

**AUGUST 3, 2016 CITY COUNCIL BRIEFING AGENDA
CERTIFICATION**

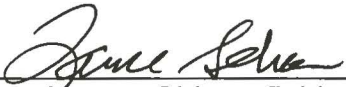
This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Briefing Agenda dated August 3, 2016. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

7-29-16

Date



Jeanne Chipperfield
Chief Financial Officer

7/29/16

Date

RECEIVED

2016 JUL 29 PM 5:47

CITY SECRETARY
DALLAS, TEXAS



COUNCIL BRIEFING AGENDA

August 3, 2016

Date

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

If you need interpretation in Spanish language, please contact the City Secretary's Office at 214-670-3738 with a 48 hour advance notice.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-3738 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act.

The Council agenda is available in alternative formats upon request.

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Si necesita interpretación en idioma español, por favor comuníquese con la oficina de la Secretaría del Ayuntamiento al 214-670-3738 con notificación de 48 horas antes.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-3738 (aparato auditivo V/TDD). La Ciudad de Dallas está comprometida a cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben de abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

SUPPLEMENTAL NOTICE

"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."

AGENDA
CITY COUNCIL BRIEFING MEETING
WEDNESDAY, AUGUST 3, 2016
CITY HALL
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M.

9:00 am Invocation and Pledge of Allegiance 6ES

 Special Presentations

 Open Microphone Speakers

VOTING AGENDA 6ES

1. Approval of Minutes of the June 8, 2016 City Council Meeting
2. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

BRIEFINGS 6ES

- A. Dallas Employees' Retirement Fund: Proposed Changes to Chapter 40A
- B. Dallas Commission on Homelessness Interim Report

Lunch

AGENDA
CITY COUNCIL BRIEFING MEETING
WEDNESDAY, AUGUST 3, 2016

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Housing/Community Services

3. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Peoples El Shaddai Village and St. James Manor Apartments, a 200-unit multifamily rehabilitation project, located at 2836 East Overton Road and 3119 Easter Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Peoples El Shaddai Village and St. James Manor Apartments, located at 2836 East Overton Road and 3119 Easter Avenue for the rehabilitation of the proposed 200 units of multifamily residential housing for low income families - Financing: No cost consideration to the City
4. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Silver Gardens Apartments, a 202-unit multifamily rehabilitation project located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for the Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Silver Gardens Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential project for low income seniors - Financing: No cost consideration to the City
5. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing tax Credits for Skyline Place Apartments, a 318-unit multifamily rehabilitation project located at 4700 Wimbelton Way, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Skyline Place Apartments, located at 4700 Wimbelton Way for the rehabilitation of the proposed 318-unit multifamily residential housing development for low income families - Financing: No cost consideration to the City

AGENDA
CITY COUNCIL BRIEFING MEETING
WEDNESDAY, AUGUST 3, 2016

Closed Session

6ES

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Kenneth E. Albert, et al. v. City of Dallas, Cause No. 199-00697-94; Anthony Arredondo, et al. v. City of Dallas, Cause No. 199-1743-99; David L. Barber, et al. v. City of Dallas, Cause No. 199-624-95; David S. Martin, et al. v. City of Dallas, Cause No. 1-95-506; George G. Parker, et al. v. City of Dallas, Cause No. 1-95-107; Kevin Michael Willis, et al. v. City of Dallas, Cause No. 199-200-95.
- Robert Groden v. City of Dallas, et al., No. 3:10-CV-1280-N; City of Dallas et al. v. Robert Groden, No. 05-15-00033-CV.
- Thomas and Carol Stumpf v. City of Dallas and Johnny Lynn Rudder, No. 3:15-CV-1944-N.
- Three Expo Events, LLC v. City of Dallas, Texas, et al., No. 3:16-CV-00513-D, as well as any other claim by a person seeking to lease a city facility for an adult entertainment event or sell at or attend such an event.

Open Microphone Speakers

6ES

The above schedule represents an estimate of the order for the indicated briefings and is subject to change at any time. Current agenda information may be obtained by calling (214) 670-3100 during working hours.

Note: An expression of preference or a preliminary vote may be taken by the Council on any of the briefing items.

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 3, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55Y 56S

SUBJECT

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Peoples El Shaddai Village and St. James Manor Apartments, a 200-unit multifamily rehabilitation project, located at 2836 East Overton Road and 3119 Easter Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Peoples El Shaddai Village and St. James Manor Apartments, located at 2836 East Overton Road and 3119 Easter Avenue for the rehabilitation of the proposed 200 units of multifamily residential housing for low income families - Financing: No cost consideration to the City

BACKGROUND

On June 22, 2016, the City of Dallas (the "City") issued a Request for Application (RFA) for Multifamily projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On July 15, 2016, the proposals were due back to the City. In July 2016, the applications were reviewed by the Loan Review Committee.

On July 15, 2016, Chad Asarch, Authorized Representative for Steele Properties, LLC, submitted an application to the City of Dallas on behalf of Steele Texas LIHTC, LLC (the "Applicant"), for no objection of their application to TDHCA for the 2016 Low Income Housing Tax Credit Program. The project includes 200 multifamily units for low income families, 40 one-bedroom, 60 two-bedroom, 60 three-bedroom, and 40 four-bedroom units.

BACKGROUND (continued)

The Applicant has proposed renting 20 units or 10% of the units to tenants with household incomes capped at 30% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 30% or below the AMFI and 180 units or 90% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code §2306.67071 (a) the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071; and (b) after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

This project is not located within one mile of another LIHTC multifamily project that serves the same type of household as the proposed Development. The project is not located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey.

The Applicant has submitted an application to request tax exempt bond financing to the Texas Department of Housing and Community Affairs (TDHCA). The Applicant did not request any gap funding from the City of Dallas.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No. 10-0498.

On June 18, 2016, the Housing Committee was briefed on the Low Income Housing Tax Credit Program for 4% rehabilitation projects.

On August 1, 2016, the Peoples El Shaddai Village and St. James Manor Apartments Low Income Housing Tax Credit multifamily project was briefed and supported by the Housing Committee.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

Steele Saint James Peoples LLC

Steele Saint James Peoples MM LLC - General Partner

Steele Properties II LLC

Chad Asarch, Manager

Steele Properties Holdings II LLC

Chad Asarch, Principal

Hud Karshmer, Principal

Stuart Heller, Principal

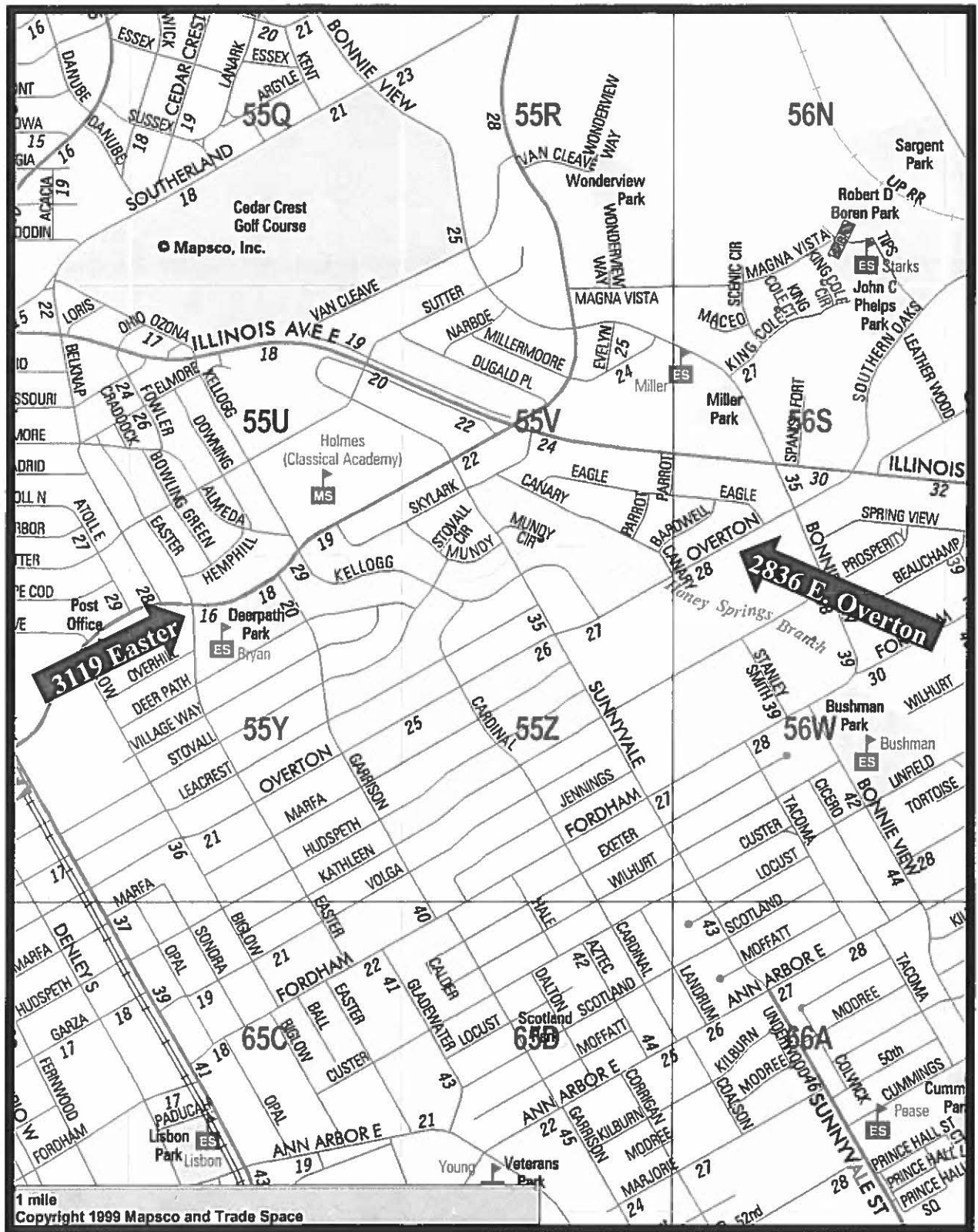
David Asarch, Principal

MAP

Attached

DEVELOPER

Steele Properties II LLC



MAPSCO 55Y & 56S

August 3, 2016

WHEREAS, Chad Asarch, Authorized Representative for Steele Properties, LLC, on behalf of Steele Saint James Peoples LLC (the "Applicant"), has proposed the rehabilitation for affordable rental housing at 2836 E. Overton Road named Peoples El Shaddai Village and at 3119 Easter Avenue named St. James Manor Apartments in the City of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for 2016 4% Housing Tax Credits for Peoples El Shaddai Village and Saint James Manor Apartments; and

WHEREAS, on August 1, 2016, the Peoples El Shaddai Village and Saint James Manor Apartments Housing Tax Credit multifamily project was briefed and supported by the Housing Committee; and

WHEREAS, as a condition for being considered for the award of the 4% tax credit, the Applicant has proposed to renting 20 units or 10% of the units to tenants with household incomes capped at 30% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 30% or below the AMFI and 180 units or 90% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI; and

WHEREAS, the City of Dallas provides no objection to the TDHCA 2016 4% LIHTC application for the Peoples El Shaddai Village project located at 2836 E. Overton Road and Saint James Manor Apartments project located at 3119 Easter Avenue; **NOW, THEREFORE**,

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

SECTION 1. That the City of Dallas hereby has no objection to the project for the Texas Department of Housing & Community Affairs (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Peoples El Shaddai Village located at 2836 E. Overton Road and Saint James Manor Apartments located at 3119 Easter Avenue for the rehabilitation of the proposed 200 units of multifamily residential for low income families.

SECTION 2. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

August 3, 2016

SECTION 2. (continued)

3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body has no objection to the proposed Application.

SECTION 3. That the City of Dallas, acting through its governing body, hereby confirms that it has no objection to the proposed Peoples El Shaddai Village project and Saint James Manor Apartments rehabilitation and allocation of 2016 4% Housing Tax Credits for the Development located at 2836 E. Overton Road and 3119 Easter Avenue.

SECTION 4. That this formal action has been taken to put on record the opinion expressed by the City of Dallas on August 3, 2016, and that for and on behalf of the Governing Body, A.C. Gonzalez, City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. That as provided for in 10 TAC §11.3(c), it is hereby acknowledged that the Peoples El Shaddai Village and Saint James Manor Apartments will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for Rehabilitation since January 4, 2013; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to have no objection and specifically allows the Peoples El Shaddai Village and Saint James Manor Apartments to receive an allocation of Housing Tax Credits.

SECTION 6. That as provided for in 10 TAC §11.3(b), it is hereby acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to support the Peoples El Shaddai Village and Saint James Manor Apartments.

SECTION 7. That as provided for in 10 TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed Peoples El Shaddai Village and St. James Manor Apartments will not be located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract; however, if data changes occur, the City of Dallas would continue to have no objection to the Peoples El Shaddai Village and Saint James Manor Apartments.

August 3, 2016

SECTION 8. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 3, 2016
COUNCIL DISTRICT(S): 9
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 38H

SUBJECT

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Silver Gardens Apartments, a 202-unit multifamily rehabilitation project located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for the Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Silver Gardens Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential project for low income seniors - Financing: No cost consideration to the City

BACKGROUND

On June 22, 2016, the City of Dallas (the "City") issued a Request for Applications (RFA) for multifamily projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On July 15, 2016, the proposals were due back to the City. In July 2016, the applications were reviewed by the Loan Review Committee.

On July 15, 2016, Owen Metz, Developer of Dominion Development & Acquisition, LLC, submitted an application to the City of Dallas on behalf of Dallas Leased Housing Associates IV, LLP (the "Applicant"), for no objection to their application to TDHCA for the 2016 Low Income Housing Tax Credit Program. The project includes 202 multifamily units for low income seniors, 20 efficiency, 180 one-bedroom and 2 two-bedroom units.

BACKGROUND (continued)

The Applicant has proposed renting 202 units or 100% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code §2306.67071 (a) the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071; and (b) after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

This project is not located within one mile of another LIHTC multifamily project that serves the same type of household as the proposed Development. The project is not located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey.

The Applicant has submitted an application to request tax exempt bond financing to the Dallas Housing Finance Corporation (DHFC) which will be considered as a separate action item. The Applicant did not request any gap funding from the City of Dallas.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No. 10-0498.

On June 18, 2016, the Housing Committee was briefed on the Low Income Housing Tax Credit Program for 4% rehabilitation projects.

On August 1, 2016, the Silver Gardens Apartments Low Income Housing Tax Credit multifamily senior project was briefed and supported by the Housing Committee.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

Dallas Leased Housing Associates IV, LLLP

DEVELOPER

**Dallas Leased Housing
Dev. IV, LLC**

Armand E. Brachman, Member
Paul R. Sween, Member
Mark S. Moorhouse, Member
Owen Metz

Dallas Leased Housing Assoc. GP IV, LLC - General Partner

Christian Relief Services – 100% owned

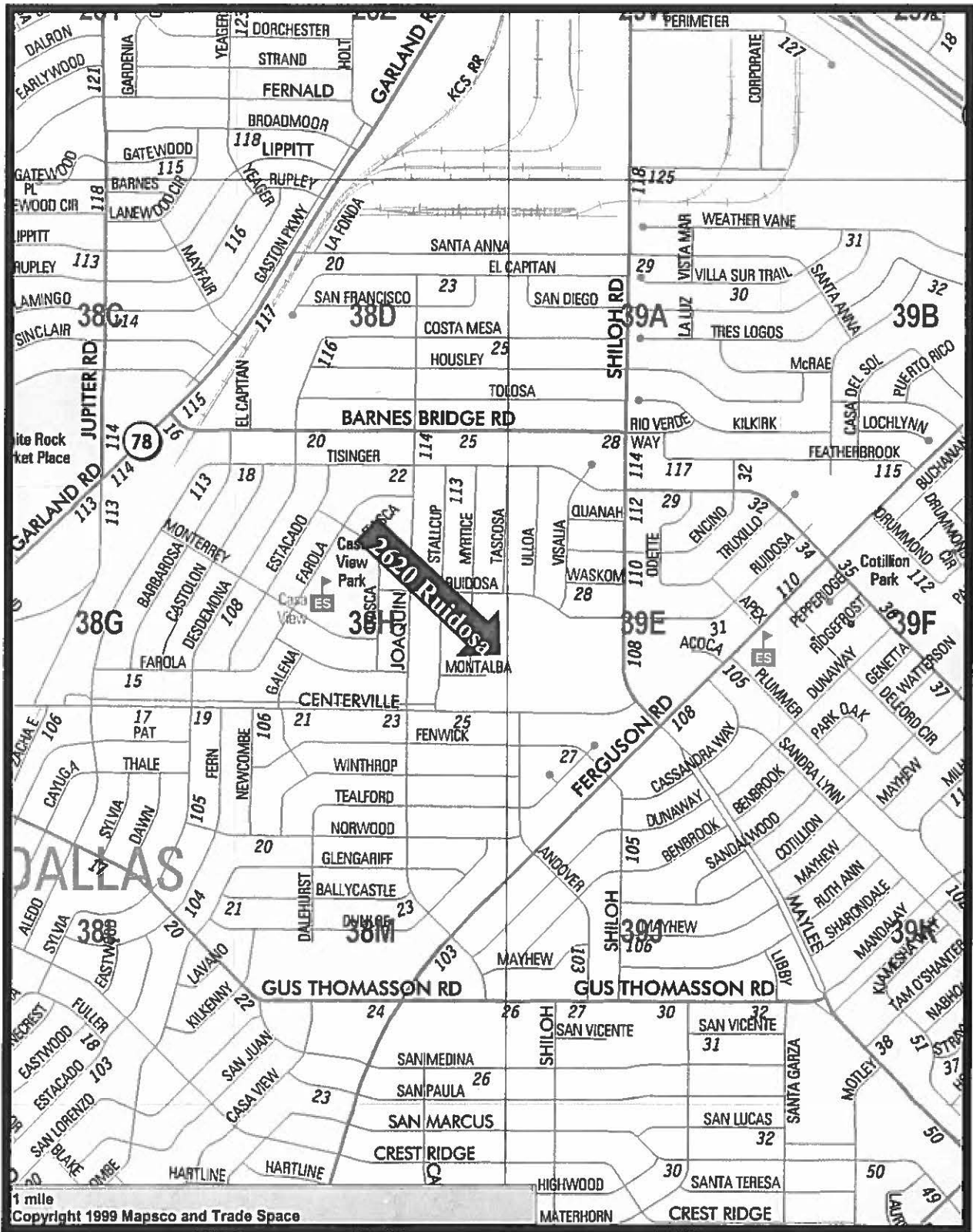
Bryan Krizek, CEO

Dallas Leased Housing Associates SLP IV, LLC – Special Limited Partner

Armand E. Brachman, Member
Paul R. Sween, Member
Mark S. Moorhouse, Member

MAP

Attached



MAPSCO 38H

August 3, 2016

WHEREAS, Owen Metz, Developer of Dominion Development & Acquisition, LLC, on behalf of Dallas Leased Housing Associates IV, LLLP (the "Applicant"), has proposed the rehabilitation for affordable rental housing at 2620 Ruidosa Avenue named Silver Gardens Apartments in the City of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for 2016 4% Housing Tax Credits for Silver Gardens Apartments; and

WHEREAS, on August 1, 2016, the Silver Gardens Apartments' Housing Tax Credit multifamily project was briefed and supported by the Housing Committee; and

WHEREAS, as a condition for being considered for the award of the 4% tax credit, the Applicant has proposed to renting 202 units or 100% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI; and

WHEREAS, the City of Dallas provides no objection to the TDHCA 2016 4% LIHTC application for the Silver Gardens Apartments project located at 2620 Ruidosa Avenue;
NOW, THEREFORE,

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

SECTION 1. That the City of Dallas hereby has no objection to the Texas Department of Housing & Community Affairs (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Silver Gardens Apartments located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential project for low income seniors.

SECTION 2. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body has no objection to the proposed Application.

August 3, 2016

SECTION 3. That the City of Dallas, acting through its governing body, hereby confirms that it has no objection to the proposed Silver Gardens Apartments project rehabilitation and allocation of 2016 4% Housing Tax Credits for the Development located at 2620 Ruidosa Avenue.

SECTION 4. That this formal action has been taken to put on record the opinion expressed by the City of Dallas on August 3, 2016, and that for and on behalf of the Governing Body, A.C. Gonzalez, City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. That as provided for in 10 TAC §11.3(c), it is hereby acknowledged that the Silver Gardens Apartments will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for Rehabilitation since January 4, 2013; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to have no objection to and specifically allows the Silver Gardens Apartments to receive an allocation of Housing Tax Credit.

SECTION 6. That as provided for in 10 TAC §11.3(b), it is hereby acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to have no objection to the Silver Gardens Apartments.

SECTION 7. That as provided for in 10 TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed Silver Gardens Apartments will not be located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract; however, if data changes occur, the City of Dallas would continue to have no objection to the Silver Gardens Apartments.

SECTION 8. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 3, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 48Q

SUBJECT

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing tax Credits for Skyline Place Apartments, a 318-unit multifamily rehabilitation project located at 4700 Wimbelton Way, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Skyline Place Apartments, located at 4700 Wimbelton Way for the rehabilitation of the proposed 318-unit multifamily residential housing development for low income families - Financing: No cost consideration to the City

BACKGROUND

On June 22, 2016, the City of Dallas (the "City") issued a Request for Application (RFA) for multifamily rehabilitation projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On July 15, 2016, the proposals were due back to the City. In July 2016, the Applications were reviewed by the Loan Review Committee.

On July 13, 2016, M. Dale Dodson, Manager of Affordable Housing I, LLC submitted an application to the City of Dallas on behalf of Dalcors Skyline, Ltd. (the "Applicant"), for no objection to their application to TDHCA for the 2016 Low Income Housing Tax Credit Program. The project includes 318 multifamily units for low income families, 222 one-bedroom and 96 two-bedroom units.

BACKGROUND (continued)

The Applicant has proposed renting 318 units or 100% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below AMFI.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code §2306.67071 (a) the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071; and (b) after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

This project is not located within one mile of another LIHTC multifamily project that serves the same type of household as the proposed Development. The project is not located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey.

The Applicant has submitted an application to request tax exempt bond financing to the Texas Department of Housing and Community Affairs (TDHCA). The Applicant did not request any gap funding from the City of Dallas.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 10, 2010, City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No. 10-0498.

On June 18, 2016, the Housing Committee was briefed on the Low Income Housing Tax Credit Program for 4% rehabilitation projects.

On August 1, 2016, the Skyline Place Apartments Low Income Housing Tax Credit multifamily project was briefed and supported by the Housing Committee.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

Dalcor Skyline Ltd. – Limited Partner
M. Dale Dodson, CEO

Dalcor Skyline GP, LLC - General Partner

Dalcor Affordable Housing I, LLC

Dalcor Holdings, LLC
M. Dale Dodson – 50%

JKL Realty, Ltd. – 50%
Ronald D. Murff, Manager
Kathi Yeager
Judy Burleson

JKL Group, LLC
Kathi Yeager
Judy Burleson

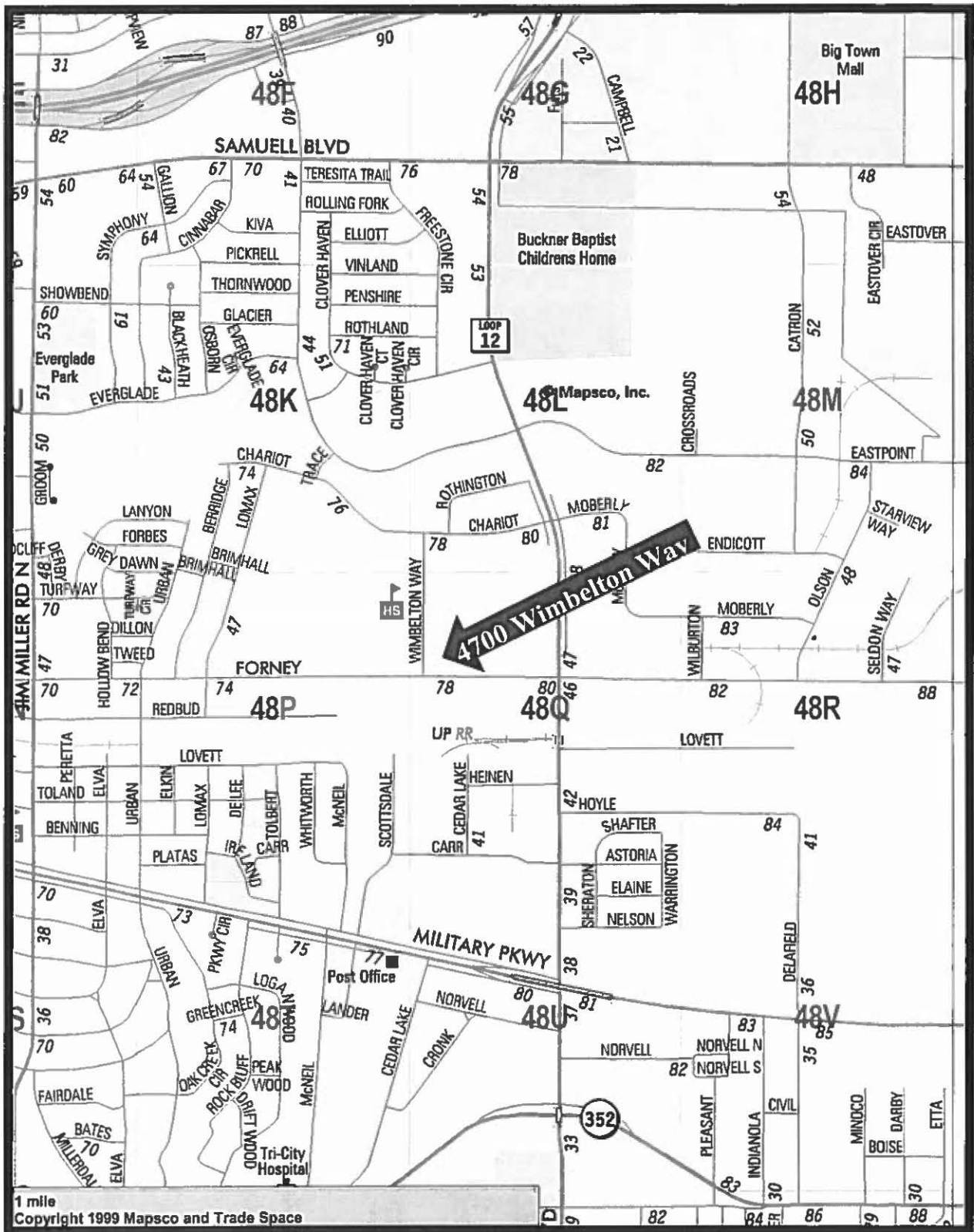
MAP

Attached

DEVELOPER

Dalcor Affordable Housing I, LLC

Dalcor Holdings, LLC
M. Dale Dodson, Managing Member
Ronald D. Murff, Manager



MAPSCO 48Q

August 3, 2016

WHEREAS, M. Dale Dodson, Chief Executive Officer of Dalcour Corporation, on behalf of Dalcour Skyline, Ltd. (the "Applicant"), has proposed the rehabilitation for affordable rental housing at 4700 Wimbelton Way named Skyline Place Apartments in the City of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for 2016 4% Housing Tax Credits for Skyline Place Apartments; and

WHEREAS, on August 1, 2016, the Skyline Place Apartments' Housing Tax Credit multifamily project was briefed and supported by the Housing Committee; and

WHEREAS, as a condition for being considered for the award of the 4% tax credit, the Applicant has proposed to renting 318 units or 100% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI; and

WHEREAS, the City of Dallas provides no objection to the TDHCA 2016 4% LIHTC application for the Skyline Place Apartments project located at 4700 Wimbelton Way;
NOW, THEREFORE,

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

SECTION 1. That the City of Dallas hereby has no objection to the Texas Department of Housing & Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Skyline Place Apartments located at 4700 Wimbelton Way for the rehabilitation of the proposed 318-unit multifamily residential project for low income families.

SECTION 2. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body has no objection to the proposed Application.

August 3, 2016

SECTION 3. That the City of Dallas, acting through its governing body, hereby confirms that it has no objection to the proposed Skyline Place Apartments project and allocation of 2016 4% Housing Tax Credits for the rehabilitation of the apartments located at 4700 Wimbelton Way.

SECTION 4. That this formal action has been taken to put on record the opinion expressed by the City of Dallas on August 3, 2016, and that for and on behalf of the Governing Body, A.C. Gonzalez, City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. That as provided for in 10 TAC §11.3(c), it is hereby acknowledged that the Skyline Place Apartments will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 4, 2013; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to have no objection and specifically allows the Skyline Place Apartments to receive an allocation of Housing Tax Credit.

SECTION 6. That as provided for in 10 TAC §11.3(b), it is hereby acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to have no objection to the Skyline Place Apartments.

SECTION 7. That as provided for in 10 TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed Skyline Place Apartments will not be located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract; however, if data changes occur, the City of Dallas would continue to have no objection to the Skyline Place Apartments.

SECTION 8. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

SECTION 9. 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.