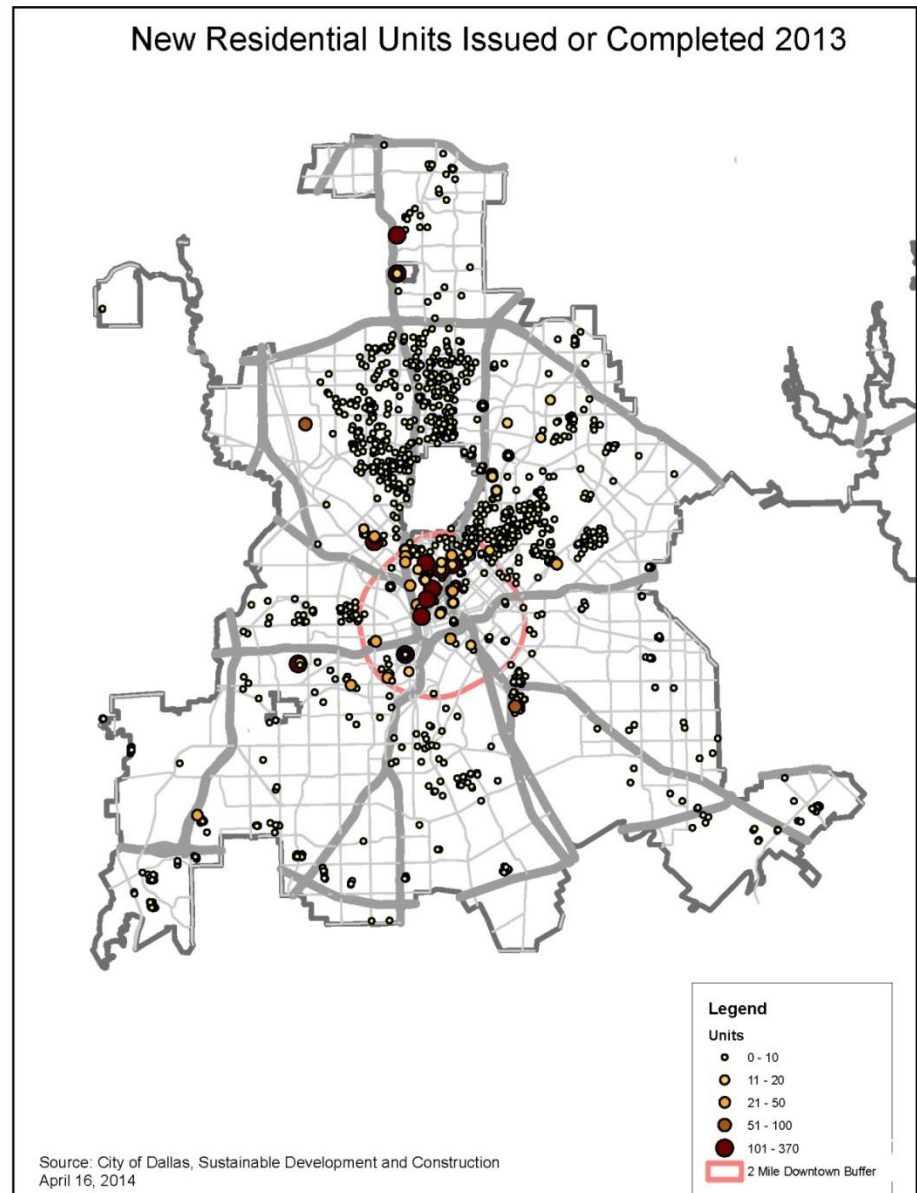
Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

# Recent Development Trends

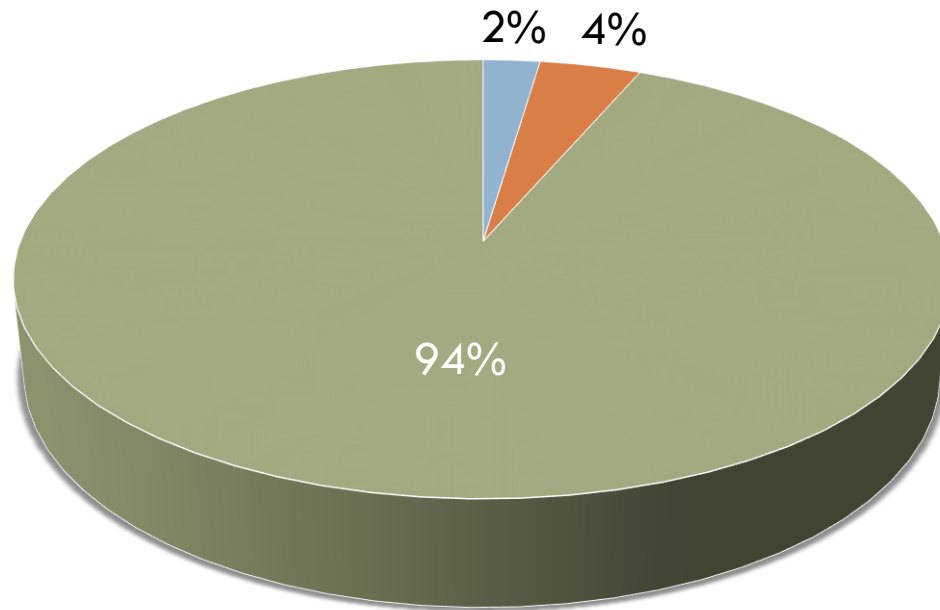


# Recent Development Trends

- Resurgence of residential development in the central part of Dallas

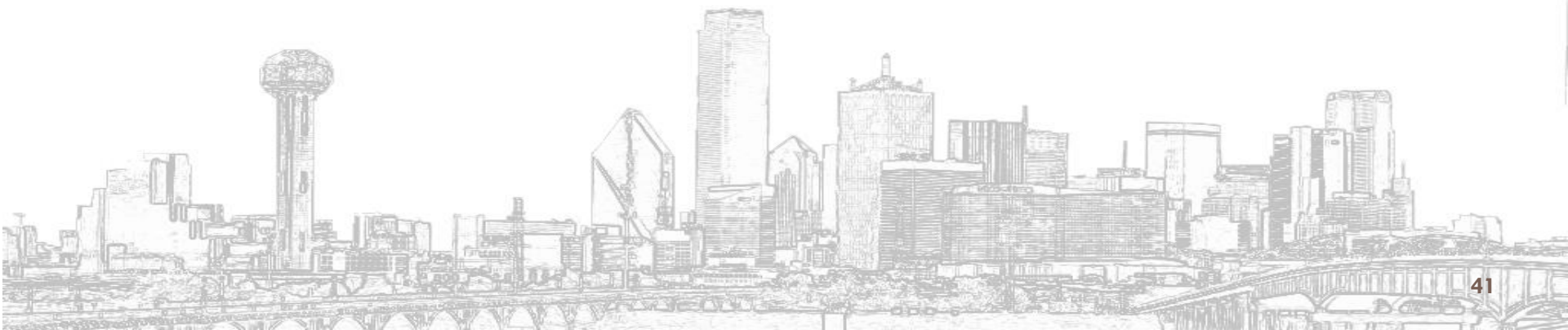


# Limited Role of Publicly Supported Housing



- City Supported Units
- Other Publicly Supported Units
- Market Rate Units

\*Note - This does not include housing units with rental subsidies from tenant-based voucher programs.



# Anticipated Outcome

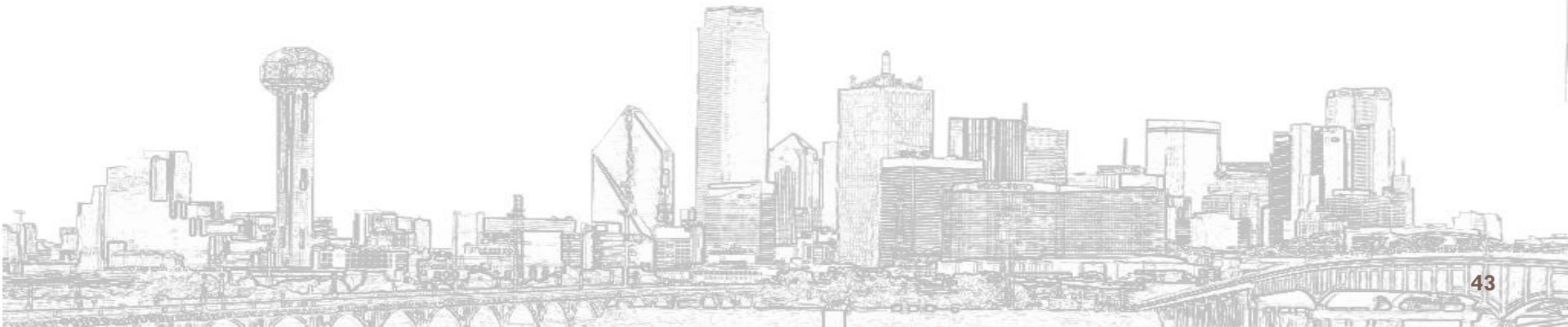
## A Citywide Strategic Plan

- Targeted policies and strategies to redefine the City's role in housing and neighborhood development
- Tool box of effective programs based on local successes and national best practices
- Social compact among partner organizations to leverage resources and achieve collective impact
- Pilot projects or programs to harness existing momentum, test new ideas, and achieve some early results



# Next Steps

- Community Workshops
- Draft Plan
- Symposia



# InspireDallas

The future of living in our city

[www.inspire-dallas.org](http://www.inspire-dallas.org)



October 20, 2014

Council Housing Committee



# Memorandum



DATE October 17, 2014

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

SUBJECT FY 2014-15 Land Bank Annual Plan and Land Bank Program Statement

At the November 12, 2014 Council meeting, you will consider two agenda items, one to hold a public hearing and authorize approval of the FY 2014-15 Urban Land Bank Demonstration Program annual plan and the other to authorize amendments to the Land Bank Program Statement.

Changes to the Land Bank annual plan include removing the rental option to encourage home ownership and reducing the sales price for qualified organizations (community housing development organizations) to \$1,000 for each developable lot.

Changes to the Land Bank Program Statement include: 1) removing the rental housing option to be consistent with the annual plan but allowing a lease purchase option; and, 2) removing the requirement for a separate community meeting.

Additional changes may be made once additional activities are identified.

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



Theresa O'Donnell  
Chief Planning Officer

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



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** October 22, 2014  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** 55S

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**SUBJECT**

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by New Vision Properties & Land for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to New Vision Properties & Land; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – Financing: No cost consideration to the City

**BACKGROUND**

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

New Vision Properties & Land has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by New Vision Properties & Land to the City's Land Bank, the sale of those lots from DHADC to New Vision Properties & Land and the release of lien for any non-tax liens that may have been filed by the City.

## **BACKGROUND (continued)**

The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to New Vision Properties & Land will contain a reverter that returns the property to DHADC if a construction permit is not applied for by New Vision Properties & Land and construction financing is not closed within three years of conveyance.

New Vision Properties & Land will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,400 to 1,500 square feet and from \$90,000 to \$105,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (2 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$10,000.00 for the sales price, as calculated from the 2013-14 Land Bank Plan approved by City Council.

## **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On September 18, 2014, DHADC approved the development plan and sale of 2 lots from DHADC to New Vision Properties & Land.

## **FISCAL INFORMATION**

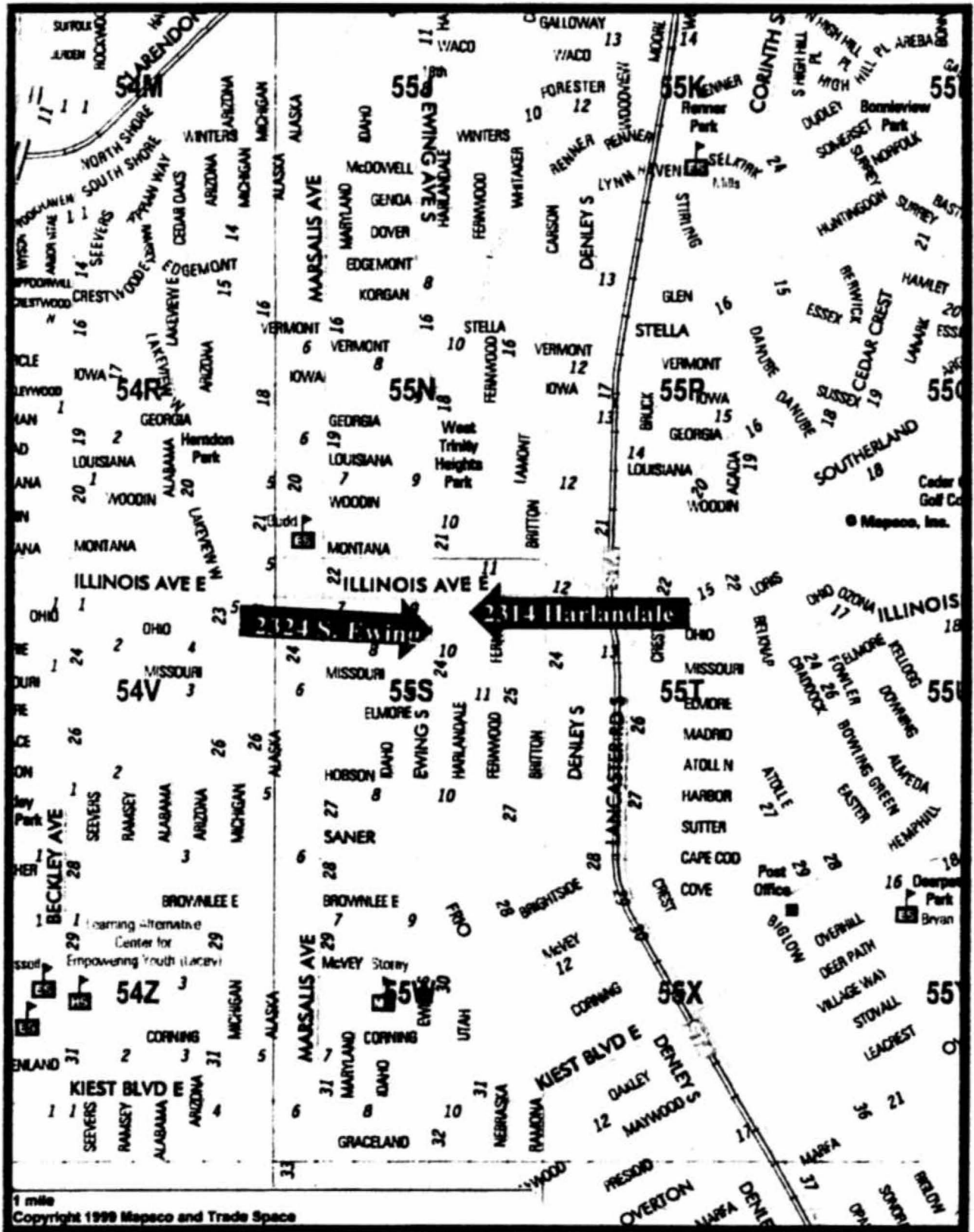
No cost consideration to the City

## **MAP**

Attached

**Land Bank (DHADC) Sale of Lots to  
New Vision Properties & Land**

<b><u>Property Address</u></b>	<b><u>Mapsc</u></b>	<b><u>Amount Of Non-Tax Liens</u></b>
1. 2324 S. Ewing	55S	\$10,348.04
2. 2314 Harlandale	55S	\$14,395.06



**MAPSCO 55S**

October 22, 2014

**WHEREAS**, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

**WHEREAS**, New Vision Properties & Land submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, the City Council desires to approve the development plan shown on Exhibit "B" submitted by New Vision Properties & Land and authorize the sale of the said 2 lots from DHADC to New Vision Properties & Land to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" submitted by New Vision Properties & Land and the sale of 2 lots shown on Exhibit "A" from DHADC to New Vision Properties & Land is approved.

**Section 2.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

**Section 3.** 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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	LEGAL DESCRIPTION	QUALIFYING FEATURES	NUMBER OF HOMES/OTHER UNITS	SALE AMOUNT
1	2324 S. Kwing Lot 7, Trinity Heights Addition No. 1 (Block 11 3487)	New Vison Properties & Land	1	\$5,000.00
2	2314 Harlandsale Lot 9, Trinity Heights Addition (Block 10 7486)	New Vison Properties & Land	1	\$5,000.00
<b>TOTAL</b>				<b>\$10,000.00</b>

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

(2) Land Bank name for this parcel of lots. \_\_\_\_\_

(3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 1) 2324 S. Ewing Avenue, Lot 7, Blk 11/3687, Trinity Heights Addition, Dallas. 2) 2314 Harlandale Avenue, Lot 4 Blk 20/3690, Trinity Heights Addition, Dallas.

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots \_\_\_\_\_  
Square Footage of each home \_\_\_\_\_  
Number of Bedrooms/Baths in each home \_\_\_\_\_ / \_\_\_\_\_  
Number of Garages \_\_\_\_\_ Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer \_\_\_\_\_ Which sides \_\_\_\_\_  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \_\_\_\_\_

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 2  
Square Footage of each home 1400-1500  
Number of Bedrooms/Baths in each home 3 / 2  
Number of Garages 1-2 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer Brick Which sides Front  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90-105K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots \_\_\_\_\_  
Square Footage of each home \_\_\_\_\_  
Number of Bedrooms/Baths in each home \_\_\_\_\_ / \_\_\_\_\_  
Number of Garages \_\_\_\_\_ Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer \_\_\_\_\_ Which sides \_\_\_\_\_  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \_\_\_\_\_

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a two year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction   60   days

Completion of Construction   60   days

Sale of first affordable housing unit to low income households   30   days

Sale of last affordable unit to low income households   30   days



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** October 22, 2014  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** 46Z

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### **SUBJECT**

Authorize (1) the sale of one vacant lot located at 3510 Cauthorn Drive from the Dallas Housing Acquisition and Development Corporation to Jessica Garcia; and (2) the execution of a release of lien for any non-tax liens that may have been filed by the City – Financing: No cost consideration to the City

### **BACKGROUND**

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. In 2004, the Dallas City Council established the Dallas Housing Acquisition and Development Corporation (“DHADC”) as its land bank.

If a land bank determines that a property it owns is not appropriate for residential development, Section 379C.0106 of the Texas Local Government Code (“Code”) requires that the land bank first offer the property for sale to an eligible adjacent property owner for the lower of the fair market value of the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan.

Jessica Garcia is an eligible adjacent property owner, as defined in the Code, and has submitted a proposal to purchase the DHADC-owned lot located at 3510 Cauthorn Drive for \$3,580.00, which amount is the fair market value of the property as determined by the appraisal district in which the property is located. The DHADC Board has approved the sale, subject to City Council approval.

**BACKGROUND (continued)**

This item will authorize the sale of one lot from DHADC to Jessica Garcia and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens in accordance with the Code. The instrument conveying the property will include a restriction limiting the purchaser's ability to lease, sell, or transfer the property for a period of three years in accordance with the Code.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On January 28, 2004, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code by Resolution No. 04-0458.

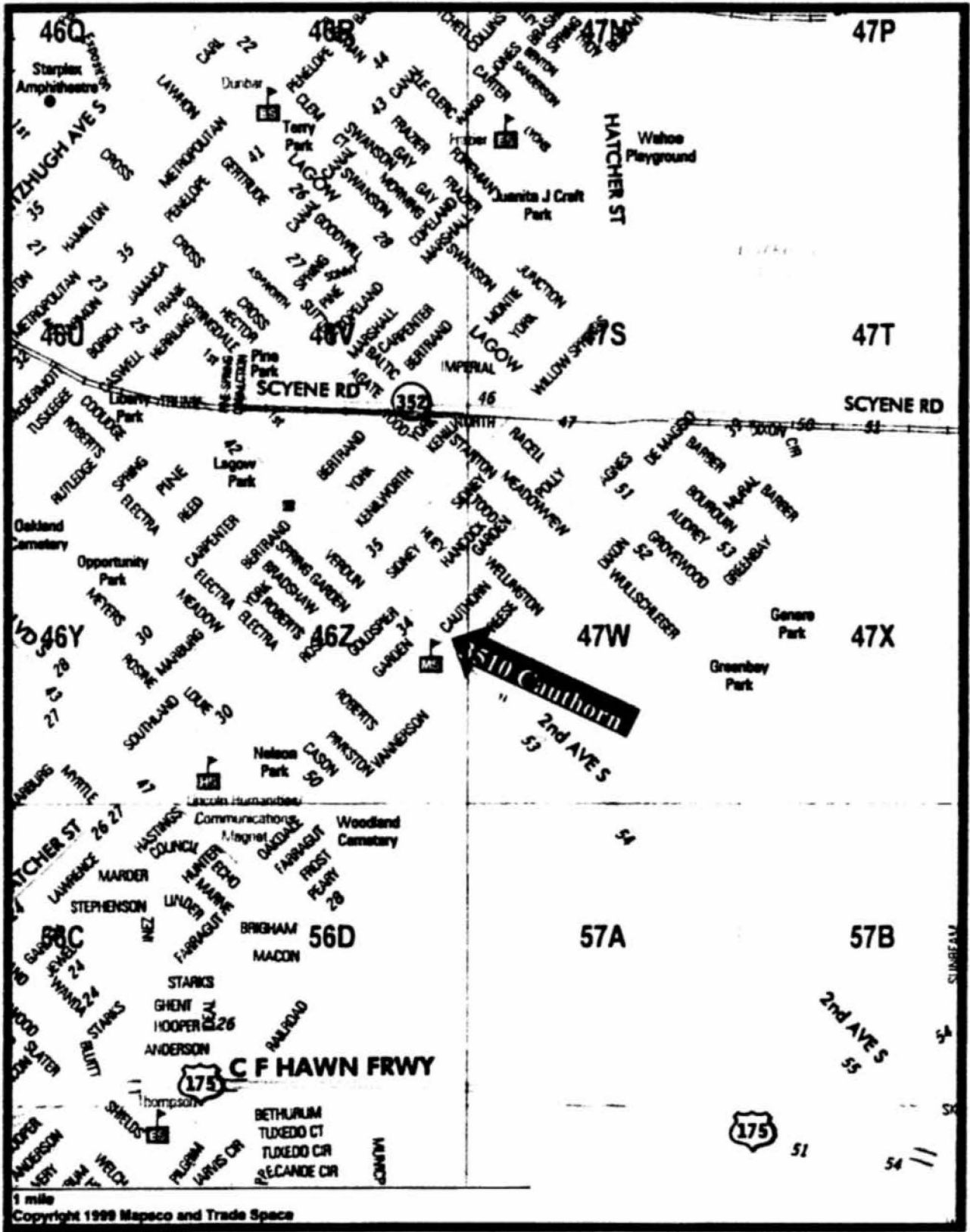
On September 18, 2014, the DHADC Board approved the sale to Jessica Garcia, subject to City Council approval.

**FISCAL INFORMATION**

No cost consideration to the City

**MAP**

Attached



**MAPSCO 46Z**

October 22, 2014

**WHEREAS**, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code ("Code") by Resolution No. 04-0458; and

**WHEREAS**, if a land bank determines that a property it owns is not appropriate for residential development, Section 379C.0106 of the Code requires that the land bank first offer the property for sale to an eligible adjacent property owner for the lower of the fair market value of the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan; and

**WHEREAS**, Jessica Garcia is an eligible adjacent property owner, as defined in the Code, and has submitted a proposal to purchase the DHADC-owned lot located at 3510 Cauthorn Drive for \$3,580.00, which amount is the fair market value of the property as determined by the appraisal district in which the property is located; and

**WHEREAS**, the instrument conveying the property will include a restriction limiting the purchaser's ability to lease, sell, or transfer the property for a period of three years in accordance with the Code; and

**WHEREAS**, on September 18, 2014, the DHADC Board approved the sale to Jessica Garcia, subject to City Council approval;

**NOW, THEREFORE,**

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

**Section 1.** That the sale of the lot located at 3510 Cauthorn Drive from DHADC to Jessica Garcia is approved.

**Section 2.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lot located at 3510 Cauthorn Drive.

**Section 3.** 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:** October 22, 2014  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** 43H 44E J N 43K

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### **SUBJECT**

Authorize an extension of the development loan agreement with Builders of Hope CDC, Ten Land Bank Lots Project for construction costs of 10 unimproved properties from April 25, 2014 to March 31, 2015 – Financing: No cost consideration to the City

### **BACKGROUND**

In January 2012, Builders of Hope CDC (BOH) and the City of Dallas entered into a loan agreement for funding for the Ten Land Bank Lots Project for \$290,040 for the construction of ten single-family homes on purchased Land Bank lots scattered in west Dallas available to low-to-moderate income families.

Pursuant to the Community Housing Development Organization (CHDO) Program Statement for June 27, 2001, Council Resolution No. 01-2049, the City of Dallas Housing Director was authorized to approve development funding for projects with fewer than 100 units. The Ten Land Bank Lots Project was approved by this method. As of the notice from the City Manager dated February 28, 2014 requiring more transparency, this and similar projects must now be presented for City Council approval.

As of September 1, 2014, BOH has built all ten homes and sold nine single family homes to low-moderate income families at or below 80% Area Median Family Income. One home remains to be sold. Homebuyers will assume a 15 year resale restrictions.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 27, 2001, the City Council approved the CHDO Loan Program Statement that authorized the Housing Director to approve development funding for projects with fewer than 100 units, by Resolution No. 01-2049.

On November 27, 2013, the Housing Committee was briefed on the BOH and this project.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)**

On September 2, 2014, the Housing Committee was briefed again regarding BOH's ongoing activities.

**FISCAL INFORMATION**

No cost consideration to the City

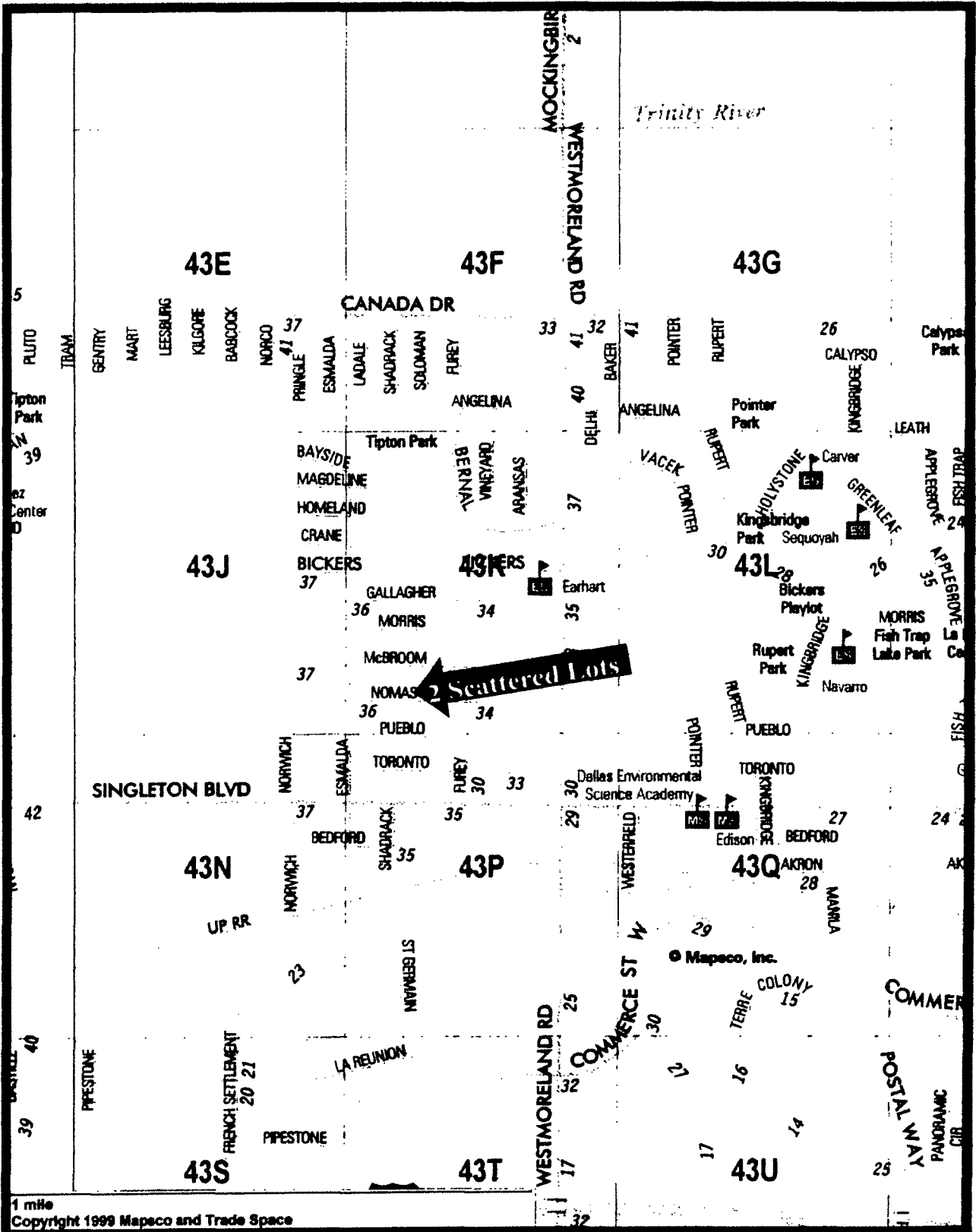
**OWNER**

**Builders of Hope CDC**

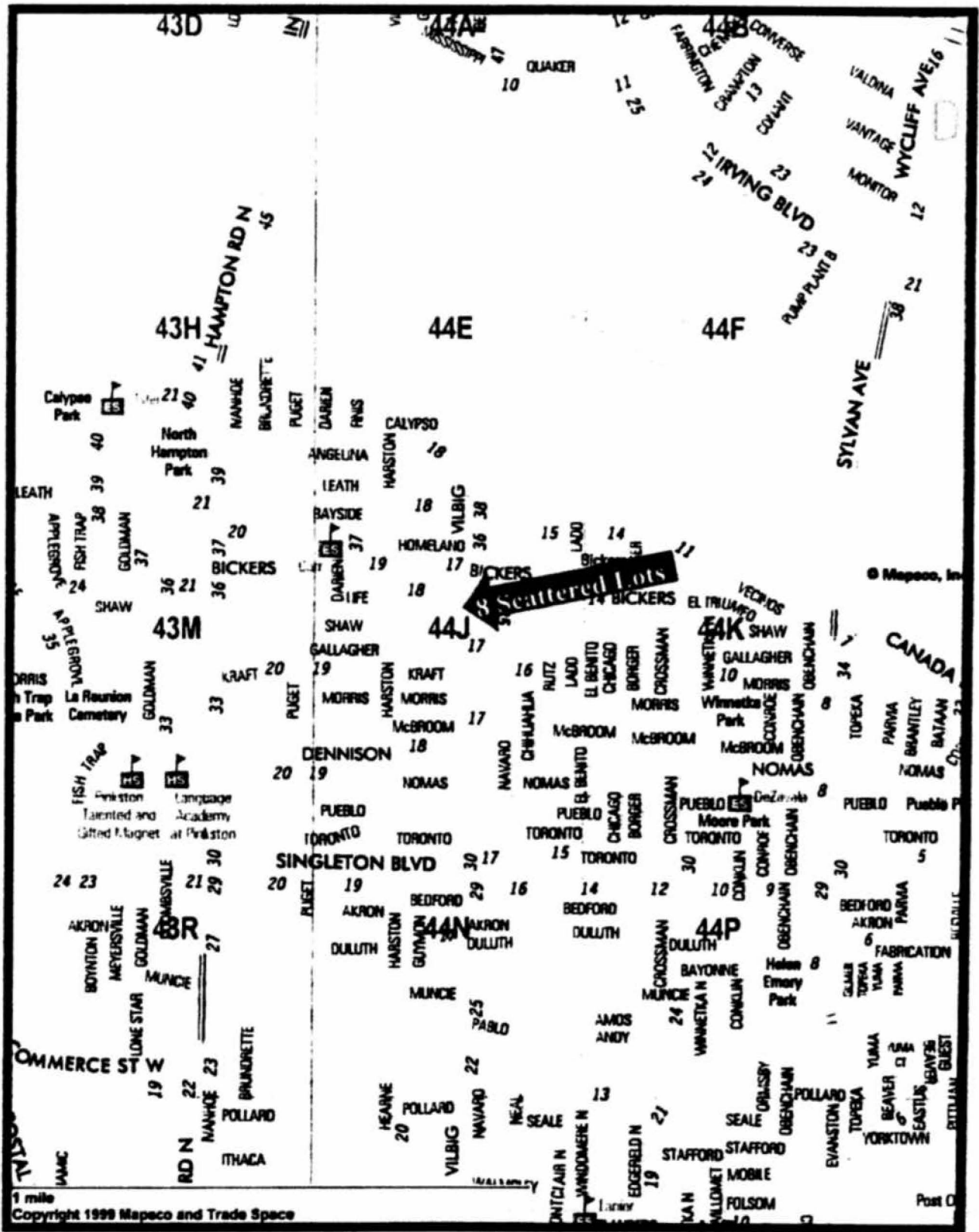
Norman Henry, President

**MAP(S)**

Attached



**MAPSCO 43K**



**MAPSCO 43H, 44E J N**



October 22, 2014

**WHEREAS**, on June 27, 2001, the City Council approved the Community Housing Development Organization (CHDO) Loan Program Statement that authorized the Housing Director to approve development funding for projects with fewer than 100 units, by Resolution No. 01-2049; and

**WHEREAS**, Builders of Hope CDC has requested an extension of time to the development loan agreement to allow them to continue their efforts to sell the final unit to a low-to-moderate income family at or below 80% Area Median Family Income; **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 development loan agreement with Builders of Hope CDC, Ten Land Bank Lots Project to extend the development loan agreement from April 25, 2014 to March 31, 2015, for construction costs of 10 unimproved properties.

**Section 2.** 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 10 properties upon compliance with the loan terms and deed restrictions.

**Section 3.** That 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 that the loan documents are duly approved, by all parties and executed.

**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.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** October 22, 2014  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** N/A

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### **SUBJECT**

Authorize **(1)** preliminary adoption of Substantial Amendment No.1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant to **(a)** increase appropriations in the HOME Investment Partnerships Program made possible by unanticipated program income and refunds in the amount of \$1,688,052; **(b)** reprogram prior year unspent HOME Investment Partnerships Program funds in the amount of \$350,000 to the Housing Development Loan Program; **(c)** use of HOME Investment Partnerships Program funds for the Housing Development Loan Program; **(d)** decrease appropriations in the FY 2014-15 Housing Opportunities for Persons with AIDS grant due to revision in the total award amount by \$405 from \$5,375,659 to \$5,375,254; and **(e)** transfer Community Development Block Grant Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities, and associated appropriations, from the Housing/Community Services Department to the newly created Planning and Neighborhood Vitality Department; and **(2)** a public hearing to be held on December 10, 2014 to receive comments on Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan – Not to exceed \$2,038,052 - Financing: FY 2014-15 HOME Program Income #1 (\$1,688,052), 2012-13 HOME Investment Partnerships Program Grant Funds (\$350,000)

### **BACKGROUND**

This item was placed on the addendum to receive program income and reprogram federal funds which is a 60 day process.

## **BACKGROUND (continued)**

On June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant funds. The grant funds were available beginning on October 1, 2014. The FY 2014-15 Action Plan includes funding for Community Development Block Grant (CDBG) in the amount of \$13,572,496, HOME Investment Partnerships Program (HOME) in the amount of \$4,365,818, and Housing Opportunities for Persons with AIDS (HOPWA) in the amount of \$5,375,659 for various activities.

Following City Council initial approval on June 25, 2014 and reconsideration on August 13, 2014, the City of Dallas received notice of the decrease in HOPWA grant funding by \$405, from the original allocation of \$5,375,659 to the final allocation of \$5,375,254. Additional funds in the amount of \$1,688,052 resulting from unanticipated funds generated from converted properties, buy-outs, etc and refunds paid back to HUD as well as \$350,000 in unspent HOME Investment Partnerships Program funds have been identified.

On September 17, 2014, City Council authorized the creation of the Planning and Neighborhood Vitality Department by Ordinance No. 29478. The Community Development Block Grant (CDBG) Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities have been identified to be transferred to the Department of Planning and Neighborhood Vitality.

Federal regulations and the City's Citizen Participation Plan require a public hearing to receive comments. This Substantial Amendment will be made available for public review and comment from October 23, 2014 through December 10, 2014. A public hearing will be held on December 10, 2014. Final adoption is scheduled for December 10, 2014.

This council action will authorize **(1)** preliminary adoption of Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant to **(a)** increase appropriations in the HOME Investment Partnerships Program made possible by unanticipated program income and refunds in the amount of \$1,688,052; **(b)** reprogram prior year unspent HOME Investment Partnerships Program funds in the amount of \$350,000 to the Housing Development Loan Program; **(c)** use of HOME Investment Partnerships Program funds for the Housing Development Loan Program; **(d)** decrease appropriations in the Housing Opportunities for Persons with AIDS grant due to revision in the total award amount by \$405 from \$5,375,659 to \$5,375,254; and **(e)** transfer Community Development Block Grant Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities, and associated appropriations, from the Housing/Community Services Department to the newly created Planning and Neighborhood Vitality Department; and **(2)** a public hearing to be held on December 10, 2014 to receive comments on Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On May 14, 2014 City Council approved preliminary adoption of the Proposed FY 2014-15 Consolidated Plan Budget and the Proposed FY 2013-14 Reprogramming Budget and authorized a public hearing by Resolution No. 14-0787.

On June 11, 2014 City Council held a public hearing to receive comments on the Proposed FY 2014-15 Consolidated Plan Budget and the Proposed FY 2013-14 Reprogramming Budget.

On June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant funds, by Resolution No. 14-1001.

On August 13, 2014, City Council reconsidered and amended the FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1314.

On September 17, 2014 City Council authorized the creation of the Planning and Neighborhood Vitality Department by Ordinance No. 29478.

## **FISCAL INFORMATION**

\$1,688,051.63 – FY 2014-15 HOME Program Income #1

\$350,000 – 2012-13 HOME Investment Partnerships Program Grant Funds

October 22, 2014

**WHEREAS**, on June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant funds, by Resolution No. 14-1001; and

**WHEREAS**, on August 13, 2014, City Council reconsidered and amended the FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1314.

**WHEREAS**, Program income generated through HOME Investment Partnerships Program (HOME) activities must be used for other HOME eligible activities including Housing Development Loan Program; and

**WHEREAS**, unanticipated program income generated through HOME activities and refunded HOME funds must be used for HOME eligible activities including Housing Development Loan Program; and

**WHEREAS**, City of Dallas received notice from HUD of the decrease in HOPWA grant funding by \$405 from the original allocation of \$5,375,659 to the final allocation of \$5,375,254 following final adoption of the FY 2014-15 HOPWA budget; and

**WHEREAS**, Federal regulations require a public hearing on substantial amendments to the Action Plan for the City's Consolidated Plan Budget for U. S. Department of Housing and Urban Development (HUD) grant funds. This includes the following grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG). Federal regulations also require a public hearing on the City's Proposed Reprogramming Budget; and

**WHEREAS**, Federal regulations and the City's Citizen Participation Plan requires a public comment period of not less than 30 days and a public hearing to receive comments to the substantial amendment #1 to the FY 2014-15 Action Plan; and

**WHEREAS**, a summary of the Proposed Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program and the Housing Opportunities for Persons with AIDS grants will be published in the Dallas Morning News on October 23, 2014 to provide an opportunity to submit written comments through December 10, 2014; and

**WHEREAS**, holding a public hearing on December 10, 2014 satisfies requirements set forth in the City's Citizen Participation Plan; **NOW, THEREFORE**,

October 22, 2014

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

**SECTION 1.** That the City Council hereby authorizes (1) preliminary adoption of Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant to (a) increase appropriations in the HOME Investment Partnerships Program made possible by unanticipated program income and refunds in the amount of \$1,688,052; (b) reprogram prior year unspent HOME Investment Partnerships Program funds in the amount of \$350,000 to the Housing Development Loan Program; (c) use of HOME Investment Partnerships Program funds for the Housing Development Loan Program; (d) decrease appropriations in the FY 2014-15 Housing Opportunities for Persons with AIDS grant due to revision in the total award amount by \$405 from \$5,375,659 to \$5,375,254; and (e) transfer Community Development Block Grant Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities, and associated appropriations, from the Housing/Community Services Department to the newly created Planning and Neighborhood Vitality Department; and (2) a public hearing to be held on December 10, 2014 to receive comments on Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan.

**SECTION 2.** That the City Manager is hereby authorized to establish appropriations in the amount of \$1,688,051.63 in Fund 14M1, Dept HOU, Unit 489G for the Housing Development Loan Program.

**SECTION 3.** That the City Manager is hereby authorized to release funds from their originally budgeted purpose from:

Fund HM12, Dept HOU, Unit 897E \$300,000

Fund HM12, Dept HOU, Unit 898E \$50,000

and reprogram them for the Housing Development Loan Program to:

Fund HM12, Dept HOU, Unit 893E \$350,000.

**SECTION 4.** That the City Controller is authorized to receive and deposit the following funds in an amount not to exceed \$1,688,051.63 in:

Fund 14M1, Dept HOU, Unit 489G, \$1,688,051.63

**SECTION 5.** That the City Controller is authorized to disburse funds from the following appropriations in an amount not to exceed \$2,038,051.63:

Fund 14M1, Dept HOU, Unit 489G, \$1,688,051.63

Fund HM12, Dept HOU, Unit 893E, \$350,000

**SECTION 6.** That the City Manager is hereby authorized to transfer appropriations in the amount of \$1,748,157 from Fund CD14, Dept HOU, to Fund CD14, Dept PNV as set forth in the attached schedule.

October 22, 2014

**SECTION 7.** That the City Manager is hereby authorized to decrease appropriations in the amount of \$12 in Fund HW14, Dept HOU, Unit 486G, Program Administration/City of Dallas, and \$393 in Fund HW14, Dept HOU, Unit 487G Program Administration/Project Sponsors.

**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.

**PROPOSED BUDGET CHANGES**

	ADOPTED BUDGET	PROPOSED CHANGE	AMENDED BUDGET
<b><u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u></b>			
<b>CD14</b>	<b>2014-15 Community Development Block Grant</b>		
	<b>FROM:</b>		
	<b><u>Housing/Community Services</u></b>		
	1,945,172	(316,300)	1,628,872
	1,052,706	(157,241)	895,465
	25,000	(25,000)	0
	1,249,616	<u>(1,249,616)</u>	0
		<u>(1,748,157)</u>	
	<b>TO:</b>		
	<b><u>Planning and Neighborhood Vitality</u></b>		
	0	25,000	25,000
	0	1,249,616	1,249,616
	0	473,541	473,541
		<u>1,748,157</u>	
<b><u>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</u></b>			
	<b><u>Housing/Community Services</u></b>		
<b>HM12</b>	<b>2012-13 HOME Investment Partnerships Program Grant</b>		
	<b>FROM:</b>		
	300,000	(300,000)	0
	50,000	(50,000)	0
		<u>(350,000)</u>	
	<b>TO:</b>		
	900,000	350,000	1,250,000
		<u>350,000</u>	
<b>14M1</b>	<b>FY 2014-15 HOME Program Income #1</b>		
	0	1,688,052	1,688,052
		<u>1,688,052</u>	
<b><u>HOUSING OPPORTUNITIES FOR PERSONS W/AIDS (HOPWA)</u></b>			
	<b><u>Housing/Community Services</u></b>		
<b>HW14</b>	<b>2014-15 Housing Opportunities for Persons W/AIDS Grant</b>		
	161,269	(12)	161,257
	278,475	(393)	278,082
		<u>(405)</u>	