

# Memorandum



DATE April 29, 2016

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 Owner Occupied Housing Development Program Proposals

On January 13, 2016, the City Council approved the Owner Occupied Housing Development Program and allowed the issuance of a Notice of Funding Availability to solicit applications for the development of residential ownership opportunities within the city of Dallas.

The Notice of Funding Availability (NOFA) was issued on January 14, 2016 and the Department received 14 proposals from non-profit and for-profit developers. Projects were reviewed by a Loan Committee consisting of one private banker and City staff from Economic Development, Sustainable Development and Construction, and Housing/Community Services Departments.

Proposals were reviewed by the Committee members in accordance with the Program Criteria set forth by the Council. They were also underwritten using U.S. Department of Housing and Urban Development (HUD) standards. The Committee also interviewed each developer regarding their proposal.

The Committee also considered each project in accordance with the City's obligation to affirmatively further fair housing, and staff ensured that no project concentrated poverty or otherwise created a disparate impact by including a mix of income housing choices for projects in high-poverty census tracts.

With the Housing Committee agenda full, timing for agenda item submission, and the need to get contracts approved to allow developers to begin construction, the projects could not be individually briefed but are ready to be considered by full City Council on May 25, 2016.

Attached is a list of development projects being recommended. Additional details regarding timelines, terms, and type of funding will be addressed in the agenda items.

Please let me know if you have any questions.



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  
Christopher D. Bowers, Interim 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**

**OWNER OCCUPIED HOUSING PROGRAM  
NOFA AWARD RECOMMENDATIONS  
FY 2015-16**

CD	Developer	Project Name	Location	Proposed Units	Total Project Cost	Funding Amount Requested	Private Funding
7	South Dallas Fair Park/ICDC	Frank Street Project Phase 1	3604, 4347, 4405, 4409, 4414, 4415, 4418, 4431, 4435, 4519 Frank St.	10	\$ 1,470,403.00	\$ 771,355.00	\$ 699,048.00
2,4,7	East Dallas Community Organization	Scattered Sites	2404 Macon; 2410 Starks; 4508, 4523 Phillip; 4820, 4831 Silver; 1449 Barry, 4838 Owenwood, 1109, 1115 Claude	10	\$ 1,740,000.00	\$ 707,208.00	\$ 1,032,792.00
4,8	City Wide CDC	Scattered Sites	6609, 6610 Asled; 1657 Sax Leigh; 3710, 3714 Opal	5	\$ 712,665.00	\$ 225,000.00	\$ 487,665.00
7	Builders of Hope CDC	New Phase PC	Prairie Creek Neighborhood	20	\$ 2,887,660.00	\$ 450,000.00	\$ 2,437,660.00
7	Dallas Area Habitat for Humanity	Joppa Phase II	Joppa Neighborhood	18	\$ 2,612,000.00	\$ 720,000.00	\$ 1,892,000.00
6	AAA Home Builder, LLC	Fannie Project	5600 Fannie	7	\$ 1,180,000.00	\$ 140,000.00	\$ 1,040,000.00
3	AAA Home Builder, LLC	Shady Hollow	Shady Hollow Lane	20	\$ 3,860,000.00	\$ 971,130.00	\$ 2,888,870.00
9	Karrington & Company	Ferguson Road Townhomes	7839 Ferguson Rd.	10	\$ 1,775,000.00	\$ 450,000.00	\$ 1,325,000.00
7	Greenleaf Ventures, LLC	Buckner Terrace II	Buckner Terrace Neighborhood	36	\$ 2,813,976.00	\$ 844,192.00	\$ 1,969,784.00
1	Notre Dame Place, Inc.	La Estrella	511 E. 9th Street	14	\$ 2,340,000.00	\$ 489,322.00	\$ 1,850,678.00
8	Bosco Investments, Ltd.	Sandyland Estates	9301 Sandyland Rd.	35	\$ 1,362,819.00	\$ 402,819.00	\$ 960,000.00
8	Shady Oaks, LLC	Shady Oaks	Hwy 175 & S. Woody	40	\$ 6,200,000.00	\$ 1,200,000.00	\$ 5,000,000.00
				<b>225</b>	<b>\$ 28,954,523.00</b>	<b>\$ 7,371,026.00</b>	<b>\$ 21,583,497.00</b>