

RECEIVED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2017 FEB -2 PM 2: 56

CITY SECRETARY
DALLAS, TEXAS

Monday, February 6, 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. Multifamily Rental Housing Development Projects
All Districts
Bernadette Mitchell
Director
Housing/Community Services
3. FY 2016-17 Community Block Grant Extensions and Reprogramming
All Districts
Chan Williams
Assistant Director
Office of Financial Services

4. **UPCOMING AGENDA ITEMS**

February 8, 2017

- A. A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to City Wide Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim one unimproved property to City Wide Community Development Corporation, under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens – *District 4*
- B. A public hearing to receive comments on the proposed sale of four unimproved properties acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim four unimproved properties (list attached) to South Dallas Fair Park Inncity Community Development Corporation, under the HB110

A quorum of the City Council may attend this Council Committee meeting

process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens – *District 7*

- C. Addendum – DRAFT- Authorize a service contract with Real Time Transport Corporation with two twelve-month renewal options, to provide medical transportation services for low-and moderate-income seniors to medical appointments within the City of Dallas for a term of one year from the date of execution of the agreement. – *District All*
- D. Addendum – DRAFT - Authorize the acceptance of donations from private sponsors for the 2017 Senior Mayfair Expo in recognition of the National Older American Month and accomplishments of older citizens in the City of Dallas. – *District All*

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 17, 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 17, 2017

Meeting Start time: 11:00 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> 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 Beverly Davis, Assistant Director/OFH</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of January 3, 2017 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 Casey Thomas, II	Motion seconded by: CM Carolyn King Arnold
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. **Land Bank Program-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 made to present the Land Bank Program to the community by holding community meetings before making a decision and moving forward to full Council.

Motion made by: CM Monica Alonzo	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):

Executive session: 11:52 p.m. to 12:14 p.m.

3. **Multifamily Rental Housing Development Projects-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 made to bring back to the Housing Committee on February 6, 2017.

Motion made by: CM Carolyn King Arnold	Motion seconded by: CM Casey Thomas, II
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. **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 constraint this item will be rescheduled.

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

Follow-up (if necessary):

Meeting Adjourned: 12:29 P.M.

Approved By _____

Memorandum



CITY OF DALLAS

DATE February 3, 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 Monday, February 6, 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 black ink, appearing to read 'Alan E. Sims'.

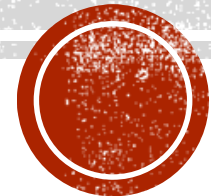
Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Rosa A. Rios, City Secretary
Larry Casto, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Mark McDaniel, Acting First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., 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
February 6, 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	33.7%
2	Evergreen Residential Evergreen Residential, Ltd	1701 Canton	122	Permanent Supportive Housing	\$1,000,000	31.4%
4	Gateway at Clarendon Family Gateway Affordable Housing and RMGM Developers III, LLC	1524 & 1526 E. Clarendon Dr.	139	Families	\$1,027,590	46.8%
7	The Residences at Hatcher Station Frazier Revitalization Inc.	4510 Scyene Rd.	78	Families	\$1,995,000	37.3%
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	25.6%
6	EMLI at Royal Lane Station Royal TC I, LP, Liberty Multifamily, LLC, LM Royal GP, LLC	2757 Royal Lane	384	Families	\$0	38.4%
8	Kingston Communities Camden Homes, LLC and Fair Housing Partners, LLC	Teagarden Rd., St. Augustine & Haymarket Rd.	184	Families	\$500,000	18.4%
14	Flora Lofts La Reunion TX & GREENarc Corp.	2121 Flora Street	52	Families	\$2,500,000	15.8%
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	32.5%
8	Quinnite Development Paul Quinn College and RMGM Developers, LLC	Highland Hills and Simpson Stuart	202	Families	\$5,000,000	38.8%
13	St. Jude Center St Jude Inc.	2920 Forest Lane	100	Permanent Supportive Housing	\$2,500,000	10.4%

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 322 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
- St Jude Center with \$2,000,000 HOME funds
 - Located in a High Opportunity Area
 - Special Needs
- Wynnewood Senior Housing II with \$0 funds and debt forgiveness of \$425,000
 - Located in a CRP
 - Special Needs

FAIR HOUSING DISCUSSION

NEXT STEPS

- Staff will work with developers to complete any required due diligence
- On February 22, 2017 – recommended projects will be presented to the full City Council for consideration of funding and/or City support

Memorandum



CITY OF DALLAS

DATE February 3, 2017

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

SUBJECT **FY 2016-17 Community Development Block Grant Extensions and Reprogramming**

On Monday, February 6, 2017, the Office of Financial Services and Housing/Community Services will brief the Housing Committee and Budget, Finance, & Audit Committee on FY 2016-17 Community Development Block Grant Extensions and Reprogramming. We have attached the briefing for your review.

Please let me know if you have any questions.

A handwritten signature in blue ink that reads "M. Elizabeth Reich".

M. Elizabeth Reich
Chief Financial Officer

Attachment

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Mark McDaniel, Acting First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager

FY 2016-17 Community Development Block Grant Extensions and Reprogramming

Briefing to Housing Committee
And
Budget, Finance, & Audit Committee
February 6, 2017



Purpose of Briefing

- Review Community Development Block Grant (CDBG) timely expenditure requirements
- Recommend extension and reprogramming of prior year unspent funds
- Seek Committee's favorable recommendation to move forward with the February 22nd resolution authorizing
 - Extension of CDBG funds;
 - Preliminary adoption of Reprogramming Budget #1 for the FY 2016-17 Action Plan; and
 - Calling the public hearing
- Review next steps



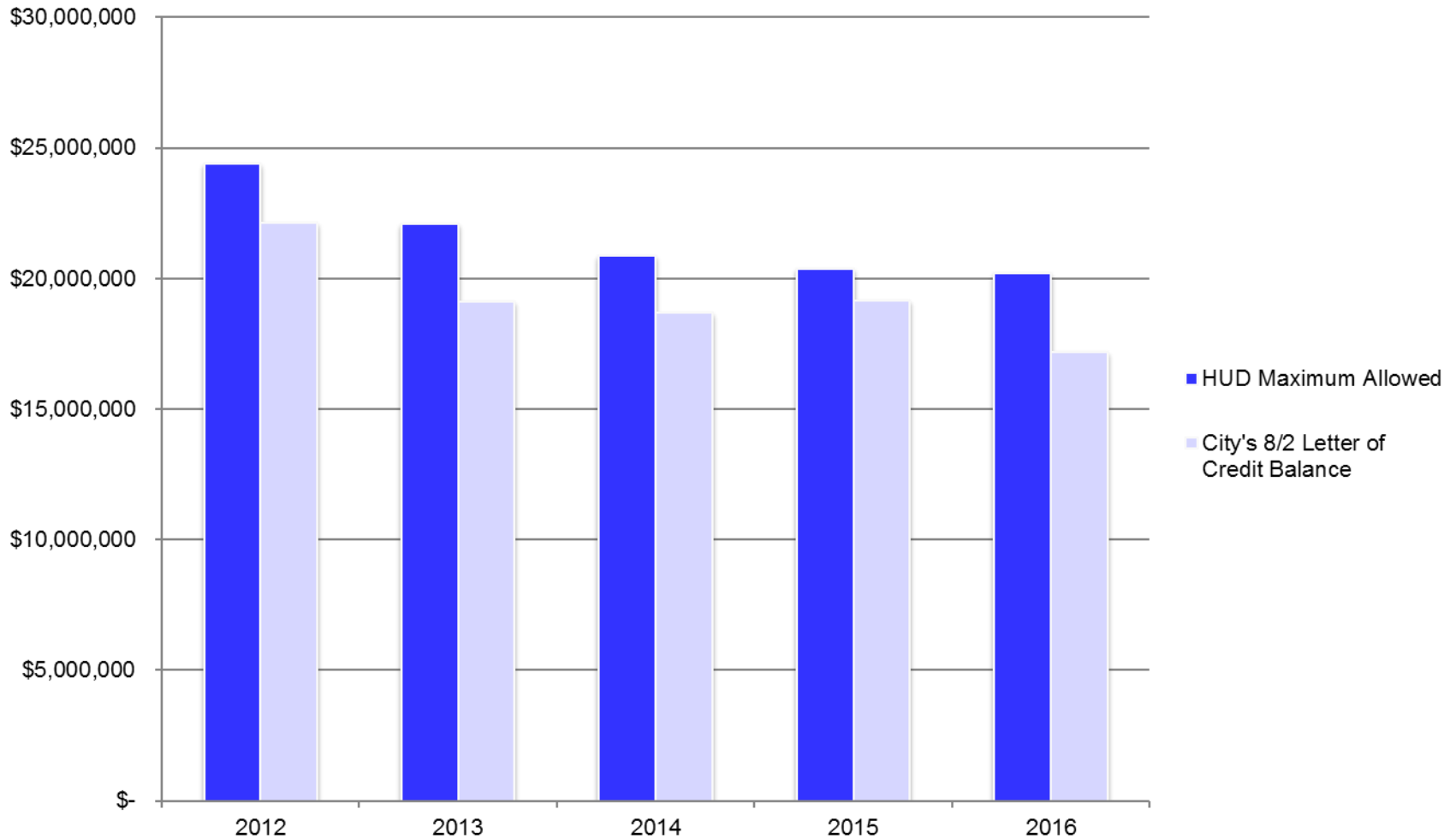
Timely Expenditure Requirements

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

HUD Timely Expenditure Requirements

- HUD requires that CDBG funds be expended in a timely manner
 - Federal regulations limit amount of CDBG funds that may be unspent to no more than 1.5 times grantee's annual grant allocation
 - This requirement is tested annually for expenditures through August 1st
 - Failure to meet this requirement would result in a reduction of the next annual grant allocation by the amount grantee exceeds 1.5 requirement
- City continues to meet this requirement (last tested on August 2, 2016)

HUD Timeliness Test



City Timely Expenditure Requirements

- In August 1993, Council established an additional spending policy for all CDBG projects to further ensure timely expenditure of funds
 - The City policy requires funds to be obligated within 12 months and fully expended within 24 months
- In March 2007, Council added criteria and benchmarks to be used in determining conformity with City's timely expenditure policy (see Attachment A)
- Council has authority to approve extensions outside of policy and benchmark timeframes

City Timely Expenditure Requirements

- An annual review is conducted during the first quarter of each fiscal year to determine the status of each project as of September 30th
- Unspent project funding determined to not meet the City's policy is either reprogrammed or an extension is requested
- Based on review of CDBG projects and timely expenditure policies, City Manager's recommended action on December 13th included:
 - Unspent funds remaining in 17 projects recommended for extension – total \$2.9m
 - Unspent funds remaining in 11 projects recommended for reprogramming – total \$1.4m

Community Development Commission Review

- Community Development Commission's (CDC) Financial Monitoring Committee reviewed City Manager's recommendation on December 13th and made no amendments
- On January 5th, CDC reviewed and approved Financial Monitoring Committee's recommendation
- Detail information provided in Attachment B

Reprogramming

- Typically, reprogrammed prior year unspent funds are used as a “source of funds” to be included as part of next CDBG budget cycle
- This year, staff recommends moving forward with budgeting of unspent funds to ensure HUD’s expenditure requirements continue to be met on August 1, 2017
 - Approximately \$1.4m from 11 projects
- Housing/Community Services Department proposed use of funds for the Major Systems Repair Program
 - CDC gave favorable recommendation during their monthly meeting on February 2nd

Reprogramming

- Housing/Community Services Department has received overwhelming response for assistance in the Major Systems Repair Program
 - Over 300 applications in the first quarter of the fiscal year (Oct – Dec 2016)
 - Estimated amount of repairs is over \$6m
 - Approximately 70% of applicants are senior homeowners
- Outreach is underway to expand pool of available contractors to expedite repairs
 - All contractors are MWBE
- Reduce wait-time for citizens needing repairs
- Expenditures would be underway immediately



Recommendation

- Extension of \$2.9m and 17 projects allowing additional time to complete the projects
- Reprogramming of \$1.4m from 11 projects to the Major Systems Repair program with implementation to begin in April 2017

Next Steps

- February 6 – Committees’ consideration to move forward with extensions and reprogramming as recommended
- February 22 – City Council consideration
 - Extension Requests;
 - Preliminary adoption of Reprogramming Budget #1 for the FY 2016-17 Action Plan; and
 - Call public hearing
- March 22 – Hold public hearing
- April 12 – Final adoption of Reprogramming Budget #1 for the FY 2016-17 Action Plan



Attachment A

City Timely Expenditure Requirements

Timely Expenditure Requirements

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

Timely Expenditure Requirements

1. On-Going Programs (continued)

Benchmarks:

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

Timely Expenditure Requirements

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

Benchmarks:

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

Timely Expenditure Requirements

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

Benchmarks:

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

Timely Expenditure Requirements

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

Benchmarks:

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

Timely Expenditure Requirements

5. Davis Bacon Restitution

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

Benchmarks:

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



Attachment B

Extensions & Reprogramming Project Listing By Department

FY 2016-17 COMMUNITY DEVELOPMENT BLOCK GRANT											
EXTENSION REQUEST AND REPROGRAMMING FUNDS											
as of September 30, 2016											
	Fiscal Year	Dept	Project Name	A Appropriations	B Expended	C Encumbrances	D Unobligated	Benchmark	E Extension Request	F Reprogramming Funds	G Explanation
HOUSING/COMMUNITY SERVICES											
1	10-11	HOU	BIP Façade Improvement	\$78,592	\$50,000	\$0	\$28,592	B-2		\$28,592	Projects completed; remaining balance to be reprogrammed.
2	15-16	HOU	City Child Care Services Program	\$299,697	\$262,505	\$29,694	\$7,498	B-1	\$29,694	\$7,498	Extension requested to continue subsidies to low-income working parents. Unobligated balance to be reprogrammed. Estimated completion: April 2017.
3	12-13	HOU	Community Based Development Organization - CWCDC	\$300,000	\$215,771	\$0	\$84,229	B-2		\$84,229	Project completed; remaining balance to be reprogrammed.
4	10-11	HOU	Community Based Development Organization - EDCO	\$200,000	\$98,492	\$101,508	\$0	B-2	\$101,508		Extension requested to complete senior housing project. Estimated completion: June 2017.
5	10-11	HOU	Community Based Development Organization - EDCO	\$500,000	\$485,896	\$14,105	\$0	B-2	\$14,105		Extension requested to complete senior housing project. Estimated completion: June 2017.
6	11-12	HOU	Community Based Development Organization - EDCO	\$300,000	\$15,583	\$284,417	\$0	B-2	\$284,417		Extension requested to complete senior housing project. Estimated completion: June 2017.
7	15-16	HOU	Housing Development Support	\$1,327,668	\$1,064,407	\$353	\$262,909	B-1		\$263,261	Payment of outstanding year-end expenses pending; remaining prior year balance to be reprogrammed.
8	14-15	HOU	Housing Development Support	\$709,778	\$642,825	\$0	\$66,953	B-1		\$66,953	Program funded in FY17; remaining prior year balance to be reprogrammed.
9	12-13	HOU	Mortgage Assistance Program	\$1,264,863	\$1,227,641	\$20,272	\$16,951	B-1		\$37,222	Payment of outstanding year-end expenses pending; remaining prior year balance to be reprogrammed.
10	14-15	HOU	Mortgage Assistance Program	\$1,165,856	\$768,069	\$24,168	\$373,619	B-1	\$397,787		Extension requested to provide mortgage assistance to homebuyers. The encumbered funds are for 4 homebuyers ready to close. Of the unobligated funds 38 homebuyers are pending closing and the remaining balance would assist 21 homebuyers with down payment and closing costs. Estimated completion: July 2017.
11	10-11	HOU	NIP-Neighborhood Investment Program-Infrastructure	\$1,500,000	\$479,541	\$0	\$1,020,459	B-3	\$1,020,459		Project cancelled. Extension requested for Neighborhood Plus projects. Estimated completion: September 2017.
12	13-14	HOU	NIP-SDFP/Mingo/Beall Streets Public Improvement	\$414,000	\$95,592	\$25,653	\$292,755	B-3	\$318,408		Extension requested to complete Beall and Mingo street improvements. Project in design phase. Estimated completion: May 2018.
13	12-13	HOU	NIP-South Dallas Ideal/Rochester Park Public Improvements	\$100,000	\$83,948	\$16,052	\$0	B-3	\$16,052		Extension requested to complete Bexar Street public art project. Estimated completion: March 2017.
14	13-14	HOU	NIP-South Dallas/Fair Park Public Improvements	\$343,318	\$156,812	\$186,506	\$0	B-3	\$186,506		Extension requested to complete Spring Avenue Redevelopment Project Phase 1. Estimated completion: May 2017.

FY 2016-17 COMMUNITY DEVELOPMENT BLOCK GRANT											
EXTENSION REQUEST AND REPROGRAMMING FUNDS											
as of September 30, 2016											
	Fiscal Year	Dept	Project Name	A Appropriations	B Expended	C Encumbrances	D Unobligated	Benchmark	E Extension Request	F Reprogramming Funds	G Explanation
15	10-11	HOU	NIP-Spring Avenue Infrastructure	\$1,500,000	\$1,353,364	\$146,636	\$0	B-3	\$146,636		Extension requested to complete Spring Avenue Redevelopment Project Phase 1. Estimated completion: May 2017.
16	11-12	HOU	NIP-Spring Avenue Infrastructure	\$334,216	\$118,740	\$215,476	\$0	B-3	\$215,476		Extension requested to complete Spring Avenue Redevelopment Project Phase 1. Estimated completion: May 2017.
17	10-11	HOU	NIP-Spring Avenue Infrastructure	\$162,355	\$127,368	\$2,849	\$32,138	B-3	\$34,987		Extension requested to complete Spring Avenue Redevelopment Project Phase 1. Estimated completion: May 2017.
18	13-14	HOU	Reconstruction Program	\$400,000	\$309,000	\$91,000	\$0	B-2	\$91,000		Extension requested to complete contract payments. Estimated completion: April 2017.
19	11-12	HOU	Residential Development Acquisition Loan Program	\$228,509	\$158,290	\$0	\$70,219	B-2		\$70,219	Project completed; remaining balance to be reprogrammed.
20	12-13	HOU	Residential Development Acquisition Loan Program	\$500,000	\$0	\$0	\$500,000	B-2		\$500,000	Project cancelled; funds to be reprogrammed.
TOTAL HOUSING/COMMUNITY SERVICES				\$11,628,851	\$7,713,842	\$1,158,688	\$2,756,321		\$2,857,035	\$1,057,974	
OFFICE OF ECONOMIC DEVELOPMENT											
21	14-15	ECO	BAC#2 Dallas Black Chamber of Commerce	\$40,000	\$23,660	\$16,340	\$0	B-1	\$16,340		Extension requested to complete contract payments. Estimated completion: April 2017.
22	14-15	ECO	BAC#3 Sammons Business & Community Lenders of Texas	\$40,000	\$5,231	\$34,769	\$0	B-1	\$34,769		Extension requested to complete contract payments. Estimated completion: April 2017.
23	14-15	ECO	BAC#4 Spring Av-Business & Community Lenders of Texas	\$80,000	\$45,119	\$34,881	\$0	B-1		\$34,881	Project completed; remaining prior year balance to be reprogrammed.
24	14-15	ECO	BAC#6 Hampton Regional Hispanic Contractors	\$40,000	\$23,705	\$16,295	\$0	B-1	\$16,295		Extension requested to complete contract payments. Estimated completion: April 2017.
25	14-15	ECO	BAC#7 Illinois Regional Hispanic Contractors	\$80,000	\$78,422	\$1,578	\$0	B-1	\$1,578		Extension requested to complete contract payments. Estimated completion: April 2017.
26	14-15	ECO	BAC#8 Record Crossing - BCL of Texas	\$80,000	\$70,362	\$9,638	\$0	B-1		\$9,638	Project completed; remaining prior year balance to be reprogrammed.
TOTAL OFFICE OF ECONOMIC DEVELOPMENT				\$360,000	\$246,500	\$113,501	\$0		\$68,982	\$44,519	
OFFICE OF FINANCIAL SERVICES											
27		BMS	Reprogrammed Funds	\$311,103	\$0	\$0	\$311,103			\$311,103	Unawarded and unspent funds from projects completed per HUD guidelines.
TOTAL OFFICE OF FINANCIAL SERVICES				\$311,103	\$0	\$0	\$311,103		\$0	\$311,103	
GRAND TOTAL				\$12,299,954	\$7,960,342	\$1,272,189	\$3,067,424		\$2,926,017	\$1,413,595	

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 8, 2017
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65C

SUBJECT

A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to City Wide Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim one unimproved property to City Wide Community Development Corporation, under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: \$1,000

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

City Wide Community Development Corporation (City Wide CDC), submitted a proposal to construct one (1) single-family home with the home containing approximately 1,405 to 1,700 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyer at a proposed sales price of \$130,000 to \$150,000 with construction to begin in April 2017.

This item calls for a public hearing to allow the public an opportunity to comment on the proposed sale of the one unimproved property to City Wide CDC and, at the close of the public hearing, authorizes the sale of the property to City Wide CDC by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 11, 2017, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of one unimproved property acquired by the taxing authorities from the Sheriff to City Wide Community Development Corporation, by Resolution No. 17-0075.

FISCAL INFORMATION

Revenue - \$1,000

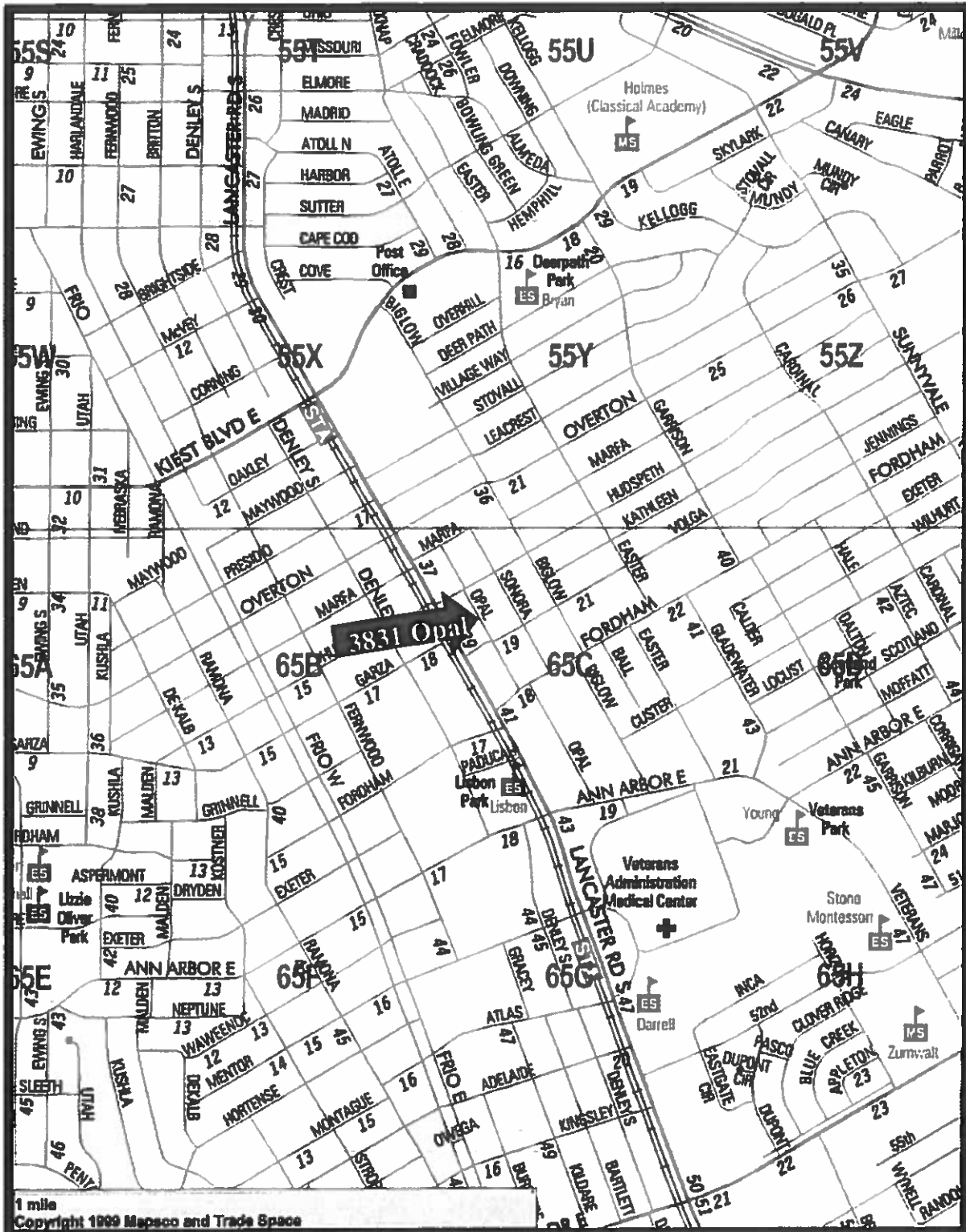
OWNER

City Wide Community Development Corporation

Sherman Roberts, President & Chief Executive Officer

MAP

Attached



MAPSCO 65C

Tax Foreclosure and Seizure Property Resale

Parcel Council No. Address District	Non-Profit Organization	DCAD Mapsco	Sale Amount	Vac/ Imp	Zoning	
1. 3831 Opal	City Wide Community Development Corporation	65C	\$7,000	\$1,000.00	V	R-7.5(A) 4

February 8, 2017

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, City Wide Community Development Corporation (City Wide CDC) submitted a proposal to construct one (1) single-family home with the home containing approximately 1,450 to 1,700 square feet on one (1) unimproved HB110 process-eligible, Land Transfer Program property, identified on **Exhibit A**, attached hereto and made a part hereof (hereinafter the "property"), for purchase by a low to moderate income homebuyer at a proposed sales price of \$130,000 to \$150,000 with construction to begin in April 2017; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News;

NOW, THEREFORE,

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

February 8, 2017

Section 1. That upon receipt of the requisite monetary consideration from City Wide Community Development Corporation, (hereinafter the “non-profit organization”) and the approval of the governing bodies of the other affected taxing jurisdictions, the City Manager is hereby authorized to execute a quitclaim deed, approved as to form by the City Attorney and attested by the City Secretary, quitclaiming the property, acquired by the taxing authorities from the Sheriff, to the non-profit organization, subject to the conditions contained in this resolution.

Section 2. That the City Manager is hereby authorized to execute instruments, approved as to form by the City Attorney, releasing the City’s non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any, on the property.

Section 3. That the non-profit organization’s proposal for the development of affordable housing on the property, described in **Exhibit A**, is hereby approved.

Section 4. That the quitclaim deed shall contain:

- (a) A copy or summary of the proposal from the non-profit organization for the property and a requirement that the property be developed by the non-profit organization in accordance with the proposal, including the timetable specified in the proposal.
- (b) A possibility of reverter with right of re-entry if the director determines that the non-profit organization:
 - (i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;
 - (ii) has failed to complete construction of affordable housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;
 - (iii) is not developing the property in compliance with the timetable specified in the non-profit organization’s proposal;
 - (iv) is unable to develop the land in compliance with its proposal because a request for a zoning change has been denied;
 - (v) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed; and

February 8, 2017

- (vi) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.
- (c) Deed restrictions requiring the purchaser to:
- (i) restrict the sale and resale of owner-occupied property to low-income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;
 - (ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and
 - (iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.
- (d) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.
- (e) A statement and acknowledgment that the property is quitclaim deed subject to all redemption rights provided by state law.
- (f) The non-profit organization's representation and agreement that it did not purchase the property on behalf of a "prohibited person" and will not sell or lease the property to a "prohibited person" for five years from the date of the quitclaim deed. A "prohibited person" is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

February 8, 2017

Section 5. That the City Manager is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

Section 6. That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.

Section 7. That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

Section 8. That the monetary consideration received from the non-profit organization shall be distributed pursuant to Section 34.06 of the Texas Tax Code.

Section 9. That any and all proceeds for the City's sale of the property to the non-profit organization be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519.

Section 10. That upon receipt of the monetary consideration from the non-profit organization, the Chief Financial Officer is authorized to disburse proceeds of the sale of the property in accordance with Section 34.06 of the Texas Tax Code, and which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 9 above.

Section 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3831 Opal Lot 9, Hillview Addition Block 4/4334	City Wide Community Development Corporation	1	\$1,000.00
TOTAL				\$1,000.00

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 8, 2017
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46R Q

SUBJECT

A public hearing to receive comments on the proposed sale of four unimproved properties acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim four unimproved properties (list attached) to South Dallas Fair Park Inncity Community Development Corporation, under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: \$4,000

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

South Dallas Fair Park Inncity Community Development Corporation (ICDC), submitted a proposal to construct four (4) single-family homes with the homes containing approximately 1,300 to 1,400 square feet on the four unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price of \$95,000 to \$105,000 with construction to begin in June 2017.

This item calls for a public hearing to allow the public an opportunity to comment on the proposed sale of the four unimproved properties to ICDC and, at the close of the public hearing, the City Council will be asked to authorize the sale of the properties to ICDC by quitclaim deeds and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 11, 2017, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of four unimproved properties acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Organization, by Resolution No. 17-0076.

FISCAL INFORMATION

Revenue - \$4,000

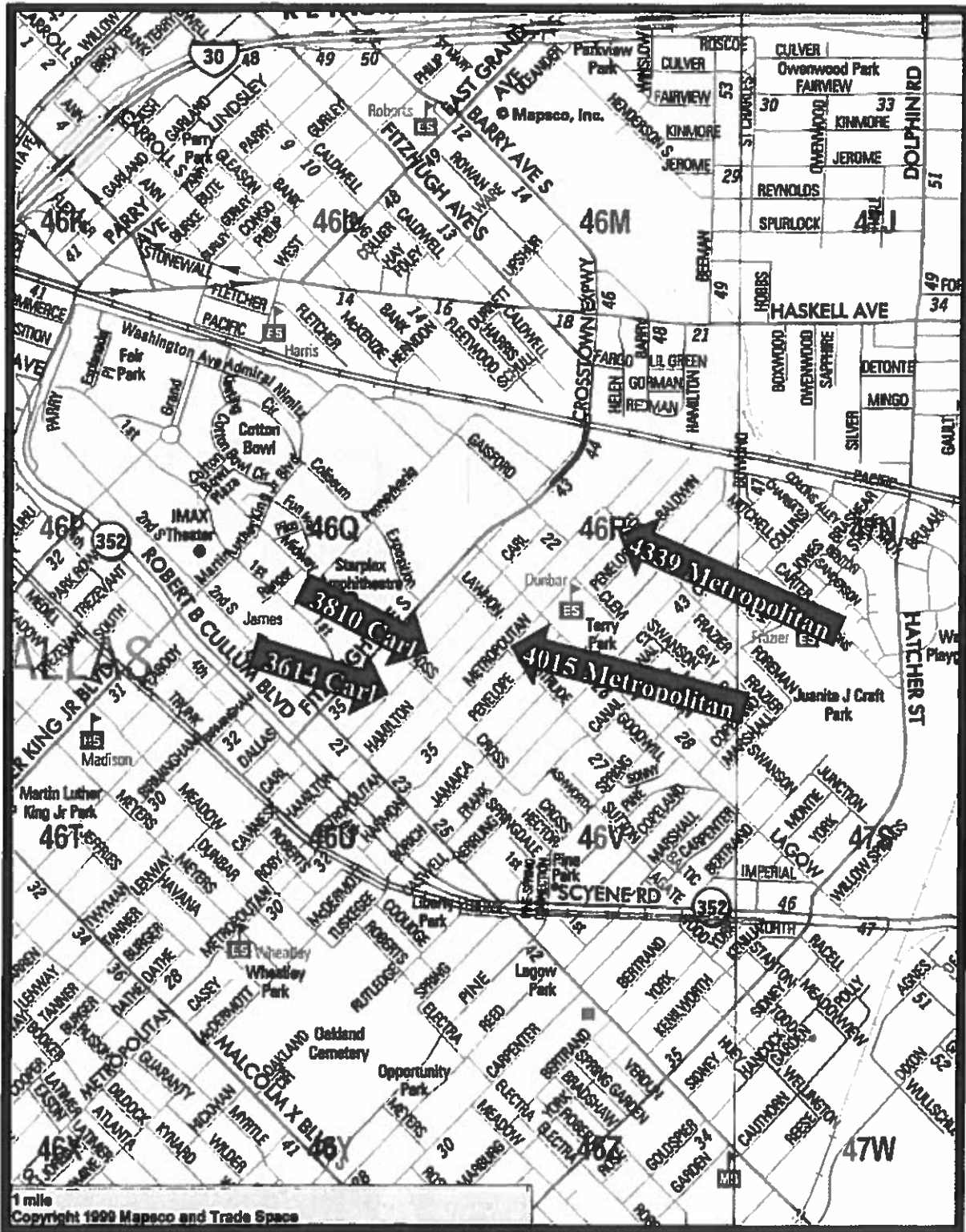
OWNER

South Dallas Fair Park Inncity Community Development Corporation

Diane Ragsdale, Managing Director

MAP

Attached



MAPSCO 46Q & 46R

Tax Foreclosure and Seizure Property Resale

Parcel Council No. Address District	Non-Profit Organization	DCAD Mapsco	Sale Amount	Vac/ Imp	Zoning	
1. 4015 Metropolitan	South Dallas Fair Park Innercity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595 7
2. 4339 Metropolitan	South Dallas Fair Park Innercity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595 7
3. 3614 Carl	South Dallas Fair Park Innercity Community Development Corporation	46Q	\$5,000	\$1,000.00	V	PD-595 7
4. 3810 Carl	South Dallas Fair Park Innercity Community Development Corporation	46Q	\$5,000	\$1,000.00	V	PD-595 7

February 8, 2017

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, South Dallas Fair Park Inncercity Community Development Corporation (ICDC) submitted a proposal to construct four (4) single-family homes with the homes containing approximately 1,300 to 1,400 square feet on four unimproved HB110 process-eligible, Land Transfer Program properties, identified on **Exhibit A**, attached hereto and made a part hereof (hereinafter the "property"), for purchase by low to moderate income homebuyers at a proposed sales price of \$95,000 to \$105,000 with construction to begin in June 2017; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News;

NOW, THEREFORE,

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

February 8, 2017

Section 1. That upon receipt of the requisite monetary consideration from South Dallas Fair Park Innerscity Community Development Corporation, (hereinafter the "non-profit organization") and the approval of the governing bodies of the other affected taxing jurisdictions, the City Manager is hereby authorized to execute a quitclaim deed, approved as to form by the City Attorney and attested by the City Secretary, quitclaiming the properties, acquired by the taxing authorities from the Sheriff, to the non-profit organization, subject to the conditions contained in this resolution.

Section 2. That the City Manager is hereby authorized to execute instruments, approved as to form by the City Attorney, releasing the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any, on the property.

Section 3. That the non-profit organization's proposal for the development of affordable housing on the property, described in **Exhibit A**, is hereby approved.

Section 4. That the quitclaim deed shall contain:

- (a) A copy or summary of the proposal from the non-profit organization for the property and a requirement that the property be developed by the non-profit organization in accordance with the proposal, including the timetable specified in the proposal.
- (b) A possibility of reverter with right of re-entry if the director determines that the non-profit organization:
 - (i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;
 - (ii) has failed to complete construction of affordable housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;
 - (iii) is not developing the property in compliance with the timetable specified in the non-profit organization's proposal;
 - (iv) is unable to develop the land in compliance with its proposal because a request for a zoning change has been denied;
 - (v) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed; and

February 8, 2017

- (vi) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.
- (c) Deed restrictions requiring the purchaser to:
- (i) restrict the sale and resale of owner-occupied property to low-income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;
 - (ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and
 - (iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.
- (d) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.
- (e) A statement and acknowledgment that the property is quitclaim deed subject to all redemption rights provided by state law.
- (f) The non-profit organization's representation and agreement that it did not purchase the property on behalf of a "prohibited person" and will not sell or lease the property to a "prohibited person" for five years from the date of the quitclaim deed. A "prohibited person" is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

February 8, 2017

Section 5. That the City Manager is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

Section 6. That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.

Section 7. That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

Section 8. That the monetary consideration received from the non-profit organization shall be distributed pursuant to Section 34.06 of the Texas Tax Code.

Section 9. That any and all proceeds for the City's sale of the property to the non-profit organization be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519.

Section 10. That upon receipt of the monetary consideration from the non-profit organization, the Chief Financial Officer is authorized to disburse proceeds of the sale of the property in accordance with Section 34.06 of the Texas Tax Code, and which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 9 above.

Section 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	4015 Metropolitan Lot 35, Camps Second Avenue Addition Block F/1817	South Dallas Fair Park Inncity Community Development Corporation	1	\$1,000.00
2	4339 Metropolitan Lot 27, Camps Alex Addition Block G/1822	South Dallas Fair Park Inncity Community Development Corporation	1	\$1,000.00
3	3614 Carl Lot 11 Block 2/1557	South Dallas Fair Park Inncity Community Development Corporation	1	\$1,000.00
4	3810 Carl Lot 3, 50 x 125 Carl 100FR Cross Block 0/1813	South Dallas Fair Park Inncity Community Development Corporation	1	\$1,000.00
TOTAL				\$4,000.00

Memorandum



CITY OF DALLAS

DATE February 3, 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 **Upcoming Draft Addendum Agenda Item on the February 8, 2017 Council Agenda – Authorizes a service contract with Real Time Transport Corporation to provide medical transportation services for low-and moderate-income seniors to medical appointments within the City of Dallas**

This item authorizes a service contract with Real Time Transport Corporation to provide medical transportation services for low-and moderate-income seniors to medical appointments within the City of Dallas. The contract term will be for one year and may be renewed for two additional one-year terms, depending upon available funding and the company's satisfactory performance. The cost is not to exceed \$190,000 – Financing: Current Funds (subject to annual appropriations)

Please let me know if you have any questions.

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

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Rosa A. Rios, City Secretary
Larry Casto, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Mark McDaniel, Acting First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., 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

Memorandum



CITY OF DALLAS

DATE February 3, 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 **Upcoming Draft Addendum Agenda Item on the February 8, 2017 Council Agenda – Authorizes the acceptance of donations from private sponsors for the 2017 Senior Mayfair Expo in recognition of the National Older American Month and accomplishments of older citizens in the City of Dallas**

This item authorizes the acceptance of donations from private sponsors for the 2017 Senior Mayfair Expo in recognition of the National Older American Month and accomplishments of older citizens in the City of Dallas.

Please let me know if you have any questions.

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

Alan E. Sims
Chief of Neighborhood Plus

C: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
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Elsa Cantu, Assistant to the City Manager – Mayor and Council