

COMBINED ECONOMIC DEVELOPMENT AND HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

16 JAN 28 PM 3: 25

CITY SECRETARY
DALLAS, TEXAS

MONDAY, FEBRUARY 1, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
10:00 A.M. – 12:00 NOON

Chair, Councilmember Rickey D. Callahan
Vice-Chair, Councilmember Casey Thomas, II
Councilmember Lee M. Kleinman
Councilmember Carolyn King Arnold
Councilmember Adam Medrano
Councilmember B. Adam McGough

Chair, Councilmember Scott Griggs
Vice-Chair, Councilmember Carolyn King Arnold
Mayor Pro Tem Monica R. Alonzo
Councilmember Tiffinni A. Young
Councilmember Mark Clayton
Councilmember Casey Thomas, II

Call to Order

1. Approval of Economic Development Committee Minutes
2. Approval of Housing Committee Minutes

BRIEFINGS

3. Bishop Arts Station Project (Alamo Manhattan)
Oak Cliff Gateway TIF District
Karl Zavitkovsky
Director, Office of Economic Development
4. Review of Tax Increment Financing
Policy and Applicability for Encouraging
Mixed Income Housing
Karl Zavitkovsky
Director, Office of Economic Development
5. FY 2015-16 Community Development
Block Grant Extensions and Reprogramming
All Districts
Chan Williams
Assistant Director, Office of Financial Services

6. **UPCOMING AGENDA ITEMS**

February 10, 2016

Office of Economic Development

- A. Authorize a real property tax abatement agreement with ATC Realty Investments, LLC and/or its affiliate Premier Truck Group, granting an eight-year abatement of 75 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new body shop facility located on 17.2 acres at 4500 Langdon Road, Dallas, Texas within the International Inland Port of Dallas and a Texas Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$17,933; eight-year revenue estimated at \$143,464 (Estimated revenue forgone for the eight-year real property abatement estimated at \$430,384)

Sustainable Development & Construction

- B. Authorize an amendment for a seven-year lease agreement with Cash Flow Management, Inc. for approximately 3,600 square feet of office space located at 1110 South Santa Fe Trail, Duncanville, TX to be used as a Women, Infants and Children Clinic for the period April 1, 2016 through March 31, 2023

- Not to exceed \$429,264 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

- C. An ordinance granting a private license to 400 S. Record Street, LLC for a total of approximately 13,006 square feet to occupy, maintain and utilize portions of Wood, Market, Young and Record Streets right-of-way, near the intersection of Young and Market Streets – Revenue: \$3,300 one-time fee, plus the \$20 ordinance publication fee

Housing

- D. Authorize **(1)** the sale of the property located at 5444 Gaston Avenue, containing 11 apartment units, (the "Property") from Central Dallas Community Development Corporation to Azur Commercial Capital, LLC; and **(2)** the assumption by Azur Commercial Capital, LLC, of the remaining balance of the loan, originally made in 2004 for the rehabilitation of the Property owned by Central Dallas Community Development Corporation to the City of Dallas in the amount of \$17,779 – *District 14*
- E. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Aledo Construction Plus for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Aledo Construction Plus; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 2*
- F. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; **(2)** the sale of 5 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to DFW Projects, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 5 properties that may have been filed by the City – *District 6*
- G. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Jose Segovia for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Jose Segovia; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 4*
- H. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to KH Solutions, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 6*
- I. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *District 4*
- J. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of an affordable house and **(2)** the exchange of deed restrictions from 1 lot previously purchased from the

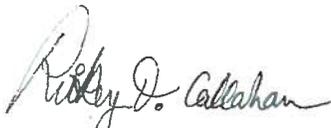
Dallas Housing Acquisition and Development Corporation to 1 comparable lot owned by the developer (list attached) – *District 4*

- K. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Optimum Real Estate and Construction Group, LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Optimum Real Estate and Construction Group, LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *District 6*
- L. Authorize an amendment to Resolution No. 15-0169, previously approved on January 28, 2015, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2015 to December 31, 2016 – *District 7*
- M. Authorize a grant agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*
- N. Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*
- O. Authorize a grant agreement with Turtle Creek Manor dba Turtle Creek Recovery Center in the amount of \$290,315 to provide residential treatment for homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*

Office of Financial Services

- P. Authorize an extension through September 30, 2016 for Community Development Block Grant (CDBG) funded projects which have not met the twelve-month obligation or twenty-four-month expenditure requirement – *District N/A*

Adjourn



Rickey D. Callahan, Chair
Economic Development Committee



Scott Griggs, Chair
Housing Committee

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.

SUPPLEMENTAL NOTICE FOR AGENDA POSTING

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

This Supplemental Notice applies to the following public notice. This information also appears on the first page of the corresponding agenda.

Economic Development Committee **DRAFT**

Meeting Record January 19, 2016

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: January 19, 2016 **Meeting Start time:** 9:09 AM

Committee Members Present:

Rickey D. Callahan (Chair)
Casey Thomas, II (Vice Chair)
Lee M. Kleinman
B. Adam McGough
Carolyn King Arnold
Adam Medrano

Other Council Members Present:

Erik Wilson

Staff Present:

Ryan S. Evans, First Assistant City Manager,
City Manager's Office
Karl Zavitkovsky, Director, Office of Economic
Development
Lee McKinney, Assistant Director, Office of
Economic Development
Daniel Oney, Manager, Office of Economic
Development
Jo Giudice, Director, Dallas Library
Mark Gilman, Manager, Dallas Library
Richard Carrizales, Economic Development
Analyst, Office of Economic Development
Mark McDaniel, Assistant City Manager, City
Manager's Office

Other Presenters:

Mabrie Jackson, Executive Director, North
Texas Commission
Marcy Sherman, Executive Vice President,
North Texas Commission

1. Approval of December 7, 2015 Minutes of the Economic Development Committee

Presenter(s):

Action Taken/Committee Recommendation(s): Motion made to approve the minutes

Motion made by: Mr. Kleinman

Motion seconded by: Mr. McGough

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

2. Dallas B.R.A.I.N.: Partnership for Entrepreneurial Literacy and Local Business Development

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): No Action Taken

Motion made by

Motion seconded by:

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

3. North Texas Commission

Presenter(s): Mark McDaniel, Assistant City Manager & Mabrie Jackson, Executive Director, North Texas Commission

Action Taken/Committee Recommendation(s): Motion made to recommend the item to full council

Motion made by: Mr. Thomas

Motion seconded by: Mr. Medrano

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. Upcoming Agenda Items January 27, 2016

Sustainable Development & Construction

- A. Authorize the quitclaim of 120 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$798,707
- B. A resolution consenting to the sale of 7 tax foreclosed properties by Dallas County, acquired by the taxing authorities from a Sheriff's Sale (list attached) – Financing: No cost consideration to the City
- C. A resolution authorizing the conveyance of a tract of City-owned land and a drainage easement containing a total of approximately 4,624 square feet to the State of Texas located near the intersection of Interstate Highway 20 and Haymarket Road - Revenue: \$3,730
- D. A resolution authorizing the conveyance of a tract of City-owned land and a drainage easement containing a total of approximately 5,393 square feet to the State of Texas located near the intersection of Interstate Highway 20 and Haymarket Road - Revenue: \$6,463
- E. An ordinance granting a private license to DD Dunhill, LLC and DE Design Borrower LLC for the use of approximately 4,350 square feet to install, maintain and use a statue, electrical conduit and wiring, lighting, sensors, paving and landscaping on a portion of Hi Line Drive right-of-way, near its intersection with Oak Lawn Avenue – Revenue: \$2,000 one-time fee, plus the \$20 ordinance publication fee
- F. An ordinance abandoning a portion of Levee Street to AR Apartments, LLC, the abutting owner, containing approximately 2,052 square feet of land, located near the intersection of Turtle Creek Boulevard and Levee Street, and authorizing the quitclaim - Revenue: \$65,664, plus the \$20 ordinance publication fee
- G. An ordinance abandoning two sight easements to Fairfield Sadler LLC, the abutting owner, containing a total of approximately 226 square feet of land, located near the intersection of Inwood Road and Denton Drive, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- H. A resolution authorizing acceptance of the only bid received from SLF III - The Canyon in Oak Cliff, L.P. for approximately 12.993 acres of land located near the intersection of Pinnacle Park Boulevard and Falls Bluff Drive in exchange for approximately 23.78 acres of unwanted and unneeded City-owned land located near the intersection of Pinnacle Park Boulevard and Pinnacle Point Drive - Revenue: \$7,500

- I. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jaime Saucedah and Beth Saucedah, of approximately 13,650 square feet of land located near the intersection of Packard and Cadillac Streets for the Cadillac Heights Project Phase I - Not to exceed \$55,000 (\$50,000, plus closing costs and title expenses not to exceed \$5,000) - Financing: 2006 Bond Funds

Aviation

- J. Authorize a five-year lease agreement with two five-year renewal options with Viceroy Regal, LP for approximately 2.808 acres of land located at 2225 Burbank Street and 2311 Burbank Street to be used for Dallas Love Field airport operations - Financing: Aviation Current Funds (\$316,128.00 estimated annually); Not to exceed \$1,580,640 over primary term of lease (subject to annual appropriations)
- K. Authorize an early Termination Agreement with Akridge Aircraft Interiors, Inc. regarding its lease at Dallas Executive Airport, for approximately 107,523 square feet; and pay a final termination payment equal to \$374,500 - Not to exceed \$374,500 - Financing: Aviation Current Funds
- L. Authorize a First Amendment to the consolidated ground lease with Gulfstream Aerospace Services Corporation at Dallas Love Field to increase the leasehold by approximately 5.842 acres into tract 1 of the leased premise - Financing: Estimated Increased Annual Revenue: \$165,405; Cumulative Rent: \$11,429,691

Action Taken/Committee Recommendation(s): Motion made to recommend the item to full council

Motion made by: Mr. McGough

Motion seconded by: Mr. Medrano

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 10:42 AM

Approved By: _____

Housing Committee

Meeting Record

January 19, 2016

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: January 19, 2016

Meeting Start time: 11:01 A.M.

| | |
|--|--|
| <p><u>Committee Members Present:</u> Councilmember Scott Griggs (Chair) Councilmember Carolyn King Arnold (Vice-Chair) Mayor Pro Tem Monica R. Alonzo Councilmember Mark Clayton Councilmember Casey Thomas, II Councilmember Tiffinni A. Young</p> | <p><u>Staff Present:</u> Alan E. Sims-Chief of Neighborhood Plus Joey Zapata-Assistant City Manager Bernadette Mitchell-Director/H/CS Kris Sweckard-Director/CCS Patrick Inyabiri-Assist. Director Don Babers-H/CS Beverly Davis-Assist. Director/FHO Cynthia Rogers-Ellickson-H/CS Charletra Sharp-H/CS Charles Estee-CAO Jeff Chesnut-CAO Robin Bentley-CAO Michael Bostic-CAO Art Hudman-CAO Hiwote Tadesse-FHO Cassandra Luster-H/CS Doris Edmon-H/CS</p> |
| <p><u>Other Council Members Present:</u> Councilmember Philip Kingston Councilmember B. Adam McGough</p> | <p>Ben Collins-CODE Maureen Milligan-CAO Eileen Youens-CAO Peter Haskel-CAO Tammy Palomino-CAO Robert Curry-CIS David Pughes-Police Anna Holmes-IGS Alida Allen-H/CS</p> |
| <p><u>Committee Members Absent:</u></p> | <p><u>Other Attendees</u> Patricia Campos-DAI Maria Sustaita-DAI Myron Knudson-DAI Demetria McCain-ICP Sandra Cruz-DAI Arace Villarreal-DAI Ana Maria Resendiz-DAI Maria Ramirez-DAI Diana Napo Esther Renteria-DAI Tara Perez-DAI Harry Davis-DAI Shalondria Gilmore-SCCL Susana Garcia-DAI Gail Misener-Dallas Habitat Erin Ragsdale-Allyn Media Macey Davis-Davis Advocates Marian Wins-St. Luke SouthFair CDC Sandy Rollins-Texas Tenants Union Ryan Trimble-Allyn Media Cheryl McCarver-Children Health</p> |

AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of January 4, 2016 Minutes of the Housing Committee**
 Presenter(s): Council Member Scott Griggs, Chair

Action Taken/Committee Recommendation(s)

| | |
|--|---|
| Motion made by: <u>CM Casey Thomas, II</u> | Motion seconded by: <u>CM Monica Alonzo</u> |
| 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. **Austin's Innovative Strategies To Promote Affordability-All District**
 Presenter(s): Alan E. Sims Chief of Neighborhood Plus /Bernadette Mitchell, Director/Don Babers, HOU/Betsy Spencer, Director of Neighborhood Housing & Community Development, City of Austin

Information Only: X

Action Taken/Committee Recommendation(s)

| | |
|--------------------------------|--------------------------------------|
| Motion made by: _____ | Motion seconded by: _____ |
| Item passed unanimously: _____ | Item passed on a divided vote: _____ |
| Item failed unanimously: _____ | Item failed on a divided vote: _____ |

Follow-up (if necessary):

3. **Proposed Revisions to Chapter 27: Minimum Housing Standards-All Districts**
 Presenter(s): Alan E. Sims Chief of Neighborhood Plus /Bernadette Mitchell, Director/Don Babers, HOU/Kris Sweckard, Director of Code Compliance/Maureen Milligan, CAO/Eileen Youens, CAO/Tammy Palomino, CAO/Bob Curry, Code Compliance/Johnny Ramos, Code Compliance

Information Only: X

Action Taken/Committee Recommendation(s)

| | |
|--------------------------------|--------------------------------------|
| Motion made by: _____ | Motion seconded by: _____ |
| Item passed unanimously: _____ | Item passed on a divided vote: _____ |
| Item failed unanimously: _____ | Item failed on a divided vote: _____ |

Follow-up (if necessary):

Memorandum



DATE January 29, 2016

TO Members of the Economic Development and Housing Committee:
Rick Callahan (Chair), Casey Thomas, II, (Vice-Chair), Adam Medrano, Lee M. Kleinman,
Carolyn King Arnold, B. Adam McGough
Scott Griggs, (Chair), Carolyn King Arnold, (Vice-Chair), Mayor Pro Tem Monica R. Alonzo,
Tiffinni A. Young, Mark Clayton, Casey Thomas, II

SUBJECT **Bishop Arts Station Project (Alamo Manhattan) - Oak Cliff Gateway TIF District**

On Monday, February 1, 2016, the Economic Development Committee will be briefed on the proposed Bishop Arts Station Project (Alamo Manhattan).

Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3296.

Ryan S. Evans
First Assistant City Manager

- | | |
|---|---|
| <p>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 Eric D. Campbell, Assistant City Manager Jill A. Jordan, P.E., Assistant City Manager</p> | <p>Mark McDaniel, Assistant City Manager Joey Zapata, Assistant City Manager Jeanne Chipperfield, Chief Financial Officer Sana Syed, Public Information Officer Karl Zavitkovsky, Director, Office of Economic Development J. Hammond Perot, Assistant Director, Office of Economic Development Elsa Cantu, Assistant to the City Manager – Mayor & Council</p> |
|---|---|

Bishop Arts Station Project (Alamo Manhattan) Oak Cliff Gateway TIF District

Economic Development and Housing
Committee

February 1, 2016



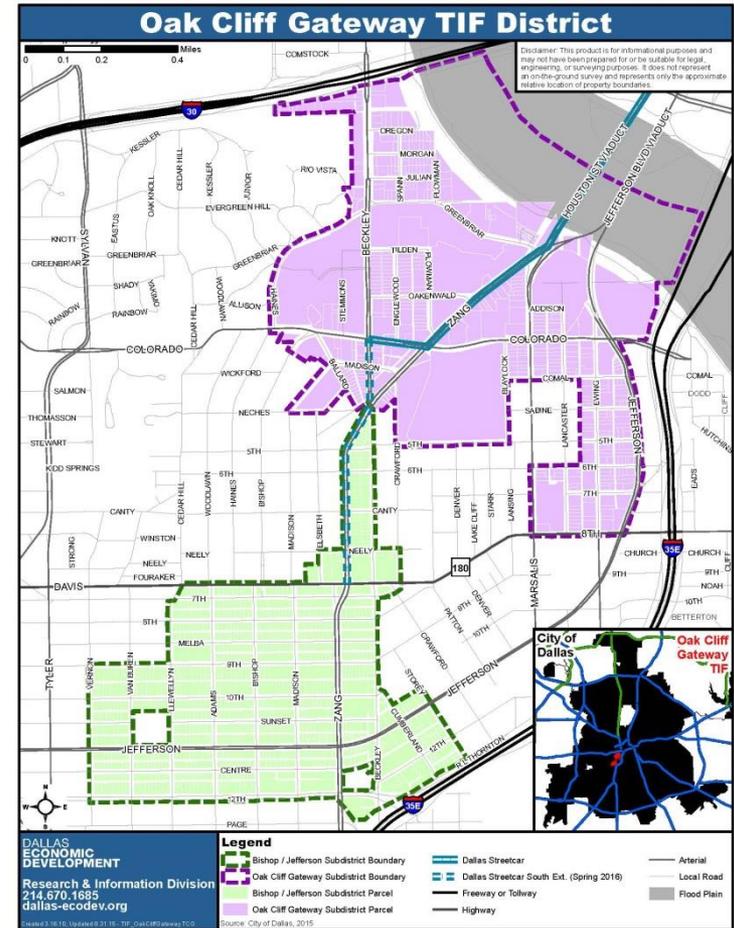
Purpose

- Review Bishop Arts Station proposal for funding in Oak Cliff Gateway TIF District.
- Obtain Economic Development Committee approval for consideration by City Council on February 24, 2016.

Oak Cliff Gateway TIF District

Background

- Created in 1992 to encourage development in north Oak Cliff area of Dallas
- District was amended in 2014 to:
 - Create Bishop/Jefferson Sub-district
 - Extend term of original boundary of district by 5 years
 - Continue City participation rate in original boundary at 85%. County participation in original district ends in 2016
 - Set City participation at 90% and County at 65% in Bishop/Jefferson sub-district
 - Increase total budget by \$43M (\$18M NPV and consolidate budget categories
- Original boundary of district, as amended is currently set to expire in 2027. Bishop/Jefferson sub-district is set to expire in 2044.

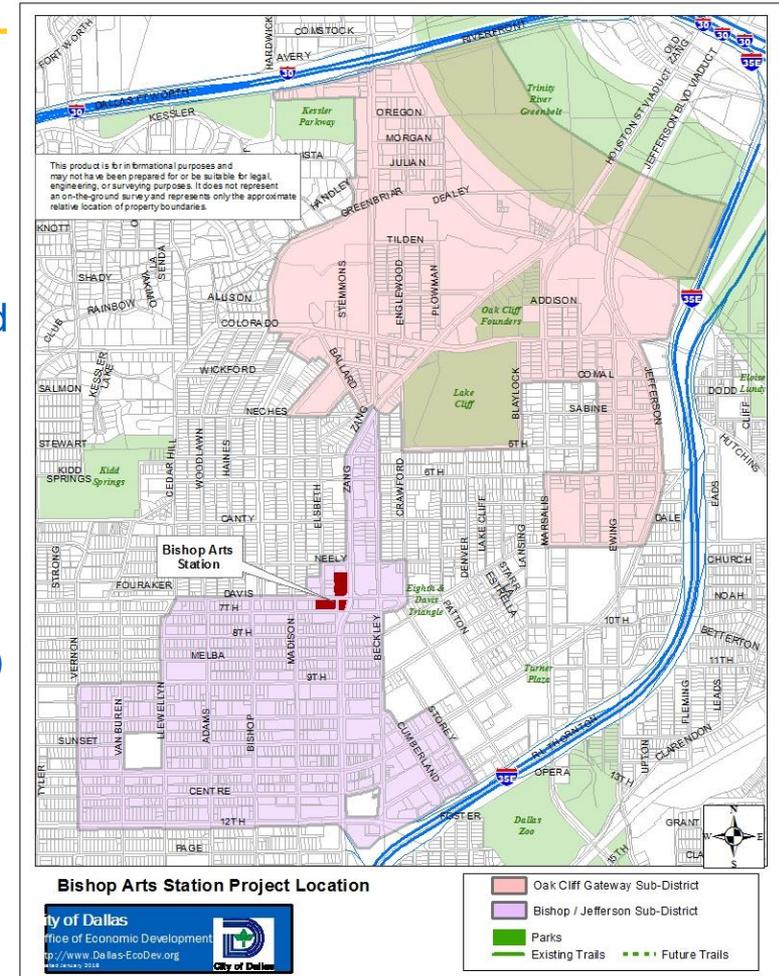


Bishop Arts Station Project

Description

Project Description

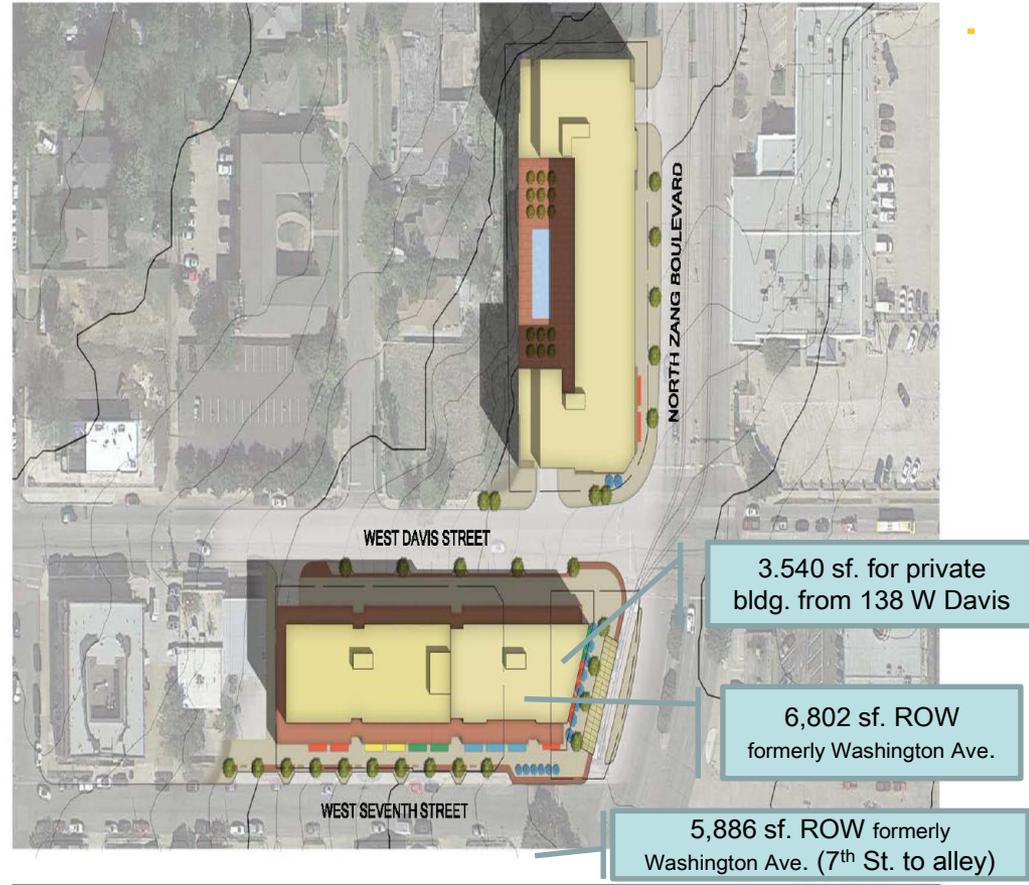
- Developer – Alamo Manhattan BAD LLC (see appendix for details).
- Located on northwest and southeast corners of Zang Boulevard and W. Davis Street.
- Mixed-use development – 209 residential units and 25,200 sf of retail/restaurant space with structured parking.
- Meets mixed income housing requirements:
 - 20% (approx. 42 units) will meet affordable housing requirements and be disbursed spatially within development and among unit sizes
 - Remaining units will be market rate
- Total investment: \$50M (minimum required - \$40M)
- TIF funding requested - \$11,250,000
- Start estimated: August 2016
- Completion estimated: April 2018



Bishop Arts Station Project

Site Plan

- Project is subject to street abandonments currently in application process and pending future Council consideration.
- Pending abandonments include acquisition of a portion of City owned property at 138 W. Davis, subject to HUD guidance for voluntary refund of CDBG funds used.
- Remnant public property will remain public as a streetcar plaza.
- Developer will advance funds necessary for abandonments and CDBG repayment (see Appendix E).



SITE PLAN

Bishop Arts Station
Dallas, Texas

Job #: 14227.01
File Name: Bishop Arts Station.pdf
Date: 08/12/2015
Drawn by: R.A., L.A., P.H.

ALAMO MANHATTAN

gff ARCHITECTS

2908 Fairmount Street, Suite 200
Dallas, Texas 75201 | 214.303.1900

3300 Ross 7th Street, Suite 110
Forth Worth, Texas 76107 | 817.243.1600

Bishop Arts Station Project

Design Review

- Extensive design review by City Design Studio/Urban Design Peer Review Panel (UDPRP) and developer-held community meetings. On May 22, 2015, UDPRP first reviewed the project and suggested significant revisions.
- Revised design reviewed by UDPRP on September 25, 2015 and received a positive response with minor suggestions for follow up on landscape, signage and lighting elements.
- Owner will also work in conjunction with Studio as design progresses (particularly trolley plaza design that involves coordination with Public Work's Department on streetcar extension).



The project shown in context of surrounding Bishop Arts district.

Bishop Arts Station Project

Conceptual Rendering



Bishop Arts Station

Project Funding Sources and Uses

| Funding Source | Amount | Use |
|-------------------|---------------------|------------------------------|
| Private Equity | \$20,009,841 | Acquisition and Construction |
| Construction Loan | \$37,161,133 | Construction |
| Total | \$57,170,974 | |

Summary: Project Requirements/Other Information

| Bishop Arts Station | |
|--|--------------|
| Minimum Residential space | 150,000 |
| Required private investment | \$40,000,000 |
| Expected total project cost | \$57,170,974 |
| TIF funding | \$11,250,000 |
| % public funds to total project cost | 19.7% |
| Return on cost without public assistance | 5.78% |
| Return on cost with public assistance | 7.19% |
| Deadline to receive building permit | 6/30/2017 |
| Deadline to obtain final CO | 12/31/2019 |

Bishop Arts Station

Proposed City Incentives

TIF funding

- \$11,250,000 in proposed TIF funding will offset expenses such as demolition, environmental remediation, infrastructure improvements (wide sidewalks, street trees, pedestrian lighting), open space/plaza improvements, utility improvements, and will also include an affordable housing grant to help offset mixed income housing requirements (see Appendix E for funding conditions).

| TIF Improvement Category | Amount |
|---|---------------------|
| Bishop Arts/Jefferson Sub-District: | |
| Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, land acquisition, environmental work, and plaza space | \$4,953,600 |
| Pedestrian linkages/lighting | \$450,000 |
| Affordable housing grant | \$5,846,400 |
| TOTAL TIF REQUEST | \$11,250,000 |

This project is a second catalyst for development in the recently created Bishop Arts/Jefferson sub-district and would not be viable without funding at this level.

Bishop Arts Station

TIF Board Recommendation

- On January 14, 2016, the Oak Cliff Gateway TIF Board of Directors reviewed and recommended TIF funding for the Bishop Arts Station project in an amount not to exceed \$11,250,000.

Recommendation

- Economic Development Committee recommendation for Council consideration of a development agreement for TIF funding not to exceed \$11.25M.
- Council consideration on February 24, 2016.

APPENDICES

Appendix A: Oak Cliff Gateway TIF District

TIF Budget

| Oak Cliff Gateway TIF District | | | |
|---|--|---------------------|---------------------|
| Category | Estimated TIF Expenditures (Current dollars) | Allocated | Balance |
| Oak Cliff Gateway Sub-district *Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial, etc. *Façade Improvements *Environmental Remediation and Demolition *Pedestrian Linkages/Lighting *Economic Development Grants | \$33,759,436 | \$22,919,760 | \$10,839,676 |
| Bishop/Jefferson Sub-district *Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial, etc. *Façade Improvements *Environmental Remediation and Demolition *Pedestrian Linkages/Lighting *Economic Development Grants | \$38,881,087 | \$16,250,000* | \$22,631,087 |
| Educational/Training Facilities | \$756,029 | 0 | \$756,029 |
| Administration | \$2,777,190 | \$700,461 | \$2,134,649 |
| Total Project Costs | \$74,158,297 | \$39,930,915 | \$34,227,382 |
| <i>Budget shown in estimated total dollars. Amount allocated for Bishop/Jefferson Sub-district includes proposed Bishop Arts Station Project. Administration allocation is as of FY 2014..</i> | | | |
| <i>All values are estimated expenditures based on annual TIF project costs. These values depend on of projects and will fluctuate.</i> | | | |

Appendix B: Oak Cliff Gateway TIF District

TIF Increment Chart – Oak Cliff Gateway Sub-district

| Projected TIF Increment Schedule | | | | | | | | | | | | | | |
|----------------------------------|------|---------------------|---------------|---------------|---------------|------------|---------------|---------------------|--------------------|---------------------|--------------------|--------------------|--------------------|------------------|
| Tax Year | | Net Taxable | Net Taxable | Net Taxable | Net Taxable | Cumulative | Captured | Tax | Accumulated | Tax | Tax | Tax | Tax | Tax |
| | tax | Assessed | Assessed | Assessed | Assessed | Prop Val | Appraised | Increment | Net | Increment | Increment | Increment | Increment | Increment |
| Year | Year | Value | Value | Value | Value | Growth | Value | Revenue | Present | Revenue | Revenue | Revenue | Revenue | Revenue |
| | City | DUSD | County | DCHD | | City | Total Dollars | Value | City | DUSD | Dallas County | DCHD | DCCC | |
| Base Year | 1992 | \$38,570,128 | | | | | | | | | | | | |
| 1 | 1993 | \$38,245,158 | | | | -0.84% | (\$324,970) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2 | 1994 | \$38,698,692 | | | | 0.34% | \$129,564 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 3 | 1995 | \$38,323,980 | | | | -0.64% | (\$246,148) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 4 | 1996 | \$39,118,366 | | | | 1.42% | \$548,238 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 5 | 1997 | \$41,514,962 | | | | 7.64% | \$2,944,834 | \$59,197 | \$44,761 | \$19,189 | \$27,095 | \$5,919 | \$5,471 | \$1,472 |
| 6 | 1998 | \$43,746,236 | | | | 13.42% | \$5,176,108 | \$103,331 | \$118,644 | \$33,598 | \$47,625 | \$10,207 | \$9,312 | \$2,588 |
| 7 | 1999 | \$45,659,848 | | | | 18.38% | \$7,089,720 | \$142,199 | \$214,791 | \$47,324 | \$63,573 | \$13,868 | \$13,868 | \$3,566 |
| 8 | 2000 | \$51,431,069 | | | | 33.34% | \$12,860,941 | \$259,328 | \$380,599 | \$85,847 | \$116,281 | \$25,188 | \$32,641 | \$6,444 |
| 9 | 2001 | \$54,818,286 | \$54,625,667 | \$54,808,286 | \$54,808,286 | 42.13% | \$16,248,158 | \$334,916 | \$583,093 | \$108,456 | \$147,727 | \$30,613 | \$38,349 | \$9,771 |
| 10 | 2002 | \$56,761,977 | \$56,536,951 | \$56,751,725 | \$56,751,725 | 47.17% | \$18,191,849 | \$377,395 | \$798,864 | \$127,307 | \$165,313 | \$27,648 | \$46,181 | \$10,947 |
| 11 | 2003 | \$52,797,457 | \$52,578,114 | \$52,787,457 | \$52,787,457 | 36.89% | \$14,227,329 | \$268,648 | \$944,108 | \$85,116 | \$110,378 | \$32,784 | \$30,875 | \$9,496 |
| 12 | 2004 | \$55,421,996 | \$55,413,119 | \$55,416,996 | \$55,416,996 | 43.69% | \$16,851,868 | \$329,810 | \$1,112,724 | \$111,266 | \$133,819 | \$36,079 | \$36,951 | \$11,695 |
| 13 | 2005 | \$57,308,839 | \$57,152,310 | \$57,288,839 | \$57,288,839 | 48.58% | \$18,738,711 | \$387,779 | \$1,300,198 | \$131,995 | \$163,108 | \$32,771 | \$45,311 | \$14,594 |
| 14 | 2006 | \$60,675,614 | | | | 57.31% | \$22,105,486 | \$486,243 | \$1,522,492 | \$182,387 | \$181,138 | \$56,404 | \$50,237 | \$16,077 |
| 15 | 2007 | \$76,125,212 | \$76,141,798 | \$76,105,212 | \$76,105,212 | 97.37% | \$37,555,084 | \$772,572 | \$1,856,482 | \$256,776 | \$316,447 | \$84,545 | \$87,155 | \$27,649 |
| 16 | 2008 | \$95,665,708 | \$96,158,117 | \$95,635,708 | \$95,635,708 | 148.03% | \$57,095,580 | \$1,302,824 | \$2,389,080 | \$418,060 | \$556,443 | \$122,836 | \$152,368 | \$53,118 |
| 17 | 2009 | \$104,589,616 | \$105,184,767 | \$104,549,616 | \$104,549,616 | 171.17% | \$66,019,488 | \$1,353,986 | \$2,912,497 | \$450,588 | \$560,042 | \$122,238 | \$164,124 | \$56,994 |
| New Base | | \$40,097,623 | | | | | | | | | | | | |
| 18 | 2010 | \$98,972,493 | \$99,556,552 | \$98,927,493 | \$98,927,493 | 146.83% | \$58,874,870 | \$1,514,056 | \$3,465,968 | \$516,230 | \$606,853 | \$151,711 | \$177,297 | \$61,966 |
| 19 | 2011 | \$95,104,431 | \$95,657,154 | \$95,064,431 | \$95,064,431 | 137.18% | \$55,006,808 | \$1,270,510 | \$3,905,157 | \$433,545 | \$506,095 | \$131,816 | \$147,357 | \$51,697 |
| 20 | 2012 | \$139,484,827 | \$139,933,922 | \$139,444,827 | \$139,444,827 | 247.86% | \$99,387,204 | \$2,397,184 | \$4,688,756 | \$811,126 | \$940,227 | \$272,455 | \$275,705 | \$97,671 |
| 1 | 2013 | \$153,397,659 | \$153,799,259 | \$153,352,659 | \$153,347,385 | 282.56% | \$113,300,036 | \$837,005 | \$4,947,482 | \$667,459 | \$0 | \$169,546 | \$0 | \$0 |
| 2 | 2014 | \$168,554,145 | \$168,554,145 | \$194,940,726 | \$168,554,145 | 320.36% | \$128,456,522 | \$1,114,904 | \$5,273,371 | \$870,229 | \$0 | \$244,675 | \$0 | \$0 |
| 3 | 2015 | \$224,710,036 | \$224,710,036 | \$224,710,036 | \$224,710,036 | 460.41% | \$184,612,413 | \$1,542,372 | \$5,699,695 | \$1,250,657 | \$0 | \$291,715 | \$0 | \$0 |
| 4 | 2016 | \$231,451,337 | \$231,451,337 | \$231,451,337 | \$231,451,337 | 477.22% | \$191,353,714 | \$1,598,693 | \$6,117,560 | \$1,296,326 | \$0 | \$302,368 | \$0 | \$0 |
| 5 | 2017 | \$264,718,877 | \$264,718,877 | \$264,718,877 | \$264,718,877 | 560.19% | \$224,621,254 | \$1,521,697 | \$6,493,674 | \$1,521,697 | \$0 | \$0 | \$0 | \$0 |
| 6 | 2018 | \$272,660,444 | \$272,660,444 | \$272,660,444 | \$272,660,444 | 579.99% | \$232,562,821 | \$1,575,497 | \$6,861,911 | \$1,575,497 | \$0 | \$0 | \$0 | \$0 |
| 7 | 2019 | \$280,840,257 | \$280,840,257 | \$280,840,257 | \$280,840,257 | 600.39% | \$240,742,634 | \$1,630,911 | \$7,222,373 | \$1,630,911 | \$0 | \$0 | \$0 | \$0 |
| 8 | 2020 | \$289,265,465 | \$289,265,465 | \$289,265,465 | \$289,265,465 | 621.40% | \$249,167,842 | \$1,687,988 | \$7,575,165 | \$1,687,988 | \$0 | \$0 | \$0 | \$0 |
| 9 | 2021 | \$297,943,428 | \$297,943,428 | \$297,943,428 | \$297,943,428 | 643.05% | \$257,845,805 | \$1,746,776 | \$7,920,394 | \$1,746,776 | \$0 | \$0 | \$0 | \$0 |
| 10 | 2022 | \$306,881,731 | \$306,881,731 | \$306,881,731 | \$306,881,731 | 665.34% | \$266,784,108 | \$1,807,329 | \$8,258,168 | \$1,807,329 | \$0 | \$0 | \$0 | \$0 |
| 11 | 2023 | \$316,088,183 | \$316,088,183 | \$316,088,183 | \$316,088,183 | 688.30% | \$275,990,560 | \$1,869,698 | \$8,588,598 | \$1,869,698 | | | | |
| 12 | 2024 | \$325,570,829 | \$325,570,829 | \$325,570,829 | \$325,570,829 | 711.95% | \$285,473,206 | \$1,933,938 | \$8,911,797 | \$1,933,938 | | | | |
| 13 | 2025 | \$335,337,954 | \$335,337,954 | \$335,337,954 | \$335,337,954 | 736.30% | \$295,240,331 | \$2,000,106 | \$9,227,880 | \$2,000,106 | | | | |
| 14 | 2026 | \$345,398,092 | \$345,398,092 | \$345,398,092 | \$345,398,092 | 761.39% | \$305,300,469 | \$2,068,258 | \$9,536,961 | \$2,068,258 | | | | |
| 15 | 2027 | \$355,760,035 | \$355,760,035 | \$355,760,035 | \$355,760,035 | 787.23% | \$315,662,412 | \$2,138,455 | \$9,839,155 | \$2,138,455 | | | | |
| | | | | | | | | \$36,433,604 | \$9,839,155 | \$27,884,132 | \$4,642,164 | \$2,165,385 | \$1,313,200 | \$435,746 |

Appendix C: Oak Cliff Gateway TIF District TIF Increment Chart - Bishop/Jefferson Sub-District

| Oak Cliff Gateway TIF District Increment Collection Chart - Bishop/Jefferson Village Sub-district | | | | | | | | |
|---|-------------------------|----------------------------|----------------------------|----------------------------------|-------------------------------------|---|------------------------------------|--|
| Tax Year | Property Value Estimate | Anticipated Captured Value | Tax Increment Revenue City | Tax Increment Revenue (NPV) City | Tax Increment Revenue Dallas County | Tax Increment Revenue (NPV) Dallas County | Tot. Anticipated Increment Revenue | Tot. Anticipated Accumulated Revenue (NPV) |
| 2014 | \$105,142,079 | | | | | | | |
| 2015 | \$117,237,708 | \$12,095,629 | \$86,762 | \$82,044 | \$19,113 | \$18,074 | \$105,875 | \$100,118 |
| 2016 | \$120,754,839 | \$15,612,760 | \$111,990 | \$182,187 | \$24,671 | \$40,134 | \$136,661 | \$222,321 |
| 2017 | \$124,377,484 | \$19,235,405 | \$137,976 | \$298,858 | \$30,395 | \$65,836 | \$168,370 | \$364,693 |
| 2018 | \$175,429,200 | \$70,287,121 | \$504,170 | \$701,997 | \$111,064 | \$154,644 | \$615,234 | \$856,641 |
| 2019 | \$267,426,513 | \$162,284,434 | \$1,164,066 | \$1,582,186 | \$256,434 | \$348,542 | \$1,420,500 | \$1,930,728 |
| 2020 | \$310,685,982 | \$205,543,903 | \$1,474,366 | \$2,636,386 | \$324,790 | \$580,773 | \$1,799,157 | \$3,217,159 |
| 2021 | \$320,006,562 | \$214,864,483 | \$1,541,223 | \$3,678,470 | \$339,518 | \$810,335 | \$1,880,741 | \$4,488,806 |
| 2022 | \$329,606,759 | \$224,464,680 | \$1,610,085 | \$4,707,922 | \$354,688 | \$1,037,115 | \$1,964,773 | \$5,745,036 |
| 2023 | \$339,494,962 | \$234,352,883 | \$1,681,013 | \$5,724,282 | \$370,313 | \$1,261,010 | \$2,051,326 | \$6,985,292 |
| 2024 | \$349,679,810 | \$244,537,731 | \$1,754,069 | \$6,727,148 | \$386,406 | \$1,481,933 | \$2,140,475 | \$8,209,081 |
| 2025 | \$360,170,205 | \$255,028,126 | \$1,829,317 | \$7,716,168 | \$402,983 | \$1,699,805 | \$2,232,299 | \$9,415,973 |
| 2026 | \$370,975,311 | \$265,833,232 | \$1,906,822 | \$8,691,035 | \$420,056 | \$1,914,560 | \$2,326,878 | \$10,605,595 |
| 2027 | \$382,104,570 | \$276,962,491 | \$1,986,652 | \$9,651,490 | \$437,642 | \$2,126,140 | \$2,424,294 | \$11,777,630 |
| 2028 | \$393,567,707 | \$288,425,628 | \$2,068,877 | \$10,597,312 | \$455,756 | \$2,334,496 | \$2,524,633 | \$12,931,808 |
| 2029 | \$405,374,738 | \$300,232,659 | \$2,153,569 | \$11,528,319 | \$474,413 | \$2,539,589 | \$2,627,982 | \$14,067,908 |
| 2030 | \$417,535,981 | \$312,393,902 | \$2,240,801 | \$12,444,365 | \$493,629 | \$2,741,386 | \$2,734,431 | \$15,185,752 |
| 2031 | \$430,062,060 | \$324,919,981 | \$2,330,651 | \$13,345,336 | \$513,422 | \$2,939,862 | \$2,844,073 | \$16,285,199 |
| 2032 | \$442,963,922 | \$337,821,843 | \$2,423,196 | \$14,231,149 | \$533,809 | \$3,134,999 | \$2,957,005 | \$17,366,148 |
| 2033 | \$456,252,840 | \$351,110,761 | \$2,518,517 | \$15,101,747 | \$554,808 | \$3,326,785 | \$3,073,325 | \$18,428,532 |
| 2034 | \$469,940,425 | \$364,798,346 | \$885,802 | \$15,391,301 | \$195,135 | \$3,390,571 | \$1,080,937 | \$18,781,872 |
| 2035 | \$484,038,637 | \$378,896,558 | \$0 | \$15,391,301 | \$0 | | \$0 | \$18,781,872 |
| 2036 | \$498,559,797 | \$393,417,718 | \$0 | \$15,391,301 | \$0 | | \$0 | \$18,781,872 |
| 2037 | \$513,516,590 | \$408,374,511 | \$0 | \$15,391,301 | \$0 | | \$0 | \$18,781,872 |
| 2038 | \$528,922,088 | \$423,780,009 | \$0 | \$15,391,301 | \$0 | | \$0 | \$18,781,872 |
| 2039 | \$544,789,751 | \$439,647,672 | \$0 | \$15,391,301 | \$0 | | \$0 | \$18,781,872 |
| 2040 | \$561,133,443 | \$455,991,364 | \$0 | \$15,391,301 | \$0 | | \$0 | \$18,781,872 |
| 2041 | \$577,967,447 | \$472,825,368 | \$0 | \$15,391,301 | \$0 | | \$0 | \$18,781,872 |
| 2042 | \$595,306,470 | \$490,164,391 | \$0 | \$15,391,301 | \$0 | | \$0 | \$18,781,872 |
| 2043 | \$613,165,664 | \$508,023,585 | \$0 | \$15,391,301 | \$0 | | \$0 | \$18,781,872 |
| 2044 | \$631,560,634 | \$526,418,555 | \$0 | \$15,391,301 | \$0 | | \$0 | \$18,781,872 |
| Totals | | \$526,418,555 | \$30,409,925 | | \$6,699,044 | \$2,539,589 | \$37,108,969 | \$18,781,872 |

Appendix D: Bishop Arts Station Project

Project Increment Chart

| Alamo Manhattan | | | | | | | | | | | |
|-----------------|------------------------------|-----------------------|--------------------|---------------------------------|-------------------------------|---|-------------------------|-------------------------------------|----------------------------|-----------------------------|------------------------------------|
| Project Only | | | | | | | | | | | |
| Tax Year | Property Value Estimate City | Property Value Growth | Total Value change | Anticipated Captured Value City | Anticipated Increment Revenue | Anticipated Accumulated Revenue (NPV) 5.00% | Participation Rate City | Tax Increment Revenue City (varies) | Tax Increment Revenue DISD | Tax Increment Revenue DCCCD | Tax Increment Revenue County (65%) |
| 2015 | \$987,070 | 0.00% | 0.00% | \$0 | \$0 | \$0 | 0% | \$0 | \$0 | \$0 | \$0 |
| 2016 | \$1,016,682 | 3.00% | 3.00% | \$29,612 | \$284 | \$258 | 90% | \$212 | \$0 | \$0 | \$72 |
| 2017 | \$1,047,183 | 3.00% | 6.09% | \$60,113 | \$526 | \$712 | 90% | \$431 | \$0 | \$0 | \$95 |
| 2018 | \$1,078,598 | 3.00% | 9.27% | \$91,528 | \$801 | \$1,372 | 90% | \$657 | \$0 | \$0 | \$145 |
| 2019 | \$25,866,300 | 2298.14% | 2520.51% | \$24,879,230 | \$217,772 | \$172,001 | 90% | \$178,459 | \$0 | \$0 | \$39,313 |
| 2020 | \$26,642,289 | 3.00% | 2599.13% | \$25,655,219 | \$224,564 | \$339,574 | 90% | \$184,025 | \$0 | \$0 | \$40,539 |
| 2021 | \$27,441,558 | 3.00% | 2680.10% | \$26,454,488 | \$231,560 | \$504,140 | 90% | \$189,758 | \$0 | \$0 | \$41,802 |
| 2022 | \$28,264,804 | 3.00% | 2763.51% | \$27,277,734 | \$238,766 | \$665,746 | 90% | \$195,663 | \$0 | \$0 | \$43,103 |
| 2023 | \$29,112,749 | 3.00% | 2849.41% | \$28,125,679 | \$246,188 | \$824,441 | 90% | \$201,745 | \$0 | \$0 | \$44,443 |
| 2024 | \$29,986,131 | 3.00% | 2937.89% | \$28,999,061 | \$253,833 | \$980,273 | 90% | \$208,010 | \$0 | \$0 | \$45,823 |
| 2025 | \$30,885,715 | 3.00% | 3029.03% | \$29,898,645 | \$261,707 | \$1,133,288 | 90% | \$214,463 | \$0 | \$0 | \$47,244 |
| 2026 | \$31,812,286 | 3.00% | 3122.90% | \$30,825,216 | \$269,818 | \$1,283,532 | 90% | \$221,109 | \$0 | \$0 | \$48,708 |
| 2027 | \$32,766,655 | 3.00% | 3219.59% | \$31,779,585 | \$278,429 | \$1,431,189 | 90% | \$228,212 | \$0 | \$0 | \$50,217 |
| 2028 | \$33,749,655 | 3.00% | 3319.18% | \$32,762,585 | \$287,041 | \$1,576,164 | 90% | \$235,271 | \$0 | \$0 | \$51,770 |
| 2029 | \$34,762,144 | 3.00% | 3421.75% | \$33,775,074 | \$295,912 | \$1,718,503 | 90% | \$242,542 | \$0 | \$0 | \$53,370 |
| 2030 | \$35,805,009 | 3.00% | 3527.40% | \$34,817,939 | \$305,049 | \$1,858,249 | 90% | \$250,031 | \$0 | \$0 | \$55,018 |
| 2031 | \$36,879,159 | 3.00% | 3636.23% | \$35,892,089 | \$314,460 | \$1,995,447 | 90% | \$257,745 | \$0 | \$0 | \$56,715 |
| 2032 | \$37,985,534 | 3.00% | 3748.31% | \$36,998,464 | \$324,153 | \$2,130,139 | 90% | \$265,690 | \$0 | \$0 | \$58,463 |
| 2033 | \$39,125,100 | 3.00% | 3863.76% | \$38,138,030 | \$334,137 | \$2,262,369 | 90% | \$273,873 | \$0 | \$0 | \$60,264 |
| 2034 | \$40,298,853 | 3.00% | 3982.67% | \$39,311,783 | \$326,730 | \$2,385,510 | 90% | \$264,612 | \$0 | \$0 | \$62,119 |
| 2035 | \$41,507,818 | 3.00% | 4105.15% | \$40,520,748 | \$336,778 | \$2,506,394 | 90% | \$272,749 | \$0 | \$0 | \$64,029 |
| 2036 | \$42,753,053 | 3.00% | 4231.31% | \$41,765,983 | \$281,131 | \$2,602,498 | 90% | \$281,131 | \$0 | \$0 | \$0 |
| 2037 | \$44,035,644 | 3.00% | 4361.25% | \$43,048,574 | \$289,764 | \$2,696,837 | 90% | \$289,764 | \$0 | \$0 | \$0 |
| 2038 | \$45,356,714 | 3.00% | 4495.09% | \$44,369,644 | \$298,657 | \$2,789,441 | 90% | \$298,657 | \$0 | \$0 | \$0 |
| 2039 | \$46,717,415 | 3.00% | 4632.94% | \$45,730,345 | \$307,816 | \$2,880,340 | 90% | \$307,816 | \$0 | \$0 | \$0 |
| 2040 | \$48,118,937 | 3.00% | 4774.93% | \$47,131,867 | \$317,249 | \$2,969,563 | 90% | \$317,249 | \$0 | \$0 | \$0 |
| 2041 | \$49,562,506 | 3.00% | 4921.17% | \$48,575,436 | \$326,966 | \$3,057,140 | 90% | \$326,966 | \$0 | \$0 | \$0 |
| 2042 | \$51,049,381 | 3.00% | 5071.81% | \$50,062,311 | \$336,974 | \$3,143,100 | 90% | \$336,974 | \$0 | \$0 | \$0 |
| 2043 | \$52,580,862 | 3.00% | 5226.96% | \$51,593,792 | \$347,283 | \$3,227,472 | 90% | \$347,283 | \$0 | \$0 | \$0 |
| 2044 | \$54,158,288 | 3.00% | 5386.77% | \$53,171,218 | \$357,901 | \$3,310,282 | 90% | \$357,901 | \$0 | \$0 | \$0 |
| 2045 | \$55,783,037 | 3.00% | 5551.38% | \$54,795,967 | \$368,837 | \$3,391,559 | 90% | \$368,837 | \$0 | \$0 | \$0 |
| | | | | | \$7,981,086 | | | \$5,062,625 | \$0 | \$0 | \$863,250 |

Appendix E: Bishop Arts Station Project

Conditions of TIF Funding

- Minimum private investment of \$40,000,000 for project (acquisition, site preparation, construction and construction related soft costs)
- Redevelopment of project shall include minimum 150,000 square feet of leasable residential space.
- Obtain a building permit for the project by June 30, 2017
- Obtain a certificate of occupancy (CO) for the project by December 31, 2019.
- Obtain a letter of acceptance for public improvements by December 31, 2019.
- Execute 20-year operating and maintenance agreement for public infrastructure improvements associated with project by December 31, 2019.
- Comply with Affirmative Fair Housing Marketing Plan requirements
- Comply with Mixed Income Housing Policy: At least 20% of residential units (approximately 42 units) will be affordable for period of fifteen years and will be disbursed both spatially within development and among unit sizes.

Appendix E: Bishop Arts Station Project

Conditions of TIF Funding (Continued)

- If a minimum of 50% of the commercial space is not occupied within 18 months of the CO Date, then the payment of TIF Subsidy shall cease until such occupancy is achieved.
- Comply with approved design images and site plans along with follow up requirements:
 - The streetcar plaza is one element that the Urban Design Peer Review Panel (UDPRP) specifically asked to come back for review once the design is developed further.
 - As the final step to the Urban Design Peer Review Process, Developer shall provide a set of permit drawings to the Dallas City Design Studio for internal review and approval at time of submittal to ensure compliance to UDPRP recommendations .
- Submit quarterly status report for ongoing work on project and public improvements.
- Owner will make good faith efforts to comply with Business Inclusion and Development goals of 25% M/WBE participation for TIF-reimbursable improvements and 20% M/WBE participation for remainder of project construction.
- Project deadlines may be extended up to 6 months, subject to approval from Director of OED and Oak Cliff Gateway TIF District Board of Directors.
- Provide evidence that reasonable efforts were made to promote the hiring of neighborhood residents for any new jobs created.

Appendix E: Bishop Arts Station Project

Conditions of TIF Funding (Continued)

- The Owner is currently undergoing the abandonment process for 3 areas of right-of-way. These include a portion of 138 W. Davis St. (3,504 square feet), and portions of Old Zang/Elsbeth St. on the north (6,802 square feet) and south (5,886 SF) sides of 7th street. In order to meet both the requirements of the abandonment process and allow the City to reimburse the Department of Housing and Urban Development for the prior acquisition of 138 W. Davis Street (which cost \$479,541), Owner will need to provide two payments: 1) funds in the amount of \$479,541 for the City to reimburse HUD and allow the flexibility needed for the project to move forward as designed and 2) fair market value based on the combined appraisals of the 3 abandonments; however, subject to approval by the City Manager's Office and City Council, staff will recommend that the proceeds from the abandonment (net City administrative costs) be allocated toward offsetting the cost of improving the trolley plaza (in substitution for a portion of TIF funding) after construction of the improvements are completed and City inspection/acceptance of the plaza improvements.

Appendix F: Bishop Arts Station Project

Project Proforma

| | | | | |
|--|-----------------------------|-------------------|--|---------------------|
| PROJECT DESCRIPTION: | Alamo Manhattan Bishop Arts | | | |
| SITE AREA: | | 1.98 | | |
| NUMBER OF FLOORS/STORIES: | | 5.00 | | |
| BUILDING AREA (g.s.f.): | | 216,000 | | |
| CONSTRUCTION PERIOD: | | 2 years | | |
| ANTICIPATED CONSTR START DATE: | | 2016 | | |
| Alamo Manhattan Bishop Arts | SF | # of Units | Total SF | \$ per SF |
| Residential | 745 | 209 | 190,800 | \$1.95 |
| Commercial | | | 25,200 | \$3.41 |
| Income (Annual) | | | Total Project Cost (incl. public costs) | \$57,074,508 |
| Residential Rental Income | \$3,677,446 | | CITY ASSISTANCE (current \$) | \$11,250,000 |
| plus misc income | \$293,280 | | Total Project Cost (with City \$) | \$45,824,508 |
| plus commercial space | \$1,170,500 | | Return on Cost Analysis | |
| less vacancy | (\$296,769) | | NOI/Total Project Costs | |
| less expenses | (\$1,540,626) | | Return on Cost (no City \$) | 5.79% |
| NOI (w/o TIF) | \$3,303,832 | | Return on Cost (with City \$) | 7.21% |
| Project Costs | | | | |
| land acquisition | \$4,749,000 | \$54.97 | | |
| Hard Cost | \$39,300,000 | \$205.97 | | |
| Soft Cost | \$7,621,908 | | | |
| Public costs | \$5,403,600 | | | |
| Total Project Cost (incl. public) | \$57,074,508 | | | |

Appendix G: Bishop Arts Station Project

Development Team

Alamo Manhattan BAD, LLC –

- Alamo Manhattan is a Dallas-based real estate firm primarily concentrating on developing multifamily assets in urban markets, often with a mixed-used component. The company focuses on markets in Texas, the Pacific Northwest and Southern California.
- Alamo Manhattan has a pipeline, consisting of projects totaling over \$500 million in development, with active projects in Dallas, Seattle, Portland and San Antonio.
- Dallas projects include: Monaco (Uptown), Moda (Victory Park), Routh Street Flats (Uptown) and 2012 Boll Street (State-Thomas/Uptown).

Appendix G: Bishop Arts Station Project

Development Team

- Alamo Manhattan BAD, LLC Leadership team:
 - **Matt Segrest**, President involved in all aspects of the company. Before founding the company, he worked at Simpson Housing LLLP, a \$2.5-billion real estate firm headquartered in Denver, Colorado. Matt served as Simpson's Senior Vice President in charge of the company's West Coast Regional Office (based in Seattle) where he developed approximately \$500 million in new properties.
 - **Wade Johns**, Vice-President leads the company's efforts in entitlements, design, and construction. His development experience began at Simpson Housing LLLP, out of the company's West Coast Regional Office where he supervised the development process of projects, navigating deals through design, entitlement, and ultimate approval.

Memorandum



DATE January 29, 2016

TO Members of the Economic Development and Housing Committee:
Rick Callahan (Chair), Casey Thomas, II, (Vice-Chair), Adam Medrano, Lee M. Kleinman,
Carolyn King Arnold, B. Adam McGough
Scott Griggs, (Chair), Carolyn King Arnold, (Vice-Chair), Mayor Pro Tem Monica R. Alonzo,
Tiffinni A. Young, Mark Clayton, Casey Thomas, II

SUBJECT **Review of Tax Increment Financing Policy and Applicability for Encouraging Mixed Income Housing**

On Monday, February 1, 2016, you will be briefed on Review of Tax Increment Financing Policy and Applicability for Encouraging Mixed Income Housing.

Briefing material is attached.

Please let me know if you have any questions.



Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
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
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Review of Tax Increment Financing Policy and Applicability for Encouraging Mixed Income Housing

Economic Development and Housing
Committee

February 1, 2016



Purpose

- Define Tax Increment Financing (TIF) Districts, explain their purpose, review Criteria for Establishment/Extension of TIF Districts and describe how they work in practice and function financially
- Review existing state law and local Financial Management Performance Criteria (FMPC)
- Provide update on performance
- Relate lessons learned
- Discuss Mixed Income Housing Guidelines in context of broader Affordable Housing Policy

City of Dallas TIF Policy

Definition of Tax Increment Financing

- Tax Increment Financing (defined):
 - A tool to finance improvements within a **defined geographic area** to stimulate new private investment and generate increased real estate values
 - Any **increase in property tax revenues in excess of the base year** value of the District is paid into a special TIF fund to finance improvements within the District
 - **Developer funds and completes improvements** and is subsequently **subsidized** from TIF revenue, as funds are available
 - Limits the financial risk of both the City and taxpayers

City of Dallas TIF Policy

How TIFs work in practice

- TIF financing is a tool that commits future property tax revenues to encourage new real estate development
 - Typically TIF Districts do not have upfront cash, unless supplied from other sources
 - Program cash generated from incremental property tax collections produced by completed new development projects
 - Project financing is combination of private debt and equity, but sometimes receives additional public support (HUD 108, tax credits and PPP funds)
 - TIF subsidy commitments implemented through Development Agreements, authorized by Council prior to commencement of construction
 - Since TIF subsidy funding only occurs when project is completed and all Council approved requirements are met, minimal risk of public funding not leveraging private investment

City of Dallas TIF Policy

How TIFs work in practice (cont.)

- TIF Districts formed through a collaborative process that includes developers, city staff and neighborhood stakeholders
 - Redevelopment plan created that includes proposed new land uses, necessary infrastructure improvements, urban design guidelines and a budget
 - TIF Board nominated and approved by Council
 - Plan approved by TIF Board and Council
 - Individual subsidy funding requests also require TIF Board and Council approval
- TIF subsidies used in combination with other financial tools help reposition real estate

City of Dallas TIF Policy

How TIFs work in practice (cont.)

- **Successful TIF districts are characterized by:**
 - Areas with large amounts of vacant land and/or vacant or under-utilized buildings
 - Proximity to well-performing real estate markets
- **Isolated areas are not good TIF candidates, absent additional financial stimulus (i.e. Revenue sharing combinations such as TOD/Lancaster corridor, Midtown/Southwest Center Mall or Victory/West Dallas). Other factors important in these areas:**
 - Good development partners
 - Well conceived plan
 - Additional financial support (tax credits, bond funds, PPP grants)

City of Dallas TIF Policy

History of TIF Program

- Dallas implemented program in 1988 with formation of State-Thomas TIF District
- Seven TIF Districts created between 1988 and 1999 – State-Thomas, Cityplace Area, Oak Cliff Gateway, Cedars, City Center, Farmers Market and Sports Arena
 - Property value up **\$2.9 billion (276.6%)** over respective base years
 - Two districts – State-Thomas and Cityplace Area were retired and now **generate approximately \$10M** annually in property tax revenue for **General Fund**
- Lessons learned from early districts used to develop criteria for new TIF applications
- Current Policy Guidelines updated for all TIFs created/extended since 2005 (Mixed-Income requirement now in place for all operating TIF Districts)
 - 13 new TIF Districts created since 2005 (see Appendix B)
 - 5 term extensions for the original TIF Districts



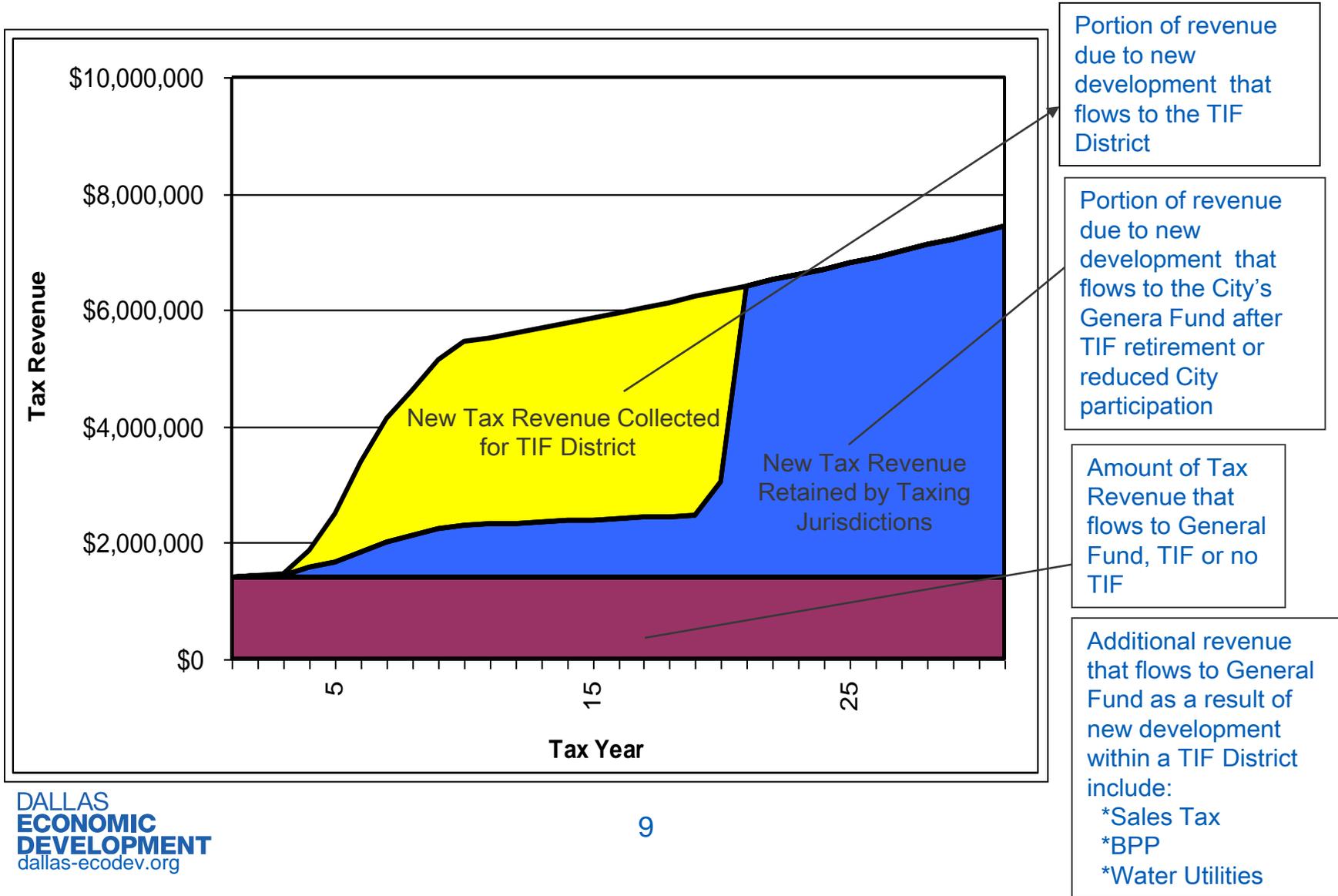
City of Dallas TIF Policy

Criteria for TIF Formation/Extension

- **Financial Performance (see Appendix A)**
 - Assists projects that would otherwise not occur with desired densities/quality (“but for”)
 - Generate income for the district, but also enhances revenue for the General Fund
 - Taxes generated exceed taxes foregone
 - Financial participation by other taxing entities
 - Catalyst Projects: Minimum \$100 million investment over 5-year period
- **Public Policy Initiatives**
 - Mixed-Income housing
 - Strong urban design
 - Hiring of neighborhood residents
 - Enhancement of other public investments and core assets of the City of Dallas
 - Benefits statistically low-income areas
 - Provides for and enhances park/trail/green space
 - M/WBE business hiring

City of Dallas TIF Policy

How TIFs function financially



Appendix D:

State Law vs. FMPC definitions (cont.)

| | State Law | Dallas FMPC |
|------------------------------------|---|---|
| Tax Base Definition | Real Property | Real Property + BPP |
| Reinvestment Zones Included | TIFs and Other Reinvestment Zones | TIFs and Other Reinvestment Zones |
| Exclusions | Excludes Reinvestment Zones that have expired | Excludes Reinvestment Zones contributing 100% of Revenue to City's General Fund |
| Cap Level | 25% | 10% |
| Current Ratio | 10.2% | 9% |

City of Dallas TIF Policy

What have TIF Districts Accomplished

- TIF Districts saw a **190.8% increase in taxable value** over their base years - **\$6.6 billion** in added property value in TIF Districts since program inception
- Property value in TIF Districts increases at a higher level than the City as a whole. In 2015, citywide property value increased by 7.7%; property value in TIF Districts increased by 11.8%
- **Cityplace and State-Thomas are examples of fully successful TIF implementation** – property value increases by approximately 11-16 times; reconstruction of aging public infrastructure, higher development density, pedestrian amenities and ties to light-rail and streetcar
- **Total TIF expenditures and allocations of \$1.05 billion, to date, have leveraged approximately \$9.0 billion in completed and approved projects** (almost 10% of City tax base)
 - Each public dollar has leveraged \$9 in private investment
 - These investments will continue to:
 - Generate tax revenue, produce employment and improve quality of life
 - Enhance values in areas adjacent to targeted investment and protect surrounding neighborhoods from decline and disinvestment (halo effect)
 - Change the perception of investment potential of the area

City of Dallas TIF Policy

Lessons Learned

- Identify under performing real estate in locations proximate to areas with successful real estate markets
- Seek areas where property owners share a common vision for redevelopment and have a willingness to invest a significant amount of their own money – TIF Districts need private investment to generate taxable property value
- ‘Horizontal’ developments have a long gestation period and are difficult to control when original developer sells ‘improved’ land to vertical builders
- Find areas where other taxing entities will participate financially and/or are supported by other public investment – County, DART, NCTCOG
- Layer TIF Districts with Public Improvement Districts (PIDs) – Provides a higher level of maintenance and community engagement in emerging neighborhoods
- Revenue Sharing combination TIF Districts are often necessary to ‘jump-start’ investments in underserved areas – Example: Mall Area TIF District; TOD, Sports Arena/West Dallas and Downtown Connection
- Opportunities to leverage TIF funding with other public and private sources – Example: Lancaster Urban Village – 2 HUD programs, PPP + NMTC

City of Dallas TIF Policy

Mixed-Income Housing: Policy Guidelines

- **All TIF Districts created after 2005 require an affordable housing set-aside**
 - 20% of all housing receiving TIF funding must be set-aside for families earning less than 80% of AMFI - Area Median Income (\$56,300 for a family of 4) for a period of 15 years (except Downtown Connection – 10%)
 - Affordable units distributed geographically and by unit size
 - Maximum rents set each year at 30% of 80% of AMFI – method for determining income the same for affordable and market rate units
 - All units share access to same amenities
- **Fair Housing Considerations**
 - Must avoid disparate impact against protected classes (Example: limiting all income restricted housing to one-bedroom units would negatively impact families with children)
 - Affirmative Furtherance of Fair Housing: extends to all City funding programs related to Housing and Urban Development
- **No 'Buy-outs' allowed in Mixed Income Housing Policy**

City of Dallas TIF Policy

Mixed-Income Housing: Results

- TIFs currently the only tool City consistently using to promote mixed-income housing
- Since 2005, TIF program has helped facilitate 2,320 affordable housing units of 10,087 units authorized (23%)*
- 40% of TIF subsidized units located north of IH-30/Trinity River
- Success stories related to collaborative efforts between OED and Housing
 - Lancaster Urban Village
 - Continental Building
 - Atmos Lofts
 - Hillside West/Taylor Farms

* Some in conjunction with LITC projects and HUD 108 financing

City of Dallas TIF Policy

Mixed-Income Housing: Lessons Learned

- Effective with individual projects and work well in new transit-oriented neighborhoods
- District-wide impact limited in ‘hot’ residential markets where developers opt out of subsidy to avoid mixed-income housing requirements
- Disproportionately high TIF subsidy necessary to incent developers to provide affordable units
- Deed restrictions required upon sale or refinance to ensure compliance
- TIF subsidies for ‘Horizontal’ (infrastructure) development become complicated when vertical developer is different entity with separate investors and objectives
- Effectiveness could be improved if TIF incentives combined with other initiatives in context of City-wide Mixed Income Housing Policy

City of Dallas TIF Policy

Mixed-Income Housing: Lessons Learned (cont.)

- **Mixed-income housing requirements related to major public infrastructure improvements within large TIF Districts and multiple owners/developers are difficult to structure equitably**
 - Developers who do not seek TIF Subsidies, but who benefit from significant public investment (major thoroughfares, parks, etc.) aren't motivated to comply if they do not require re-platting or zoning changes
- **Mixed-income for-sale housing is expensive and complicated to subsidize**

City of Dallas TIF Policy

How Improved Policies Might Work

- Offer density bonuses or parking reductions to projects meeting mixed-income housing goals
- Create an 'Affordable Housing Trust Fund' to incentivize developers to build affordable units in market-rate areas and market-rate units in areas with concentrations of affordable units
- Encourage more **strategic use of tools available to Dallas Housing Finance Corporation** to support city-wide mixed-income housing efforts
- Promote **inter-departmental cooperation** to further City initiatives

APPENDICES

Appendix A: Detailed Description of TIF *Evaluation Criteria*

Financial Benefit

- **Policy 1** - Total new taxes generated by the proposed TIF District from all revenue sources must exceed the amount of taxes foregone - Weight 50 points. Full points awarded if:
 - Direct monetary benefits to all taxing jurisdictions will exceed public funds invested in the proposed TIF District during the term of the TIF District
 - Direct Cash Benefits accruing to the City from the TIF District will exceed direct City expenditures within the term of the TIF District for full points. Points will be deducted if the City 'payback' term exceeds the life of the TIF District (10 points for each three years)
- **Policy 2** - Other taxing units are participating – Weight 5 points for Dallas County and DISD and 5 points for either DCCCD or Dallas County Hospital District up to a maximum of 15 points
- **Policy 3** – Project Review – Weight 20 points. Full points awarded if staff's financial analysis of likely projects meets 'but for' test for requiring financial assistance. Analysis includes review of rental rates, occupancy, expenses, construction costs, developer fee/return, funding, market conditions, etc
- **Policy 4** – Minimum likely private investment of \$100M in initial 3-5 years of TIF District – Weight 15 points. Full points awarded if condition met. Provisions for early termination of the district, if not met.
- **Policy 5** – Requires Mixed Income Housing - Weight 20 points. Full points awarded if housing redevelopment projects receiving TIF funds are required to meet TIF Mixed Income Housing Guidelines

Appendix A: Detailed Description of TIF *Evaluation Criteria (cont.)*

Policy Benefits

- **Policy 6** – Requires Strong Urban Design – Weight 10 points. Full points if projects receiving TIF funds are required to conform to Peer Review recommendations
- **Policy 7** – Promotes Neighborhood Hiring – Weight 5 points. Full points if projects receiving TIF funds are required to work to promote neighborhood hiring
- **Policy 8** – Promotes Dallas Core Assets – Weight 25 points. Full points awarded if TIF plan enhances core assets of Dallas such as downtown, Fair Park, medical centers, universities, destination shopping areas, White Rock and Bachman Lakes, airports
- **Policy 9** – Enhances public expenditures of over \$10M in the area such as DART light rail system, Trinity River, bond improvements, etc – Weight 20 points. Full points awarded if TIF plan supplements other significant public expenditures
- **Policy 10** – Promotes redevelopment of brownfield areas – Weight 5 points. Full points awarded if TIF district is a brownfields area
- **Policy 11** – Provides direct benefits to distressed areas – Weight 10 points. Full points awarded if TIF district is located in a statistically distressed area
- **Policy 12** – Promotes Fair Share Guidelines – Weight 5 points. Full points awarded if TIF plan promotes M/WBE hiring
- **Policy 13** – Promotes Park and Open Space development – Weight 5 points.
- **Policy 14** – Promotes Educational/Training Efforts – Weight 5 points.

Appendix A: Detailed Description of TIF *Evaluation Criteria (cont.)*

Overall Use of Policy

Financial and Policy Benefits

- Total Financial Points – 100
- Total Policy Points – 100;
- A minimum of 70 points in both categories is needed, at a minimum, for staff to present a positive recommendation on the policy aspects of the proposal
- Meeting minimum requirements does not entitle a project to be designated as a TIF district – TIF authorization is up to City Council

Appendix B:

TIF Districts Created after 2005

- Since 2005, Council authorized creation of 13 new TIF districts:
 - **Design District** – Mixed-use development in previous warehousing/showroom area adjacent to the Trinity River. *Property value is up \$321M (138.1%) since creation*
 - **Vickery Meadow** – Mixed-use development adjacent to Park Lane Light Rail station & planned future redevelopment of Vickery Meadow neighborhood to the east. *Property value is up by \$228M (138.3%) since creation*
 - **Downtown Connection** – Downtown/Uptown redevelopment area. *Property value is up by \$2.015 B since creation (356.6%)*
 - **Southwestern Medical** – Mixed-use development surrounding Parkland Light Rail Station. *Property value is up by \$126M (186.4%) since creation*
 - **Deep Ellum** – Includes all of Deep Ellum/Exposition Park area located east of downtown. *Property value is up by \$126M (86.6%) since creation*
 - **Grand Park South** – Planned redevelopment area west of Fair Park. *Property value is up by \$10M (22.5%) since creation*
 - **Skillman Corridor** – Originally focused on funding development of Lake Highlands Town Center. *Property value is up by \$251M (74.8%) since creation*

Appendix B:

TIF Districts Created after 2005 (cont.)

- **Fort Worth Avenue** – Includes the West Commerce/Fort Worth Avenue corridor west of downtown. *Property value is up by \$88M (101.9%) since creation*
- **Davis Garden** – Includes several vacant sites and aging apartment complexes in the West Davis corridor southwest of downtown and The Canyon. *Property value is up by \$54M (39.0%) since creation*
- **TOD** – Includes several light rail station areas north and south of downtown. *Property value is up by \$190M (94.2%) since creation*
- **Maple Mockingbird** – Includes property situated between Southwestern Medical District and Love Field. *Property value is up by \$196M (106.3%)*
- **Cypress Waters** - Master planned mixed-use community near the LBJ/Beltline interchange near DFW Airport. *Property value is up by \$127M (178,236%) since creation*
- **Mall Area** – Includes property around Valley View and Southwest Center Mall sites. *Created in last 18 months*

Appendix C:

General Fund Revenue From TIF Program

| Year | To General Fund |
|------|-----------------|
| 2009 | \$5.0M |
| 2010 | \$7.0M |
| 2011 | \$8.2M |
| 2012 | \$9.0M |
| 2013 | \$11.9M |
| 2014 | \$13.2M |

Appendix D:

State Law vs. FMPC definitions

- City's Financial Management Performance Criteria (FMPC) 10% cap on TIF districts as a percentage of City tax base (*both real and business personal property*) also includes tax abatements (TA RZs) that are classified as reinvestment zones under the FMPC and State definitions.
- Based on 2015 certified TIF/TA RZ tax base information, we are currently at 9.0% and are not anticipated to hit the 10% cap within the next 5 years. Given recent economic conditions and the variation in real estate markets, it is difficult to predict tax values over time.
- Beyond the next 5 years, if the FMPC cap is reached the consequence would be the inability to create new TIF districts (existing ones remain), unless Council amends the FMPC to raise the cap, notwithstanding the State limit of 25% (*on real property tax base*).
- State limit on TIFs and TA RZs, as a percentage of the City's *real property* tax base was amended in the last legislature and is 25% (increased from 15%).
- For 2015, the TIF/TA RZ based on the State limit definition is only at 10.2% and is not projected to come close to a 25% limit.

Appendix D:

State Law vs. FMPC definitions (cont.)

- **State Law**
 - **Reinvestment Zones** must be created to form a TIF District
 - No Reinvestment Zone can be created if its total **appraised real property tax value** plus the total appraised value of existing reinvestment zones exceeds 25% of the City's taxable real property tax base
 - Currently the portion of the **City's real property tax value in Reinvestment Zones is 10.2% vs. a 25% cap**
 - No Reinvestment Zone (TIFs and abatement zones) can be created if its total appraised property tax value, plus the total appraised value of existing reinvestment zones (**real and business personal property**) exceeds 10% of City's taxable real property
 - No Reinvestment zone can be created if more than 30% of the property (land mass), excluding publically owned property, is used for residential purposes (five or fewer living units)

Appendix D:

State Law vs. FMPC definitions (cont.)

- **FMPC**
 - No Reinvestment Zone can be created if its total appraised real property tax value and business personal property value plus the total appraised value and BPP value of existing reinvestment zones exceeds 10%
 - Currently the portion of **City real property and business personal property value in Reinvestment Zones is 9.0% vs. 10.0% cap**
 - No Reinvestment zone can be created if more than 30% of the property (land mass), excluding publically owned property, is used for residential proposes (five or fewer living units)

Appendix E:

TIF District Property Value Growth

| Certified 2015 TIF District Values compared to Final 2014 & Base Year with City Increment Estimate | | | | | | |
|--|-----------------|-------------------|---------------------------|------------------------------|---------------------------|-------------------------|
| July 29, 2015 - DCAD values | | | | | | |
| TIF District | Initial (Base) | Final 2014 Value^ | DCAD reported 2015 prelim | DCAD reported 2015 certified | Base vs. 2015 (\$ Change) | Base vs 2015 (% Change) |
| TIF Districts created between 1988-1998 | | | | | | |
| State-Thomas | \$47,506,802 | | n/a | \$567,419,170 | \$519,912,368 | 1094.4% |
| Cityplace | \$45,065,342 | \$691,781,618 | | \$761,862,672 | \$716,797,330 | 1590.6% |
| Oak Cliff Gateway (all sub-districts) | \$145,239,702 | \$168,554,015 | \$237,351,194 | \$341,947,744 | \$196,708,042 | 135.4% |
| Cedars | \$35,300,760 | \$85,929,776 | \$107,003,362 | \$105,112,608 | \$69,811,848 | 197.8% |
| City Center (all sub-districts) | \$674,751,494 | \$1,353,773,717 | \$1,696,267,134 | \$1,239,414,953 | \$564,663,459 | 83.7% |
| Farmers Market (all sub-districts) | \$34,814,831 | \$173,864,381 | \$224,036,067 | \$209,378,300 | \$174,563,469 | 501.4% |
| Sports Arena (all sub-districts) | \$63,730,369 | \$563,002,185 | \$753,236,726 | \$715,929,969 | \$652,199,600 | 1023.4% |
| Subtotal | \$1,046,409,300 | \$2,345,124,074 | \$3,017,894,483 | \$3,941,065,416 | \$2,894,656,116 | 276.6% |
| TIF Districts created since 2005 | | | | | | |
| Design District (all sub-districts) | \$281,873,753 | \$539,348,904 | \$658,001,189 | \$603,320,937 | \$321,447,184 | 114.0% |
| *Vickery Meadow (all sub-districts) | \$164,779,090 | \$352,034,240 | \$416,703,190 | \$392,667,920 | \$227,888,830 | 138.3% |
| SW Medical (all sub-districts) | \$67,411,054 | \$155,243,322 | \$198,694,388 | \$193,073,878 | \$125,662,824 | 186.4% |
| Downtown Connection (all sub-districts) | \$564,917,317 | \$2,336,630,090 | \$2,760,575,319 | \$2,579,538,992 | \$2,014,621,675 | 356.6% |
| Deep Ellum (all sub-districts) | \$189,162,613 | \$251,259,111 | \$333,798,945 | \$315,062,667 | \$125,900,054 | 66.6% |
| Grand Park South | \$44,850,019 | \$49,031,827 | \$55,992,550 | \$54,936,261 | \$10,086,242 | 22.5% |
| Skillman Corridor | \$335,957,311 | \$511,426,994 | \$648,607,703 | \$587,358,744 | \$251,401,433 | 74.8% |
| Fort Worth Avenue | \$86,133,447 | \$126,113,215 | \$177,757,664 | \$173,893,272 | \$87,759,825 | 101.9% |
| Davis Garden (all sub-districts) | \$137,834,597 | \$183,395,336 | \$200,980,037 | \$191,565,107 | \$53,730,510 | 39.0% |
| TOD (all sub-districts) | \$202,074,521 | \$330,253,777 | \$442,284,176 | \$392,330,687 | \$190,256,166 | 94.2% |
| Maple Mockingbird (all sub-districts) | \$184,005,009 | \$305,448,269 | \$395,433,597 | \$379,680,038 | \$195,675,029 | 106.3% |
| Cypress Waters | \$71,437 | \$59,427,196 | \$170,404,460 | \$127,397,964 | \$127,326,527 | 178236.1% |
| Mall Area (all sub-districts) | \$168,357,630 | \$168,357,630 | \$170,917,150 | \$170,084,490 | \$1,726,860 | 1.0% |
| Subtotal | \$2,427,427,798 | \$5,367,969,911 | \$6,630,150,368 | \$6,160,910,957 | \$3,733,483,159 | 153.8% |
| Total All Districts | \$3,473,837,098 | \$7,713,093,985 | \$9,648,044,851 | \$10,101,976,373 | \$6,628,139,275 | 190.8% |

*Final 2014 figures based on increment billing using Dallas County payment information (for those districts collecting increment; otherwise DCAD values used). State-Thomas & Cityplace TIFs are no longer collecting increment and have legally expired

Appendix F:

Example of TIF District Evaluation

| Criteria | Points (Max) | Points Scored |
|--|--------------|---------------|
| Mall Area TIF District | | |
| Financial | | |
| Total new taxes generated by the District from all revenue sources exceed amount of taxes foregone - Direct monetary benefits to all taxing jurisdictions exceeds public funds invested during term of TIF District; Cash benefits to the City exceeds City expenditures | 50 | 50 |
| Other taxing units participation | 15 | 5 |
| Comprehensive Review of Project Pro Forma - including rental rates, land costs, site analysis, construction costs, other sources of funds and grants, operating expenses and rate of return for the developer | 20 | 10 |
| A minimum of \$100 million in new private investment will occur within 5 years of adoption of TIF District | 15 | 15 |
| Subtotal | 100 | 80 |
| Policy | | |
| Provides mixed income housing - 10 points max. (5 points for each 10% affordable units). A minimum of 10% affordable housing is required for each TIF District | 10 | 10 |
| Plan provides Urban Design Guidelines and/or historic preservation guidelines, if applicable | 10 | 10 |
| Provides preferential hiring for neighborhood residents for new jobs created | 5 | 5 |
| Enhances public investments over \$10 million made within last 5 years or expected within the next 5 years (i.e. DART Light Rail System, Trinity River, bond improvements) | 20 | 10 |
| Enhances core assets of City | 25 | 15 |
| Provides direct benefits to distressed areas | 20 | 10 |
| Adds park or green space or to City/County Trail system and provides for ongoing maintenance of these amenities | 5 | 5 |
| Complies with Fair Share Guidelines for private investment | 5 | 5 |
| Subtotal | 100 | 70 |
| Grant Total : Financial & Policy | 200 | 150 |

Example of Evaluation of a Potential New TIF District – Mall Area TIF District

- **Financial –**
 - Analysis shows that new tax revenues will exceed TIF financial incentives
 - Financial participation from Dallas County
 - Redevelopment projects (at an urban scale) not likely without public help
 - Over \$100M of private investment planned
- **Policy**
 - TIF plan requires mixed-income housing, strong urban design, neighborhood hiring preference, significant park and open space improvements and M/WBE hiring
 - Supports critical intersection and investment in LBJ improvements
 - In a statistically distressed area

Appendix G:

TIF funded projects approved in FY 2014-15

| TIF Project - 2014-2015 | | | | | | |
|-------------------------------|---------------|--------------|----------------------|------------------------------------|--------------------------------|--------------|
| Project Name | Location | TIF District | Planned Investment | (Additional) Minimum Investment | (Additional) TIF Allocation | Council Date |
| Oxygen | Beckley/IH 30 | OCG | \$38,600,000 | \$26,000,000 | \$4,600,000 | 8/26/2015 |
| Trinity Groves II | - | SA | \$51,200,000 | \$36,000,000 | \$13,950,000 | 10/22/2014 |
| Alexan Riveredge | | DD | \$47,860,953 | \$35,000,000 | \$7,800,000 | 11/12/2014 |
| Thanksgiving Tower | | CC | \$173,745,558 | \$96,000,000 | \$6,000,000 | 11/12/2014 |
| Bishop Arts Project | | OCG | \$42,525,887 | \$30,000,000 | \$5,000,000 | 12/10/2014 |
| West Love Hotel | | MM | \$40,800,000 | \$35,000,000 | \$3,000,000 | 2/11/2015 |
| 411 N Akard | | DC | \$56,109,085 | \$39,000,000 | \$10,000,000 | 2/25/2015 |
| Placemaking | | SA | \$18,000,000 | \$18,000,000 | \$5,974,804 | 4/8/2015 |
| Alamo Draft House | | TOD | \$17,774,690 | \$11,000,000 | \$1,405,000 | 4/22/2015 |
| Westdale Small Block | | DE | \$7,969,679 | \$6,500,000 | \$1,600,000 | 4/22/2015 |
| 1712 Commerce | | DC | \$89,880,025 | \$39,000,000 | \$10,500,000 | 5/27/2015 |
| Tower Petroleum/Corrigan Bldg | | DC | \$102,402,463 | \$72,750,000 | \$20,000,000 | 6/10/2015 |
| Renew DalPark Lease | | CC | | | | |
| TOTAL | | | \$686,868,340 | \$444,250,000 | \$89,829,804 | |

Appendix I:

TIF District Residential and Commercial Development

New Residential and Commercial Development in TIF Districts

| Development | City Center & Downtown Connection TIFs | Non-Downtown TIFs | Total All Districts |
|---|--|-------------------|---------------------|
| Residential Units | | | |
| Completed | 5,511 | 17,761 | 23,272 |
| Under Construction | 2,000 | 4,772 | 6,772 |
| Planned | 229 | 6,559 | 6,788 |
| Resid. Total | 7,740 | 29,092 | 36,832 |
| Commercial (<i>retail, office, other com.</i>) Square Footage | | | |
| Completed | 2,551,533 | 4,757,396 | 7,308,929 |
| Under Construction | 1,714,399 | 745,319 | 2,459,718 |
| Planned | 52,176 | 3,239,521 | 3,291,697 |
| Com. Total | 4,318,108 | 8,742,236 | 13,060,344 |
| Hotel Rooms | | | |
| Completed | 2,741 | 454 | 3,195 |
| Under Construction | 582 | 0 | 582 |
| Planned | 0 | 530 | 530 |
| Hotel Total | 3,323 | 984 | 4,307 |

Through 9-30-2014

Appendix J:

How TIF works as long term investment for City

| Tax Year | Actual Taxable Value | | TIF Expenditure City | TIF Reimbursement of Expenditure | Added Revenue to General Fund From State-Thomas TIF |
|----------|----------------------|---------|----------------------|----------------------------------|---|
| 1988 | \$47,506,802 | | | | |
| 1989 | \$44,246,920 | -6.86% | \$0 | \$0 | |
| 1990 | \$50,988,370 | 15.24% | \$16,935 | \$16,935 | |
| 1991 | \$49,070,870 | -3.76% | \$6,093 | \$6,093 | |
| 1992 | \$35,718,330 | -27.21% | \$0 | \$0 | |
| 1993 | \$32,980,227 | -7.67% | \$0 | \$0 | |
| 1994 | \$33,494,782 | 1.56% | \$0 | \$0 | |
| 1995 | \$47,825,632 | 42.79% | \$2,143 | \$0 | |
| 1996 | \$64,227,678 | 34.30% | \$112,047 | \$0 | |
| 1997 | \$77,751,632 | 21.06% | \$197,075 | \$0 | |
| 1998 | \$114,475,880 | 47.23% | \$434,696 | \$0 | |
| 1999 | \$136,415,677 | 19.17% | \$593,467 | \$0 | |
| 2000 | \$218,824,552 | 60.41% | \$1,143,546 | \$0 | |
| 2001 | \$274,975,220 | 25.66% | \$1,518,352 | \$0 | |
| 2002 | \$259,279,336 | -5.71% | \$1,481,984 | \$0 | |
| 2003 | \$260,829,895 | 0.60% | \$1,492,835 | \$0 | |
| 2004 | \$307,362,621 | 17.84% | \$373,534 | \$1,870,182 | |
| 2005 | \$337,464,845 | 9.79% | | \$2,150,619 | |
| 2006 | \$438,293,832 | 29.88% | | \$2,849,619 | |
| 2007 | \$445,041,047 | 1.54% | | \$479,259 | \$2,493,900 |
| 2008 | \$440,264,911 | -1.07% | | | \$2,937,438 Estimated |
| 2009 | \$413,747,603 | -6.02% | | | \$2,739,115 Estimated |
| 2010 | \$422,022,555 | 2.00% | | | \$2,801,003 Estimated |
| 2011 | \$412,491,170 | -2.26% | | | \$2,729,718 Estimated |
| 2012 | \$451,881,035 | 9.55% | | | \$3,024,315 Estimated |
| 2013 | \$489,283,844 | 8.28% | | | \$3,304,050 DCAD |
| 2014 | \$527,573,397 | 7.83% | | | \$3,590,418 DCAD |
| 2015 | \$567,419,170 | 7.55% | | | \$3,888,425 DCAD |
| 2016 | \$595,790,129 | 5.00% | | | \$4,100,611 Estimated |
| 2017 | \$625,579,635 | 5.00% | | | \$4,323,407 Estimated |
| 2018 | \$656,858,617 | 5.00% | | | \$4,557,342 Estimated |
| 2019 | \$689,701,548 | 5.00% | | | \$4,802,975 Estimated |
| 2020 | \$724,186,625 | 5.00% | | | \$5,060,888 Estimated |
| | | | (\$7,372,707) | \$7,372,707 | \$50,353,604.94 |

This shows how the City invested \$7.4M in the State-Thomas TIF District between 1988 and 2004.

Within 3 years of the termination of the TIF District, the initial \$7.4M investment was reimbursed to the General Fund (2007) in the form of new property tax revenue.

Staff estimates that increased property value in the State-Thomas TIF District area will generate \$50.4M in new General Fund revenue above the break-even point between 2007 and 2020.

Memorandum



DATE January 29, 2016

TO Members of the Economic Development and Housing Committee:
Rick Callahan (Chair), Casey Thomas, II, (Vice-Chair), Adam Medrano, Lee M. Kleinman,
Carolyn King Arnold, B. Adam McGough
Scott Griggs, (Chair), Carolyn King Arnold, (Vice-Chair), Mayor Pro Tem Monica R. Alonzo,
Tiffinni A. Young, Mark Clayton, Casey Thomas, II

SUBJECT **FY 2015-16 Community Development Block Grant Extensions and Reprogramming**

On Monday, February 1, 2016, you will be briefed on the FY 2015-16 Community Development Block Grant Extensions and Reprogramming.

Briefing material is attached.

Please let me know if you have any questions.


Jeanne Chipperfield
Chief Financial 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
Sana Syed, Public Information Officer
Kari Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor & Council

FY 2015-16 Community Development Block Grant Extensions and Reprogramming

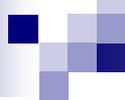
Economic Development and Housing Committee
Briefing – February 1, 2016





Purpose of Briefing

- Review Community Development Block Grant (CDBG) timely expenditure requirements
- Recommend extension and reprogramming of unspent funds
- Review next steps



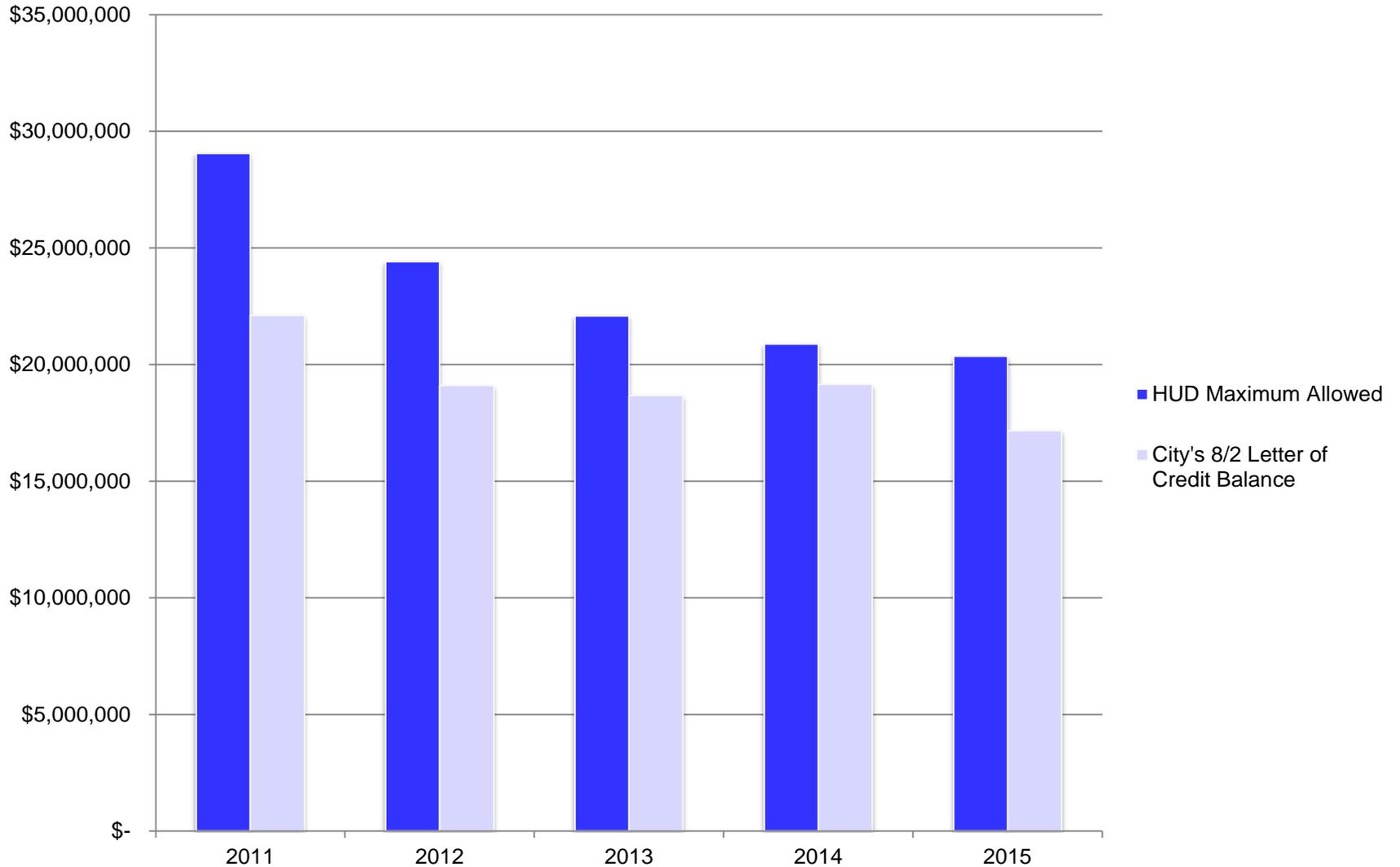
Timely Expenditure Requirements

- There are two tests to ensure that CDBG funds are spent in a timely manner
 1. U.S. Department of Housing and Urban Development (HUD) as required by federal regulations
 2. City as directed by Council policy

HUD Timely Expenditure Requirements

- HUD requires that CDBG funds be expended in a timely manner
 - Federal regulations limit amount of CDBG funds that may be unspent to no more than 1.5 times grantee's annual grant allocation
 - This requirement is tested annually for expenditures through August 1st
 - Failure to meet this requirement would result in a reduction of the next annual grant allocation by the amount grantee exceeds 1.5 requirement
- City continues to meet this requirement (last tested on August 2, 2015)

HUD Timeliness Test



City Timely Expenditure Requirements

- In August 1993, Council established an additional spending policy for all CDBG projects to further ensure timely expenditure of funds
 - The City policy requires funds to be obligated within 12 months and fully expended within 24 months
- In March 2007, Council added criteria and benchmarks to be used in determining conformity with City's timely expenditure policy (see attachment A)
 - Categorized various CDBG projects based on intended use of funds: (1) On-going Programs, (2) Unspecified Programs, (3) Public Improvement Projects, (4) Non-profit Public Improvement Projects, and (5) Davis Bacon Restitution Funds
 - Set timeframes regarding obligation and expenditure of funds for each project category
- Council has authority to approve extensions outside of policy and benchmark timeframes

City Timely Expenditure Requirements

- An annual review is conducted to determine the status of each project
- Unspent project funding determined to not meet the City's policy is either reprogrammed as part of next CDBG budget cycle or an extension is required
- Based on review of CDBG projects and timely expenditure policies, City Manager's recommended action includes:
 - Unspent funds remaining in 28 projects recommended for extension – total \$4.2 m
 - Unspent funds remaining in 13 projects recommended for reprogramming – total \$1.0 m

City Timely Expenditure Requirements

- Reprogrammed funds are identified as a “source of funds” to be included as part of FY 2016-17 CDBG budget recommendation to be presented to CDC on March 3rd and to City Council on April 20th
 - Approximately \$1.0 m from 13 projects
 - Grant amounts for FY 2016-17 are not yet available.
 - FY 2015-16 grant amount was reduced by 1%
 - FY 2014-15 grant amount was reduced by 3%
 - City Manager recommends continuing the practice of reprogramming funds being used in conjunction with the next year CDBG budget to help cover existing program/project budget needs

City Timely Expenditure Requirements

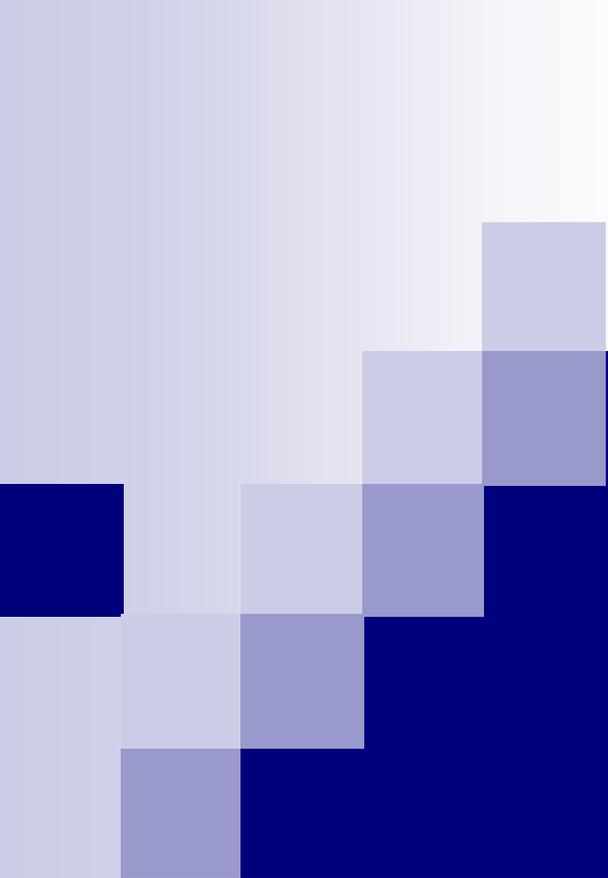
- Community Development Commission's (CDC) Financial Monitoring Committee reviewed City Manager's recommendation on January 7th and made no amendments
- On January 7th, CDC reviewed and approved Financial Monitoring Committee's recommendation and made no amendments
- Detail information provided in Attachment B

Recommendation

- Consider approval of February 10th resolution authorizing extensions of CDBG funds
 - Recommend extension of \$4.2 m and 28 projects

Next Steps

- February 10 – City Council consideration of Extension Requests
- March 3 – City Manager's recommended FY 2016-17 Consolidated Plan Budget briefed to CDC
- April 7 – CDC recommends FY 2016-17 Consolidated Plan Budget to City Council
- April 20 – FY 2016-17 Consolidated Plan Budget with CDC recommended amendments briefing to Council
- May 11 – Preliminary adoption of FY 2016-17 Consolidated Plan Budget and call public hearing
- May 18 – Council amendments and straw votes on FY 2016-17 Consolidated Plan Budget
- June 8 – Hold public hearing
- June 22 – Final adoption of FY 2016-17 Consolidated Plan Budget



Attachment A

City Timely Expenditure Requirements

Timely Expenditure Requirements

1. On-Going Programs - On-going programs are continuing operating programs that are funded annually
 - Individual program budgets are an annual allocation and include these types of costs
 - Staffing, supplies and materials
 - Contracted services
 - Direct assistance to benefit low/mod clientele
 - Programs are designated in specific categories (Public Services, Housing, Economic Development, Planning & Program Oversight)
 - Following categories have spending caps which limit annual obligation and expenditure of funds
 - Public Services cap - 15% of allocation
 - Planning & Program Oversight cap - 20% of allocation
 - Extension of funds in these 2 categories may cause City to exceed caps and should be considered carefully

Timely Expenditure Requirements

1. On-Going Programs (continued)

Benchmarks:

- Reprogram unobligated funds for all categories of on-going programs at end of fiscal year
 - Exception: allow 2 year period to obligate funds in programs that provide direct assistance to low/mod clientele in non-capped Economic Development and Housing categories
 - These programs include: Home Repair Programs, Reconstruction, Relocation Assistance, Mortgage Assistance
- Extension of encumbered funds will be considered each year in accordance with current policy
- Reprogram unobligated staff and contract costs

Timely Expenditure Requirements

2. Unspecified Programs – Projects that are budgeted without specific details for implementation (examples include Business Development Program, and Residential Development Acquisition Loan Program)

Benchmarks:

- 1 year to identify project
- 1 year to secure additional financing and complete design
- 1 year to initiate implementation or construction
- Annually, extension of funds will be evaluated for project viability and potential for reimbursement of ineligible CDBG expenses to HUD from General Fund
 - Extension recommendation will be submitted to Council for approval, in accordance with current policy

Timely Expenditure Requirements

3. Public Improvement Projects - Capital improvements - Projects generally require more time to implement (examples include Public Improvements in NIP areas, Park Facilities Improvements, City Facilities Major Maintenance)

Benchmarks:

- Specific Public Improvement Projects (project location identified in budget)
 - 1 year for design
 - 1 year to initiate construction
- Non-specific Public Improvement projects (project location not identified in budget)
 - 2 years to identify project(s) and complete design
 - 1 year to initiate construction
- Annually, extension of funds will be evaluated for project viability and potential for reimbursement of CDBG expenses to HUD from the General Fund
 - Extension recommendation will be submitted to Council for approval, in accordance with current policy

Timely Expenditure Requirements

4. Non-profit Public Improvement Projects - Capital improvement projects located at non-profit facilities.

Benchmarks:

- Specific Public Improvement Projects (project location identified in budget)
 - 1 year for design
 - 1 year to initiate construction
- Non-specific Public Improvement projects (project location not identified in budget)
 - 2 years to identify project(s) and complete design
 - 1 year to initiate construction
- Annually, extension of funds will be evaluated for project viability and potential for reimbursement of CDBG expenses to HUD from the General Fund
 - Extension recommendation will be submitted to Council for approval, in accordance with current policy

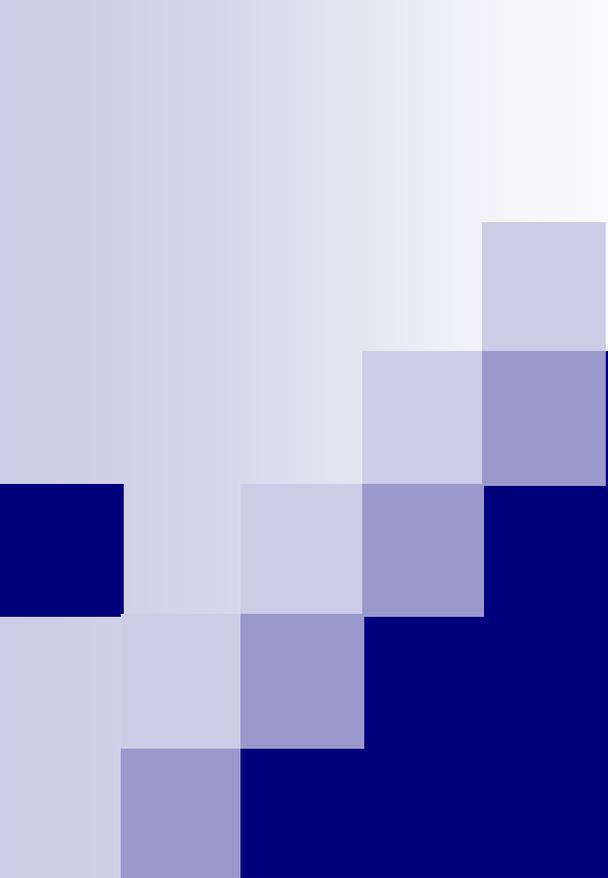
Timely Expenditure Requirements

5. Davis Bacon Restitution

- Davis Bacon Act requires minimum wage rates for certain construction work classifications
- City staff evaluates contractor's compliance with Act
- To resolve violations, a restitution amount is determined and City or contractor has to contact affected employees
- Payments to contractor are suspended and funds are retained to pay restitution to affected employees
- Restitution funds must be held for 3 years, beginning from 1st documented notification to employee (escrow period)

Benchmarks:

- Unclaimed restitution funds will be reprogrammed at end of project's 3 year escrow period



Attachment B

Extensions & Reprogramming Project Listing By Department

| FY 2015-16 COMMUNITY DEVELOPMENT BLOCK GRANT | | | | | | | | | | | |
|--|-------|--------------|--|-----------------|-------------|------------------------|-------------|------------|-----------------|-------------|---|
| EXTENSION REQUEST AND REPROGRAMMING FUNDS | | | | | | | | | | | |
| as of September 30, 2015 | | | | | | | | | | | |
| FY | Dept | Project Name | Budget Appropriation | Expended | Encumbrance | Not Yet Under Contract | Benchmark | Extension | Reprogram | Explanation | |
| DALLAS POLICE DEPARTMENT | | | | | | | | | | | |
| 1 | 14-15 | DPD | Dedicated SAFEII Expansion Code Inspection - DPD | \$51,994 | \$26,360 | \$0 | \$25,634 | B-1 | \$0 | \$25,634 | Program funded in FY16; unobligated prior year balance to be reprogrammed. |
| TOTAL DALLAS POLICE DEPARTMENT | | | \$51,994 | \$26,360 | \$0 | \$25,634 | | \$0 | \$25,634 | | |
| HOUSING/COMMUNITY SERVICES | | | | | | | | | | | |
| 2 | 10-11 | HOU | Business Incentive Program - Façade Improvements | \$122,813 | \$0 | \$89,207 | \$33,606 | B-2 | \$122,813 | \$0 | Extension requested for Bexar Street Corridor projects. Estimated completion: May 2016 |
| 3 | 14-15 | HOU | City Office of Senior Affairs | \$142,379 | \$109,471 | \$0 | \$32,908 | B-1 | \$0 | \$32,908 | Program funded in FY16; unobligated prior year balance to be reprogrammed. |
| 4 | 14-15 | HOU | Clinical Dental Care Program | \$100,000 | \$0 | \$100,000 | \$0 | B-1 | \$0 | \$100,000 | Program funded in FY 16; unspent prior year funds to be reprogrammed. |
| 5 | 12-13 | HOU | Community Based Development Org - CWCDC | \$300,000 | \$202,783 | \$12,988 | \$84,229 | B-2 | \$97,217 | \$0 | Extension requested. NOFA for proposals is underway; funds to be obligated by February 2016 and spent by July 2016. |
| 6 | 11-12 | HOU | Community Based Development Org - EDCO | \$300,000 | \$15,583 | \$284,417 | \$0 | B-2 | \$284,417 | \$0 | Extension requested. Funds to be spent by July 2016. |
| 7 | 10-11 | HOU | Community Based Development Org - EDCO | \$200,000 | \$98,492 | \$101,508 | \$0 | B-2 | \$101,508 | \$0 | Extension requested. Funds to be spent by July 2016. |
| 8 | 10-11 | HOU | Community Based Development Org - EDCO | \$500,000 | \$485,895 | \$14,105 | \$0 | B-2 | \$14,105 | \$0 | Extension requested. Funds to be spent by July 2016. |
| 9 | 14-15 | HOU | Housing Development Support | \$895,465 | \$634,072 | \$75,000 | \$186,393 | B-1 | \$75,000 | \$186,393 | Extension requested for payment of obligated funds; unobligated prior year balance to be reprogrammed. |
| 10 | 12-13 | HOU | Mortgage Assistance Program | \$1,264,863 | \$1,202,356 | \$62,507 | \$0 | B-1 | \$62,507 | \$0 | Extension requested. Funds to be spent by July 2016. |
| 11 | 13-14 | HOU | Mortgage Assistance Program | \$1,300,000 | \$889,375 | \$54,749 | \$355,876 | B-1 | \$410,625 | \$0 | Extension requested. Funds to be spent by July 2016. |
| 12 | 10-11 | HOU | NIP-Ideal/Rochester Park Street Improvements | \$189,829 | \$178,301 | \$11,528 | \$0 | B-3 | \$11,528 | \$0 | Extension requested to complete design of the Bexar St. Pocket Park. Estimated Completion: December 2015. |
| 13 | 09-10 | HOU | NIP-Neighborhood Investment Program-Infrastructure | \$1,494,154 | \$1,413,781 | \$0 | \$80,373 | B-3 | \$80,373 | \$0 | Extension requested for Spring Avenue Redevelopment Project. Estimated Completion: May 2016. |
| 14 | 07-08 | HOU | NIP-Neighborhood Investment Program-Infrastructure | \$925,000 | \$924,846 | \$154 | \$0 | B-3 | \$154 | \$0 | Extension requested for retainage. |
| 15 | 13-14 | HOU | NIP-South Dallas/Fair Park Public Improvements | \$757,318 | \$201,039 | \$221,086 | \$335,193 | B-3 | \$556,279 | \$0 | Extension requested for Spring Avenue Redevelopment Project Phase I and design of Beall and Mingo Street improvements. Estimated Completion: July 2016. |
| 16 | 10-11 | HOU | NIP-Neighborhood Investment Program-Infrastructure | \$1,500,000 | \$479,541 | \$0 | \$1,020,459 | B-3 | \$1,020,459 | \$0 | Extension requested to complete additional infrastructure needs in target areas to be identified by May 2016. |
| 17 | 12-13 | HOU | NIP-South Dallas/Ideal-Rochester Public Improvements | \$100,000 | \$25,452 | \$0 | \$74,548 | B-3 | \$74,548 | \$0 | Extension requested for installation of Bexar Street Public Art project. Estimated Completion: June 2016. |
| 18 | 10-11 | HOU | NIP-Spring Avenue Infrastructure | \$219,511 | \$157,031 | \$0 | \$62,480 | B-3 | \$62,480 | \$0 | Extension requested for Mill City Neighborhood bike lanes and Spring Avenue Redevelopment Project. Estimated Completion: May 2016. |

| FY 2015-16 COMMUNITY DEVELOPMENT BLOCK GRANT | | | | | | | | | | | |
|--|-------|--------------|---|--------------------|--------------------|------------------------|-----------|-----------|--------------------|------------------|--|
| EXTENSION REQUEST AND REPROGRAMMING FUNDS | | | | | | | | | | | |
| as of September 30, 2015 | | | | | | | | | | | |
| FY | Dept | Project Name | Budget Appropriation | Expended | Encumbrance | Not Yet Under Contract | Benchmark | Extension | Reprogram | Explanation | |
| 19 | 11-12 | HOU | NIP-Spring Avenue Infrastructure | \$334,216 | \$104,601 | \$229,615 | \$0 | B-3 | \$229,615 | \$0 | Extension requested for Spring Avenue Redevelopment Project Phase I. Estimated Completion: April 2016. |
| 20 | 10-11 | HOU | NIP-Spring Avenue Infrastructure | \$1,500,000 | \$1,288,210 | \$211,790 | \$0 | B-3 | \$211,790 | \$0 | Extension requested for Spring Avenue Redevelopment Project Phase I. Estimated Completion: April 2016. |
| 21 | 10-11 | HOU | NIP-West Dallas Public Improvement | \$75,095 | \$67,692 | \$0 | \$7,403 | B-3 | \$7,403 | \$0 | Extension requested for Pueblo Park improvements. Estimated Completion: March 2016. |
| 22 | 13-14 | HOU | Reconstruction Program | \$400,000 | \$214,611 | \$185,389 | \$0 | B-2 | \$185,389 | \$0 | Extension requested. Funds to be spent by May 2016. |
| 23 | 13-14 | HOU | Reconstruction Program | \$937,326 | \$893,403 | \$43,923 | \$0 | B-2 | \$43,923 | \$0 | Extension requested. Funds to be spent by May 2016. |
| 24 | 11-12 | HOU | Residential Development Acquisition Loan Program | \$228,509 | \$163,790 | \$0 | \$64,719 | B-2 | \$64,719 | \$0 | Extension requested for Heroes House Project. Estimated completion: December 2016. |
| 25 | 12-13 | HOU | Residential Development Acquisition Loan Program | \$500,000 | \$3,202 | \$405,129 | \$91,669 | B-2 | \$496,798 | \$0 | Extension requested for EDCO Bexar Senior Project. Estimated completion: December 2016. |
| 26 | 14-15 | HOU | Senior Services Program | \$73,049 | \$69,039 | \$0 | \$4,010 | B-1 | \$0 | \$4,010 | Program funded in FY16; unobligated prior year balance to be reprogrammed. |
| 27 | 12-13 | HOU | South Dallas/Fair Park - Major Systems Repair Program | \$50,000 | \$37,648 | \$12,352 | \$0 | B-1 | \$12,352 | \$0 | Extension requested to complete identified projects. |
| TOTAL HOUSING/COMMUNITY SERVICES | | | \$14,409,527 | \$9,860,214 | \$2,115,447 | \$2,433,864 | | | \$4,226,002 | \$323,310 | |
| MANAGEMENT SERVICES | | | | | | | | | | | |
| 28 | 14-15 | MGT | Fair Housing Enforcement | \$627,714 | \$599,402 | \$2,799 | \$25,513 | B-1 | \$8,168 | \$20,144 | Payment of outstanding year-end expenses pending. Program funded in FY16; remaining unobligated prior year balance to be reprogrammed. |
| TOTAL MANAGEMENT SERVICES | | | \$627,714 | \$599,402 | \$2,799 | \$25,513 | | | \$8,168 | \$20,144 | |
| OFFICE OF ECONOMIC DEVELOPMENT | | | | | | | | | | | |
| 29 | 13-14 | ECO | BAC#1 Maple Ave Greater Dallas Hispanic Chamber | \$80,000 | \$69,715 | \$10,285 | \$0 | B-1 | \$0 | \$10,285 | Project completed; remaining prior year balance to be reprogrammed. |
| 30 | 13-14 | ECO | BAC#3 Singleton Blvd Greater Dallas Hispanic Chamber | \$80,000 | \$45,691 | \$34,309 | \$0 | B-1 | \$0 | \$34,309 | Project completed; remaining prior year balance to be reprogrammed. |
| 31 | 13-14 | ECO | BAC#6 Greater Dallas Asian American Chamber of Commerce | \$80,000 | \$73,561 | \$6,439 | \$0 | B-1 | \$0 | \$6,439 | Project completed; remaining prior year balance to be reprogrammed. |
| 32 | 13-14 | ECO | BAC#8 Business & Community Lenders of Texas | \$80,000 | \$62,753 | \$17,247 | \$0 | B-1 | \$17,247 | \$0 | Payment of outstanding year-end expenses pending. Program funded in FY16; remaining unobligated prior year balance to be reprogrammed. |
| 33 | 14-15 | ECO | Economic Development Program Oversight (P/PO) | \$258,853 | \$211,499 | \$0 | \$47,354 | B-1 | \$0 | \$47,354 | Program funded in FY16; unobligated prior year balance to be reprogrammed. |
| TOTAL OFFICE OF ECONOMIC DEVELOPMENT | | | \$578,853 | \$463,220 | \$68,279 | \$47,354 | | | \$17,247 | \$98,386 | |
| OFFICE OF FINANCIAL SERVICES | | | | | | | | | | | |
| 34 | 14-15 | BMS | Citizen Participation/CDC Support/HUD Oversight (P/PO) | \$649,774 | \$536,923 | \$11,766 | \$101,085 | B-1 | \$34,078 | \$78,773 | Payment of outstanding year-end expenses pending; remaining prior year unobligated balance to be reprogrammed. |
| 35 | | BMS | Reprogrammed Funds | \$242,386 | \$0 | \$0 | \$242,386 | | \$0 | \$242,386 | Unawarded and unspent funds from projects completed per HUD guidance. |
| TOTAL OFFICE OF FINANCIAL SERVICES | | | \$892,160 | \$536,923 | \$11,766 | \$343,471 | | | \$34,078 | \$321,159 | |

| FY 2015-16 COMMUNITY DEVELOPMENT BLOCK GRANT | | | | | | | | | | | |
|---|-------|--------------|---|---------------------|--------------------|------------------------|-----------|--------------------|--------------------|-------------|--|
| EXTENSION REQUEST AND REPROGRAMMING FUNDS | | | | | | | | | | | |
| as of September 30, 2015 | | | | | | | | | | | |
| FY | Dept | Project Name | Budget Appropriation | Expended | Encumbrance | Not Yet Under Contract | Benchmark | Extension | Reprogram | Explanation | |
| PARK & RECREATION | | | | | | | | | | | |
| 36 | 14-15 | PKR | After-School/Summer Outreach Program-School Sites | \$419,678 | \$414,471 | \$3,520 | \$1,687 | B-1 | \$5,207 | \$0 | Payment of outstanding year-end expenses pending; remaining prior year balance to be reprogrammed. |
| 37 | 14-15 | PKR | Park and Recreation Program Oversight (P/PO) | \$97,378 | \$96,608 | \$0 | \$770 | B-1 | \$770 | \$0 | Payment of outstanding year-end expenses pending; remaining prior year balance to be reprogrammed. |
| TOTAL PARK AND RECREATION | | | \$517,056 | \$511,079 | \$3,520 | \$2,457 | | \$5,977 | \$0 | | |
| PLANNING & NEIGHBORHOOD VITALITY | | | | | | | | | | | |
| 38 | 14-15 | PNV | Neighborhood Vitality Project Delivery | \$473,541 | \$197,841 | \$0 | \$275,700 | B-1 | \$0 | \$275,700 | Project completed; unobligated prior year balance to be reprogrammed. |
| TOTAL PLANNING & NEIGHBORHOOD VITALITY | | | \$473,541 | \$197,841 | \$0 | \$275,700 | | \$0 | \$275,700 | | |
| Grand Total | | | \$17,550,845 | \$12,195,039 | \$2,201,812 | \$3,153,992 | | \$4,291,471 | \$1,064,334 | | |

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 76 D

SUBJECT

Authorize a real property tax abatement agreement with ATC Realty Investments, LLC and/or its affiliate Premier Truck Group, granting an eight-year abatement of 75 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new body shop facility located on 17.2 acres at 4500 Langdon Road, Dallas, Texas within the International Inland Port of Dallas and a Texas Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$17,933; eight-year revenue estimated at \$143,464 (Estimated revenue forgone for the eight-year real property abatement estimated at \$430,384)

BACKGROUND

In October 2015, Premier Truck Group ("Premier") approached city staff regarding development of a new body shop that would result in the consolidation of two existing body shop operations currently located in DFW, one in Fort Worth, Texas and the second on Irving Boulevard in Dallas, Texas. Premier, which now has a contract to purchase a 17.2 acre site at 4500 Langdon Road, Dallas, Texas, considered several competing sites in the cities of Lancaster, Euless and Grand Prairie for the project. The proposed new facility would enable Premier to double its current body shop work. Likewise, the consolidation of the body shop operations will afford the company an ability to expand its truck maintenance operations and increase the number of service technicians at the two referenced existing locations.

Premier, through its wholly owned subsidiary ATC Realty Investments, LLC will purchase the site and develop a new full service commercial vehicle body shop at least 50,000 square feet at a total cost of approximately \$14 million. In addition to body repair, services at the facility will include painting, alignment, inspections, used truck make ready and inventory parking.

BACKGROUND (Continued)

Premier Truck Group requests City Council consideration of the proposed eight-year 75 percent tax abatement. To receive the proposed tax abatement, Premier is required to substantially complete the facility on or before June 30, 2017 and verify that a minimum of \$9 million is expended on real property improvements and related soft costs. Additionally, the company will be required to maintain at least 30 jobs at the facility during the tax abatement period.

Net fiscal impact from the project after incentives, is estimated at \$903,849 over 10 years and \$2,884,147 over 20 years. The proposed project conforms with the City's Public/Private Partnership Program guidelines and criteria as it has a private investment exceeding \$1 million and has at least 25 associated jobs. Staff recommends the proposed incentives be approved.

Premier Truck Group, headquartered in southern Dallas, is a \$1 Billion leading commercial Truck Dealership dealing exclusively in Daimler Heavy Duty and Medium Duty Trucks. The brand names supported include Freightliner, Western Star, Sprinter, Thomas Built Buses and Freightliner Custom Chassis Corporation. The company has 16 locations throughout Oklahoma, Texas, Tennessee and Georgia. Premier Truck Group is a majority owned subsidiary of Penske Automotive Group (NYSE:PAG), a fortune 500 company.

ESTIMATED SCHEDULE OF THE PROJECT

| | |
|-----------------------|------------|
| Begin Construction | March 2016 |
| Complete Construction | June 2017 |

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

ATC Realty Investments, LLC

Chinta Hari, Chief Financial Officer

Premier Truck Group

Rich Shearing, President

MAP

Attached.

PREMIER TRUCK GROUP

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



DALLAS
ECONOMIC
DEVELOPMENT
Research & Information Division
214.670.1685
dallas-ecodev.org

Legend

 PROJECT SITE - 4500 LANGDON ROAD

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 10, 2016

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Housing/Community Services

CMO: Ryan S. Evans, 671-9837
Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 72E

SUBJECT

Authorize an amendment for a seven-year lease agreement with Cash Flow Management, Inc. for approximately 3,600 square feet of office space located at 1110 South Santa Fe Trail, Duncanville, TX to be used as a Women, Infants and Children Clinic for the period April 1, 2016 through March 31, 2023 - Not to exceed \$429,264 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

BACKGROUND

This item authorizes an amendment to an existing four-year lease agreement with Cash Flow Management, Inc. to extend the lease agreement for an additional seven years for approximately 3,600 square feet of office space located at 1110 South Santa Fe Trail. The seven-year extension will provide for the continued use of the Women, Infants and Children (WIC) Clinic to serve the residents of the Duncanville area.

The WIC program is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. The countywide program has been administered by the City of Dallas' Housing/Community Services Department since 1974. The WIC program provides nutritious food, nutrition education, breastfeeding promotion and support, referrals to health services, and immunizations. The program serves infants and children under age 5 and pregnant, postpartum and breastfeeding women.

The lease will begin on April 1, 2016 through March 31, 2023.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a lease agreement with Cash Flow Management, Inc. on February 23, 2005, by Resolution No. 05-0738.

Authorized a First Amendment to the Lease Agreement on November 10, 2008, by Resolution No. 08-3123.

Information about this item will be provided to the Economic Development Committee on February 1, 2016.

FISCAL INFORMATION

\$429,264 – Department of State Health Services Grant Funds (subject to annual appropriations)

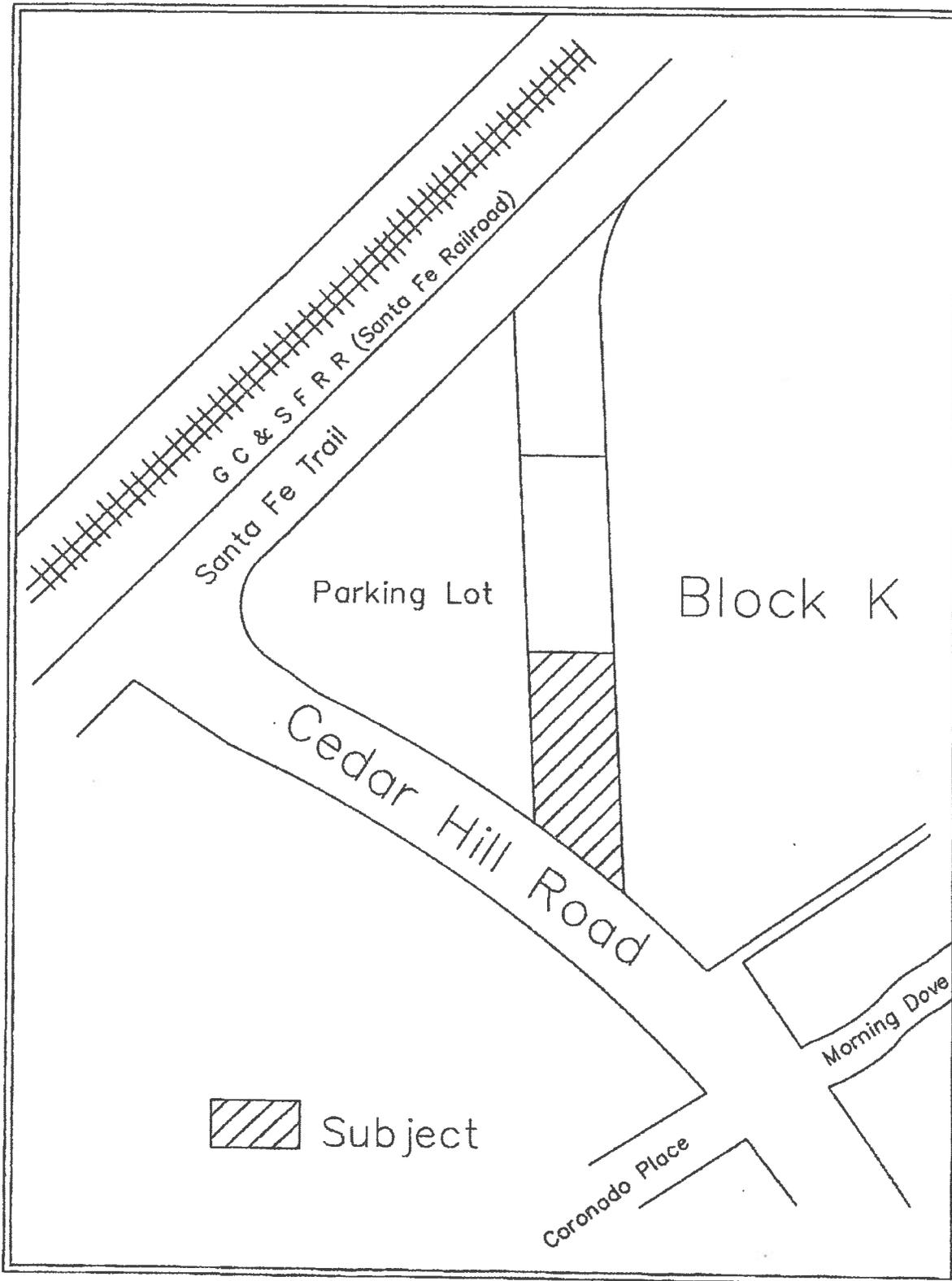
OWNER

Cash Flow Management, Inc.

Cliff Boyd, Owner

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45P

SUBJECT

An ordinance granting a private license to 400 S. Record Street, LLC for a total of approximately 13,006 square feet to occupy, maintain and utilize portions of Wood, Market, Young and Record Streets right-of-way, near the intersection of Young and Market Streets – Revenue: \$3,300 one-time fee, plus the \$20 ordinance publication fee

BACKGROUND

This item grants a private license to 400 S. Record Street, LLC for a total of approximately 13,006 square feet to occupy, maintain and utilize streetscape improvements and two canopies on portions of Wood, Market, Young and Record Streets right-of-way, near the intersection of Young and Market Streets. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Information about this item will be provided to the Economic Development Committee on February 1, 2016.

FISCAL INFORMATION

Revenue: \$3,300 one-time fee, plus the \$20 ordinance publication fee

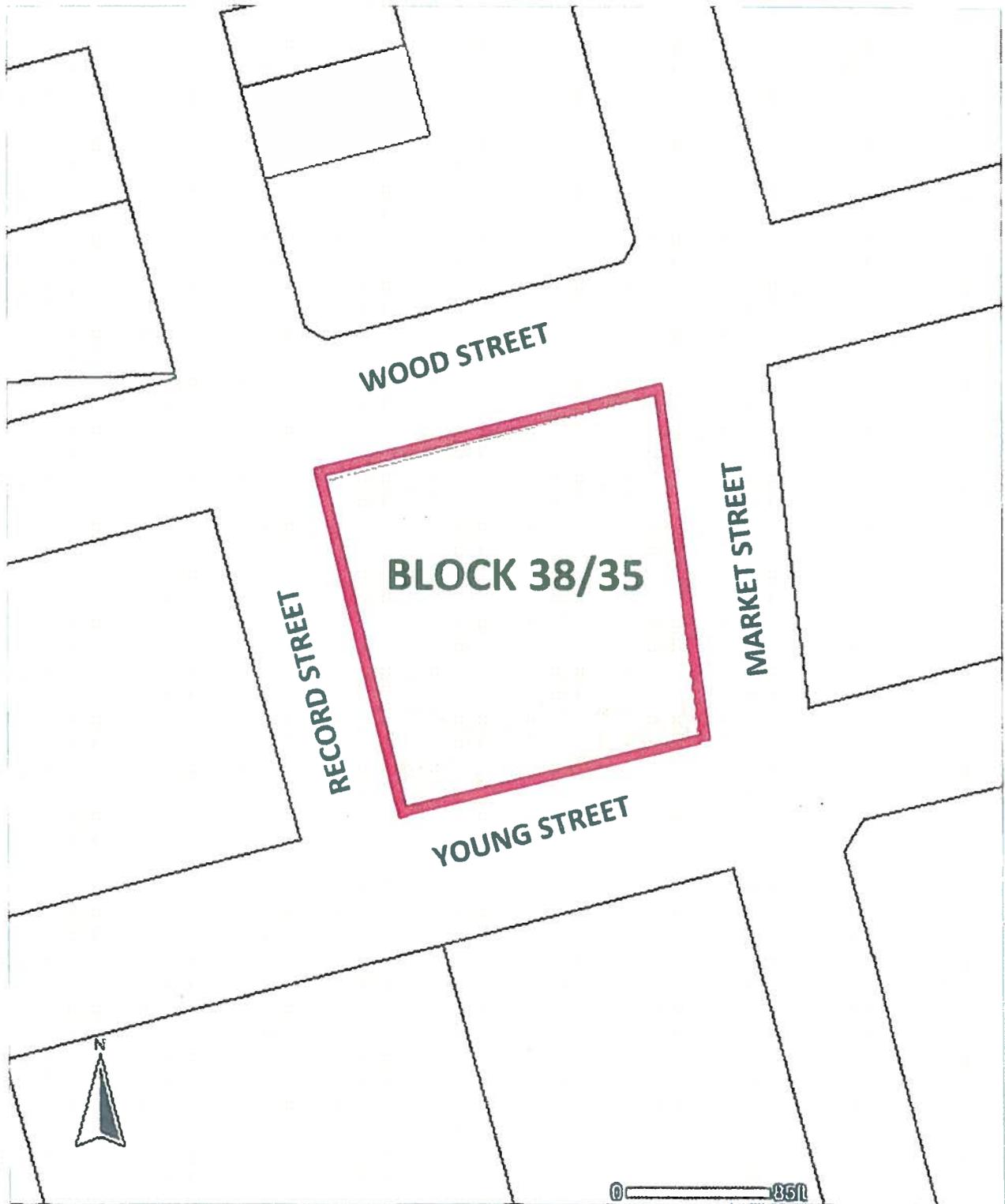
OWNER

400 S. Record Street, LLC

Thomas A Hartland-Mackie, Governing Person

MAP

Attached



LICENSING AREA

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 14
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46B

SUBJECT

Authorize (1) the sale of the property located at 5444 Gaston Avenue, containing 11 apartment units, (the "Property") from Central Dallas Community Development Corporation to Azur Commercial Capital, LLC; and (2) the assumption by Azur Commercial Capital, LLC, of the remaining balance of the loan, originally made in 2004 for the rehabilitation of the Property, owed by Central Dallas Community Development Corporation to the City of Dallas in the amount of \$17,779 - Financing: No cost consideration to the City

BACKGROUND

On June 27, 2001, the City Council approved Resolution No. 01-2049, authorizing the City of Dallas Housing/Community Services Department to provide Community Housing Development Organization (CHDO) loans to certified organizations for the creation of affordable housing.

In 2004, the City of Dallas Housing/Community Services Department provided a CHDO loan in the amount of \$50,000.00 to Central Dallas Community Development Corporation to rehabilitate the Property with a 0% interest rate and a maturity date of May 1, 2021. The loan would be forgiven monthly over a period of 15 years upon completion and occupancy of the units. The current amortized balance of the loan to the City is \$17,778.78.

At this time, Central Dallas Community Development Corporation, wishes to sell the property at 5444 Gaston Avenue, to Azur Commercial Capital, LLC and has requested that the City of Dallas allow the sale, and the assumption of the City's loan to Azur Commercial Capital, LLC.

This Council action will allow for Azur Commercial Capital, LLC, to purchase the property from Central Dallas Community Development Corporation, assume the City loan balance in the amount of \$17,778.78, and continue to provide the affordable housing units on the property through May 1, 2021.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On June 27, 2001, the City Council authorized the City of Dallas Housing/Community Services Department to provide Community Housing Development Organization (CHDO) loans to certified organizations for the creation of affordable housing, by Resolution No. 01-2049.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

**Central Dallas Community
Development Corporation**

John Greenan, Executive Director

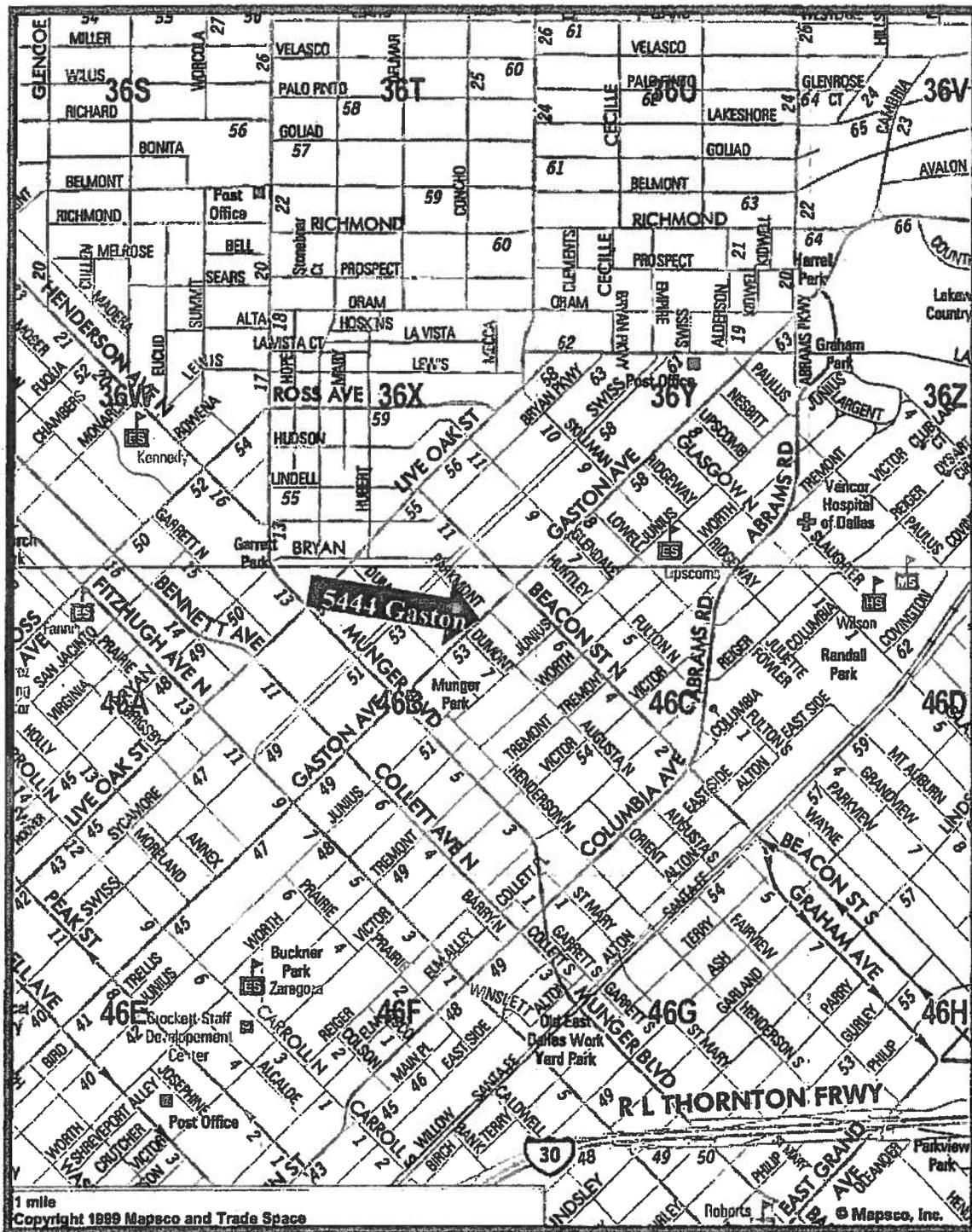
PURCHASER

Azur Commercial Capital, LLC

Barrett Linburg, Principal

MAP

Attached



MAPSCO 46B

February 10, 2016

WHEREAS, on June 27, 2001, City Council approved Resolution No. 01-2049, authorizing the City of Dallas Housing/Community Services Department to provide Community Housing Development Organization (CHDO) loans to certified organizations for the creation of affordable housing; and

WHEREAS, on May 1, 2004, the City of Dallas provided a CHDO loan in the amount of \$50,000 to Central Dallas Community Development Corporation to rehabilitate the 11 units located at 5444 Gaston Avenue (the "Property") with a 0% interest rate and a maturity date of May 1, 2021; the loan would be forgiven monthly over a period of 15 years; and

WHEREAS, current balance of the loan to the City is \$17,778.78; and

WHEREAS, Central Dallas Community Development Corporation wishes to sell the Property; and

WHEREAS, Azur Commercial Capital, LLC wishes to purchase the Property, assume the remainder of the City's loan, and maintain the affordable housing units; and

WHEREAS, the City of Dallas seeks to maintain the affordable units on the Property;

NOW, THEREFORE,

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute loan documents allowing for: **(1)** the sale of the Property from Central Dallas Community Development Corporation to Azur Commercial Capital, LLC; and **(2)** the assumption by Azur Commercial Capital, LLC, of the remaining balance of the loan, originally made in 2004 for the rehabilitation of the Property, owed by Central Dallas Community Development Corporation to the City of Dallas in the amount of \$17,778.78.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens, termination of deed restrictions, and subordinations to mortgage lender in compliance with the loan terms, deed restrictions and or forgiveness of debt.

February 10, 2016

SECTION 3. 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 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: February 10, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46H

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Aledo Construction Plus for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Aledo Construction Plus; and **(3)** execution of a release of lien for any non-tax liens on the 1 property 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.

Aledo Construction Plus has submitted a proposal and development plan to DHADC for 1 lot 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 Aledo Construction Plus to the City's Land Bank, the sale of that lot from DHADC to Aledo Construction Plus 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. DHADC's Deed without Warranty to Aledo Construction Plus will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Aledo Construction Plus and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Aledo Construction Plus will build an affordable house on the lot. The approximate square footage and sales price of the house will be 1,200 to 1,400 square feet and from \$120,000 to \$140,000. The lot 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 (1 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 \$5,000.00 for the sales price, as calculated from the 2015-16 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 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 21, 2016, DHADC approved the development plan and sale of 1 lot from DHADC to Aledo Construction Plus.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Aledo Construction Plus

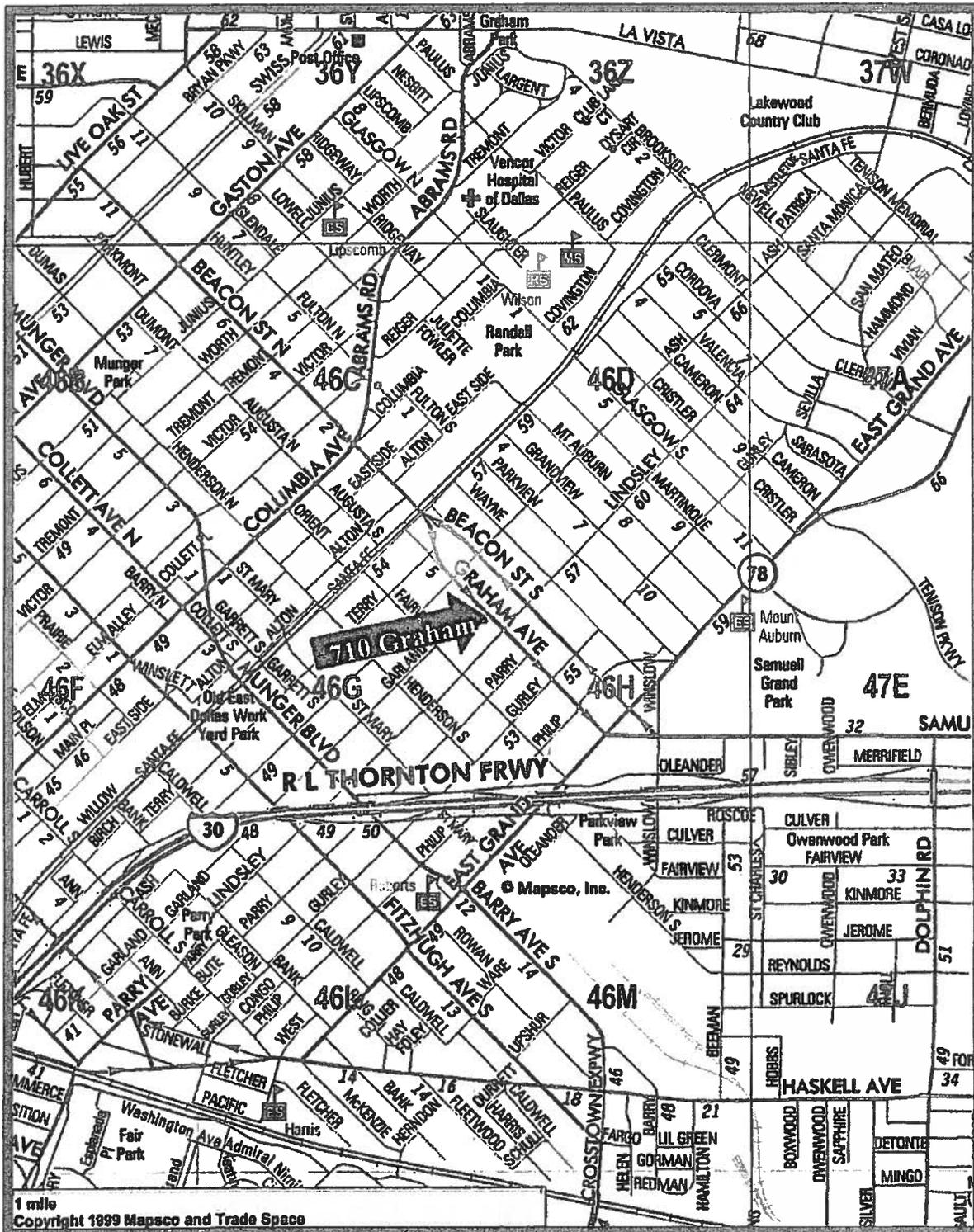
Abigael Maldonado, Owner

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
Aledo Construction Plus**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 710 Graham | 46H | 2 | \$12,789.72 |



MAPSCO 46H

February 10, 2016

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, by Resolution No. 04-0458; and

WHEREAS, Aledo Construction Plus submitted a proposal and development plan to DHADC for 1 lot 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 Aledo Construction Plus and authorize the sale of the said 1 lot from DHADC to Aledo Construction Plus to build an affordable house;

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 Aledo Construction Plus and the sale of 1 lot shown on Exhibit "A" from DHADC to Aledo Construction Plus 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 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 | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT |
| 1 | 710 Graham Lot 4, Mount Auburn Addition Block 16/1613 | Alredo Construction Plus | 1 | \$5,000.00 |
| TOTAL | | | | \$5,000.00 |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

710 GRAHAM

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 1
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 1
Square Footage of each home 1,200-1,400
Number of Bedrooms/Baths in each home 3 1/2
Number of Garages 2 Number of Carports 0 Detached _____ Attached ✓
Type of Exterior Veneer _____ Which sides BACK & SIDES
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 120,000 - 140,000

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 1
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 three 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 30 days
Completion of Construction 150 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: February 10, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 42H 43H P 44E N

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; **(2)** the sale of 5 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to DFW Projects, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 5 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.

DFW Projects, LLC has submitted a proposal and development plan to DHADC for 5 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 DFW Projects, LLC to the City's Land Bank, the sale of those lots from DHADC to DFW Projects, LLC and the release of lien for any non-tax liens that may have been filed by the City. 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 DFW Projects, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by DFW Projects, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

DFW Projects, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,639 square feet and \$169,000. 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 (5 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 (0 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 \$25,000.00 for the sales price, as calculated from the 2015-16 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 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 21, 2016, DHADC approved the development plan and sale of 5 lots from DHADC to DFW Projects, LLC.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

DFW Projects, LLC

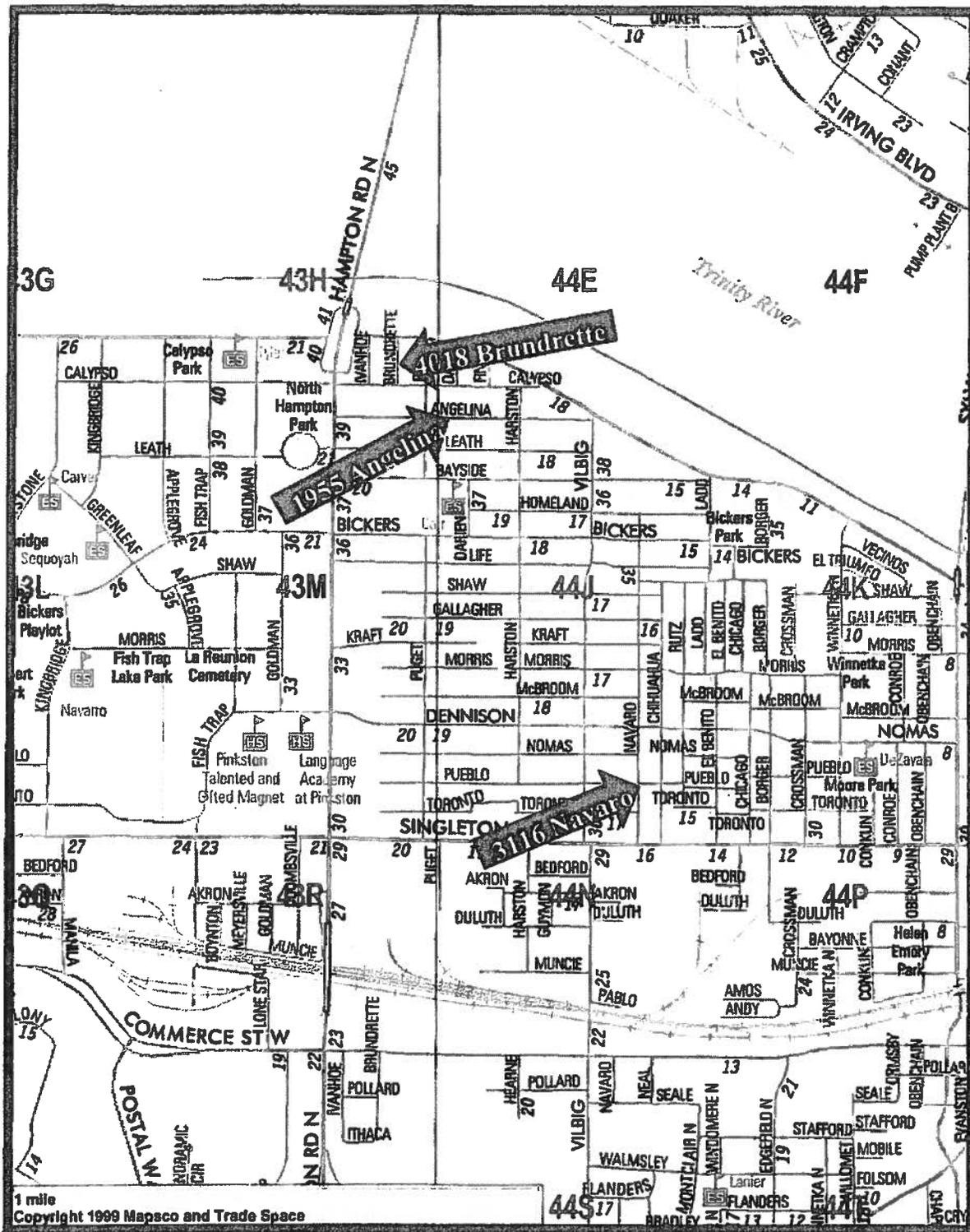
Johnny Aguinaga, Managing Member

MAPS

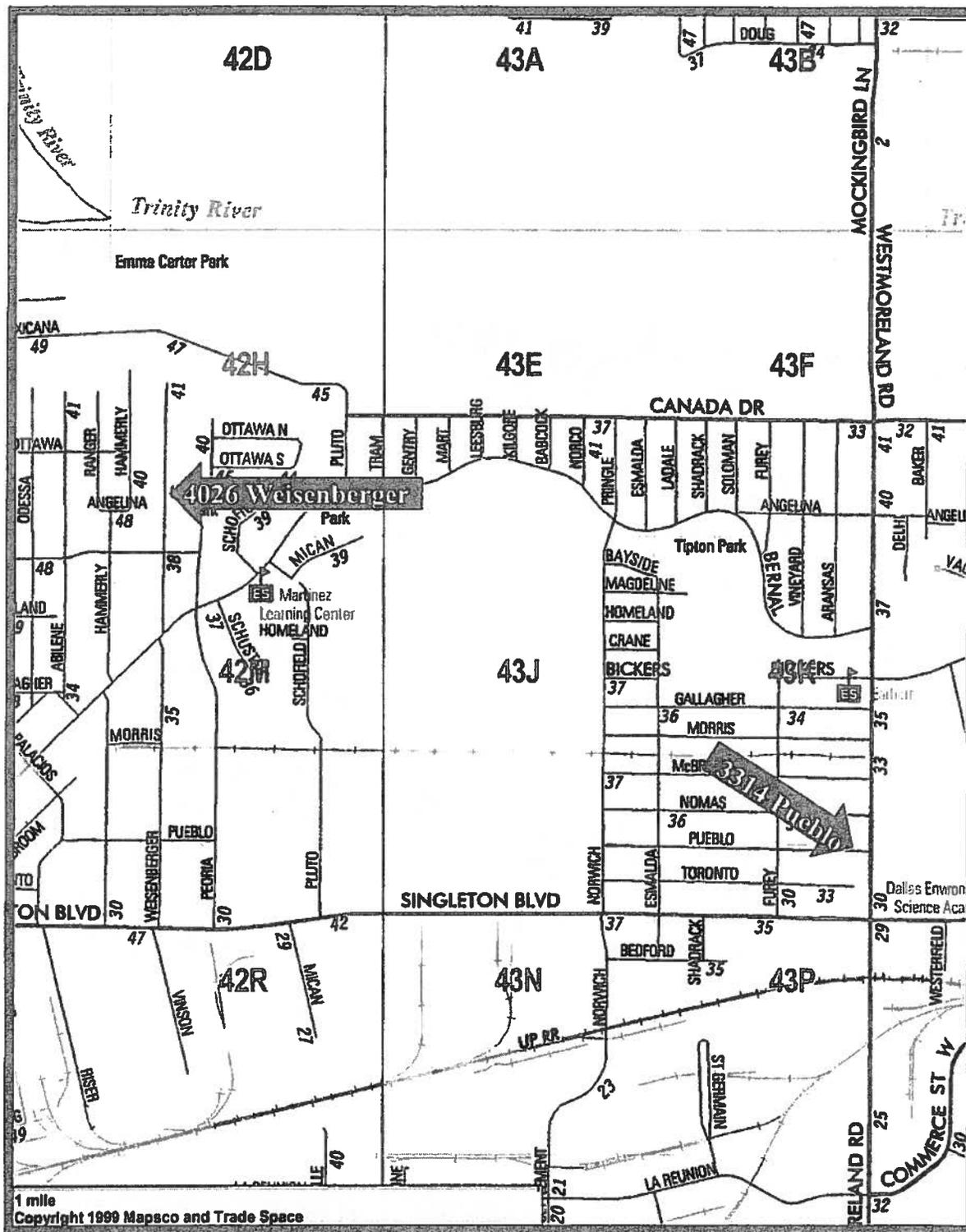
Attached

**Land Bank (DHADC) Sale of Lots to
DFW Projects, LLC**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 1955 Angelina | 44E | 6 | \$17,991.58 |
| 2. 4018 Brundrette | 43H | 6 | \$14,704.87 |
| 3. 3314 Pueblo | 43P | 6 | \$ 4,784.54 |
| 4. 4026 Weisenberger | 42H | 6 | \$21,779.93 |
| 5. 3116 Navaro | 44N | 6 | \$ 7,608.99 |



MAPSCO 43H, 44E, 44N



MAPSCO 42H & 43P

February 10, 2016

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, by Resolution No. 04-0458; and

WHEREAS, DFW Projects, LLC submitted a proposal and development plan to DHADC for 5 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 DFW Projects, LLC and authorize the sale of the said 5 lots from DHADC to DFW Projects, LLC 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 DFW Projects, LLC and the sale of 5 lots shown on Exhibit "A" from DHADC to DFW Projects, LLC 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 | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT | |
| 1 | 1955 Angelina Lot 23, Roosevelt Manor Addition, Second Section Block 9/7130 | DFW Projects, LLC | 1 | \$5,000.00 | |
| 2 | 4018 Brundrette Lot 6, Roosevelt Manor 2nd Installment Addition Block 4/7130 | DFW Projects, LLC | 1 | \$5,000.00 | |
| 3 | 3314 Pueblo Lot 4, Westmoreland Park Addition Block 4/7144 | DFW Projects, LLC | 1 | \$5,000.00 | |
| 4 | 4026 Weisenberger Lot 11, Weisenberger Gardens Addition Block 18/7158 | DFW Projects, LLC | 1 | \$5,000.00 | |
| 5 | 3116 Navaro Lot 10, Homestead Addition Block E/7116 | DFW Projects, LLC | 1 | \$5,000.00 | |
| TOTAL | | | | \$25,000.00 | |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 5

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

| | | | |
|-------------------|------------------|---------------------|------|
| 1955 Angellna | BLK 9/7130 LT 23 | ROOSEVELT MANOR 2ND | 44-E |
| 4018 Brundrette | 4/7130 LT 6 | ROOSEVELT MANOR 2ND | 43-H |
| 3314 Pueblo | 4/7144 LT 4 | WESTMORELAND PARK | 43-P |
| 3116 Navarro | BLK E/7116 LT 10 | Homestead | 44-I |
| 4026 Weisenberger | 18/7158 LT 11 | WEISENBERG GARDENS | 42-H |

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 _____
 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 between 81% and 115% of AMFI):

Number of homes to be built on lots 5
 Square Footage of each home 1,639
 Number of Bedrooms/Baths in each home 4 / 3
 Number of Garages 2 Number of Carports _____ Detached _____ Attached _____
 Type of Exterior Veneer Brick, Stucco Which sides Front
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$169,000

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 three 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 120 days
Sale of first affordable housing unit to low income households 120 days
Sale of last affordable unit to low income households 42 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55J

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Jose Segovia for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Jose Segovia; and **(3)** execution of a release of lien for any non-tax liens on the 1 property 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.

Jose Segovia has submitted a proposal and development plan to DHADC for 1 lot 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 Jose Segovia to the City's Land Bank, the sale of that lot from DHADC to Jose Segovia 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. DHADC's Deed without Warranty to Jose Segovia will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Jose Segovia and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Jose Segovia will build an affordable house on the lot. The approximate square footage and sales price of the house will be 1,300 to 1,500 square feet and from \$110,000 to \$130,000. The lot 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 (1 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 \$5,000.00 for the sales price, as calculated from the 2015-16 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 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 21, 2016, DHADC approved the development plan and sale of 1 lot from DHADC to Jose Segovia.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

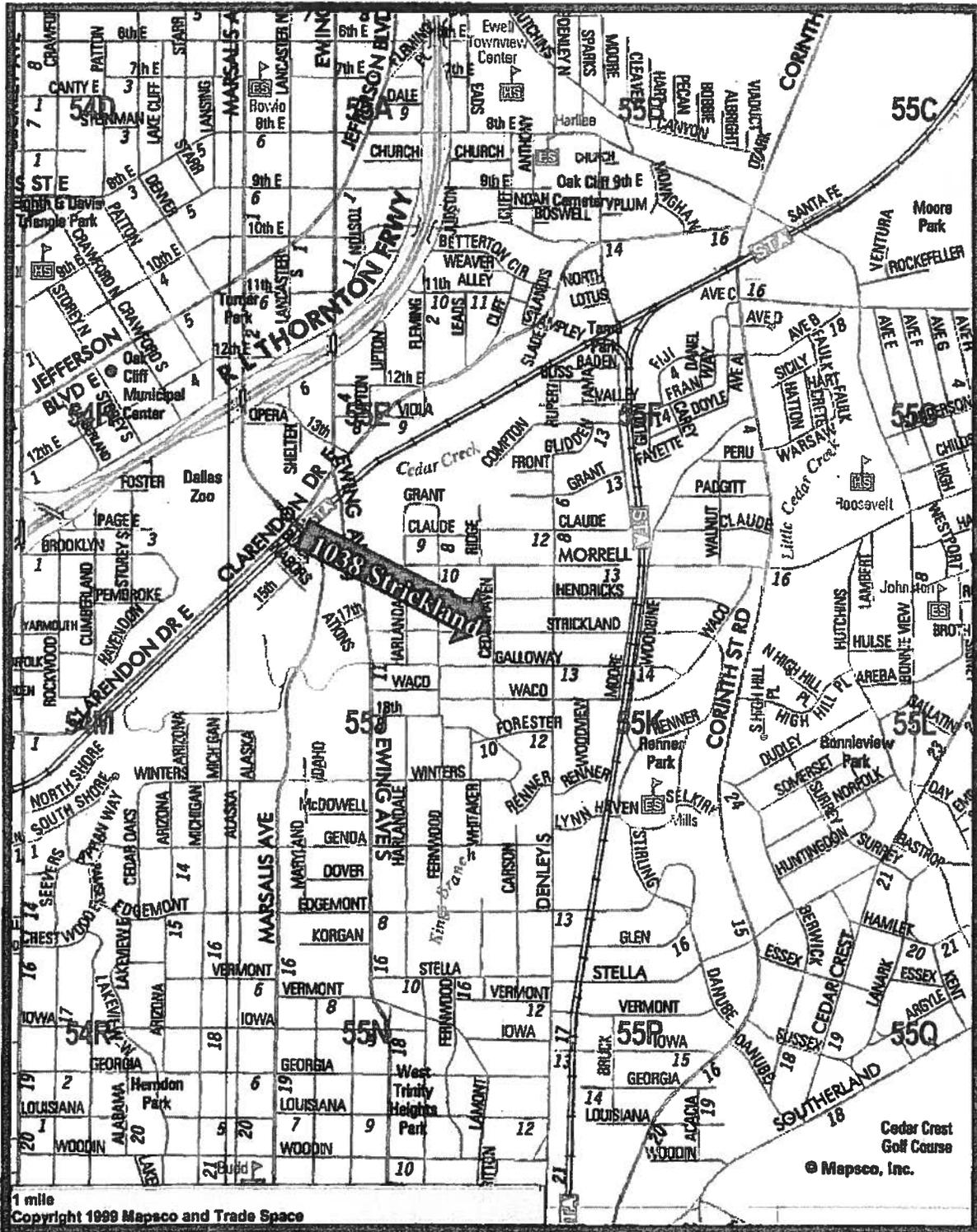
Jose Segovia

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
Jose Segovia**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 1038 Strickland | 55J | 4 | \$14,727.27 |



MAPSCO 55J

February 10, 2016

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, by Resolution No. 04-0458; and

WHEREAS, Jose Segovia submitted a proposal and development plan to DHADC for 1 lot 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 Jose Segovia and authorize the sale of the said 1 lot from DHADC to Jose Segovia to build an affordable house;

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 Jose Segovia and the sale of 1 lot shown on Exhibit "A" from DHADC to Jose Segovia 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 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 | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT |
| 1 | 1038 Strickland Lot 11, Breatwood Addition Block E0396 | Jose Segovia | 1 | \$5,000.00 |
| TOTAL | | | | \$5,000.00 |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property")

1038 Strickland, Dallas TX 75208

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 1
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 1
Square Footage of each home 1,300-1,500
Number of Bedrooms/Baths in each home 3 1 2
Number of Garages 0 Number of Carports 0 Detached 0 Attached 0
Type of Exterior Veneer Siding Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000 - 130,000

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 1
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 three 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 90 days
Completion of Construction 90 days
Sale of first affordable housing unit to low income households _____ days
Sale of last affordable unit to low income households _____ days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 44P

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to KH Solutions, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 1 property 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.

KH Solutions, Inc. has submitted a proposal and development plan to DHADC for 1 lot 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 KH Solutions, Inc. to the City's Land Bank, the sale of that lot from DHADC to KH Solutions, Inc. 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. DHADC's Deed without Warranty to KH Solutions, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by KH Solutions, Inc. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

KH Solutions, Inc. will build an affordable house on the lot. The approximate square footage and sales price of the house will be 1,100 to 1,200 square feet and from \$105,000 to \$115,000. The lot 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 (1 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 \$5,000.00 for the sales price, as calculated from the 2015-16 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 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 21, 2016, DHADC approved the development plan and sale of 1 lot from DHADC to KH Solutions, Inc.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

KH Solutions, Inc.

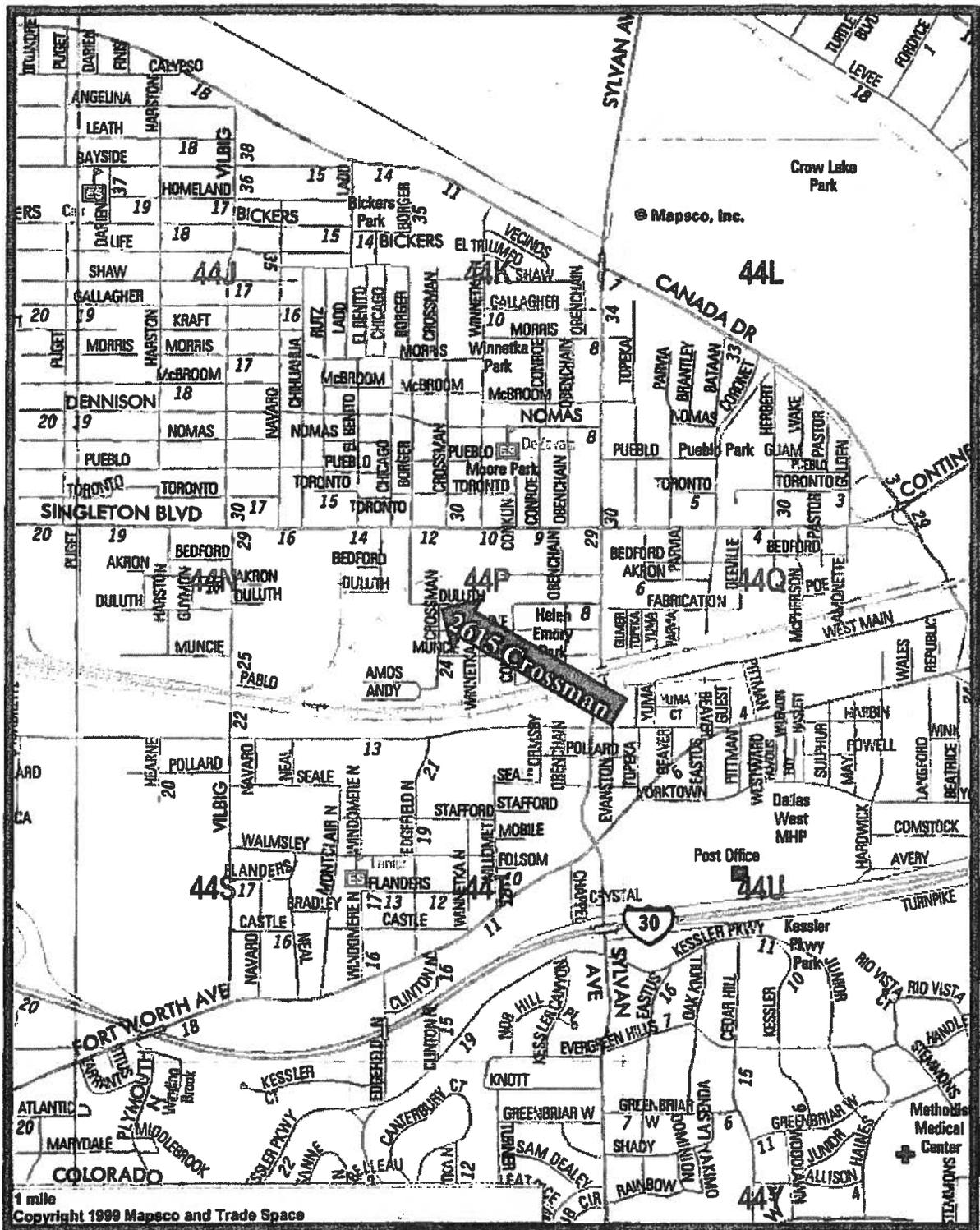
Zarinah Curry, President

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
KH Solutions, Inc.**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|------------------------------------|---|
| 1. 2615 Crossman | 44P | 6 | \$15,380.77 |



MAPSCO 44P

February 10, 2016

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, by Resolution No. 04-0458; and

WHEREAS, KH Solutions, Inc. submitted a proposal and development plan to DHADC for 1 lot 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 KH Solutions, Inc. and authorize the sale of the said 1 lot from DHADC to KH Solutions, Inc. to build an affordable house;

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 KH Solutions, Inc. and the sale of 1 lot shown on Exhibit "A" from DHADC to KH Solutions, Inc. 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 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 | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT |
| 1 | 2615 Crossman Lot 15 & South 40 feet of Lot 16, West End Addition Block 137265 | KH Solutions, Inc. | 1 | \$5,000.00 |
| TOTAL | | | | \$5,000.00 |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

2615 Crossman Ave
Dallas, TX 75212
Legal: 2 E Coombs West End
BLK 13/7265 LT 15 + S 40FT 16

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 _____
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 between 81% and 115% of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1,100-1,200
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached
Type of Exterior Veneer Brick/Vinyl Which sides Brick-Front / Vinyl-Sides and back
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$105,000-115,000

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 three 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 45 days
Completion of Construction 90 days
Sale of first affordable housing unit to low income households 135 days
Sale of last affordable unit to low income households 135 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55S W

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 4 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.

King Home Builders, LLC has submitted a proposal and development plan to DHADC for 4 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 King Home Builders, LLC to the City's Land Bank, the sale of those lots from DHADC to King Home Builders, LLC and the release of lien for any non-tax liens that may have been filed by the City. 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 King Home Builders, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by King Home Builders, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

King Home Builders, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,300 to 1,500 square feet and from \$100,000 to \$110,000. 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 (4 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 \$20,000.00 for the sales price, as calculated from the 2015-16 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 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 21, 2016, DHADC approved the development plan and sale of 4 lots from DHADC to King Home Builders, LLC.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

King Home Builders, LLC

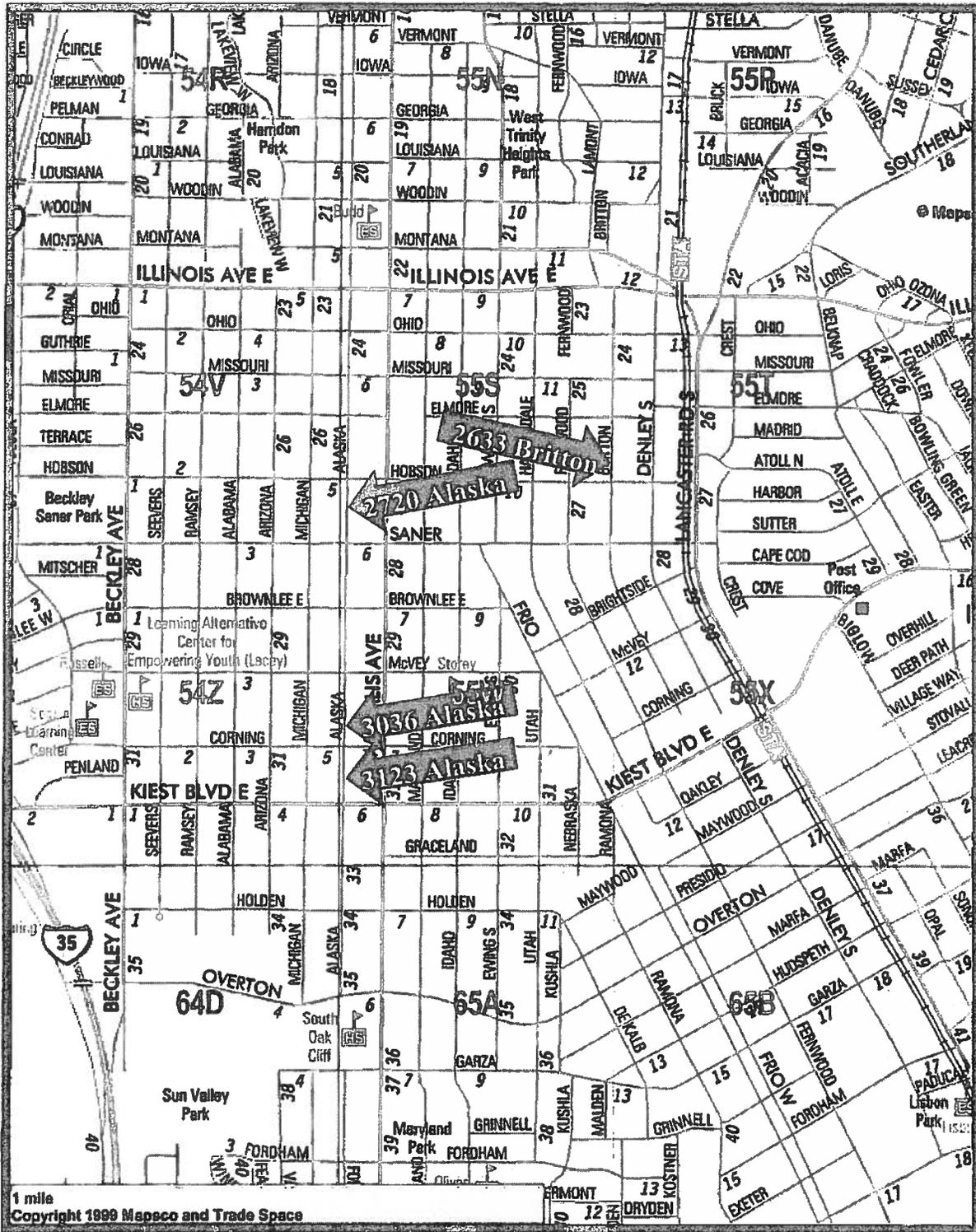
Jorge G. Lariz, Managing Member

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
King Home Builders, LLC**

| <u>Property Address</u> | <u>Mapsc</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|---------------------|------------------------------------|---|
| 1. 2720 Alaska | 55S | 4 | \$22,185.83 |
| 2. 3036 Alaska | 55W | 4 | \$11,119.37 |
| 3. 3123 Alaska | 55W | 4 | \$21,028.11 |
| 4. 2633 Britton | 55S | 4 | \$ 3,446.48 |



MAPSCO 55S & 55W

February 10, 2016

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, by Resolution No. 04-0458; and

WHEREAS, King Home Builders, LLC submitted a proposal and development plan to DHADC for 4 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 King Home Builders, LLC and authorize the sale of the said 4 lots from DHADC to King Home Builders, LLC 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 King Home Builders, LLC and the sale of 4 lots shown on Exhibit "A" from DHADC to King Home Builders, LLC 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 | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT | |
| 1 | 2720 Alaska Lot 6, Broadmoor Addition Revised Block 40/4210 | King Home Builders, LLC | 1 | \$5,000.00 | |
| 2 | 3036 Alaska Lot 10, Freemont Addition Block 21/4123 | King Home Builders, LLC | 1 | \$5,000.00 | |
| 3 | 3123 Alaska Lot 16, Belmar Addition No. 1 Block 6/3995 | King Home Builders, LLC | 1 | \$5,000.00 | |
| 4 | 2633 Britton Lot 21, Broadmoor Addition Block 25/4220 | King Home Builders, LLC | 1 | \$5,000.00 | |
| TOTAL | | | | \$20,000.00 | |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 4

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

2720 Alaska Ave 2633 Britton
3036 Alaska Ave
3123 Alaska Ave

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 4 (1 home per lot)
Square Footage of each home 1,300 - 1,500
Number of Bedrooms/Baths in each home 3 2
Number of Garages 0 Number of Carports 0 Detached 0 Attached 0
Type of Exterior Veneer Brick front Which sides Siding Sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 100K - 110K

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 three 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 30 days
Completion of Construction 90 days
Sale of first affordable housing unit to low income households 150 days
Sale of last affordable unit to low income households 365 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55X

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of an affordable house and **(2)** the exchange of deed restrictions from 1 lot previously purchased from the Dallas Housing Acquisition and Development Corporation to 1 comparable lot owned by the developer (list attached) – 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. On January 24, 2004, the City Council 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 both under the Act or otherwise.

KW New Vision Properties and Land, Inc. has submitted a proposal and development plan to DHADC for the exchange of the deed restrictions from 1 lot previously purchased from the Land Bank to 1 comparable lot owned by the developer. The DHADC Board has approved the development plan and exchange of the deed restrictions, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by KW New Vision Properties and Land, Inc. to the City's Land Bank and the exchange of the deed restrictions on the lot. KW New Vision Properties and Land, Inc. will build an affordable house on the lot previously owned by them.

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 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 21, 2016, the DHADC Board approved the development plan submitted by KW New Vision Properties and Land, Inc. and exchange of the deed restrictions, subject to City Council approval.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

KW New Vision Properties and Land, Inc.

Kelvin Williams, President

MAP

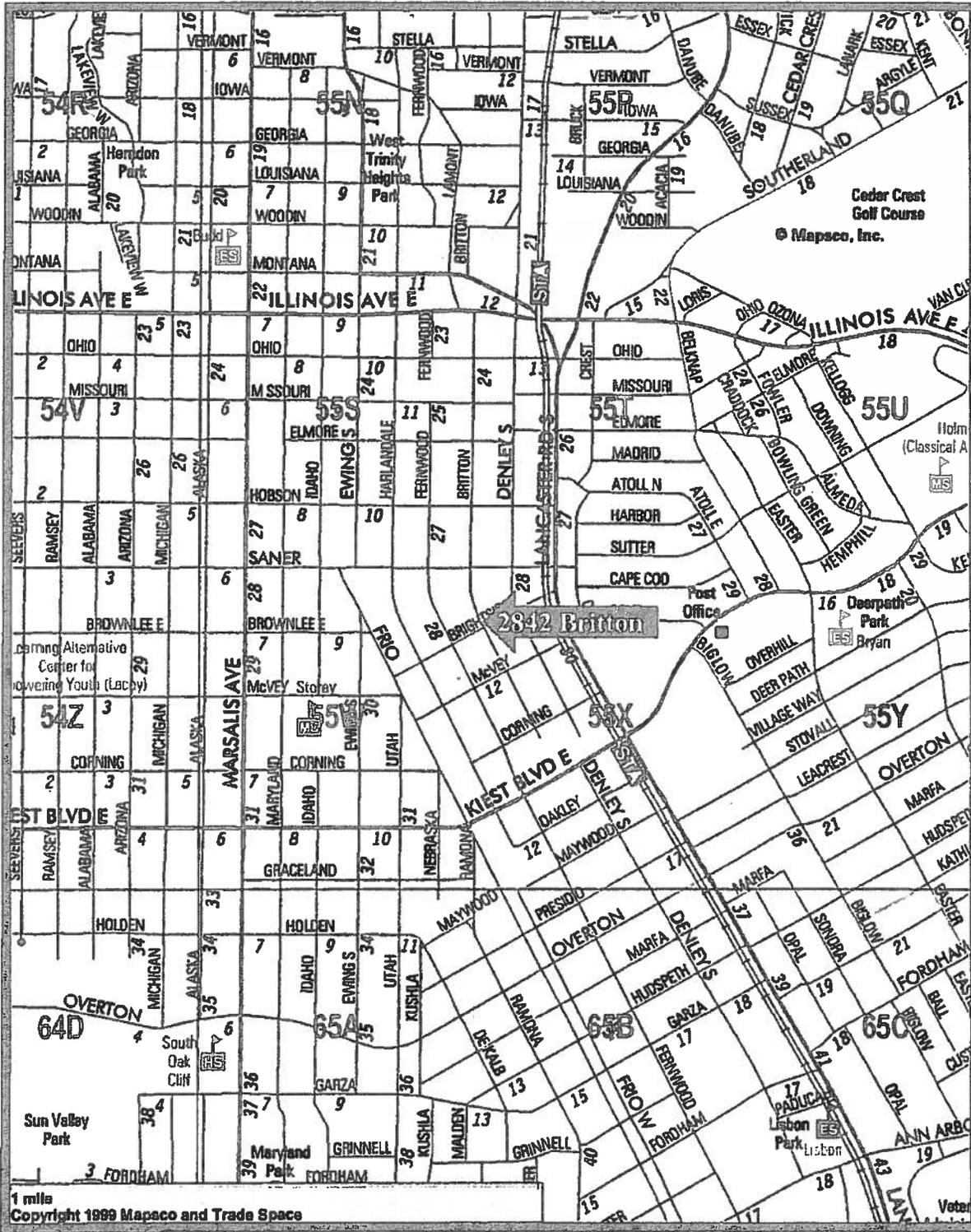
Attached

**Land Bank (DHADC) Lot Exchange of Deed Restrictions
KW New Vision Properties and Land, Inc.**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> |
|--------------------------------|----------------------|--------------------------------|
| 1. 713 Rockwood | 54H | 4 |

Lots to be Exchanged by Developer

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> |
|--------------------------------|----------------------|--------------------------------|
| 1. 2842 Britton | 55X | 4 |



MAPSCO 55X

February 10, 2016

WHEREAS, on January 28, 2004, by Resolution No. 04-0458, 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; and

WHEREAS, KW New Vision Properties and Land, Inc. submitted a proposal and development plan to DHADC to exchange the deed restrictions from 1 lot previously purchased from the Land Bank to 1 comparable lot owned by the developer as shown on Exhibit "A", as permitted under Section 379C.0105 of the Texas Local Government Code and the DHADC Board has approved the development plan and exchange of the deed restrictions, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by KW New Vision Properties and Land, Inc. and authorize the exchange of the deed restrictions to build an affordable house;

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 KW New Vision Properties and Land, Inc. and the exchange of the deed restrictions from 1 lot previously purchased from the Land Bank to 1 comparable lot owned by the developer as shown on Exhibit "A" are approved.

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 accordingly so resolved.

EXHIBIT "A"

| LAND BANK PROPERTY | | | | | | |
|--------------------|--|--|-------------------------------|-------------------|------------------------|--|
| EXCHANGE | STREET ADDRESS LEGAL DESCRIPTION | QUANTIFIED PURCHASER | NUMBER OF HOMESOWNER UNITS | SIZE OF LOTS/R | ASSESSED LAND VALUE | |
| 1 | 713 Rockwood A 46.5 feet x 162.5 feet Tract, W.H. Hard Survey, Abstract No. 560 Block 3426 | K/W New Vision Properties and Land, Inc. | 1 | 7,460 | \$11,190 | |
| | | | | TOTAL | \$11,190 | |
| TO BE EXCHANGED | STREET ADDRESS LEGAL DESCRIPTION | QUANTIFIED PURCHASER | NUMBER OF HOMESOWNER UNITS | SIZE OF LOTS/R | ASSESSED LAND VALUE | |
| 1 | 2842 Britton Lot 11, Brighthouse Addition Block E/3892 | K/W New Vision Properties and Land, Inc. | 1 | 7,654 | \$8,000 | |
| | | | | TOTAL | \$8,000 | |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND BANK LOT(S) ACQUIRED BY DEVELOPER AND THE PROPOSED LOT(S) TO BE EXCHANGED

(1) Provide the property address and legal description of the lot(s) acquired from the Land Bank by the developer to be exchanged (attach extra sheets if necessary) (the "Property").

713 Rockwood Dallas TR 75206

(2) Provide the property address and legal description of the proposed lot(s) owned by the developer to be exchanged for the Land Bank lot(s) (attach extra sheets if necessary) (the "Property").

2842 Britton Ave Dallas TR 75216

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 _____
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 between 81% and 115% of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1653
Number of Bedrooms/Baths in each home 4 / 2
Number of Garages 0 Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer Brick Which sides Front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 118K-123K

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 three year period following the date of conveyance of the original Land Bank property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 30 days
Completion of Construction 60 days
Sale of first affordable housing unit to low income households 90 days
Sale of last affordable unit to low income households 30 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 42K Q 43F K

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Optimum Real Estate and Construction Group, LLC for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Optimum Real Estate and Construction Group, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 4 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.

Optimum Real Estate and Construction Group, LLC has submitted a proposal and development plan to DHADC for 4 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 Optimum Real Estate and Construction Group, LLC to the City's Land Bank, the sale of those lots from DHADC to Optimum Real Estate and Construction Group, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens.

BACKGROUND (continued)

DHADC's Deed without Warranty to Optimum Real Estate and Construction Group, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Optimum Real Estate and Construction Group, LLC and construction financing is not closed within three years of conveyance.

Optimum Real Estate and Construction Group, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,300 to 1,500 square feet and from \$130,000 to \$150,000. 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 (4 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 (0 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 \$20,000.00 for the sales price, as calculated from the 2015-16 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 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 21, 2016, DHADC approved the development plan and sale of 4 lots from DHADC to Optimum Real Estate and Construction Group, LLC.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Optimum Real Estate and Construction Group, LLC

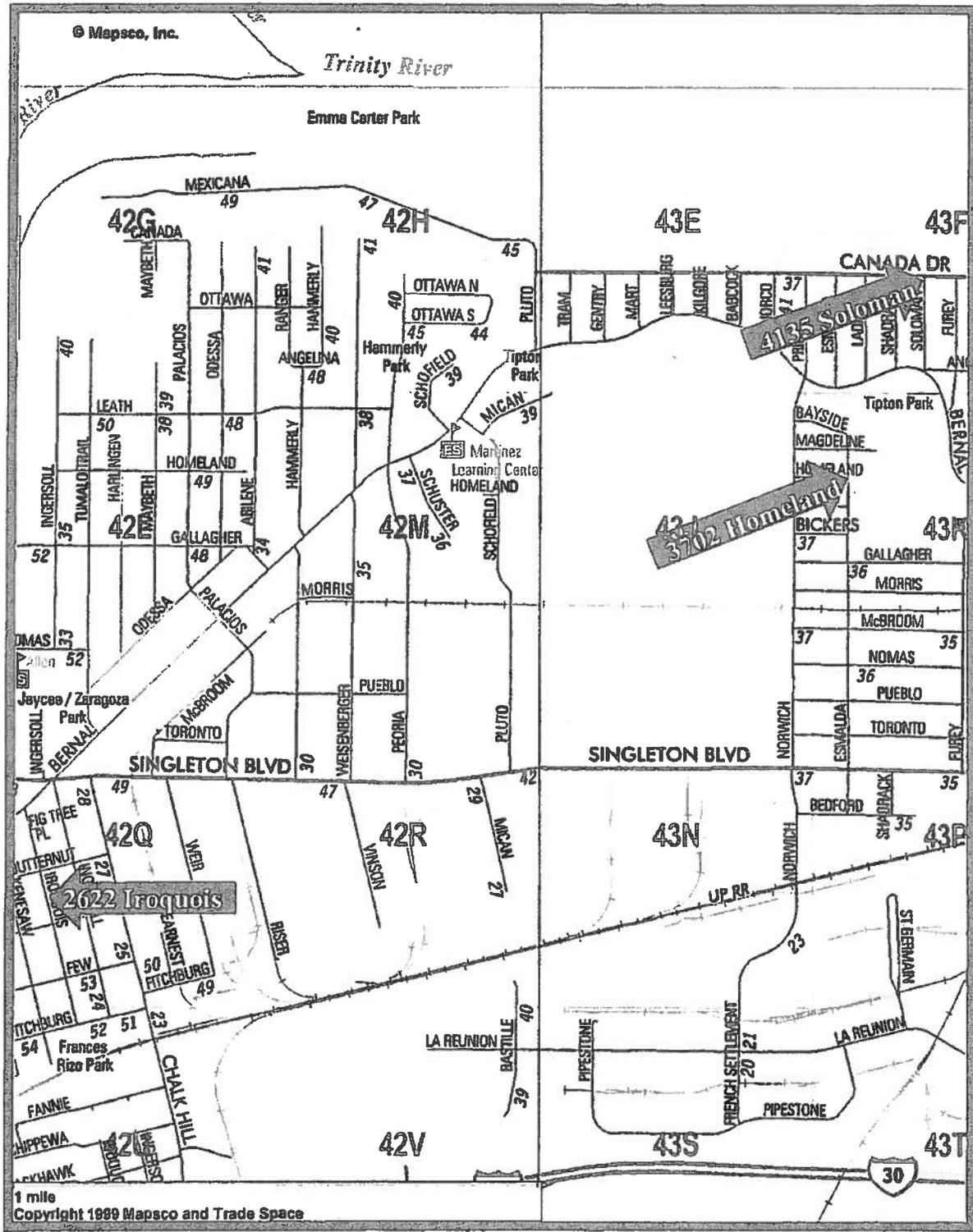
Stacie Stewart, Managing Member

MAPS

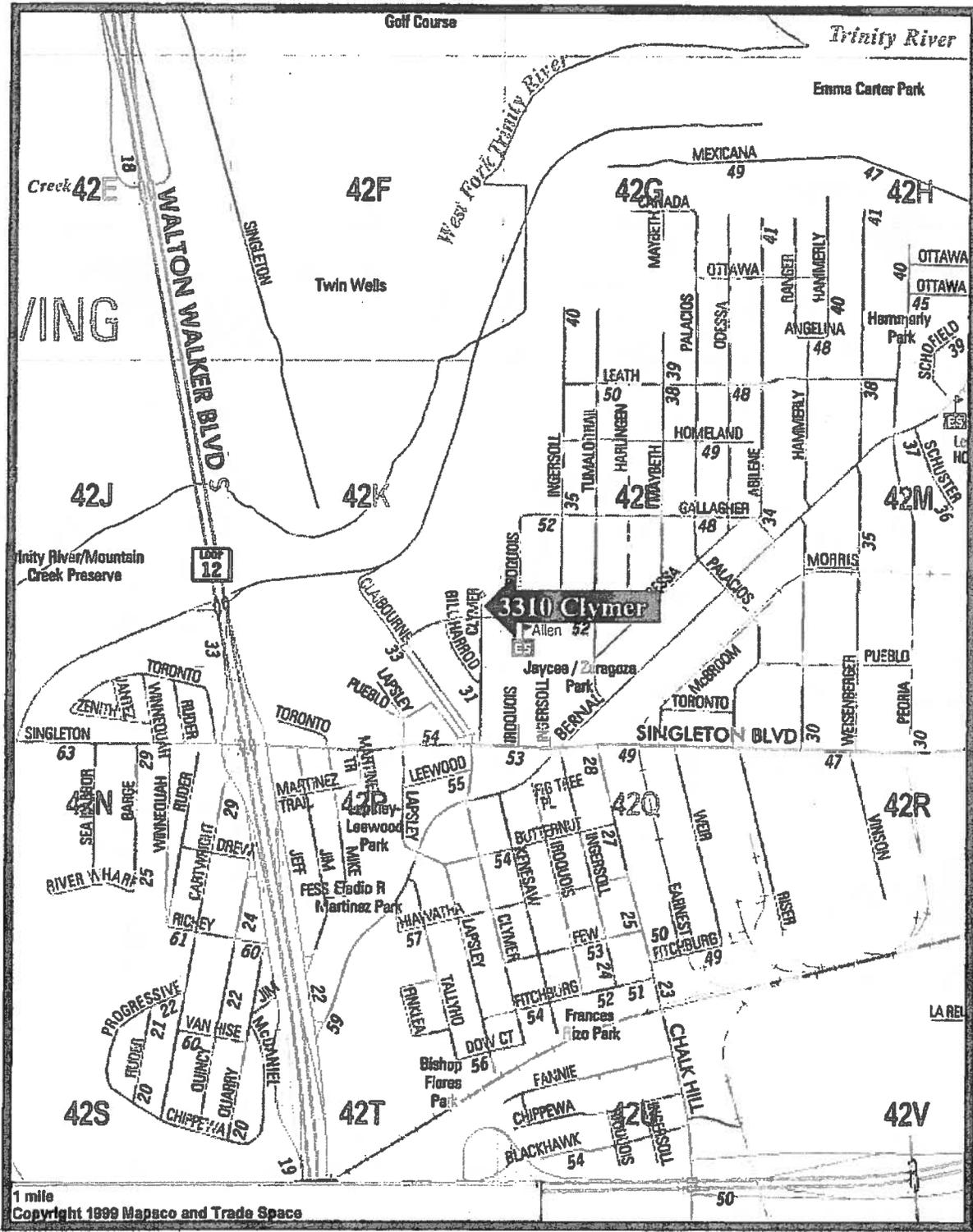
Attached

**Land Bank (DHADC) Sale of Lots to
Optimum Real Estate and Construction Group, LLC**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 3702 Homeland | 43K | 6 | \$24,491.77 |
| 2. 2622 Iroquois | 42Q | 6 | \$ 9,791.53 |
| 3. 3310 Clymer | 42K | 6 | \$ 8,247.98 |
| 4. 4135 Soloman | 43F | 6 | \$16,359.92 |



MAPSCO 42Q, 43F, 43K



MAPSCO 42K

February 10, 2016

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, Optimum Real Estate and Construction Group, LLC submitted a proposal and development plan to DHADC for 4 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 Optimum Real Estate and Construction Group, LLC and authorize the sale of the said 4 lots from DHADC to Optimum Real Estate and Construction Group, LLC 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 Optimum Real Estate and Construction Group, LLC and the sale of 4 lots shown on Exhibit "A" from DHADC to Optimum Real Estate and Construction Group, LLC 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 | | | | | |
|---------------------------|--|---|---------------------------------------|------------------------|--|
| PANEL NUMBER | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOOWNER UNITS | SALE AMOUNT | |
| 1 | 3702 Homeland East 1/2 of Lot 5, Homeland No. 1 Estates Addition Block 67151 | Optimum Real Estate and Construction Group, LLC | 1 | \$5,000.00 | |
| 2 | 2622 Iroquois Lot 15, Westwood Addition Unit No. 2 Block 87181 | Optimum Real Estate and Construction Group, LLC | 1 | \$5,000.00 | |
| 3 | 3310 Clymer Lot 7, Joe Irwin #4 Addition Block 87167 | Optimum Real Estate and Construction Group, LLC | 1 | \$5,000.00 | |
| 4 | 4135 Solomon Lot 15, Olive Dale Addition Block 67149 | Optimum Real Estate and Construction Group, LLC | 1 | \$5,000.00 | |
| TOTAL | | | | \$20,000.00 | |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 4

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

3702 HOMELAND
2622 IROQUOIS
3310 CLYMER
4135 SOLOMAN

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 _____
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 between 81% and 115% of AMFI):

Number of homes to be built on lots 4
Square Footage of each home 1300 - 1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached 2
Type of Exterior Veneer Brick / Siding Which sides Front/Back / sides and back siding
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$130K - \$150K

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 three 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 30 days
Completion of Construction 90 days or less
Sale of first affordable housing unit to low income households _____ days
Sale of last affordable unit to low income households _____ days.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 47S

SUBJECT

Authorize an amendment to Resolution No. 15-0169, previously approved on January 28, 2015, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2015 to December 31, 2016 – Financing: No cost consideration to the City

BACKGROUND

In June 2013, KKBK Properties, LLC, or its wholly owned subsidiary, and the City of Dallas entered into a conditional grant agreement for funding for Hatcher Gardens Project for \$300,000 for the construction of a mixed use building to include two commercial units of approximately 800 square feet per unit and ten apartment units at 4002 Hatcher Street. The site is located immediately south of the DART Green Line Hatcher Station.

The Hatcher Gardens Project will serve a mixed income and mixed use purpose and further economic development in the area. The development owner/partners include Craig Gant, Esq., Jerry Hicks, Esq., and Kurt Thomas.

To date, the developer has completed construction of the exterior of the building, parking lot, and most of the interior. The interior finish-out to include trim, kitchens, bathrooms, and appliances still remains to be completed. The developer experienced some delays due to weather, scope of work changes, and a change in the superintendent.

This action would allow KKBK Properties, LLC, or its wholly owned subsidiary, to continue their efforts to complete the construction of this mixed use building that is deed restricted for ten years and to occupy the apartment units with tenants at or below 140% Area Median Family Income.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, the City Council approved the conditional grant agreement in the amount of \$300,000 to KKBK Properties, LLC, or its wholly owned subsidiary, to provide funding for the construction of commercial and residential units for low-to-moderate income families, by Resolution No. 13-1105.

On January 28, 2015, City Council approved an extension to the conditional grant agreements from December 31, 2014 to December 31, 2015, by Resolution No. 15-0169.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

KKBK Properties, LLC

Craig Gant, Esq.
Jerry Hicks, Esq.
Kurt Thomas

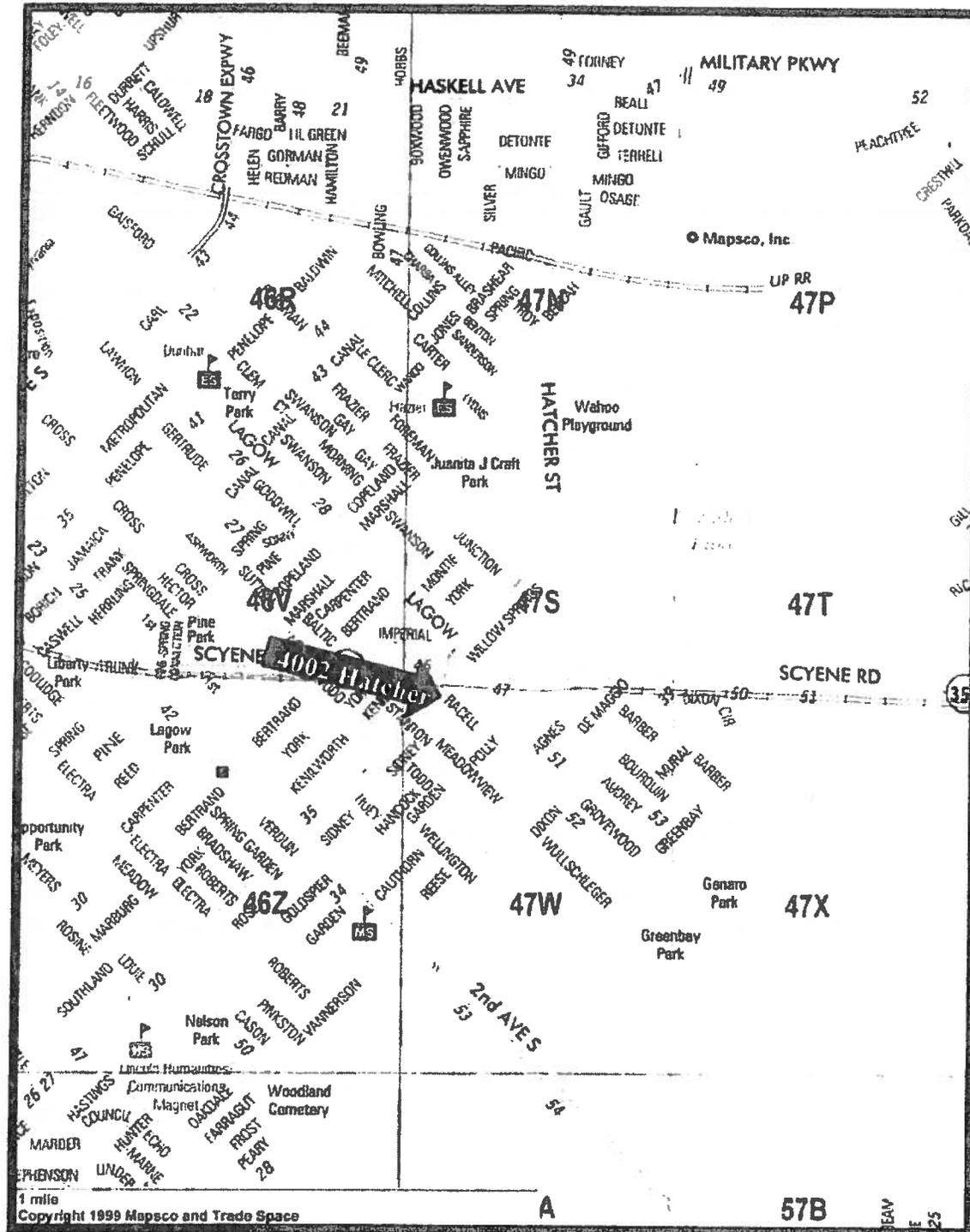
DEVELOPER

KKBK Properties, LLC

Craig Gant, Esq.
Jerry Hicks, Esq.
Kurt Thomas

MAP

Attached



MAPSCO 47S

February 10, 2016

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

WHEREAS, on June 26, 2013, the City Council approved the conditional grant agreement in the amount of \$300,000 to KKBK Properties, LLC, or its wholly owned subsidiary, to provide funding for the construction of commercial and residential units for low-to-moderate income families, by Resolution No. 13-1105; and

WHEREAS, January 28, 2015, City Council approved an extension to the conditional grant agreements from December 31, 2014 to December 31, 2015, by Resolution No. 15-0169; and

WHEREAS, the City desires for KKBK Properties, LLC, or its wholly owned subsidiary, 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 amend the agreements with KKBK Properties, LLC, or its wholly owned subsidiary, to extend the completion dates of the conditional grant agreement from December 31, 2015 to December 31, 2016 for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street.

Section 2. The terms of the agreement will include:

- (a) Borrower must execute a performance Deed of Trust and Deed Restriction.
- (b) KKBK Properties, LLC, or its wholly owned subsidiary, must complete the commercial and affordable units and rent the units to low-to-moderate income families whose incomes are 140% or less of area median family income by the maturity date.
- (c) The lien will be released after completion of construction and occupancy of the units to households at or below 140% AMFI.
- (d) Properties will be deed restricted for affordability at 140% or less of Area Median Family Income for rent to eligible homebuyers for a period of ten years.
- (e) The City will subordinate to the interim construction lender for the construction of each unit.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the agreement described herein, as well as releases of liens and terminations of deed restrictions on the property upon compliance with the loan terms and deed restrictions for forgiveness of debt.

Section 4. 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.

February 10, 2016

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

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize a grant agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 - Not to exceed \$770,362 - Financing: Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services requested applications from five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis. In FY2014, the City of Dallas applied and was awarded \$5,177,000 in funds to service mentally ill and substance abuse homeless individuals. The City was awarded an additional \$2,613,607 for FY2016 to continue to serve mentally ill and substance abuse homeless individuals.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services and, once requirements are met, the provision and/or coordination of optional services.

In November 2015, the Housing/Community Services Department posted a Request for Application (RFA) for agencies that serve the homeless. CitySquare, which is located at 511 North Akard, submitted an application for assistance in response to the RFA. It is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

BACKGROUND (Continued)

Founded in 1988, CitySquare provides 450 supportive housing units to assist homeless persons to transition from homelessness. These funds will assist them in serving an additional 75 clients with supportive services and rental assistance for 8 months.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 15-1893.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

\$770,362 - Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

CitySquare (Board)

| | | | |
|-----------------|---|----------------|----|
| Black Female | 1 | Black Male | 4 |
| White Female | 3 | White Male | 15 |
| Hispanic Female | 0 | Hispanic Male | 0 |
| Asian Female | 0 | Native Am Male | 1 |

February 10, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council approved the acceptance of the FY2014 Texas Department of State Health Services (TDSHS) funds in the amount of \$5,177,000 to service mentally ill and substance abuse homeless individuals, by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council approved the acceptance of the FY2016 TDSHS funds in the amount of \$2,613,607 to service mentally ill and substance abuse homeless individuals, by Resolution No. 15-1893; and

WHEREAS, the City desires to contract with CitySquare to provide services to mentally ill and substance abuse homeless individuals.

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 hereby authorized to execute a grant agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, and execute any and all documents required by the agreement.

Section 2. That the Chief Financial Officer is authorized to disburse funds to CitySquare, Vendor No. VS0000000497, from Fund S269, Dept. HOU, Unit 1829, Object Code 3099, Encumbrance No. HOU1829D198, Program No. S269CTSQ, in an amount not to exceed \$770,362.

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: Clean, Healthy Environment
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 - Not to exceed \$227,025 - Financing: Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services requested applications from five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis. In FY2014, the City of Dallas applied and was awarded \$5,177,000 in funds to service mentally ill and substance abuse homeless individuals. The City was awarded an additional \$2,613,607 for FY2016 to continue to serve mentally ill and substance abuse homeless individuals.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services and, once requirements are met, the provision and/or coordination of optional services.

BACKGROUND (Continued)

In November 2015, the Housing/Community Services Department posted a Request for Application (RFA) for agencies that serve the homeless. Shelter Ministries of Dallas dba Austin Street Center, which is located at 2929 Hickory Street, submitted an application for assistance in response to the RFA. It is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

Opened in 1983, Austin Street provides overnight shelter, food, clothes, showers, job training and case management for its internal programs and with co-located agencies to assist homeless persons to transition from homelessness. They serve more than 300 persons experiencing homelessness per year. These funds will assist them in serving over 400 clients this year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 15-1893.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

\$227,025 - Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Shelter Ministries of Dallas dba Austin Street Center (Board)

| | | | |
|-----------------|---|---------------|---|
| Black Female | 0 | Black Male | 0 |
| White Female | 8 | White Male | 7 |
| Hispanic Female | 0 | Hispanic Male | 0 |
| Asian Female | 0 | Asian Male | 0 |

February 10, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council approved the acceptance of the FY2014 Texas Department of State Health Services (TDSHS) funds in the amount of \$5,177,000 to service mentally ill and substance abuse homeless individuals, by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council approved the acceptance of the FY2016 TDSHS funds in the amount of \$2,613,607 to service mentally ill and substance abuse homeless individuals, by Resolution No. 15-1893; and

WHEREAS, the City desires to contract with Shelter Ministries of Dallas dba Austin Street Center to provide services to mentally ill and substance abuse homeless individuals.

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 hereby authorized to execute a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, and execute any and all documents required by the agreement.

Section 2. That the Chief Financial Officer is authorized to disburse funds to Shelter Ministries of Dallas dba Austin Street Center, Vendor No. VC0000011655, from Fund S269, Dept. HOU, Unit 1828, Object Code 3099, Encumbrance No. HOU1828D197, Program No. S269SMIN, in an amount not to exceed \$227,025.

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: Clean, Healthy Environment
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize a grant agreement with Turtle Creek Manor dba Turtle Creek Recovery Center in the amount of \$290,315 to provide residential treatment for homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 - Not to exceed \$290,315 - Financing: Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services requested applications from five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis. In FY2014, the City of Dallas applied and was awarded \$5,177,000 in funds to service mentally ill and substance abuse homeless individuals. The City was awarded an additional \$2,613,607 for FY2016 to continue to serve mentally ill and substance abuse homeless individuals.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services and, once requirements are met, the provision and/or coordination of optional services.

In November 2015, the Housing/Community Services Department posted a Request for Application (RFA) for agencies that serve the homeless. Turtle Creek Manor dba Turtle Creek Recovery Center, which is located at 2707 Routh Street, submitted an application for assistance in response to the RFA. It is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

BACKGROUND (Continued)

Founded in 1968, Turtle Creek Manor dba Turtle Creek Recovery Center provides residential and outpatient treatment for homeless individuals with mental illness and dependency disorders. They serve over 600 clients annually in each of their services. These funds will assist them in serving an additional 100 clients.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 15-1893.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

\$290,315 - Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Turtle Creek Manor dba Turtle Creek Recovery Center (Board)

| | | | |
|-----------------|---|---------------|---|
| Black Female | 0 | Black Male | 0 |
| White Female | 8 | White Male | 2 |
| Hispanic Female | 0 | Hispanic Male | 3 |
| Asian Female | 0 | Asian Male | 0 |

February 10, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council approved the acceptance of the FY2014 Texas Department of State Health Services (TDSHS) funds in the amount of \$5,177,000 to service mentally ill and substance abuse homeless individuals, by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council approved the acceptance of the FY2016 TDSHS funds in the amount of \$2,613,607 to service mentally ill and substance abuse homeless individuals, by Resolution No. 15-1893; and

WHEREAS, the City desires to contract with Turtle Creek Manor dba Turtle Creek Recovery Center to provide services to mentally ill and substance abuse homeless individuals.

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 hereby authorized to execute a grant agreement with Turtle Creek Manor dba Turtle Creek Recovery Center in the amount of \$290,315 to provide residential treatment for homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, and execute any and all documents required by the agreement.

Section 2. That the Chief Financial Officer is authorized to disburse funds to Turtle Creek Manor dba Turtle Creek Recovery Center, Vendor No. 265410, from Fund S269, Dept. HOU, Unit 1831, Object Code 3099, Encumbrance No. HOU1831D199, Program No. S269TCRM, in an amount not to exceed \$290,315.

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: February 10, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Financial Services
CMO: Jeanne Chipperfield, 670-7804
MAPSCO: N/A

SUBJECT

Authorize an extension through September 30, 2016 for Community Development Block Grant funded projects which have not met the twelve-month obligation or twenty-four month expenditure requirement - Financing: No cost consideration to the City

BACKGROUND

On August 18, 1993, the City Council approved Resolution No. 93-3001, establishing specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) funds. Funds are to be obligated within 12 months and expended within 24 months of budget adoption. On March 28, 2007, the City Council approved Resolution No. 07-0992, enhancing the City's existing expenditure policy with additional benchmarks. Additional time to obligate and expend funds may be granted by the City Council.

Timely expenditure of CDBG funds by entitlement cities continues to be a primary concern of the U. S. Department of Housing and Urban Development (HUD). HUD requires that cities expend CDBG funds so that at least 60 days prior to the start of a new program year, the unexpended balance of CDBG funds should be less than 1.5 times the cities' CDBG allocation amount for the current year. The City of Dallas continues to comply with this HUD regulation.

For FY 2015-16, a review of the projects based on the timely expenditure policy (including the benchmarks), identified unspent funds remaining in 28 projects recommended for extension for a total of \$4,291,471 and unspent funds remaining in 13 projects recommended for reprogramming for a total of \$1,064,334.

On January 7, 2016, the Community Development Commission (CDC) Financial Monitoring Committee reviewed and recommended the City Manager's proposed extensions and reprogramming of CDBG funds with no amendments.

BACKGROUND (Continued)

On January 7, 2016, the CDC reviewed and approved the CDC Financial Monitoring Committee's recommendation from the January 7, 2016 committee meeting. Unspent funds remaining in 28 projects were recommended for extension for a total of \$4,291,471 and unspent funds remaining in 13 projects were recommended for reprogramming for a total of \$1,064,334.

On February 1, 2016, the Housing Committee is scheduled to be briefed on the FY 2015-16 CDBG Extensions and Reprogramming recommendations.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 18, 1993, the City Council approved Resolution No. 93-3001, establishing specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) Funds.

On March 28, 2007, the City Council approved Resolution No. 07-0992, enhancing the City's existing expenditure policy with additional benchmarks.

On June 10, 2015, the City Council approved final adoption of the FY 2015-16 Consolidated Plan Budget and the FY 2014-15 Reprogramming Budget by Resolution No. 15-1055.

On January 7, 2016, the Community Development Commission (CDC) Financial Monitoring Committee reviewed and recommended the City Manager's proposed extensions and reprogramming of CDBG funds with no amendments.

On January 7, 2016, the Community Development Commission was briefed and recommended extending and reprogramming of the CDBG project funds.

Information about this item will be presented to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City.

February 10, 2016

WHEREAS, on August 18, 1993, the City Council approved Resolution No. 93-3001 establishing specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) funds; and

WHEREAS, on March 28, 2007, the City Council approved Resolution No. 07-0992 enhancing the City's existing expenditure policy with additional benchmarks; and

WHEREAS, on June 10, 2015, the City Council approved final adoption of the, FY 2015-16 Consolidated Plan Budget and the FY 2014-15 Reprogramming Budget by Resolution No. 15-1055; and

WHEREAS, at the discretion of the City Council, the timeframes may be extended for obligating and expending CDBG funded activities; and

WHEREAS, on January 7, 2016, the Community Development Commission (CDC) Financial Monitoring Committee reviewed and recommended the City Manager's proposed extensions and reprogramming of CDBG funds with no amendments; and

WHEREAS, on January 7, 2016, the Community Development Commission was briefed on the extensions and reprogramming of the CDBG project funds and approved the Financial Monitoring Committee's recommendation. Unspent funds remaining in 28 CDBG projects, totaling \$4,291,471 were recommended for extension. In addition, 13 CDBG projects, totaling \$1,064,334 were identified for reprogramming in conjunction with the FY 2016-17 Consolidated Plan Budget; and

WHEREAS, on February 1, 2016, the Housing Committee was briefed on the FY 2015-16 CDBG Extensions and Reprogramming recommendations.

Now, Therefore,

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

Section 1. That the City Council hereby authorizes an extension to the timeframes for the obligation and expenditure of prior CDBG funds to September 30, 2016 per Attachment A.

Section 2. That the City Council hereby authorizes the release of funds from their originally budgeted purposes for future reprogramming in conjunction with the FY 2016-17 Consolidated Plan Budget per Attachment B.

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.

ATTACHMENT A
CDBG Extension of Expenditures/Commitment Policy
Recommended by Community Development Commission (CDC) 01/07/2016
Briefed to Housing Committee on 02/01/2016

| | FY | Fund | Unit | Project Name | Amount |
|----|-----------|-------------|-------------|--|---------------|
| 1 | 10-11 | 0R00 | 501C | Business Incentive Program - Façade Improvements | \$122,813 |
| 2 | 12-13 | CD12 | 866E | Community Based Development Org - CWCDC | \$97,217 |
| 3 | 11-12 | CD11 | 763D | Community Based Development Org - EDCO | \$284,417 |
| 4 | 10-11 | CD10 | 491C | Community Based Development Org - EDCO | \$101,508 |
| 5 | 10-11 | CD10 | 493C | Community Based Development Org - EDCO | \$14,105 |
| 6 | 14-15 | CD14 | 447G | Housing Development Support | \$75,000 |
| 7 | 12-13 | CD12 | 873E | Mortgage Assistance Program | \$62,507 |
| 8 | 13-14 | CD13 | 221F | Mortgage Assistance Program | \$410,625 |
| 9 | 10-11 | CD10 | 487C | NIP-Ideal/Rochester Park Street Improvements | \$11,528 |
| 10 | 09-10 | 08RP | 682B | NIP-Neighborhood Investment Program-Infrastructure | \$80,373 |
| 11 | 07-08 | 06R2 | 8676 | NIP-Neighborhood Investment Program-Infrastructure | \$154 |
| 12 | 13-14 | CD13 | 295F | NIP-South Dallas/Fair Park Public Improvements | \$556,279 |
| 13 | 10-11 | 10RP | 807D | NIP-Neighborhood Investment Program-Infrastructure | \$1,020,459 |
| 14 | 12-13 | CD12 | 951E | NIP-South Dallas/Ideal-Rochester Public Improvements | \$74,548 |
| 15 | 10-11 | 10RP | 804D | NIP-Spring Avenue Infrastructure | \$62,480 |
| 16 | 11-12 | CD11 | 805D | NIP-Spring Avenue Infrastructure | \$229,615 |
| 17 | 10-11 | CD10 | 484C | NIP-Spring Avenue Infrastructure | \$211,790 |
| 18 | 10-11 | CD10 | 502C | NIP-West Dallas Public Improvement | \$7,403 |
| 19 | 13-14 | 12R1 | 954E | Reconstruction Program | \$185,389 |
| 20 | 13-14 | CD13 | 225F | Reconstruction Program | \$43,923 |
| 21 | 11-12 | CD11 | 712D | Residential Development Acquisition Loan Program | \$64,719 |

CDBG Extension of Expenditures/Commitment Policy
 Recommended by Community Development Commission (CDC) 01/07/2016
 Briefed to Housing Committee on 02/01/2016

| | FY | Fund | Unit | Project Name | Amount |
|----|-----------|-------------|-------------|--|--------------------|
| 22 | 12-13 | CD12 | 897E | Residential Development Acquisition Loan Program | \$496,798 |
| 23 | 12-13 | CD12 | 881E | South Dallas/Fair Park - Major Systems Repair Program | \$12,352 |
| 24 | 14-15 | CD14 | 458G | Fair Housing Enforcement | \$8,168 |
| 25 | 13-14 | CD13 | 291F | BAC#8 Business & Community Lenders of Texas | \$17,247 |
| 26 | 14-15 | CD14 | 459G | Citizen Participation/CDC Support/HUD Oversight (P/PO) | \$34,078 |
| 27 | 14-15 | CD14 | 460G | After-School/Summer Outreach Program-School Sites | \$5,207 |
| 28 | 14-15 | CD14 | 462G | Park and Recreation Program Oversight (P/PO) | \$770 |
| | | | | | |
| | | | | Grand Total | \$4,291,471 |

ATTACHMENT B
CDBG Reprogramming of Expenditures/Commitment Policy
Recommended by Community Development Commission (CDC) 01/07/2016
Briefed to Housing Committee on 02/01/2016

| | FY | Fund | Unit | Project Name | Amount |
|----|-----------|-------------|-------------|---|--------------------|
| 1 | 14-15 | CD14 | 439G | Dedicated SAFEII Expansion - Code Inspection - DPD | \$25,634 |
| 2 | 14-15 | CD14 | 444G | City Office of Senior Affairs | \$32,908 |
| 3 | 14-15 | CD14 | 445G | Clinical Dental Care Program | \$100,000 |
| 4 | 14-15 | CD14 | 447G | Housing Development Support | \$186,393 |
| 5 | 14-15 | CD14 | 456G | Senior Services Program | \$4,010 |
| 6 | 14-15 | CD14 | 458G | Fair Housing Enforcement | \$20,144 |
| 7 | 13-14 | CD13 | 284F | BAC#1 Maple Ave Greater Dallas Hispanic Chamber | \$10,285 |
| 8 | 13-14 | CD13 | 286F | BAC#3 Singleton Blvd Greater Dallas Hispanic Chamber | \$34,309 |
| 9 | 13-14 | CD13 | 289F | BAC#6 Greater Dallas Asian American Chamber of Commerce | \$6,439 |
| 10 | 14-15 | CD14 | 441G | Economic Development Program Oversight (P/PO) | \$47,354 |
| 11 | 14-15 | CD14 | 459G | Citizen Participation/CDC Support/HUD Oversight (P/PO) | \$78,773 |
| 12 | 14-15 | CD14 | 495G | Neighborhood Vitality Project Delivery | \$275,700 |
| 13 | | | | Reprogrammed Funds | \$242,386 |
| | | | | | |
| | | | | Grand Total | \$1,064,334 |

