

Memorandum



CITY OF DALLAS

DATE October 30, 2015

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Single Family Housing Development Program

On Monday, November 2, 2015, you will be briefed on the Single Family Housing Development Program. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Single Family Housing Development Program

A Briefing to the Housing Committee
Housing/Community Services Department
November 2, 2015



Purpose

- ▶ Provide a brief overview of the Single Family Housing Development Program
- ▶ Present information requested at the last briefing related to this Program and the Notice of Funding Availability (NOFA)
- ▶ Receive Committee recommendation for City Council to adopt the Single Family Housing Development Program Statement

Single Family Housing Development Program

- ▶ Single Family Housing Development Program is designed to provide City of Dallas economic support for housing development projects for the following purposes:
 - ▶ Provide housing choices in all areas of Dallas
 - ▶ Encourage redevelopment in disadvantaged areas
 - ▶ Partner with the housing development community to increase ownership opportunities
 - ▶ Leverage resources with the private sector to maximize housing development
 - ▶ Increase the property tax base
- ▶ The Program Guidelines & Criteria provide a framework for accepting and discussing potential projects with developers and is attached as Exhibit A.

Types of Funding Available for Projects

- ▶ The Housing/Community Services Department has various amounts and sources of funds available to commit to gap financing Single Family Housing Development projects, including
 - ▶ HOME Partnership Investment funds
 - ▶ Community Development Block Grant funds
 - ▶ Neighborhood Stabilization Program funds
 - ▶ General Obligation Bond funds
- ▶ Other sources may include:
 - ▶ Land Bank or City owned properties
 - ▶ Tax Increment Financing District Funds
 - ▶ Section 108 Loan Funds

Single Family Housing Development Program

- ▶ Single Family Housing Development Program supports the following residential and ownership project types:
 - ▶ New Construction
 - ▶ Rehabilitation
 - ▶ Townhomes
 - ▶ Infrastructure (City may fund up to 30% of public infrastructure)
 - ▶ Infill or Scattered Sites
 - ▶ Subdivisions

Notice of Funding Availability (NOFA)

- ▶ NOFA is a method of bidding for housing development projects
- ▶ At minimum, the Single Family NOFA requires the following information for proposal review
 - ▶ Type of development proposed
 - ▶ Requested assistance from the City
 - ▶ Budgets specifying private commitment of funds
 - ▶ Timelines, market study, marketing plans, site plans
 - ▶ Developer/Builder experience, references, capacity
 - ▶ Connectivity with transportation, education, health care

Recommended Criteria for Proposals

- ▶ First-come-first-served basis
- ▶ Quality of proposed project
- ▶ Project design and special accommodations for expected occupants
- ▶ Project compatible with existing or anticipated development of area
- ▶ Existing or proposed public transit availability
- ▶ Financial capacity of applicant to complete the project
- ▶ Private interim financing within 120 days of City commitment
- ▶ Any other factor relevant to the best interest of the City (includes consideration for housing choices for varying income households)
- ▶ The City of Dallas is particularly interested in projects that connect affordable housing to transportation, education, jobs, and healthcare. Applicants should provide some narrative regarding how the project achieves those goals

Next Steps

- ▶ Request City Council approval of Single Family Housing Development Program Statement on December 9, 2015
- ▶ Issue Single Family NOFA on December 10, 2015
- ▶ Provide a Question & Answer Meeting on December 15, 2015
- ▶ NOFAs will be due on January 22, 2016
- ▶ Project applications to be posted on the City of Dallas website by January 27, 2016
- ▶ Staff will begin processing applications in January 2016

EXHIBIT A

Single Family Housing Development Program Statement

EXHIBIT A

SINGLE FAMILY HOUSING DEVELOPMENT PROGRAM STATEMENT

City of Dallas Single Family Housing Development Program

The purpose of this program is to provide assistance to projects where such assistance is necessary and appropriate to incent private investment in the development of ownership opportunities in the city of Dallas. The funding and projects are approved by the City Council prior to private investment occurring.

Purpose

Single Family Housing Development Program is designed to provide City of Dallas economic support for housing development projects for the following purposes:

- Provide housing choices in all areas of Dallas
- Encourage redevelopment in disadvantaged areas
- Partner with the housing development community to increase ownership opportunities
- Leverage resources with the private sector to maximize housing development
- Increase the property tax base

Description

This program will provide gap financial support for the following residential and ownership types:

- New Construction
- Rehabilitation
- Townhomes
- Infill or Scattered Sites
- Subdivisions
- Infrastructure (City may fund up to 30% of public infrastructure)

Types of Funding

The types of funding available for FY15-16 include:

- Community Development Block Grant Funds
- HOME Investment Partnership Funds
- Neighborhood Stabilization Program Funds
- General Obligation Bond Funds

Other sources that may be available include:

- Land Bank or City owned property
- Tax Increment Financing District Funds
- Section 108 Loan Funds

Staff will determine the best source of funds or combination of funds to maximize housing choices within each proposed development. Financial support may be structured as a grant or loan depending upon the project financing needs.

EXHIBIT A

SINGLE FAMILY HOUSING DEVELOPMENT PROGRAM STATEMENT

Notice of Funding Availability

Solicitation for projects will be conducted by posting an annual Notice of Funding Availability (NOFA) on the City of Dallas website at dallascityhall.com. A list of respondents will also be posted to the website following the closing date of the NOFA.

Criteria for Proposals

- First-come-first-served basis
- Quality of proposed project
- Project design and special accommodations for expected occupants
- Project compatible with existing or anticipated development of area
- Existing or proposed public transit availability
- Financial capacity of applicant to complete the project
- Private interim financing within 120 days of City commitment
- Any other factor relevant to the best interest of the City (includes consideration for housing choices for varying income households)
- The City of Dallas is particularly interested in projects that connect affordable housing to transportation, education, jobs, and healthcare. Applicants should provide some narrative regarding how the project achieves those goals.