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REVISED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2017 JAN 12 AM 9:51

CITY SECRETARY
DALLAS, TEXAS

TUESDAY, JANUARY 17, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

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 Minutes

BRIEFINGS

- | | | |
|----|--|---|
| 2. | Land Bank Program
<i>All Districts</i> | Alan E. Sims
Chief of Neighborhood Plus |
| 3. | Multifamily Rental Housing
Development Projects
<i>All Districts</i> | Bernadette Mitchell
Director
Housing/Community Services |
| 4. | Emergency Solutions Grant
<i>All Districts</i> | Bernadette Mitchell
Director
Housing/Community Services |

Adjourn



Scott Griggs, Chair
Housing Committee

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

Handgun Prohibition Notice for Meetings Of Governmental Entities

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 propiedad con una pistola a la vista. "

Housing Committee

Meeting Record January 3, 2017

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 3, 2017

Meeting Start time: 11:19 A.M.

<p>Committee Members Present: Scott Griggs (Chair) Carolyn King Arnold (Vice Chair) Tiffinni A. Young Monica R. Alonzo Mark Clayton Casey Thomas, II</p> <p><u>Other Council Members Present:</u> Philip T. Kingston B. Adam McGough</p> <p><u>Committee Members Absent</u></p>	<p>Staff Present: Alan E. Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS</p> <p><u>Speaker:</u> Robert Cecarelli James Dunn Cindy J. Crain Fred Allen Bill Vandivort Swan Spencer Ron Stretcher Rich Sheridan Cara Mendelsohn Ikenna Mogbo Mark Pierce Veronica Simmons Shellia Crawford</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of December 5, 2016 Minutes of the Housing Committee Meeting**
Presenter(s): CM Scott Griggs

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

Motion made by: CM Tiffinni A. Young	Motion seconded by: CM Casey Thomas, II
Item passed unanimously: <u> X </u>	Item passed on a divided vote: <u> _____ </u>
Item failed unanimously: <u> _____ </u>	Item failed on a divided vote: <u> _____ </u>

Follow-up (if necessary):

2. **Dallas Commission on Homelessness-All Districts**

Presenter(s): Alan E. Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services

Information Only:

Action Taken/Committee Recommendation(s): Motion to move forward to full Council for full discussion.

Motion made by: CM Tiffinni A. Young	Motion seconded by: CM Scott Griggs
Item passed unanimously: <u> X </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

3. **Speakers on Homeless Commission-All Districts**

Presenter(s): Alan E. Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by: <u> </u>	Motion seconded by: <u> </u>
Item passed unanimously: <u> </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

4. **Land Bank Program-All Districts**

Presenter(s): Alan E. Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by: <u> </u>	Motion seconded by: <u> </u>
Item passed unanimously: <u> </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

5. **Emergency Solutions Grant-All Districts**

Presenter(s): Alan E. Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services

Information Only:

Action Taken/Committee Recommendation(s): Due to time constraints this item will be brought back to the next committee meeting.

Motion made by: <u> </u>	Motion seconded by: <u> </u>
Item passed unanimously: <u> </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

6. UPCOMING AGENDA ITEMS

**Housing
 January 11, 2017**

- A. Agenda Item - Authorize contracts with fully-licensed child care providers pursuant to the Child Care Services Program for the period October 1, 2016 through September 30, 2017 (list attached) and with other fully-licensed child care providers selected by eligible parents during the fiscal year – *Districts - All*
- B. Agenda Item - Authorize a public hearing to be held on February 8, 2017 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to City Wide Community Development Corporation, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 4*
- C. Agenda Item - Authorize a public hearing to be held on February 8, 2017 to receive comments on the proposed sale of four unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 7*

Action Taken/Committee Recommendation(s): Motion made to move items forward to full Council.

Motion made by: CM Tiffinni A. Young	Motion seconded by: CM Monica Alonzo
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 12:26 P.M.

Approved By _____

Memorandum



CITY OF DALLAS

DATE January 13, 2017

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 Land Bank Program

On Tuesday, January 17, 2017, you will be briefed on the Land Bank 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
Larry Casto, 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
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council



Land Bank Program

A Briefing to the Housing Committee

Housing/Community Services Department
January 17, 2017





Purpose

- Provide an overview of the Program
- Review the Procedures
- Discuss possible changes/modifications
- Summarize accomplishments



Land Bank Program

- The Program is governed by State Law through House Bill (HB) 2801, Chapter 379C
- The program has been focused on:
 - Providing a simple, straightforward system to expedite reclamation of unproductive (often undesirable) properties back to the tax rolls
 - Acquiring tax-delinquent, vacant, and developable properties
 - Addressing blight in established neighborhoods and stabilizing “at risk” communities
 - Using this program to create ownership choices for mixed income groups (not just low income)



Current Procedures

- Due Diligence - lot identification and tax status
- Tax Lawsuit
- Environmental Assessment
- Sheriff Sale
- Property Development Proposals
- Board and Council approval
- Deed Conveyance
- Release of liens



Recent Concerns

- Ex-offender builders buying property
- Builders selling/conveying homes to relatives
- Construction timeframe
- Verification of Income for homebuyers
- Buyers owning other property
- Occupancy Requirements



Ex-offender Builders Buying Property

- Policy: State law and City policy do not prohibit
- Possible Change:
 - Require disclosure and consent for criminal and financial background check
 - Conduct criminal background checks
 - Perform financial & legal background checks (Lexis Nexis)
- Possible Impact:
 - City Council has supported many ex-offender/reentry programs in the past
 - May lead to inconsistent criteria across programs



Builders Selling/Conveying homes to relatives

- Policy: State Law and City Policy do not prohibit sale to relatives
- Possible Change:
 - Require disclosure of whether potential buyers are relatives
 - Prohibit the sale to relatives
 - Limit the number of sales to relatives (i.e. max. 10% or no more than 2)
- Possible Impact:
 - Reputable builders might be prohibited from constructing home for aging parents, a relative with a disability, or who is a veteran, or a starter home for adult children



Construction timeframe

- Policy: State law and City Policy allows a building permit and close on financing within three year period
- Possible Change: Reduce the timeframe to 18-24 months
- Possible Impact: Downturn in the economy could impact sales



Verification of Income for Homebuyers

- Policy: State law and City Policy allow for a mixed income program up to 115% (not just low income)
 - Annually, 30% of homebuyers can be from 81% - 115% AMFI (i.e. \$82,455 for a family of four)
 - Balance at 80% AMFI or below
 - Income is self-reported by the buyers
- Possible Changes:
 - Implement requirements similar to lending institutions (pay stubs and tax returns)
 - Restrict program to affordable at or below 80% AMFI
- Possible Impact:
 - Inconsistent with previous goal of mixed income neighborhoods
 - Increase staff time to review additional documentation



Buyers owning other property

- Policy: State law and City policy do not prohibit prior ownership
- Possible change:
 - Modify program to first-time homebuyers
 - Exclude buyers that have previously owned a home in past years (i.e. 1-5 years)
- Possible Impact:
 - Could impact adjacent owner purchases
 - Could prevent buyers from renting their other property to pay mortgage on new property
 - Could prevent buyers from relocating to Dallas



Occupancy Requirements

- Policy: State law and City policy do not have occupancy requirements
- Possible Change:
 - Consider requiring the purchaser to occupy the property for a minimum length of time
 - Restrict the subsequent sale to a household that also qualifies under the income restrictions
- Possible Impact:
 - Add staff time to monitor, transfer, and release deed restrictions
 - May discourage sales and increase rental requests



Accomplishments

- Dallas is the only city in Texas that has all the taxing entities in agreement with the Land Bank Program
- At fiscal year end 2016, 1398 properties have been sold to the Land Bank Program from the Sheriff or directly purchased
 - 677 lots sold to developers
 - 18 lots sold to adjacent owners
 - 403 lots reverted to taxing trustee and sold
 - 55 lots are pending sale
 - 245 lots are in inventory
- 414 homes built and sold as of fiscal year 2016
 - 268 buyers at 60% AMFI or lower
 - 102 buyers between 61% and 80% AMFI
 - 44 buyers between 81% and 115% AMFI



DISCUSSION AND DIRECTION FROM COMMITTEE



Appendix A

Area Median Family Income (AMFI)

FY 2016 AMFI

% Income	Family Size				
	1	2	3	4	5
30%	\$15,050	\$17,200	\$19,350	\$21,500	\$23,250
60%	\$30,114	\$34,416	\$38,718	\$43,020	\$46,462
80%	\$40,150	\$45,900	\$51,650	\$57,350	\$61,950
115%	\$57,719	\$65,964	\$74,210	\$82,455	\$89,051
120%	\$60,228	\$68,832	\$77,436	\$86,040	\$92,923

Memorandum



CITY OF DALLAS

DATE January 13, 2017

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 Multifamily Rental Housing Development Projects

On Tuesday, January 17, 2017, you will be briefed on the Multifamily Rental Housing Development Projects. 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
Larry Casto, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
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Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

MULTIFAMILY RENTAL HOUSING DEVELOPMENT PROJECTS

A Briefing to the Housing Committee

Housing/Community Services Department
January 17, 2017



PURPOSE

- ❑ Present the multifamily rental housing development projects that were submitted under the Notice of Funding Availability (NOFA) issued in November 2016
- ❑ Provide recommendations for supporting applications

APPLICATION PROCESS

- November 9, 2016 - City Council directed staff to issue a Notice of Funding Availability (NOFA) for multifamily rental housing projects
- November 11, 2016 - a NOFA was issued
 - Posted on City of Dallas website
 - Provided to all known developers
- December 12, 2016 - Applications were due
- December 22, 2016 - Review Committee met with each applicant and evaluated each application

REVIEW COMMITTEE

- ▶ Housing/Community Services – Miguel Serrano, Bobby Cano, Rodney Beck
- ▶ Economic Development – Karl Stundins
- ▶ Planning and Urban Design – Seferinus Okoth
- ▶ BOK Financial – Gilbert Gerst
- ▶ Inwood Bank – Michon Fulgham

APPLICATIONS

- Sixteen applications were submitted
- Four were submitted late and deemed unresponsive
- One applicant withdrew
- Eleven applications were evaluated
- The applications included a mixture of developments that want to seek housing tax credits (HTC) with the State of Texas and those that do not
 - Four are seeking 9% HTC
 - Four are seeking 4% HTC
 - Three are providing private financing
- Total amount requested \$16,152,590
- Total amount available \$5,500,000

REVIEW OF PROJECTS

- Developer's experience and partners
- Cost reasonableness based on market costs
- Leveraging of other resources
- Financial feasibility and funding requested
- Shovel-ready projects to start in 2017
- Developments meeting the housing placement policy
 - High Opportunity Area
 - Projects located in a Community Revitalization Plan Area
- Fair Housing Analysis

APPLICANTS SEEKING SUPPORT FOR 9% HTC

Council District	Project Name/Developer	Address	# of Units	Unit Types	Request for Funding	Poverty Rate
1	Wynnewood Seniors Housing II, Phase III Central Dallas CDC	1805 S. Zang Blvd.	140	Seniors	\$250,000 & Debt Forgiveness	31.58%
2	Evergreen Residential Evergreen Residential, Ltd	1701 Canton	122	Permanent Supportive Housing	\$1,000,000	29.1%
4	Gateway at Clarendon Family Gateway Affordable Housing and RMGM Developers III, LLC	1524 & 1526 E. Clarendon Dr.	139	Families	\$1,027,590	49.2%
7	The Residences at Hatcher Station Frazier Revitalization Inc.	4510 Scyene Rd.	78	Families	\$1,295,000	37.9%
Non Responsive						
4	Sphinx at Fiji Lofts / SDC Corinth III, LP	301 S. Corinth St.	170	Families		NA
7	Villas at Elsie Faye Heggins / OM Housing, LLC	Elsie Faye Higgins St.	100	Families		NA
11	Carolina Chase Apartments / CHR Carolina Chase, LP	5351 Peterson Lane	200	Families		NA

APPLICANTS SEEKING SUPPORT FOR 4% HTC

Council District	Project Name/Developer	Address	# of Units	Unit Types	Request for Funding	Poverty Rate
3	Oak Hill on Clark Apts. NIF Foundation	10000 Clark Rd.	180	Families	\$1,000,000	18%
6	EMLI at Royal Lane Station Royal TC I, LP, Liberty Multifamily, LLC, LM Royal GP, LLC	2757 Royal Lane	384	Families	\$0	43.3%
8	Kingston Communities Camden Homes, LLC and Fair Housing Partners, LLC	Teagarden Rd., St. Augustine & Haymarket Rd.	184	Families	\$500,000	22%
14	Flora Lofts La Reunion TX & GREENarc Corp.	2121 Flora Street	52	Families	\$2,500,000	14.7%
Withdrew or Non Responsive						
3	Arborstone Apartment Homes Dalcour Affordable Housing I, LLC	6500 South Cockrell Hill	536	Families	NA	
7	Royal Garden Apartments The Michaels Organization	4000 Delanfield Lane	240	Families	NA	

APPLICANTS PRIVATELY FINANCING

Council District	Project Name/Developer	Address	# of Units	Unit Types	Request for Funding	Poverty Rate
2	Villa Santa Maria Phase II Villa Santa Maria Inc.	1808, 1830 and 1850 Bennett	113	Seniors	\$1,080,000	39.6%
8	Quinnite Development Paul Quinn College and RMGM Developers, LLC	Highland Hills and Simpson Stuart	202	Families	\$5,000,000	43.7%
13	St. Jude Center St Jude Inc.	2920 Forest Lane	100	Permanent Supportive Housing	\$2,500,000	10.3%

WYNNEWOOD SENIORS HOUSING II, PHASE III

1805 S. ZANG BLVD.

Description

- New construction of 140 multifamily units for seniors
- 107 one-bedroom; 32 two-bedroom; 1 three-bedroom
- Average unit size of 675 sq. ft.
- 139 affordable units at or below 60% AMFI; 1 market rate
- Two and three story building with ground level parking

Applicant –

- Developer/Partners – Central Dallas CDC

Review Notes

- Census tract is 62 with poverty rate of 31.58%
- School rating is Met Standard
- Project is located in the Wynnewood Village CRP and Phase III of redevelopment plan
- Request forgiveness of existing City debt in the amount of \$425,000

WYNNEWOOD SENIORS HOUSING II, PHASE III

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 18,998,100
Private financing	\$ 3,277,484
Deferred Developers Fee	\$ 1,802,926
Loan Forgiveness	\$ 425,000
City of Dallas Funds	<u>\$ 250,000</u>
Total Sources	\$ 24,753,510

USES

Acquisition	\$ 1,400,000
Construction Costs	\$ 16,239,152
Reserves	\$ 883,092
Soft Costs	\$ 3,481,266
Developer fee	<u>\$ 2,750,000</u>
Total Uses	\$ 24,753,510

Note: Total cost per unit \$176,810

EVERGREEN RESIDENTIAL

1701 CANTON

Description

- New construction of 122 multifamily units as permanent supportive housing
- 7 one-bedroom; 79 two-bedroom; 32 three-bedroom; 4 four-bedroom
- Average unit size of 971 sq. ft.
- 122 affordable units at or below 60% AMFI
- Four story building with ground level parking

Applicant –

- Developer/Partners – Evergreen Residential, Ltd & Family Gateway

Review Notes

- Census tract is 204 with poverty rate of 29.1%
- School rating is Met Standard
- Project is located in the Downtown TIF

EVERGREEN RESIDENTIAL SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 20,670,000
Private financing	\$ 6,502,375
City of Dallas Funds	<u>\$ 1,000,000</u>
Total Sources	\$ 28,172,375

USES

Acquisition	\$ 2,615,000
Construction Costs	\$ 14,250,000
Reserves	\$ 2,250,000
Soft Costs	\$ 4,727,500
Financing	\$ 1,745,000
Developer fee	<u>\$ 2,584,875</u>
Total Uses	\$ 28,172,375

Note: Total cost per unit \$230,921

GATEWAY AT CLARENDON

1524 & 1526 E. CLARENDON DR.

Description

- New construction of 139 multifamily units for families
- 40 one-bedroom; 52 two-bedroom; 47 three-bedroom
- Average unit size of 791 sq. ft.
- 125 affordable units at or below 60% AMFI; 14 market rate
- Four story building with ground level parking

Applicant –

- Developer/Partners – Family Gateway Affordable Housing & RMGM Developers III, LLC

Review Notes

- Census tract is 41.00 with poverty rate of 49.2%
- School rating is Met Standard
- Project is located in 8th and Corinth TOD and in Lancaster Corridor TIF

GATEWAY AT CLARENDON

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 12,930,255
Private mortgage	\$ 8,430,000
Non profit fundraising	\$ 619,612
Rebate	\$ 82,500
Developer Equity	\$ 7,519
City of Dallas Funds	<u>\$ 1,027,590</u>
Total Sources	\$ 23,097,476

USES

Acquisition	\$ 1,000,000
Construction Costs	\$ 14,736,462
Reserves	\$ 916,507
Soft Costs	\$ 1,888,878
Financing	\$ 1,092,063
Developer fee	<u>\$ 3,463,566</u>
Total Uses	\$ 23,097,476

Note: Total cost per unit \$166,168

THE RESIDENCES AT HATCHER STATION VILLAGE 4510 SCYENE RD.

Description

- New construction of 78 multifamily units for families
- 36 one-bedroom; 40 two-bedroom; 2 three-bedroom
- Average unit size of 956 sq. ft.
- 68 affordable units at or below 60% AMFI; 10 market rate
- Three and four story building with ground level parking

Applicant –

- Developer/Partners – Frazier Revitalization, Inc.

Review Notes

- Census tract is 27.02 with poverty rate of 37.9%
- School rating is Met Standard
- Project is located in South Dallas/Greater Fair Park CRP
- Includes a community grocery store operated by Bon Ton Farms

THE RESIDENCES AT HATCHER STATION VILLAGE

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 10,442,850
Private financing	\$ 2,500,000
Hoblitzell	\$ 407,249
Deferred Dev Fee	\$ 258,689
City of Dallas Funds	<u>\$ 1,995,000</u>
Total Sources	\$ 15,603,788

USES

Acquisition	\$ 860,000
Construction Costs	\$ 10,108,060
Reserves	\$ 396,148
Soft Costs	\$ 2,459,580
Developer fee	<u>\$ 1,780,000</u>
Total Uses	\$ 15,603,788

Note: Total cost per unit \$200,049

OAK HILL ON CLARK APARTMENTS

10000 CLARK ROAD

Description

- New construction of 180 multifamily units for families
- 84 one-bedroom; 72 two-bedroom; 24 three-bedroom
- Average unit size of 897 sq. ft.
- 164 affordable units at or below 60% AMFI; 16 market rate
- Three story building with ground level parking

Applicant –

- Developer/Partners – NIF Foundation Oakhill Clark, LP

Review Notes

- Census tract is 165.11 with poverty rate of 18%
- School rating is Met Standard
- Project is located in a High Opportunity Area

OAK HILL ON CLARK APARTMENTS

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 7,420,126
Tax Exempt Bonds	\$ 12,500,000
Deferred Developer Fee	\$ 1,274,568
City of Dallas Funds	<u>\$ 1,000,000</u>
Total Sources	\$ 22,194,694

USES

Acquisition	\$ 391,400
Construction Costs	\$ 15,536,700
Reserves	\$ 789,736
Soft Costs	\$ 1,513,596
Financing	\$ 1,336,900
Developer fee	<u>\$ 2,626,362</u>
Total Uses	\$ 22,194,694

Note: Total cost per unit \$123,303

EMLI AT ROYAL LANE STATION

2757 ROYAL LANE

Description

- New construction of 384 multifamily units for families
- 92 one-bedroom; 192 two-bedroom; 100 three-bedroom
- Average unit size of 1103 sq. ft.
- 288 affordable units at or below 60% AMFI; 96 market rate
- Two and three story building with ground level parking

Applicant –

- Developer/Partners – Royal TCI, LP

Review Notes

- Census tract is 96.1 with poverty rate of 43.3%
- School rating is Met Standard
- Project is located in the Royal Lane Dart Station TOD

EMLI AT ROYAL LANE STATION

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 15,963,808
Private mortgage	\$ 49,905,191
Deferred Developer Fee	<u>\$ 3,485,412</u>
Total Sources	\$ 69,354,411

USES

Acquisition	\$ 3,000,000
Construction Costs	\$ 47,282,753
Reserves	\$ 3,867,876
Soft Costs	\$ 2,617,837
Financing	\$ 4,932,814
Developer fee	<u>\$ 7,653,131</u>
Total Uses	\$ 69,354,411

Note: Total cost per unit \$180,610

KINGSTON COMMUNITIES TEAGARDEN, ST. AUGUSTINE AND HAYMARKET

Description

- New construction of 184 single family rental homes for families
- 184 Four-bedroom homes
- Average unit size of 1774 sq. ft.
- 74 affordable units at or below 60% AMFI; 110 market rate
- One and two story homes on separate lots

Applicant –

Developer/Partners – Fair Housing Partners, LLC

Review Notes

- Census tract is 171.02 with poverty rate of 22%
- School rating is Met Standard
- Project is a single development of 184 concentrated rental units

KINGSTON COMMUNITIES

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 5,916,400
HUD 221 (d) 4	\$ 23,929,831
Developer Equity	<u>\$ 3,275,000</u>
Total Sources	\$ 33,121,231

USES

Acquisition	\$ 5,520,000
Construction Costs	\$ 21,672,072
Soft Costs	\$ 2,300,000
Developer fee	<u>\$ 3,629,159</u>
Total Uses	\$ 33,121,231

Note: Total cost per unit \$180,007

FLORA LOFTS

2121 FLORA STREET

Description

- New construction of 52 multifamily units for families
- 33 one-bedroom; 17 two-bedroom; 2 three-bedroom
- Average unit size of 1259 sq. ft.
- 43 affordable units at or below 60% AMFI; 9 market rate
- Six story building with ground level parking

Applicant –

- Developer/Partners – La Reunion Tx & GREENarc Corp.

Review Notes

- Census tract is 21 with poverty rate of 14.7%
- School rating is Met Standard
- Project is located in a High Opportunity Area and within half mile of DART Station

FLORA LOFTS

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 4,546,978
HFC Bonds	\$ 13,907,886
Deferred Developer Fee	\$ 1,403,826
Private financing	\$ 2,501,000
City of Dallas Funds	<u>\$ 2,500,000</u>
Total Sources	\$ 24,859,690

USES

Acquisition	\$ 1,251,893
Construction Costs	\$ 15,886,730
Reserves	\$ 354,791
Soft Costs	\$ 1,591,519
Financing	\$ 2,924,757
Developer fee	<u>\$ 2,850,000</u>
Total Uses	\$ 24,859,690

Note: Total cost per unit \$478,071

VILLA SANTA MARIA PHASE II 1808, 1830 & 1850 BENNETT

Description

- New construction of 45 multifamily units for seniors
- 45 one-bedroom units
- Average unit size of 638 sq. ft.
- 45 affordable units at or below 80% AMFI
- Three story building with ground level parking

Applicant –

- Developer/Partners – Villa Santa Maria, Inc.

Review Notes

- Census tract is 9.00 with poverty rate of 39.6%
- School rating is Met Standard
- Senior housing project

VILLA SANTA MARIA PHASE II

SOURCES AND USES

SOURCES

Equity	\$ 951,500
Foundations/private	\$ 2,584,550
City of Dallas	<u>\$ 1,080,000</u>
Total Sources	\$ 4,616,050

USES

Acquisition	\$ 1,351,500
Construction costs	\$ 3,014,550
Soft Costs	<u>\$ 250,000</u>
Total Uses	\$ 4,616,050

Note: Total cost per unit \$102,579

QUINNITE DEVELOPMENT HIGHLAND HILLS AND SIMPSON STUART

Description

- New construction of 200 multifamily units for families
- 20 Studio; 80 one-bedroom; 100 two-bedroom
- Average unit size of 720 sq. ft.
- 200 affordable units at or below 80% AMFI
- Four story building with ground level parking

Applicant –

Developer/Partners – Paul Quinn College & RMGM Developers, LLC

Review Notes

- Census tract is 114.01 with poverty rate of 43.7%
- School rating is Improvement Required
- Grow South funds of \$5.5M to be matched

QUINNITE DEVELOPMENT SOURCES AND USES

SOURCES

Private financing	\$ 16,600,000
Mezzanine Loans	\$ 5,500,000
Living Cities Loan	\$ 1,100,000
Philanthropic Funds	\$ 3,241,675
Paul Quinn Land	\$ 1,882,021
City Funds	<u>\$ 5,000,000</u>
Total Sources	\$ 33,323,696

USES

Land	\$ 2,154,881
Construction Costs	\$ 26,485,870
Soft Costs	\$ 2,243,498
Grow South fees	\$ 240,000
Developer fee	\$ 1,434,992
Lease Up	\$ 164,455
FF&E	<u>\$ 600,000</u>
Total Uses	\$ 33,323,696

Note: Total cost per unit \$166,618

ST JUDE CENTER 2920 FOREST LANE

Description

- Rehabilitation of 100 multifamily units for permanent supportive housing
- All efficiency units
- Average unit size of 564 sq. ft.
- 100 affordable units at or below 80% AMFI
- Three story building with ground level parking

Applicant –

- Developer/Partners – St. Jude Inc. & Catholic Charities of Dallas

Review Notes

- Census tract is 96.11 with poverty rate of 10.3%
- School rating is Met Standard
- Permanent Supportive Housing project for homeless
- Project is located in a High Opportunity Area

ST JUDE CENTER SOURCES AND USES

SOURCES

Foundations/private	\$ 1,150,000
City of Dallas	<u>\$ 2,500,000</u>
Total Sources	\$ 3,650,000

USES

Acquisition	\$ 2,900,000
Rehabilitation	<u>\$ 750,000</u>
Total Uses	\$ 3,650,000

Note: Total cost per unit \$36,500

DEPARTMENT RECOMMENDATIONS

- Flora Lofts with \$2,500,000 Bond Funds
 - Located in a High Opportunity Area
- Oak Hill on Clark Apartments with \$1,000,000 HOME Funds
 - Located in a High Opportunity Area
- St Jude Center with \$2,000,000 HOME funds
 - Located in a High Opportunity Area
- Wynnewood Senior Housing II with \$0 funds and debt forgiveness of \$425,000
 - Located in a CRP

FAIR HOUSING DISCUSSION

NEXT STEPS

- Staff will work with developers to complete any required due diligence
- On February 8, 2017 – all projects will be presented to the full City Council for consideration of funding and/or City support

Memorandum



CITY OF DALLAS

DATE January 13, 2017

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 Emergency Solutions Grant

On Tuesday, January 17, 2017, you will be briefed on the Emergency Solutions Grant. 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
Larry Casto, 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
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

EMERGENCY SOLUTIONS GRANT

Briefing to the Housing Committee
January 17, 2017



Purpose

- Provide information regarding the Emergency Solutions Grant (ESG)
 - *Allowable uses*
 - *Current uses*
 - *Other considerations*
- Get Housing Committee feedback for FY2017-18 budget recommendations

ESG

- Created in 1987 by Stewart B. McKinney Homeless Assistance Act
- The Department of Housing & Urban Development (HUD) is the administering agency
- Primary focus is to assist homeless individuals and families with **services**
 - *Engage homeless individuals and families living on the street*
 - *Improve the number and quality of emergency shelters for homeless individuals and families*
 - *Help operate emergency shelters*
 - *Provide essential services to shelter residents*
 - *Rapidly re-house homeless individuals and families, and*
 - *Prevent families/individuals from becoming homeless*
- Household income cannot exceed 30% of the Area Median Family Income

Who receives ESG?

- Metropolitan cities
 - *May subgrant ESG funds to private nonprofit organizations*
- Urban counties
- Territories
- States

Note: Each recipient must consult with the local Continuum of Care group operating with the jurisdiction in determining how to allocate ESG funds, evaluate performance and participate in applicable community wide Homeless Management Information System (HMIS)

Eligible Program Components

- Street Outreach
- Emergency Shelter
 - *Essential Services*
 - *Shelter Operations*
 - *Renovations of Shelters*
 - Relocation assistance related to ESG project
- Homeless Prevention
- Rapid Rehousing
- Homeless Management Information System (HMIS)
- Administration

Note: Street Outreach combined with Emergency Shelter cannot exceed 60% of the grant; Administration cannot exceed 7.5% of the grant

City of Dallas FY15-16 & FY16-17 Budgets for ESG

Program Category	FY15-16	% of Grant	FY 16-17	% of Grant
Street Outreach	NA	0%	\$ 50,428	4.2%
Shelter Operations & Essential Services	\$ 676,451	55.9%	\$ 676,451	55.8%
Rapid Rehousing	\$ 292,452	24.2%	\$ 292,452	24.1%
Homelessness Prevention	\$ 80,000	6.6%	\$ 61,400	5.1%
HMIS	\$ 70,168	5.8%	\$ 39,999	3.3%
Administration	\$ 90,735	7.5%	\$ 90,735	7.5%
Totals	\$1,209,806		\$1,211,465	

ESG Partners & Budgets

Partner Agency & Service	FY 15-16 Budget	FY 16-17 Budget
Austin Street Shelter – Shelter Essential Services & Operations	NA	\$ 22,000
Family Gateway- Shelter Essential Services & Operations	\$49,912	\$ 50,000
Family Place- Shelter Essential Services & Operations	\$72,518	\$ 63,167
Bridge Steps- Shelter Operations	\$378,279	\$378,279
Legal Aid- Essential Services	\$27,737	\$ 15,000
Shared Housing- Rapid Rehousing	\$113,550	\$124,050
Wilkinson Center- Rapid Rehousing	NA	\$ 34,691
City Square- Rapid Rehousing	\$107,776	\$133,711
Metro Dallas Homeless Alliance- HMIS	\$70,168	\$ 39,999
City of Dallas- Street Outreach, Essential Services, Homeless Prevention	\$299,131	\$259,833

Accomplishments for FY 2015-16

Program Category	Number of Persons Served in FY15-16
Shelter- Essential Services	899
Shelter Operations	2,504*
Rapid Rehousing	280
Homelessness Prevention	196

*This number is based on unduplicated overnight stays. We are working toward reporting of day services which could push this number up to at least 9,000 served.

Additional Information

- ESG must be matched dollar for dollar
 - *HUD will allow cash or donated materials/services*
- Funds must be expended within 24 months
- Annual Reports are required
 - *Partners must enter client data in HMIS with performance measured quarterly*
- Units for placement must meet minimum housing standards
 - *Inspections are required*
- Rent paid for clients must be reasonable
 - *Measured against market rates*
- All clients receive some level of case management services
 - *Maximum timeframe for assistance is 24 months*
- Budget allocations must follow homeless priorities as established by the Continuum of Care (CoC) under the Consolidated Plan

Other Resources

Source & Service Types	FY17 Budgets
Continuum of Care Grants from HUD -Rapid Rehousing & Case Management	\$16,629,599
Texas Department of Housing & Community Affairs (TDHCA) ESG -Emergency Shelter, Street Outreach, Rapid Rehousing, Homeless Prevention, HMIS, and Administration	\$1,089,837
Texas Health and Human Services Commission -Formerly under Department of State Health Services (DSHS) -Street Outreach, Case Management, Mental & Behavioral Health, Substance Abuse/Detox Services, Housing	\$1,500,000
TDHCA Homeless & Housing Services Program -Emergency Shelter, Case Management, & Employment Services	\$811,130
Dallas County -Mental & Behavioral Health, Case Management, Substance Abuse, Housing	<u>\$6,500,000</u>
	\$26,530,566

*Resources are also provided through the United Way, the Meadows Mental Health Policy Institute, foundations, and the faith-based community.

Dallas Commission on Homelessness Recommendations

- Increase targeted street outreach, housing placement, and supportive services
- Convert to community-wide coordinated entry and single system HMIS
- Facility development and shelter capacity
- Increase permanent supportive housing
- Prevent homelessness within criminal justice and treatment facilities

Continuum of Care Priorities

- Allot 60% of the ESG to Street Outreach and Emergency Shelters
 - *Only federal funding source for shelter operations*
 - *Support shelter based case management focused on housing solutions*
 - *Provide housing focused case management to shelter resistant clients*
- Priority for Rapid Rehousing versus Homeless Prevention
 - *More impactful in reducing the number of homeless*
 - *May serve chronic homeless and retain eligibility status for permanent supportive housing programs*
 - *Reduces length of stays in shelter, especially for families*
- Require all agencies to report client services into the common HMIS system
 - *Federal requirement*
 - *Achieve improved coverage of essential services in HMIS for system performance reporting*

Possible Considerations for ESG Budget for FY 2017-18

- Increase Street Outreach
- Reduce Rapid Rehousing
- Increase Homeless Prevention
- Reduce the number of partners to highest performers to enhance impact of dollars available

DISCUSSION