

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

TUESDAY, FEBRUARY 21, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

2017 FEB 16 PM 12:05

CITY SECRETARY
DALLAS, TEXAS

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. Emergency Solutions Grant
All Districts
Bernadette Mitchell
Director
Housing/Community Services
3. Gateway To Permanent Supportive
Housing Program
All Districts
Bernadette Mitchell
Director
Housing/Community Services

4. **UPCOMING AGENDA ITEMS**

Housing
February 22, 2017

- A. Agenda Item #37 - Authorize (1) acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$288,401, to provide permanent supportive Housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalls Avenue, for the period May 1, 2017 through April 30, 2018; (2) an amendment to the grant agreement for the substitution of PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as recipient grantee, in place of the City of Dallas, with their assumption of all rights and obligations under the grant; and (3) execution of any and all documents required by the grant and the grantee substitution – *District 1*
- B. Agenda Item #39 - Authorize (1) Supplemental Agreement No. 1 to the contract with Association of Persons Affected by Addiction to revise the budget amount and increase the contract amount from \$100,000 to \$250,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative

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

Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract - Not to exceed \$150,000, from \$100,000 to \$250,000 – *Districts All*

- C. Agenda Item #40 - Authorize (1) Supplemental Agreement No. 1 to the contract with Bridge Steps to revise the budget amount and increase the contract amount from \$1,799,735 to \$2,145,819 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for FY 2017 allocation for the period August 1, 2016 through August 31, 2017, in the amount of \$346,084, from \$299,735 to \$645,819; and (2) execution of any and all documents required by the contract – *Districts All*
- D. Agenda Item #41 - Authorize (1) Supplemental Agreement No. 1 to the contract with CitySquare to revise the budget amount and decrease the contract amount from \$1,508,192 to \$857,725 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract - Not to exceed (\$650,467), from \$1,508,192 to \$857,725 – *Districts All*
- E. Agenda Item #42 - Authorize (1) Supplemental Agreement No. 1 to the contract with Shelter Ministries of Dallas dba Austin Street Center to revise the budget amount and increase the contract amount from \$500,000 to \$654,383 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract – *Districts All*
- F. Agenda Item #43 - Authorize an amendment to Resolution No. 15-0779, previously approved on April 22, 2015, for a development loan with East Dallas Community Organization, a certified Community Housing Development Organization and a Community Based Development Organization to (1) reduce the number of units to be developed from seven to five; and (2) extend the completion date from December 31, 2016 to February 22, 2018 for the Bexar Street Senior Project to be located on Macon Street and Starks Avenue – *District 7*
- G. Agenda Item #44 - Authorize an amendment to Resolution No. 15-1380, previously approved on August 12, 2015, with 2000 Roses Foundation, Inc. to (1) allow the unit to be rented to a qualified household; and (2) extend the agreement to May 30, 2017 to complete final paperwork for renovation of 220 North Cliff Street – *District 4*
- H. Agenda Item #45 - Authorize an amendment to Resolution No. 16-0168, previously approved on January 27, 2016, to extend the completion date of each agreement to May 30, 2017, for two

separate loan agreements with Builders of Hope CDC for two separate phases of the Prairie Creek project to complete final paperwork – *District 7*

- I. Agenda Item #46 - Authorize an amendment to Resolution No. 16-0169, previously approved on January 27, 2016, to extend the completion date of each agreement to December 31, 2017, for two separate loan agreements with Builders of Hope CDC for two separate phases of the West Dallas project to complete final paperwork – *District 6*
- J. Agenda Item #47 - Authorize an amendment to Resolution No. 16-0279, previously approved on February 10, 2016, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2016 to August 31, 2017 – *District 7*
- K. Agenda Item #48 - Authorize an amendment to Resolution No. 16-0841, previously approved on May 25, 2016, for a conditional grant agreement with Camden Homes at Shady Oaks, LLC for construction of single family homes for the Shady Oaks Project located at Highway 175 and South Woody Road to (1) reduce the number of houses to be built from 40 to 19; and (2) reduce the conditional grant amount by \$630,000, from \$1,200,000 to \$570,000 – *District 8*
- L. Agenda Item #75 - Authorize on-site reconstruction of two homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4227 Opal Avenue in the amount of \$103,000; and 3811 Hamilton Avenue in the amount of \$103,000 – *Districts 4, 7*
- M. Agenda Item #76 - Authorize an amendment to Resolution No. 15-0778, previously approved on April 22, 2015, for a housing development loan with City Wide Community Development Corporation, a certified Community Housing Development Organization, to (1) provide General Obligation Bond funds as a conditional grant for two of the units in the amount of \$80,000; and (2) extend the contract from December 31, 2016 to February 22, 2018 for construction of single family homes located on scattered sites – *District 8*
- N. Agenda Item #77 - Authorize an amendment to Resolution No. 16-1361, previously approved on August 24, 2016, to change the awarded reconstruction contractor of one home located at 2612 Stephenson Street from Bethel Enterprise, Inc. to Miko Trucking Inc. – *District 7*

**Office of Economic Development
February 22, 2017**

- O. Agenda Item #34 - Authorize a public hearing to be held on March 22, 2017, to receive comments concerning the application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of \$7,705,000 with tax exempt bonds in the approximate amount of \$15,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the Silver Gardens Apartments, an existing senior apartment community comprised of 202 units for seniors, located at 2620 Ruidosa Avenue, and at the close of the public hearing, authorize: (1) DHFC to issue the tax exempt bonds in an amount not to exceed \$15,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and rehabilitation of 202 units for seniors by Dominion Development & Acquisition, LLC ("Dominium"), on behalf of Dallas Leased Housing Associates IV, LLP (the "Applicant"), referred to as the Silver Gardens; and (2) a resolution to support the TDHCA's award of Low Income Housing Tax Credits for the acquisition and rehabilitation of the existing Silver Gardens housing development located at 2620 Ruidosa Avenue, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors – District 9
- P. Agenda Item #35 - Authorize a public hearing to be held on March 22, 2017, to receive comments concerning an application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of \$7,579,038 with tax exempt bonds in the approximate amount of \$14,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the Flora Lofts, an existing apartment community comprised of 52 units for families, located at 2121 Flora Street, and at the close of the public hearing, authorize: (1) DHFC to issue the tax exempt bonds in an amount not to exceed \$14,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and new construction of 52 units for families by La Reunion and GREENarc CORP, on behalf of Flora Street Lofts, Ltd. (the "Applicant"), referred to as the Flora Street Lofts; and (2) a resolution supporting the TDHCA's award of Low Income Housing Tax Credits for the acquisition and new construction of the Flora Street Lofts, Ltd. development located at 2121 Flora Street, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §. 11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors – District 14

**Office of Financial Services
February 22, 2017**

- Q. Agenda Item #54 - Authorize (1) an extension through September 30, 2017 for Community Development Block Grant (CDBG) funded projects which have not met the twelve-month obligation or twenty-four-month expenditure requirement; (2) preliminary adoption of Reprogramming Budget No. 1 to the FY 2016-17 Action Plan to use unspent prior year CDBG funds in the amount of \$1,413,595 for the Major Systems Repair Program; and (3) a public

hearing to be held on March 22, 2017 to receive comments on the proposed use of funds for
Reprogramming Budget No. 1 to the FY.2016-17 Action Plan

Adjourn



Scott Briggs, 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 February 6, 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: February 6, 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 Philip T. Kingston</p> <p><u>Committee Members Absent</u></p>	<p>Staff Present: Alan E. Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS Chan Williams, OFS 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 Tiffinni A. Young	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. 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:

Executive Session – 11:10 A.M. to 11:18 A.M

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

Motion made by: CM Mark Clayton	Motion seconded by: CM Scott Griggs
CM Casey Thomas absent from voting due to conflict of interest.	Opposed by: Carolyn King Arnold
Item passed unanimously: <u> </u>	Item passed on a divided vote: <u>X</u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

3. FY 2016-17 Community Development Block Grant Extensions and Reprograming-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 move forward with staff recommendations to full Council.

Motion made by: CM Monica Alonzo	Motion seconded by: CM Mark Clayton
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):

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 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*

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

Motion made by: CM Mark Clayton	Motion seconded by: CM Tiffinni A. Young
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: 11:40 A.M.

Approved By _____

Memorandum



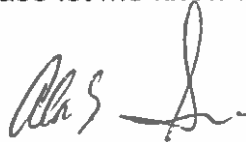
DATE February 17, 2017

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, February 21, 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.



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
Directors and Assistant Directors

EMERGENCY SOLUTIONS GRANT

Briefing to the Housing Committee

February 21, 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	

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.

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

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
- Increase Rapid Rehousing
- Shift Homeless Prevention activity to Community Development Block Grant
- Reduce the number of partners to highest performers to enhance impact of dollars available

DISCUSSION

Memorandum



CITY OF DALLAS

DATE February 17, 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 Gateway to Permanent Supportive Housing Program

On Tuesday, February 21, 2017, you will be briefed on the Gateway to Permanent Supportive Housing Program. 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'.

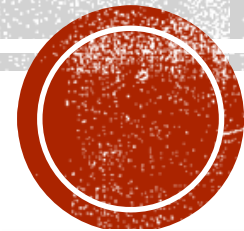
Alan E. Sims
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Directors and Assistant Directors

GATEWAY TO PERMANENT SUPPORTIVE HOUSING PROGRAM

Briefing to the Housing Committee

February 21, 2017



PURPOSE



- Provide an overview of the Gateway to Permanent Supportive Housing Program
 - Continuum of Care (CoC) grant
 - Services Provided
 - Clients
 - Successes
 - Challenges

GRANT FUNDS

- Continuum of Care Grant Funds are competitively awarded through the Department of Housing & Urban Development
- Funds are intended to be used to provide permanent housing and case management services to chronically homeless adults
 - Defined as homeless for an extended period time with a disabling physical or mental health condition
- City of Dallas Award
 - City has received these funds since 2008
 - Award for this year \$802,120
 - Contract Term: 10/1/2016 to 9/30/2017
 - Match requirement is 25% of the grant



SERVICES

- Services for clients include:
 - Caseworkers facilitate individualized plans with clients
 - Clients are connected with resources based on individualized plans
 - Weekly living skill classes in groups on-site
 - At least one home visit each month by caseworker
 - Monthly office visits between caseworker and client
 - Monthly resident meetings with all program clients

OTHER PROGRAM ELEMENTS

- Leases are between the Client and the Landlord
 - Caseworkers serve as liaisons and attend monthly partner meetings with property management staff
- Rental Assistance Payment agreements are executed between the Participant, Landlord, and the City of Dallas
 - Clients with income must pay 30% of the monthly rent
 - Unit rents must be reasonable with similar units in the area and consistent with what Landlord charges to other market rate tenants for the same unit

CLIENT DETAILS

- Based on FY15-16 program
 - Total number of single adult households served: 77
 - 79% male, 21% female; majority are 45+ (68 participants)
 - Total number of leavers from program: 13
 - Physical and mental health conditions at entry: 77
 - Domestic violence experience: 4
 - Veteran Status: 6
 - Income Status: 45, no income; 32 w/ income
 - 51 in the program for at least 2 years, includes 22 who have been in the program for 5+ years
 - Only 2 in the program less than a year



SUCCESS STORIES

Client A came to our program in 2009 from a local shelter with a history of substance abuse and a criminal background. As a result, she was disconnected from her children and her family. After participating in the program, client A, who had outstanding legal issues, was encouraged to turn herself in because it was the right thing.

This major step resulted in client A redeveloping relationships with her family, maintain her sobriety for 8 years plus, and she is now in the Honor Society at El Centro with a 4.0 GPA

SUCCESS STORIES

Client B, a former homeless veteran, became a program participant in March 2016 after residing in a “tent city”. Mr. B is an elderly male who had been unsheltered for three years and was a leader at the first large encampment. It was a difficult decision for Mr. B to leave that community because so many people looked up to him and he had friends.

He accepted the invitation to be part of the Gateway Program and has maintained housing for 11 months. Everyday is a success when he doesn't take a drink of alcohol. He has also redeveloped a relationship with his 89 year old father and they go fishing regularly now.

CONTRIBUTING FACTORS TO SUCCESS



- Supportive relationships with caseworker
- Accountability provided from staff and peers to achieve established goals
- Opportunities to celebrate what some may consider as “small” accomplishments
- Clients benefit from the caseworkers’ network of professional relationships
- Reestablishment of housing stability despite their background and rental history
- The client’s **WILL** to plan and contribute to their destiny because of their **GRATITUDE** for a second chance

CHALLENGES

- Clients do not meet standard application criteria
- Nearby residents aren't always in support of formerly homeless programs in their neighborhood
- Finding properties that have the capacity and willingness to participate with a homeless program
- Additional funding specifically for permanent housing with wrap around case management





QUESTIONS



KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 1
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize (1) acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$288,401, to provide permanent supportive Housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue, for the period May 1, 2017 through April 30, 2018; (2) an amendment to the grant agreement for the substitution of PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as recipient grantee, in place of the City of Dallas, with their assumption of all rights and obligations under the grant; and (3) execution of any and all documents required by the grant and the grantee substitution - Financing: No cost consideration to the City

BACKGROUND

Hillcrest House is a four-story residential facility with 64 single room occupancy (SRO) units serving homeless persons with HIV/AIDS. The facility is owned by Hillcrest House Partnership, Ltd., a Texas limited partnership with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) as sole general partner and, through a wholly owned subsidiary, sole limited partner.

In 1992, the City of Dallas as grantee, together with ASD as project sponsor and Dallas Housing Authority as rental assistance administrator, applied for and were awarded a Continuum of Care Shelter Plus Care/SRO Grant (the "City Grant") from the U.S. Department of Housing and Urban Development (HUD) for ten years of rental assistance commencing in May 1995, in connection with the moderate rehabilitation of Hillcrest House located at 834 North Marsalis Avenue, Dallas, Texas. At that time, HUD regulations required that City Grant funding be administered through the housing authority.

BACKGROUND (Continued)

Beginning in May 2006 to the present, the City Grant has been renewed annually to provide ongoing support for the project, consisting of rental assistance, supportive services (transportation), and project administration. A change in HUD regulations in June 2012 allowed the City to administer the funding directly without the participation of the housing authority. The City of Dallas does not receive reimbursements for administrative costs for services provided, including inspections, eligibility reviews, contract administration, grant administration, and reporting.

In 1992, ASD also applied for and was awarded, as a direct grantee, a separate Continuum of Care Supportive Housing Program (SHP) Grant (the "ASD Grant") from HUD for the same Hillcrest House project. The ASD Grant has also been renewed annually to provide ongoing support for the project, consisting of operating costs, supportive services, and project administration. ASD staff provides similar administrative services for the ASD Grant, which sometimes overlaps with the City Grant.

On December 20, 2016, HUD announced the FY2016 Continuum of Care funding awards, including renewal of the City Grant for \$288,401 and the ASD Grant for \$625,976, beginning May 1, 2017. In an effort to streamline the administration of the two grants for the Hillcrest House project, the parties desire to substitute ASD as the recipient grantee in place of the City of Dallas under the City Grant, and to have ASD assume all rights and obligations under the City Grant as the substitute recipient grantee, effective for the FY2016 renewal award, including but not limited to the requirement to provide matching funds for 25 percent of the award. HUD regulations allow for a change in recipient with prior HUD approval. Following this grantee substitution, ASD may work with HUD directly to consolidate the two grants into one and take over full administration of both grants.

PERFORMANCE MEASURES

Number of Persons Assisted

	2016-17 <u>Goal</u>	2016-17 <u>Actual*</u>	2017-18 <u>Goal</u>
Persons served at Hillcrest	77	72	77
Persons in stable housing at Hillcrest	67	68	67

*YTD data through 12/31/16 (8 months)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the first amendment to the FY2013 renewal of the Continuum of Care Grant for Hillcrest House to establish a category for supportive services and shift funds from rental assistance to supportive services, on February 11, 2015, by Resolution No. 15-0276.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized the FY2014 renewal of a Continuum of Care Grant to provide rental assistance funds for single room occupancy for homeless persons living with HIV/AIDS at Hillcrest House on April 22, 2015, by Resolution No. 15-0752.

Authorized the second amendment to FY2013 renewal of the Continuum of Care Grant for Hillcrest House to shift funds from supportive services to rental assistance, on August 12, 2015, by Resolution No. 15-1381.

Authorized the FY2015 renewal of a Continuum of Care Grant to provide rental assistance funds for single room occupancy for homeless persons living with HIV/AIDS at Hillcrest House on April 27, 2016, by Resolution No. 16-0631.

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

No cost consideration to the City

ETHNIC COMPOSITION

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (Board)

Black Female	1	Black Male	1
White Female	3	White Male	16
Hispanic Female	1	Hispanic Male	0
Other Female	0	Other Male	1

OWNER(S)

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas

Board of Directors

Don Neubauer, Chair	Brigid Bonning
Donald Mercer, Vice Chair	Arlen Miller
Karen Charleston, Secretary	David Nelson
Sam Etheridge, Treasurer	Debora Ochoa
Jacque Borel	Rich Perry
William Early	Budi Sutomo

OWNER(S) (Continued)

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas

Board of Directors

**Mark Edgell
Robert Helm
Bruce Jaster
Mathew Jones
Nathan Justice
Dennis Kershner**

**Wayne Thomas
Jonathan Thorne
Jennifer Thornton
Sharon Valenti
Hon. Ernie White**

February 22, 2017

WHEREAS, there is a need to assist the homeless population with HIV/AIDS by providing rental assistance in conjunction with supportive services; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides Continuum of Care Grant funds to assist homeless persons living with HIV/AIDS with project-based rental assistance; and

WHEREAS, on December 20, 2016, HUD announced the FY2016 Continuum of Care funding awards, including renewal of the City of Dallas Continuum of Care Grant (formerly Shelter Plus Care) to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue (the "City Grant"); and

WHEREAS, the City of Dallas and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas ("ASD") desire to substitute ASD as grantee under the City Grant in place of the City of Dallas, and have ASD assume all rights and obligations under the City Grant;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to: **(1)** accept a Continuum of Care Grant (Grant No. TX0060L6T001609 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$288,401, to provide permanent supportive Housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue, for the period May 1, 2017 through April 30, 2018; **(2)** amend the grant agreement to substitute PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as recipient grantee, in place of the City of Dallas, with their assumption of all rights and obligations under the grant; and **(3)** execute any and all documents required for the grant and the grantee substitution.

Section 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: February 22, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize **(1)** Supplemental Agreement No. 1 to the contract with Association of Persons Affected by Addiction to revise the budget amount and increase the contract amount from \$100,000 to \$250,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and **(2)** execution of any and all documents required by the contract - Not to exceed \$150,000, from \$100,000 to \$250,000 - Financing: FY 2017 Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. Association of Persons Affected by Addiction (APAA), which is located at 3116 Martin Luther King Blvd., submitted an application for assistance in response to the RFCSP and was found to be responsive. APAA is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

Members of the existing collaborative were invited to submit requests for additional funding as a result of other funding becoming available. Recommendations were made based on the original proposal score and the first quarter accomplishments. The match requirements and eligible activities have not changed. All current contractual requirements will remain the same.

APAA is a nationally renowned, award-winning, grass-roots peer-driven and peer-led recovery community organization that assists people with substance use disorders and with co-occurring mental health disorders stay abstinent from drugs/alcohol, find and retain permanent housing, and live healthy fulfilling lives.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services in to the local Homeless Management Information System (HMIS). DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893, to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On September 28, 2016, City Council authorized a grant agreement with the Association of Persons Affected by Addiction to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period of August 1, 2016 through August 31, 2017, by Resolution No. 16-1566.

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

\$150,000 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Association of Persons Affected by Addiction

Black Female	1	Black Male	2
White Female	1	White Male	4
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	0

February 22, 2017

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, on September 28, 2016, City Council authorized a grant agreement with the Association of Persons Affected by Addiction to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period of August 1, 2016 through August 31, 2017, in an amount not to exceed \$100,000, by Resolution No. 16-1566; and

WHEREAS, the City of Dallas is required to provide private cash contributions at a rate of \$1 for every \$1 of the contracted award amount for FY 2017; and

WHEREAS, eradicating homelessness is a high priority of the City of Dallas; and

WHEREAS, the City invited members of the existing collaborative to submit requests for additional funding as a result of other available funding; and

WHEREAS, the Association of Persons Affected by Addiction submitted a request for additional funding in response to the invitation; and

February 22, 2017

WHEREAS, the City desires to contract with the Association of Persons Affected by Addiction for the additional funding to serve mentally ill and substance abuse homeless individuals.

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to (1) enter into Supplemental Agreement No. 1 to the contract with Association of Persons Affected by Addiction to revise the budget amount and increase the contract amount from \$100,000 to \$250,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse additional funds to Association of Persons Affected by Addiction, Vendor No. 517572, from Fund S290, Dept. HOU, Unit 2068, Object Code 3070, Encumbrance No. MASCHCCASSOCPAA17, in an amount not to exceed \$150,000, from \$100,000 to \$250,000.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize (1) Supplemental Agreement No. 1 to the contract with Bridge Steps to revise the budget amount and increase the contract amount from \$1,799,735 to \$2,145,819 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for FY 2017 allocation for the period August 1, 2016 through August 31, 2017, in the amount of \$346,084, from \$299,735 to \$645,819; and (2) execution of any and all documents required by the contract - Not to exceed \$346,084, from \$1,799,735 to \$2,145,819 - Financing: FY 2017 Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. Bridge Steps, which is located at 1818 Corsicana Street, submitted an application for assistance in response to the RFCSP and was found to be responsive. Bridge Steps is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

Members of the existing collaborative were invited to submit requests for additional funding as a result of other available funding. Recommendations were made based on the original proposal score and the first quarter accomplishments. The match requirements and eligible activities have not changed. All current contractual requirements will remain the same.

Bridge Steps was awarded funding from two fiscal years of Healthy Community Collaborative funding: \$1,500,000 from FY 2016 and \$299,735 from FY 2017. The additional \$346,084 is recommended to increase the FY 2017 budget from \$299,735 to \$645,819 for a total contract amount of \$2,145,819.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services into the local Homeless Management Information System (HMIS). DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS (Continued)

On September 28, 2016, City Council authorized a grant agreement with Bridge Steps to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment /client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, by Resolution No. 16-1567.

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

\$346,084 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Bridge Steps (Board of Directors)

Black Female	1	Black Male	1
White Female	3	White Male	2
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	1

February 22, 2017

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, on September 28, 2016, City Council authorized a grant agreement with Bridge Steps to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment /client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed \$1,799,7359, by Resolution No. 16-1567; and

WHEREAS, the City of Dallas is required to provide private cash contributions at a rate of \$1 for every \$1 of the contracted award amount for FY 2017; and

WHEREAS, the City invited members of the existing collaborative to submit requests for additional funding as a result of other available funding; and

WHEREAS, Bridge Steps submitted a request for additional funding in response to the invitation; and

WHEREAS, the City desires to contract with Bridge Steps for the additional funding to serve mentally ill and substance abuse homeless individuals.

February 22, 2017

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to (1) enter into Supplemental Agreement No. 1 to the contract with Bridge Steps to revise the budget and increase the contract amount from \$1,799,735 to \$2,145,819 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse additional funds to Bridge Steps, Vendor No. VS0000067075, for FY 2017 allocation, from Fund S290, Dept. HOU, Unit 2069, Object Code 3070, Encumbrance No. MASCHCCBRIDGESTPS17, in an amount not to exceed \$346,084, from \$299,735 to \$645,819.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize (1) Supplemental Agreement No. 1 to the contract with CitySquare to revise the budget amount and decrease the contract amount from \$1,508,192 to \$857,725 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract - Not to exceed (\$650,467), from \$1,508,192 to \$857,725 - Financing: FY 2017 Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. CitySquare, which is located at 511 N. Akard Street, Suite #302, submitted an application for assistance in response to the RFCSP and was determined to be responsive. CitySquare is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

Founded in 1988, CitySquare provides 450 supportive housing units to assist homeless persons to transitions from homelessness. These funds will assist them in serving homeless clients with supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment for 12 months.

CitySquare requested this contract amendment as they were unable to match the original grant award. The Healthy Community Collaborative amount of \$650,467 was made available to the other collaborative partners so as not to lose funding for the community.

Each subcontractor is required to enter all the Healthy Community Collaborative (HCC) services and clients' names into the local Homeless Management Information System (HMIS). DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On September 28, 2016, City Council authorized a grant agreement with CitySquare to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, by Resolution No. 16-1568.

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

(\$650,467) - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

CitySquare (Board of Directors)

Black Female	1	Black Male	3
White Female	3	White Male	16
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	1

February 22, 2017

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, on September 28, 2016, City Council authorized a grant agreement with CitySquare to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department State Health Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period of August 1, 2016 through August 31, 2017, in an amount not to exceed \$1,508,192, by Resolution No. 16-1568; and

WHEREAS, the City of Dallas is required to provide private cash contributions at a rate of \$1 for every \$1 of the contracted award amount for FY 2017; and

WHEREAS, CitySquare requested a contract amendment to decrease the contract amount by \$650,467 as they were unable to match the original grant award; and

WHEREAS, The Healthy Community Collaborative amount of \$650,467 was made available to the other collaborative partners so as not to lose funding for the community.

NOW, THEREFORE,

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

February 22, 2017

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to (1) enter into Supplemental Agreement No. 1 to the contract with CitySquare to revise the budget amount and decrease the contract amount from \$1,508,192 to \$857,725 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to decrease disbursement of funds to CitySquare, Vendor No. VS0000000497, from Fund S290, Dept. HOU, Unit 2067, Object Code 3070, Encumbrance No. MASCHCCITYSQ17, in an amount not to exceed \$650,467, from \$1,508,192 to \$857,725.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: February 22, 2017

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize (1) Supplemental Agreement No. 1 to the contract with Shelter Ministries of Dallas dba Austin Street Center to revise the budget amount and increase the contract amount from \$500,000 to \$654,383 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract - Not to exceed \$154,383, from \$500,000 to \$654,383 - Financing: FY 2017 Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. Shelter Ministries of Dallas dba Austin Street Center, which is located at 2929 Hickory Street, submitted an application for assistance in response to the RFCSP and was found to be responsive. Shelter Ministries of Dallas dba Austin Street Center is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

Members of the existing collaborative were invited to submit requests for additional funding as a result of other funding becoming available. Recommendations were made based on the original proposal score and the first quarter accomplishments. The match requirements and eligible activities have not changed. All current contractual requirements will remain the same.

Opened in 1983, Shelter Ministries dba Austin Street Center provides overnight shelter, food, clothes, showers, job training and case management for its internal programs and with co-located agencies to assist homeless persons to transition from homelessness. They serve more than 300 persons experiencing homelessness per year.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services in to the local Homeless Management Information System (HMIS). DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS (Continued))

On September 28, 2016, City Council authorized a grant agreement with Shelter Ministries of Dallas dba Austin Street Center to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, by Resolution No. 16-1569.

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

\$154,383 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Shelter Ministries of Dallas dba Austin Street Center (Board of Directors)

Black Female	0	Black Male	0
White Female	7	White Male	4
Hispanic Female	0	Hispanic Male	1
Other Female	0	Other Male	0

February 22, 2017

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$654,383,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, on September 28, 2016, City Council authorized a grant agreement with Shelter Ministries of Dallas dba Austin Street Center to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed \$500,000, by Resolution No. 16-1569; and

WHEREAS, the City of Dallas is required to provide private cash contributions at a rate of \$1 for every \$1 of the contracted award amount for FY 2017; and

WHEREAS, the City invited members of the existing collaborative to submit requests for additional funding as a result of other available funding; and

WHEREAS, Shelter Ministries of Dallas dba Austin Street Center submitted a request for additional funding in response to the invitation; and

WHEREAS, the City desires to contract with Shelter Ministries of Dallas dba Austin Street Center for the additional funding to serve mentally ill and substance abuse homeless individuals.

February 22, 2017

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to **(1)** enter into Supplemental Agreement No. 1 to the contract with Shelter Ministries of Dallas dba Austin Street Center to revise the budget amount and increase the contract amount from \$500,000 to \$654,383 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and **(2)** execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse additional funds to Shelter Ministries of Dallas dba Austin Street Center, Vendor No. VC0000011655, from Fund S290, Dept. HOU, Unit 2066, Object Code 3070, Encumbrance No. MASCHCCMDALLAS17, in an amount not to exceed \$154,383, from \$500,000 to \$654,383.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 56C

SUBJECT

Authorize an amendment to Resolution No. 15-0779, previously approved on April 22, 2015, for a development loan with East Dallas Community Organization, a certified Community Housing Development Organization and a Community Based Development Organization to (1) reduce the number of units to be developed from seven to five; and (2) extend the completion date from December 31, 2016 to February 22, 2018 for the Bexar Street Senior Project to be located on Macon Street and Starks Avenue - Financing: No cost consideration to the City

BACKGROUND

In February 2015, East Dallas Community Organization (EDCO) submitted a proposal to the City of Dallas for the development of up to seven (7) affordable housing units for low-income seniors. To date they have completed predevelopment including acquisition, platting and plans for the homes. The current contract will provide interim construction financing for the units to be built and rented to eligible low and moderate income seniors.

EDCO initially requested to build seven units on five lots. They were in negotiations with a land owner who was cooperative in selling them a lot. After the owner's death, EDCO continued negotiations with a family member who ultimately decided not to sell. This caused EDCO delays in the platting which delayed construction, meanwhile development costs continued to rise. EDCO had difficulty obtaining a contractor to build due to competitive opportunities among contractors.

City Council approval of this agenda item will authorize the City Manager to modify the loan documents with EDCO for this project.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 22, 2015, City Council approved the Loan Agreement with East Dallas Community Organization for a housing development loan for the Bexar Street Senior Project to be located on Macon Street and Starks Avenue, by Resolution No. 15-0779.

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

No cost consideration to the City

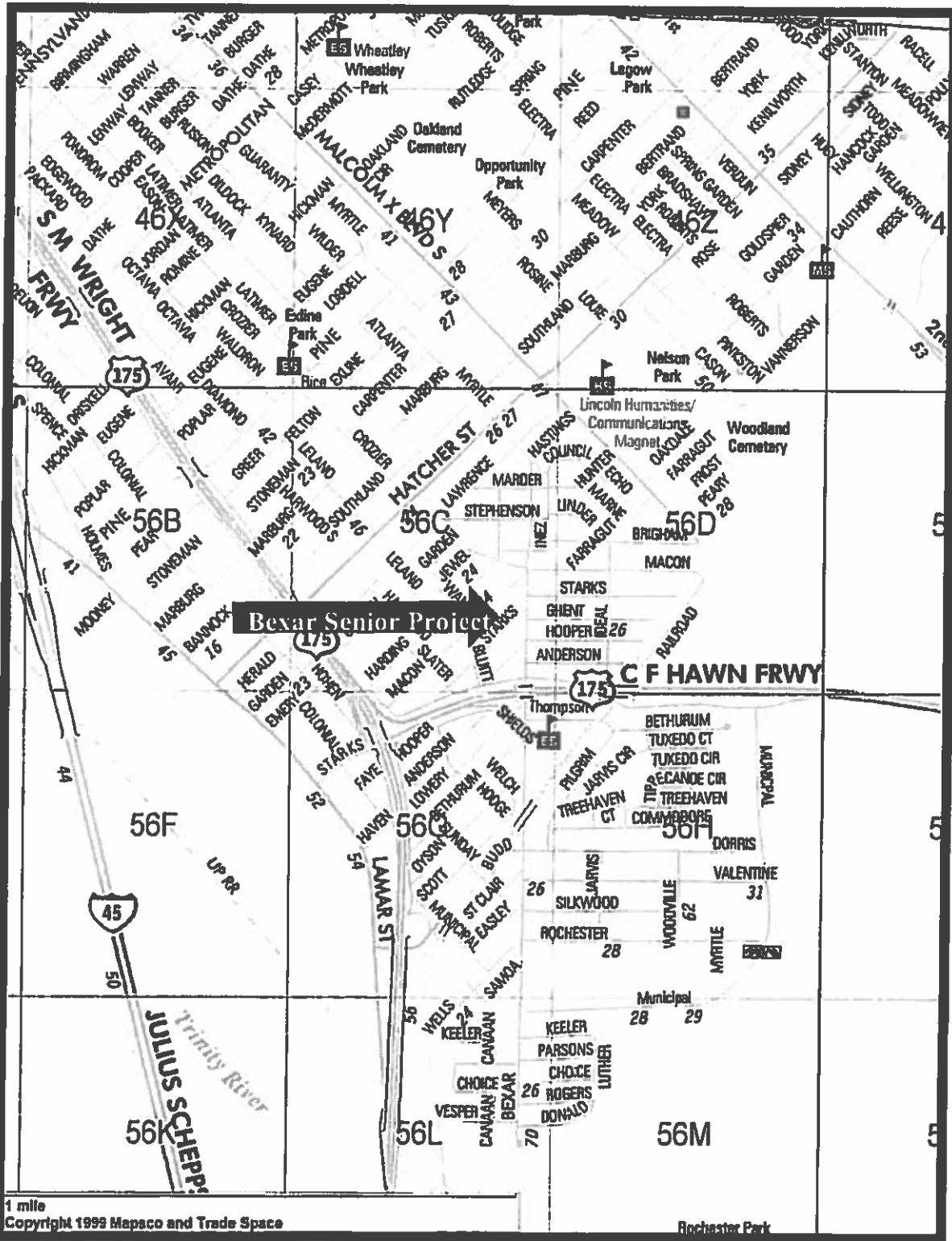
OWNER/DEVELOPER

East Dallas Community Organization

Gerald Carlton, President

MAP

Attached



MAPSCO 56C

February 22, 2017

WHEREAS, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas; and

WHEREAS, on April 22, 2015, City Council approved the Loan Agreement with East Dallas Community Organization for a housing development loan for the Bexar Street Senior Project to be located on Macon Street and Starks Avenue, by Resolution No. 15-0779; and

WHEREAS, the City desires for EDCO to develop units for low and moderate income seniors; **NOW, THEREFORE**,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend Resolution No. 15-0779, approved by City Council on April 22, 2015, for a development loan with East Dallas Community Organization, a certified Community Housing Development Organization and a Community Based Development Organization to (1) reduce the number of units to be developed from seven to five; and (2) extend the completion date from December 31, 2016 to February 22, 2018 for the Bexar Street Senior Project to be located on Macon Street and Starks Avenue.

Section 2. The terms of the loan agreement include:

- (a) EDCO must execute an amended note payable of \$608,331 to the City of Dallas for the loan.
- (b) EDCO will execute a lien through a Deed of Trust and deed restriction for a 20-year term for the affordable units.
- (c) The loan will be forgiven at the end of the compliance period.
- (d) EDCO will be responsible for paying taxes, insurance, maintenance, and property management.
- (e) EDCO will have until February 22, 2018 to fully complete the project.
- (f) EDCO must build and occupy the affordable units to low and moderate income seniors with incomes at or below 80% of area median family income.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

February 22, 2017

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55B

SUBJECT

Authorize an amendment to Resolution No. 15-1380, previously approved on August 12, 2015, with 2000 Roses Foundation, Inc. to **(1)** allow the unit to be rented to a qualified household; and **(2)** extend the agreement to May 30, 2017 to complete final paperwork for renovation of 220 North Cliff Street - Financing: No cost consideration to the City

BACKGROUND

On June 12, 2013, City Council approved a project with 2000 Roses Foundation, Inc. for the renovation of 220 N. Cliff Street for \$85,000. The renovations have been completed including roofing, windows, flooring, sheetrock, electrical, bathroom, kitchen, flooring, HVAC, exterior siding and trim and has been occupied by an eligible renter.

City Council approval of this item will allow documents to be amended to close the project.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 12, 2013, City Council approved the project with 2000 Roses Foundation, Inc. and the City of Dallas entered into a loan agreement for funding for the renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street for \$85,000, by Resolution No. 13-0994.

On August 27, 2014, City Council approved an amendment to the conditional grant to 2000 Roses Foundation, Inc., by Resolution No. 14-1375.

On August 12, 2015, City Council approved an amendment to the conditional grant to 2000 Roses Foundation, Inc., by Resolution No. 15-1380.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

No cost consideration to the City

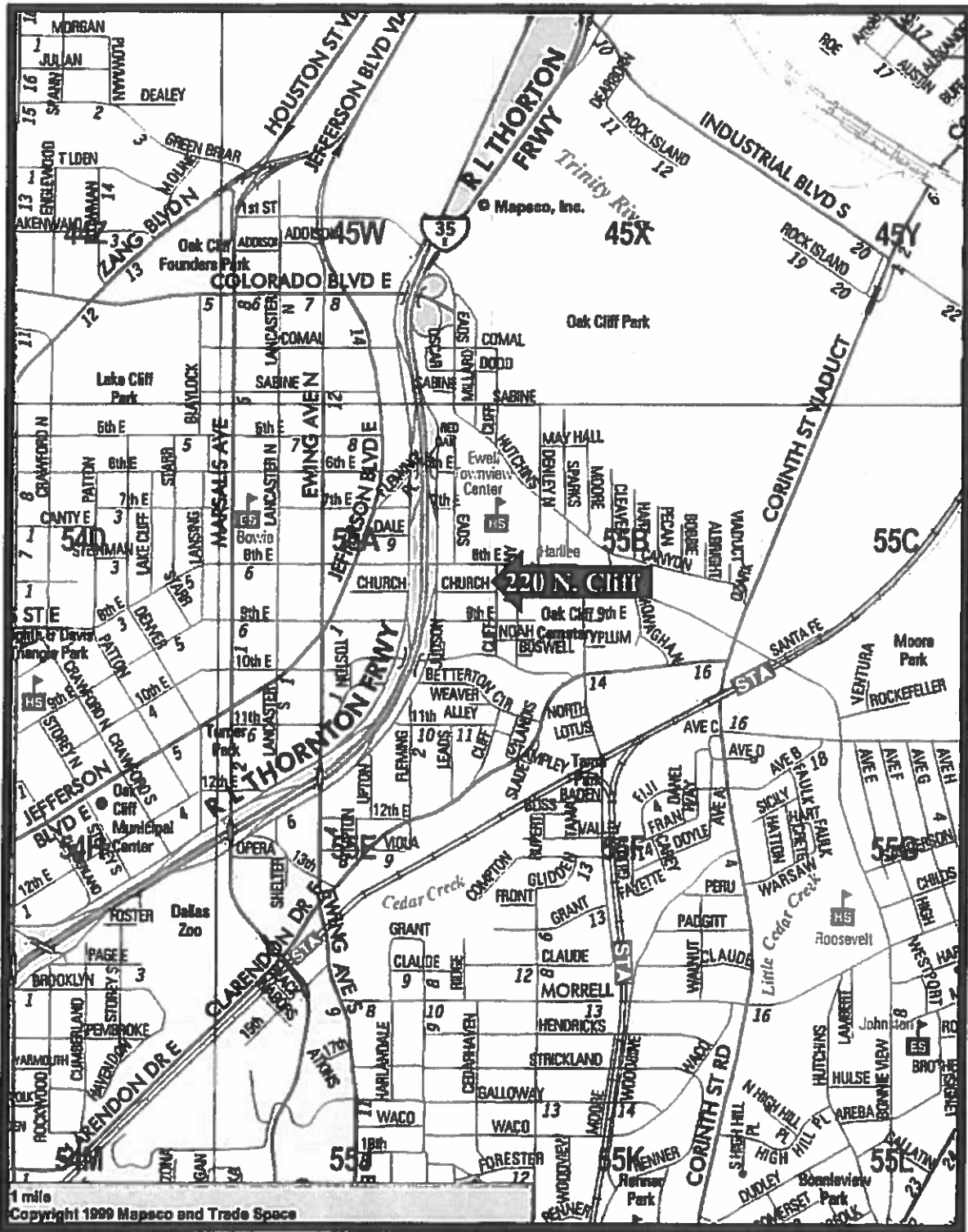
OWNER/DEVELOPER

2000 Roses Foundation, Inc.

Alonzo Harris, President

MAP

Attached



MAPSCO 55B

February 22, 2017

WHEREAS, on June 12, 2013, City Council approved the project with 2000 Roses Foundation, Inc. and the City of Dallas entered into a loan agreement for funding for the renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street for \$85,000, by Resolution No. 13-0994; and

WHEREAS, on August 27, 2014, City Council approved an amendment to the conditional grant to 2000 Roses Foundation, Inc., by Resolution No. 14-1375; and

WHEREAS, on August 12, 2015, City Council approved an amendment to the conditional grant to 2000 Roses Foundation, Inc., by Resolution No. 15-1380; and

WHEREAS, 2000 Roses Foundation, Inc. desires to complete the project; **NOW, THEREFORE,**

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

Section 1. That the City Manager or designee, upon approval as to form by the City Attorney, is authorized to amend Resolution No. 15-1380, previously approved on August 12, 2015, with 2000 Roses Foundation, Inc. to (1) allow the unit to be rented to a qualified household; and (2) extend the agreement to May 30, 2017 to complete final paperwork for renovation of 220 North Cliff Street.

Section 2. The terms of the agreement include:

- (a) Borrower must execute an amendment to the Note.
- (b) Borrower must complete and sell or rent 220 N. Cliff to a family whose income is 140% or less of area median family income by the maturity date.
- (c) Borrower will be released from liability on the Note at the same time the family closes or rents the home.
- (d) Property will be deed restricted for 140% or less of Area Median Family Income for sale or rent for a period of ten years.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available funds and there will be no liability or obligation on the City until final contract documents are approved, executed, and final closing completed.

February 22, 2017

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 48V

SUBJECT

Authorize an amendment to Resolution No. 16-0168, previously approved on January 27, 2016, to extend the completion date of each agreement to May 30, 2017, for two separate loan agreements with Builders of Hope CDC for two separate phases of the Prairie Creek project to complete final paperwork - Financing: No cost consideration to the City

BACKGROUND

In 2009, this project received HOME funds in the amount of \$500,000 for acquisition of 40 lots for the Prairie Creek project. This loan agreement, as amended, calls for 40 single family homes to be built on the lots and sold by December 31, 2015. Additionally, by Resolution No. 14-1488, this project also received \$480,000 as gap financing for the construction of sixteen of the 40 homes. This loan agreement required completion and sale of the sixteen units by December 31, 2016.

Builders of Hope CDC (BOH) had a change in executive staff that resulted in some delay in the completion of this project. To-date, BOH has built and sold all 40 homes involved in this project to low-moderate income families at or below 80% of Area Median Family Income. BOH has requested an extension to complete the closing of the loans for release of liens and for reimbursement on costs associated with construction of the final units.

The extension of the maturity dates of the two loan agreements will allow staff to complete final paperwork for project closeout.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 10, 2014, City Council authorized (1) an extension to the development loan agreement with Builders of Hope CDC, Prairie Creek Project for acquisition and related acquisition costs of 40 unimproved properties to December 31, 2015; and (2) a development loan in the amount of \$480,000 for the construction of the final sixteen homes by Resolution No. 14-1488.

On January 27, 2016, City Council authorized an amendment to Resolution No. 14-1488 to extend the completion date of each agreement to December 31, 2016, for two separate loan agreements with Builders of Hope CDC for two separate phases of the Prairie Creek project by Resolution No. 16-0168.

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

No cost consideration to the City

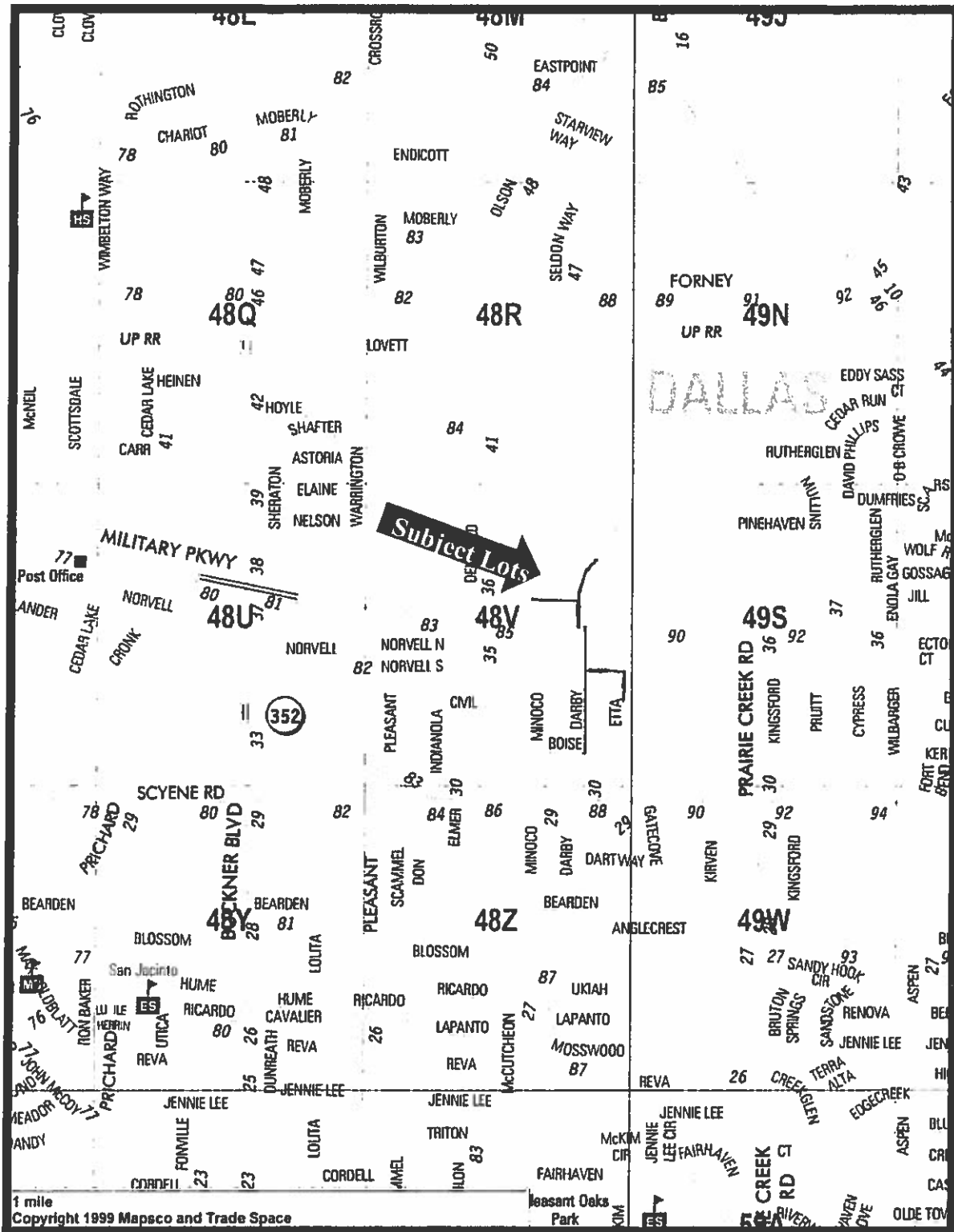
OWNER/DEVELOPER

Builders of Hope CDC

Damon Polk, President

MAP

Attached



MAPSCO 48V

February 22, 2017

WHEREAS, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas; and

WHEREAS, on September 10, 2014, City Council authorized (1) an extension to the development loan agreement with Builders of Hope CDC, Prairie Creek Project for acquisition and related acquisition costs of 40 unimproved properties to December 31, 2015; and (2) a development loan in the amount of \$480,000 for the construction of the final sixteen homes by Resolution No. 14-1488; and

WHEREAS, on January 27, 2016, City Council authorized an amendment to Resolution No. 14-1488 to extend the completion date of each agreement to December 31, 2016, for two separate loan agreements with Builders of Hope CDC for two separate phases of the Prairie Creek project by Resolution No. 16-0168; and

WHEREAS, Builders of Hope CDC (BOH) desires to continue their efforts to complete the close out of the project; **NOW, THEREFORE**,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend Resolution No. 16-0168, previously approved on January 27, 2016, to extend the completion date of each agreement to May 30, 2017, for two separate loan agreements with Builders of Hope CDC for two separate phases of the Prairie Creek project to complete final paper work.

Section 2. That the terms of the agreement will include:

- (a) Borrower must execute an amended Notes Payable and Deed Restrictions.
- (b) BOH must complete and sell or rent the remaining homes to low-to-moderate income families whose incomes are 80% or less of Area Median Family Income by the maturity date.
- (c) Borrower will be released from liability on the Note at the same time the low-to-moderate income family closes the purchase on the home.
- (d) Properties will be deed restricted for affordability at 80% or less of Area Median Family Income for sale and resale to eligible homebuyers for a period of fifteen years.
- (e) The City will subordinate to the interim construction lender for the construction of each unit.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the agreement described herein, as well as releases of liens and terminations of deed restrictions on the property upon compliance with the loan terms and deed restrictions for forgiveness of debt.

February 22, 2017

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 43E, F, K ,P; 44J, K, N

SUBJECT

Authorize an amendment to Resolution No. 16-0169, previously approved on January 27, 2016, to extend the completion date of each agreement to December 31, 2017, for two separate loan agreements with Builders of Hope CDC for two separate phases of the West Dallas project to complete final paperwork - Financing: No cost consideration to the City

BACKGROUND

In 2009 this project received HOME funds in the amount of \$547,000 for acquisition of 22 scattered sites lots in West Dallas. This loan agreement, as amended, calls for 22 single family homes to be built on the lots and sold by December 31, 2016. Additionally, by Resolution No. 14-1633, this project also received \$521,400 as gap financing for the construction eleven of the 22 homes. This loan agreement required completion and sale of its eleven units by December 31, 2016.

In August 2015, Builders of Hope CDC (BOH) had a change in executive staff that resulted in some delays in the completion of this project. To-date, BOH has built all 22 homes associated with the project and sold 18 of the 22 units to low-moderate income families at or below 80% of Area Median Family Income. BOH has approved the homebuyers for the remaining four units and is awaiting loan closing.

The extension of the maturity dates in the two loan agreements will allow staff to complete final paperwork for project closeout.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 24, 2014, City Council authorized (1) an extension to the development loan agreement with Builders of Hope CDC, West Dallas Project for acquisition and related acquisition costs of 22 unimproved properties to December 31, 2015; and (2) a development loan in the amount of \$521,400 for the construction of the final eleven homes by Resolution No. 14-1633.

On January 27, 2016, City Council authorized an amendment to Resolution No. 14-1633 to extend the completion date of each agreement to December 31, 2016, for two separate loan agreements with Builders of Hope CDC for two separate phases of their West Dallas project by Resolution No. 16-0169.

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

No cost consideration to the City

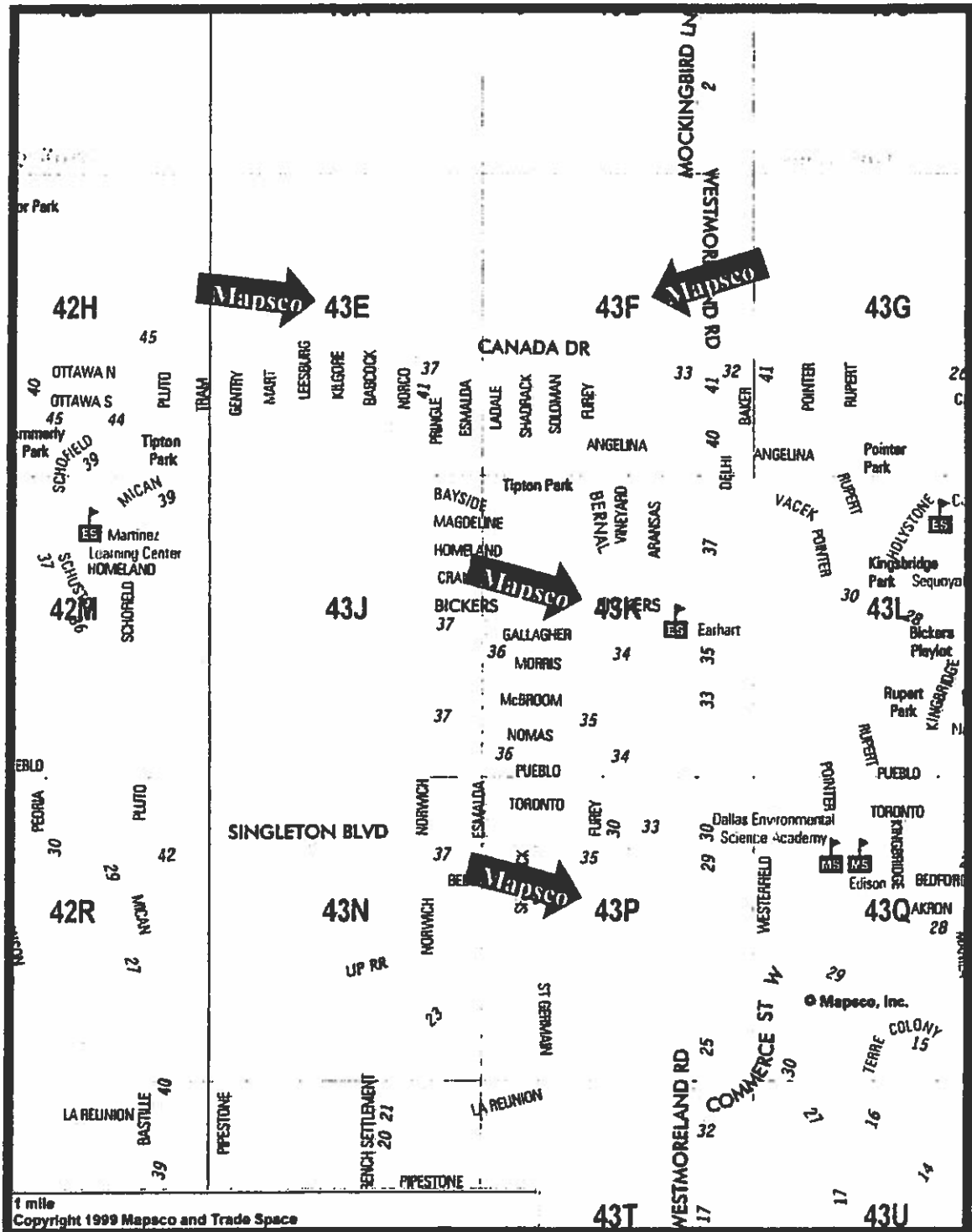
OWNER/DEVELOPER

Builders of Hope CDC

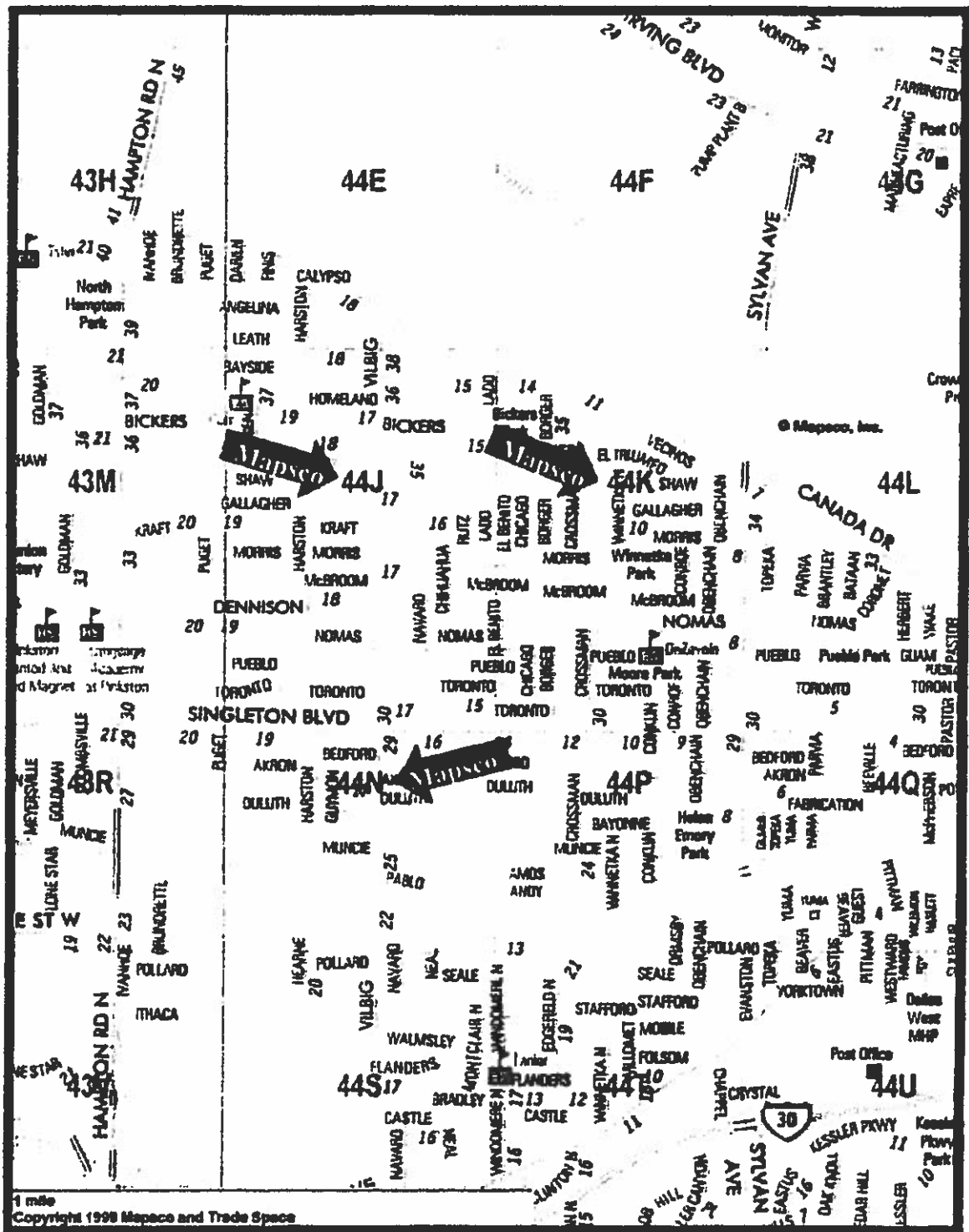
Damon Polk, President

MAPS

Attached



MAPSCO 43E, F, K & P



MAPSCO 44J, K & N

February 22, 2017

WHEREAS, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas; and

WHEREAS, on September 24, 2014, City Council authorized (1) an extension to the development loan agreement with Builders of Hope CDC, West Dallas Project for acquisition and related acquisition costs of 22 unimproved properties to December 31, 2015; and (2) a development loan in the amount of \$521,400 for the construction of the final eleven homes by Resolution No. 14-1633; and

WHEREAS, on January 27, 2016, City Council authorized an amendment to Resolution No. 14-1633 to extend the completion date of each agreement to December 31, 2016, for two separate loan agreements with Builders of Hope CDC for two separate phases of their West Dallas project by Resolution No. 16-0169; and

WHEREAS, the City desires for Builders of Hope CDC (BOH) to continue its efforts to develop housing units for varied income families; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend Resolution No. 16-0169, previously approved on January 27, 2016, to extend the completion date of each agreement to December 31, 2017, for two separate loan agreements with Builders of Hope CDC for two separate phases of the West Dallas project to complete final paperwork.

Section 2. That the terms of the agreement will include:

- (a) Borrower must execute a Notes Payable and Deed Restrictions.
- (b) BOH must complete and sell or rent the remaining homes to low-to-moderate income families whose incomes are 80% or less of Area Median Family Income by the maturity date.
- (c) Borrower will be released from liability on the Note at the same time the low-to-moderate income family closes the purchase on the home.
- (d) Properties will be deed restricted for affordability at 80% or less of Area Median Family Income for sale and resale to eligible homebuyers for a period of fifteen years.
- (e) The City will subordinate to the interim construction lender for the construction of each unit.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the agreement described herein, as well as releases of liens and terminations of deed restrictions on the property upon compliance with the loan terms and deed restrictions for forgiveness of debt.

February 22, 2017

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 47S

SUBJECT

Authorize an amendment to Resolution No. 16-0279, previously approved on February 10, 2016, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2016 to August 31, 2017 - Financing: No cost consideration to the City

BACKGROUND

In June 2013, KKBK Properties, LLC, or its wholly owned subsidiary, and the City of Dallas entered into a conditional grant agreement for funding for Hatcher Gardens Project for \$300,000 for the construction of a mixed use building to include two commercial units of approximately 800 square feet per unit and ten apartment units at 4002 Hatcher Street. The site is located immediately south of the DART Green Line Hatcher Station.

The Hatcher Gardens Project will serve a mixed income and mixed use purpose and further economic development in the area. The development owner/partners include Craig Gant, Esq., Jerry Hicks, Esq., and Kurt Thomas.

To date, the developer has completed 95% of the construction of the residential units including exterior of the building, parking lot, and most of the interior. The interior finish-out for the commercial spaces still remains to be completed. The developer experienced some delays due to weather, scope of work changes, and a change in the general contractor.

This action would allow KKBK Properties, LLC, or its wholly owned subsidiary, to continue their efforts to complete the construction of this mixed use building that is deed restricted for ten years and to occupy the apartment units with tenants at or below 140% Area Median Family Income.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, City Council authorized a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, to provide funding for the construction of commercial and residential units at 4002 Hatcher Street by Resolution No. 13-1105.

On January 28, 2015, City Council authorized an extension to the conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, from December 31, 2014 to December 31, 2015, for the construction of commercial and residential units for the Hatcher Gardens Project by Resolution No. 15-0169.

On February 10, 2016, City Council authorized an amendment to Resolution No. 15-0169 to the conditional grant agreement to extend the completion date from December 31, 2015 to December 31, 2016, by Resolution No. 16-0279.

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

No cost consideration to the City

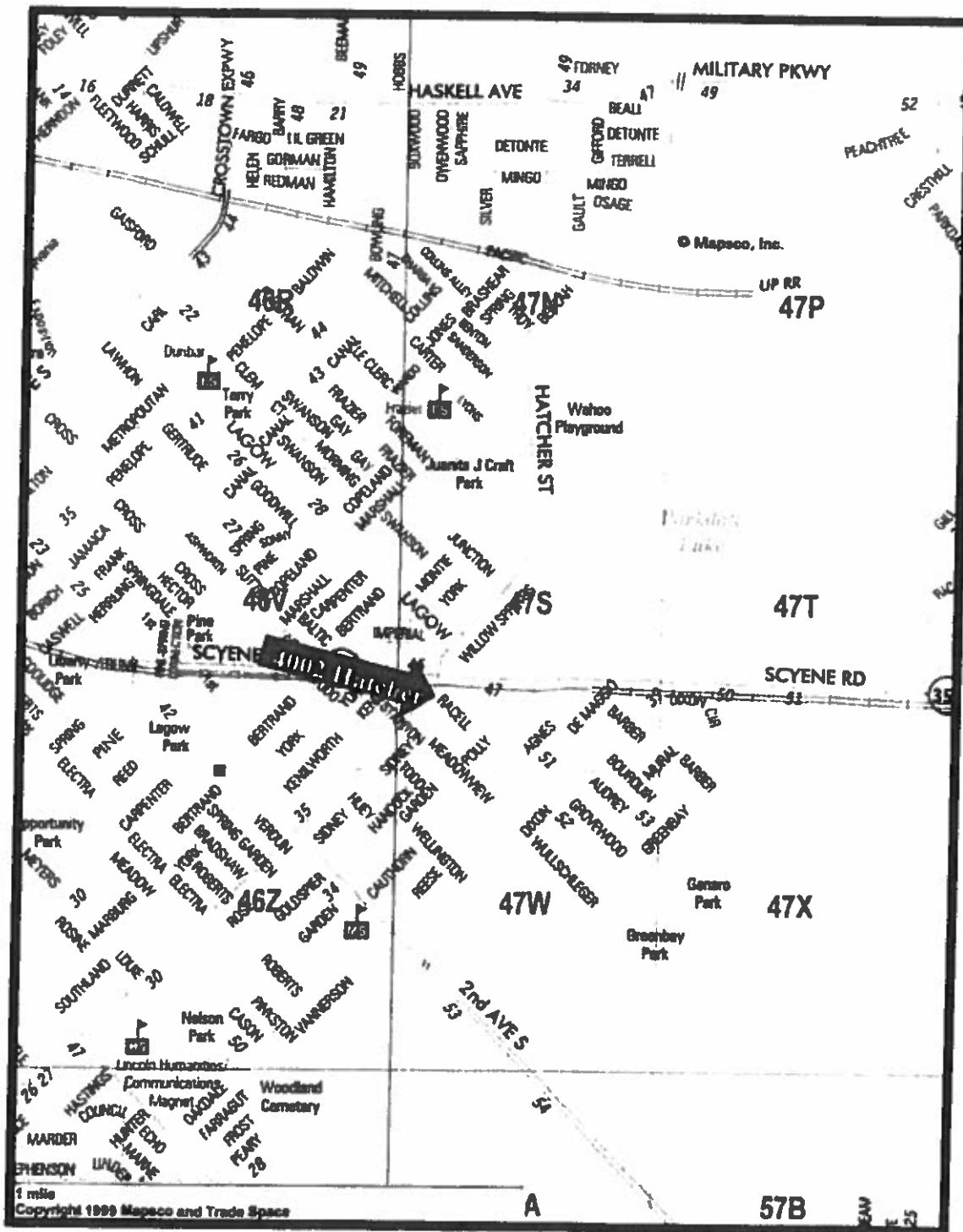
OWNER/DEVELOPER

KKBK Properties, LLC

Craig Gant, Esq.
Jerry Hicks, Esq.
Kurt Thomas

MAP

Attached



MAPSCO 47S

February 22, 2017

WHEREAS, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas to create more housing choices; and

WHEREAS, on June 26, 2013, City Council authorized a conditional grant agreement in the amount of \$300,000 with KKBK Properties, LLC, or its wholly owned subsidiary, to provide funding for the construction of commercial and residential units at 4002 Hatcher Street by Resolution No. 13-1105; and

WHEREAS, January 28, 2015, City Council authorized an extension to the conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, from December 31, 2014 to December 31, 2015, for the construction of commercial and residential units for the Hatcher Gardens Project by Resolution No. 15-0169; and

WHEREAS, on February 10, 2016, City Council authorized an amendment to Resolution No. 15-0169 to the conditional grant agreement to extend the completion date from December 31, 2015 to December 31, 2016, by Resolution No. 16-0279; and

WHEREAS, the City desires for KKBK Properties, LLC, or its wholly owned subsidiary, to develop housing units for low and moderate income families; **NOW, THEREFORE**,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend Resolution No. 16-0279, previously approved on February 10, 2016, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2016 to August 31, 2017.

Section 2. The terms of the agreement will include:

- (a) Borrower must execute a performance Deed of Trust and Deed Restriction.
- (b) KKBK Properties, LLC, or its wholly owned subsidiary, must complete the commercial and affordable units and rent the units to low-to-moderate income families whose incomes are 140% or less of Area Median Family Income (AMFI) by the maturity date.
- (c) The lien will be released after completion of construction and occupancy of the units to households at or below 140% AMFI.
- (d) The property will be deed restricted for affordability at 140% or less of AMFI for rent to eligible households for a period of ten years.
- (e) The City will subordinate to the interim construction lender for the construction of each unit.

February 22, 2017

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the agreement described herein, as well as releases of liens and terminations of deed restrictions on the property upon compliance with the loan terms and deed restrictions for forgiveness of debt.

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 70N

SUBJECT

Authorize an amendment to Resolution No. 16-0841, previously approved on May 25, 2016, for a conditional grant agreement with Camden Homes at Shady Oaks, LLC for construction of single family homes for the Shady Oaks Project located at Highway 175 and South Woody Road to **(1)** reduce the number of houses to be built from 40 to 19; and **(2)** reduce the conditional grant amount by \$630,000, from \$1,200,000 to \$570,000 - Financing: No cost consideration to the City

BACKGROUND

On January 14, 2016, the City posted a Notice of Funding Availability (NOFA) for Owner Occupied Housing Development Projects requesting developers to submit proposals to build owner occupied homes in the city limits of Dallas.

Simmie Cooper and Cyrus Akhavizadeh with Camden Homes at Shady Oaks, LLC submitted a proposal to the City of Dallas for the development of 40 scattered housing units for mixed-income families. Camden Homes at Shady Oaks, LLC has over 18 years of experience as a homebuilder under Camden Homes, LLC having constructed over 3,000 homes since 1995.

Camden Homes at Shady Oaks, LLC owned 19 of the 40 lots and had obtained private interim construction financing for the construction costs. The purchase contract for the remaining 21 lots did not occur; therefore, the City will only provide gap financing for 19 homes.

The single family homes will be 3 and 4 bedrooms with 2-2.5 baths and 2 car garages with approximately 1,450-1,937 sq. ft. The construction and occupancy of the units will be completed within two years. A lien will be placed on the property for performance purposes and released on a partial basis as each City unit is built out and sold to a homebuyer. Estimated private leverage will be \$3,515,000.

BACKGROUND (Continued)

City Council approval of this item will authorize the City Manager to execute the amended conditional grant agreement with Camden Homes at Shady Oaks, LLC for these funds.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 13, 2016, City Council approved the Owner Occupied Housing Development Program Statement by Resolution No. 16-0079.

On May 25, 2016, City Council authorized a conditional grant agreement with Camden Homes at Shady Oaks, LLC for the construction of 40 single family homes for the Shady Trail Project located at Highway 175 and South Woody Road by Resolution No. 16-0841.

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

No cost consideration to the City

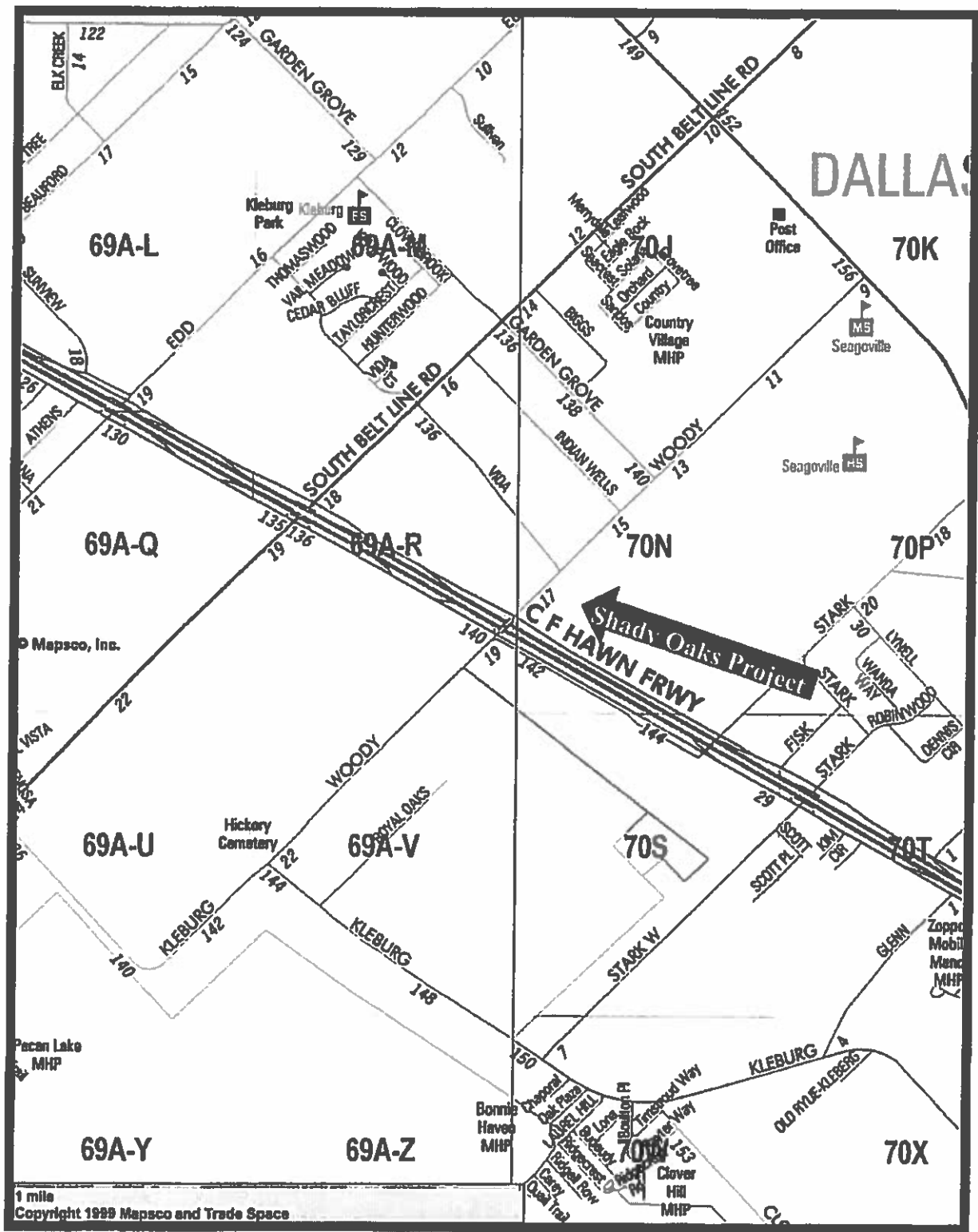
OWNER/DEVELOPER

Camden Homes at Shady Oaks, LLC

Simmie Cooper, Partner
Ted Akhavizadeh, Partner
Cyrus Akhavizadeh, Partner

MAP

Attached



1 mile
 Copyright 1999 Mapsco and Trade Space

MAPSCO 70N

February 22, 2017

WHEREAS, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas to create more housing choices; and

WHEREAS, on January 13, 2016, City Council approved the Owner Occupied Housing Development Program Statement by Resolution No. 16-0079; and

WHEREAS, on May 25, 2016, City Council authorized a conditional grant agreement with Camden Homes at Shady Oaks, LLC for the construction of 40 single family homes for the Shady Trail Project located at Highway 175 and South Woody Road by Resolution No. 16-0841; and

WHEREAS, Camden Homes at Shady Oaks, LLC proposes to work with the City of Dallas to undertake the construction of 19 single family homes for the Shady Oaks Project at Highway 175 and South Woody Road; and

WHEREAS, the City desires for Camden Homes at Shady Oaks, LLC to develop single family homes for mixed-income families; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend Resolution No. 16-0841, previously approved on May 25, 2016, for a conditional grant agreement with Camden Homes at Shady Oaks, LLC for construction of single family homes for the Shady Oaks Project located at Highway 175 and South Woody Road to (1) reduce the number of houses to be built from 40 to 19; and (2) reduce the conditional grant amount by \$630,000, from \$1,200,000 to \$570,000.

Section 2. That the terms of the conditional grant agreement include:

- (a) Camden Homes at Shady Oaks, LLC will execute a performance Deed of Trust on the property for performance purposes.
- (b) The debt will be forgiven and the lien released on a partial basis as each lot is built out and sold to a homebuyer.
- (c) Camden Homes at Shady Oaks, LLC will use the funds to gap the construction costs for the units and will retain the proceeds from the sale of the units.
- (d) Camden Homes at Shady Oaks, LLC will have two years to complete the build out and sale of the homes.
- (e) The City will subordinate first lien position to the interim construction lender.

February 22, 2017

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute subordinations to senior construction lender releases of liens and terminate deed restrictions on the properties upon compliance with the conditional grant terms.

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation until such time as the conditional grant documents are duly approved by all parties and executed.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 4, 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46Q 65C

SUBJECT

Authorize on-site reconstruction of two homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4227 Opal Avenue in the amount of \$103,000; and 3811 Hamilton Avenue in the amount of \$103,000 - Total not to exceed \$206,000 - Financing: 2015-16 Community Development Block Grant Funds

BACKGROUND

As of September 30, 2016, the Reconstruction Program no longer exist. The following two homes are the last of the funds available through the Reconstruction Program.

The homeowners and the properties herein described are eligible for Reconstruction Program loans. The homeowners are below 80% AMFI and their names, ages and property addresses are as follows: Patricia Smith, a female, 54 years old, residing at 4227 Opal Avenue; and Gladys Laury, a female, 82 years old, residing at 3811 Hamilton Avenue.

Authorization by City Council is required before proceeding with on-site reconstruction of a home when all of the following conditions exist: (a) repairs necessary to meet the Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the condition of the home creates an imminent danger to the life, health and/or safety of the residents, and/or the neighborhood; and (c) repairs are not feasible to extend the life of the repaired structure beyond 15 years.

This action provides the authority to proceed with on-site reconstruction of two (2) single-family homes. Homeowners are allowed to select their builder from a certified list of contractors. The City provides the financing for the complete demolition and reconstruction for eligible homeowners. A lien and deed restrictions are placed on the home for twenty (20) years to ensure occupancy.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000, by Resolution No. 11-1349.

On January 22, 2014, City Council authorized modifications to the Reconstruction Program Statement to provide assistance as a twenty-year forgivable loan, by Resolution No. 14-0180.

Information about this item will be provided to the Housing Committee on February 21, 2017.

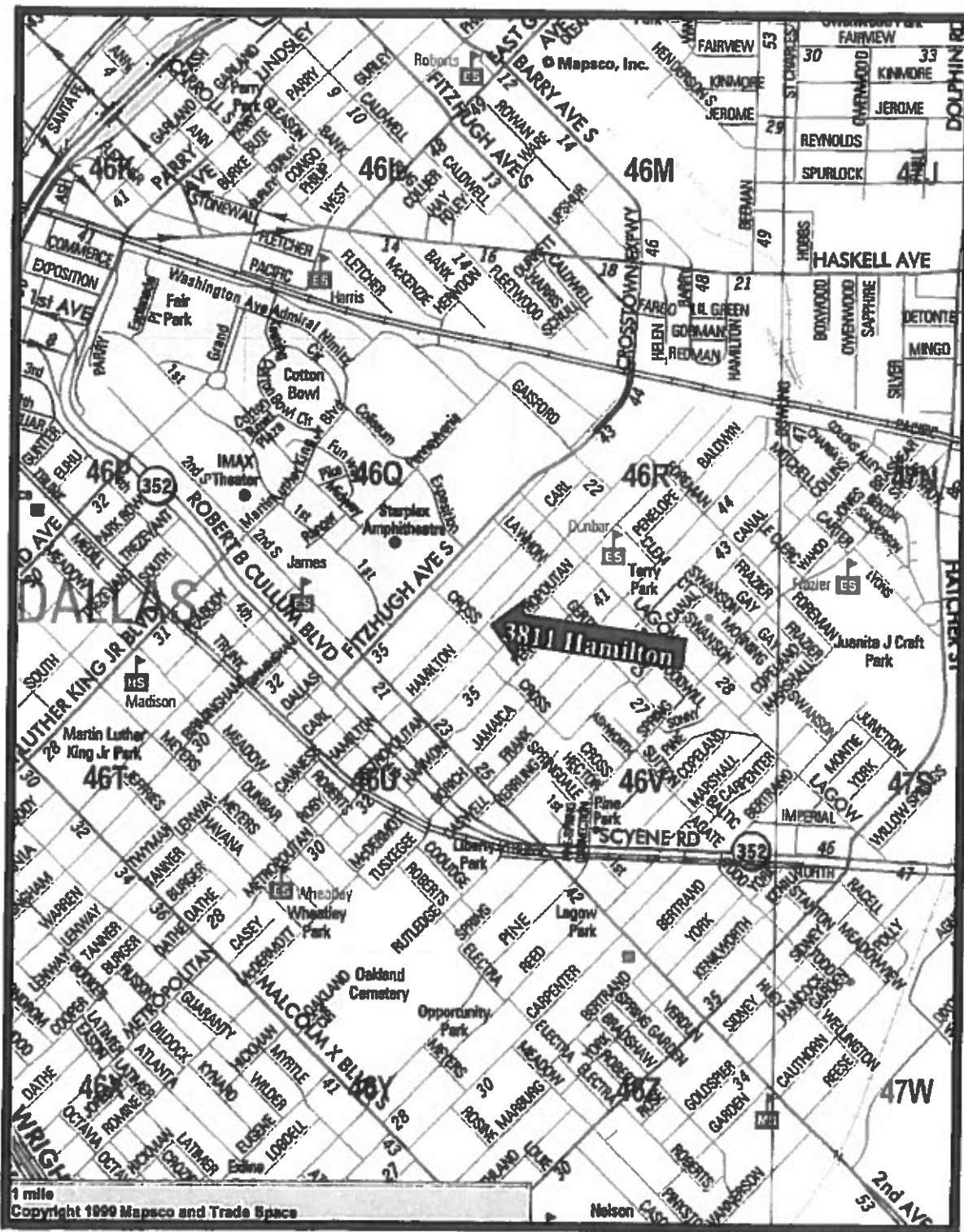
FISCAL INFORMATION

2015-16 Community Development Block Grant Funds - \$206,000

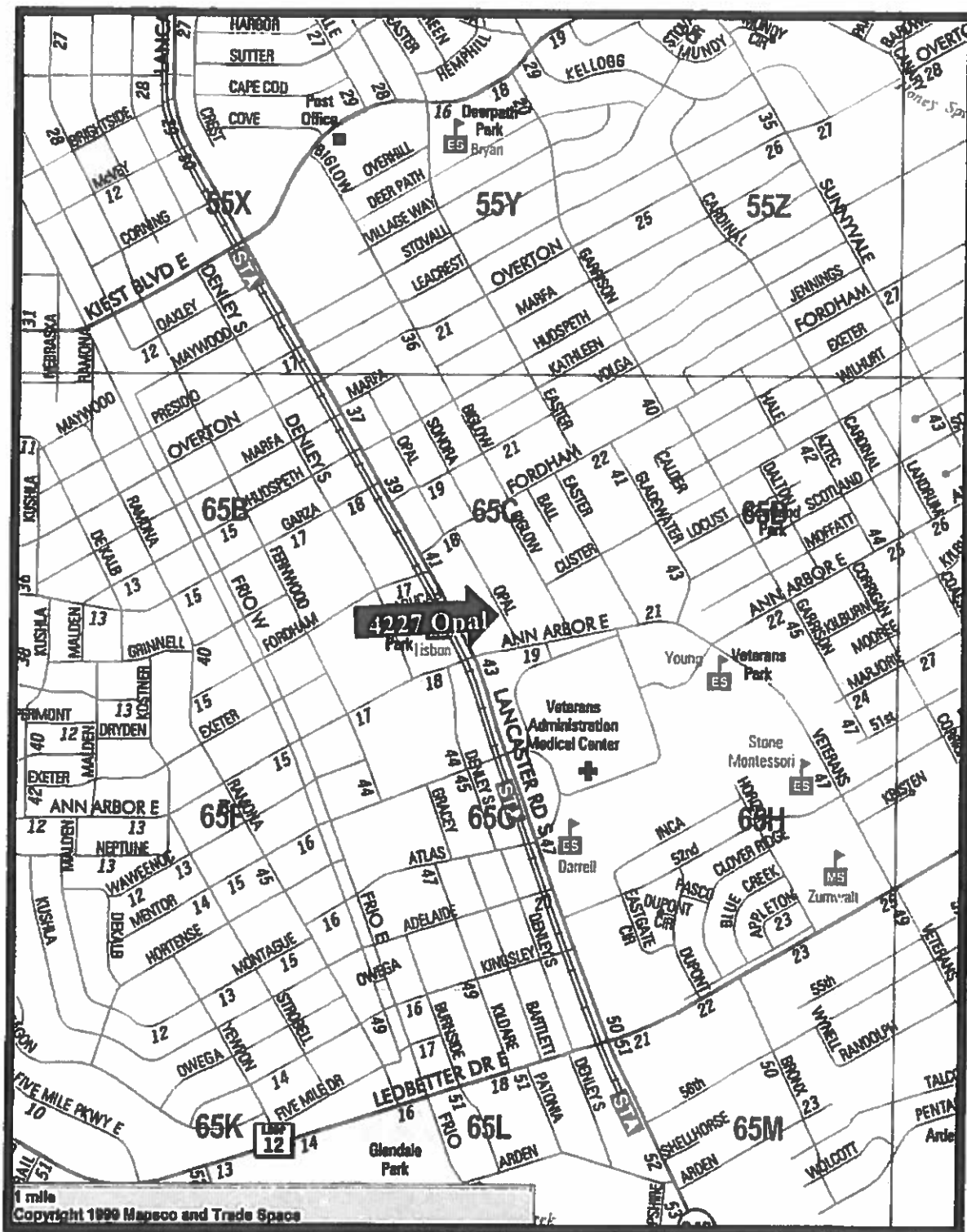
<u>Council District</u>	<u>Amount</u>
4	\$103,000
7	<u>\$103,000</u>
Total	\$206,000

MAPS

Attached



MAPSCO 46Q



MAPSCO 65C

February 22, 2017

WHEREAS, on January 22, 2014, City Council authorized modifications to the Reconstruction Program Statement to provide assistance as a twenty-year forgivable loan by Resolution No. 14-0180; and

WHEREAS, the homeowners at the addresses herein described have made applications to the Home Repair Program: Patricia Smith at 4227 Opal Avenue; and Gladys Laury at 3811 Hamilton Avenue; and

WHEREAS, all three conditions outlined in the Reconstruction Program Statement for on-site reconstruction of the homes were met for the property owners: Patricia Smith; and Gladys Laury; **NOW, THEREFORE**,

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

Section 1. That the City Manager, can approve the on-site reconstruction of two homes in accordance with the requirements of the Reconstruction Program Statement for properties for: Patricia Smith at 4227 Opal Avenue; and Gladys Laury at 3811 Hamilton Avenue.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the loan documents with each of the reconstruction eligible homeowners.

Section 3. That the Chief Financial Officer is authorized to make payments for reconstruction of the homes in accordance with the following funding information:

Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HD1237 (\$103,000)
Vendor # 337798 - Torres Construction - 4227 Opal Avenue

Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HD1238 (\$103,000)
Vendor # VS0000010476 - Miko Trucking Inc. - 3811 Hamilton Avenue

Section 4. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens, forgive the debt, and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65U

SUBJECT

Authorize an amendment to Resolution No. 15-0778, previously approved on April 22, 2015, for a housing development loan with City Wide Community Development Corporation, a certified Community Housing Development Organization, to (1) provide General Obligation Bond funds as a conditional grant for two of the units in the amount of \$80,000; and (2) extend the contract from December 31, 2016 to February 22, 2018 for construction of single family homes located on scattered sites - Not to exceed \$80,000 - Financing: 2012 Bond Funds

BACKGROUND

In December 2015, Sherman Roberts, President of City Wide Community Development Corporation (CWCDC), requested funds for an existing housing development loan to assist homebuyers at income levels above 80% of Area Median Family Income. The increased demand for housing in the area as a result of the many efforts in Grow South has caused a back log of potential homebuyers. CWCDC currently has lots in inventory to construct the two units of single family housing and have approved homebuyers above 80% of Area Median Family Income.

CWCDC has completed construction and sales on four of the homes in Runyon Springs with two additional units under construction. They own additional lots located on scattered sites and have obtained gap financing with a private lender for a portion of the construction costs of the units.

City Council approval of this item will authorize the City Manager to execute an amendment to the loan documents with CWCDC for these funds.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 22, 2015, the City Council approved the Single Family NOFA CHDO project with City Wide CDC, by Resolution No. 15-0778.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

\$80,000 - 2012 Bond Funds

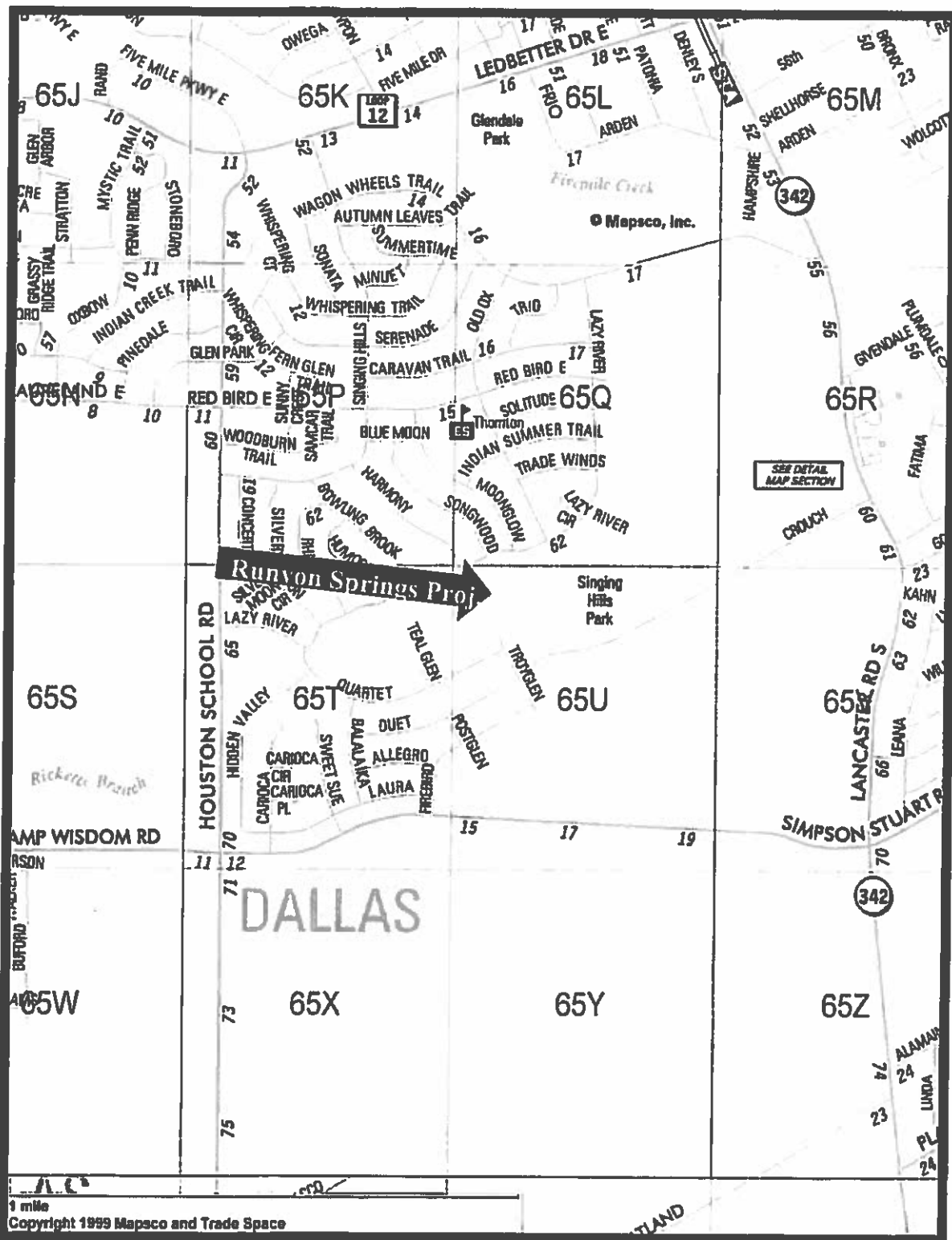
OWNER/DEVELOPER

City Wide Community Development Corporation

Sherman Roberts, President

MAP

Attached



MAPSCO 65U

February 22, 2017

WHEREAS, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas to create more housing choices; and

WHEREAS, on April 22, 2015, the City Council approved a housing development loan with City Wide CDC, by Resolution No. 15-0778; and

WHEREAS, CWCDC proposes to work with the City of Dallas to undertake the development of single family units for the Scattered Sites Project in the Lancaster Corridor area; and

WHEREAS, the City desires for CWCDC to develop single family homes for households with varied incomes; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute an amendment to a housing development loan with City Wide Community Development Corporation, a certified Community Housing Development Organization, to **(1)** provide General Obligation Bond funds for two of the units in the amount of \$80,000; and **(2)** extend the contract from December 31, 2016 to February 22, 2018 for construction of single family homes located on scattered sites.

Section 2. That the terms of the loan agreement include:

- (a) City Wide must execute a note payable for \$300,000 to the City of Dallas for the loan.
- (b) City Wide will execute a lien through a Deed of Trust and deed restriction for a 10-year term for the affordable units.
- (c) City Wide will use the funds to gap the construction costs for the units and will keep the proceeds from the sale of the units.
- (d) City Wide will have until the maturity date of February 22, 2018 to fully complete the project.
- (e) The City will subordinate first lien position to the interim construction lender.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the loan amendment, releases of liens and terminations of deed restrictions on the property upon compliance with the loan terms and deed restrictions.

February 22, 2017

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with this resolution as follows:

City Wide Community Development Corporation Vendor # VS0000026872

Object

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Code</u>	<u>Program #</u>	<u>Program Name</u>	<u>Encumbrance</u>	<u>Amount</u>
4U53	HOU	W163	3016	HM13RUNSP	Runyon Springs	HOU233FF163	\$80,000

Section 5. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loans, until such time as the loan documents are duly approved by all parties and executed.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 56C

SUBJECT

Authorize an amendment to Resolution No. 16-1361, previously approved on August 24, 2016, to change the awarded reconstruction contractor of one home located at 2612 Stephenson Street from Bethel Enterprise, Inc. to Miko Trucking Inc. - Not to exceed \$103,000 - Financing: 2015-16 Community Development Block Grant Funds

BACKGROUND

The homeowner and property herein described is eligible and qualified for the Reconstruction Program loan. The homeowner is at 80% or below Area Median Family Income: Ethel Alexander, a 74 year old female, residing at 2612 Stephenson Street.

Ethel Alexander originally selected Bethel Enterprise, Inc. to rebuild her home but requested that another contractor be assigned, because the contractor terminated the contract due to his availability.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 24, 2016, City Council authorized an on-site reconstruction for the property located at 2612 Stephenson Street in the amount of \$103,000, by Resolution No. 16-1361.

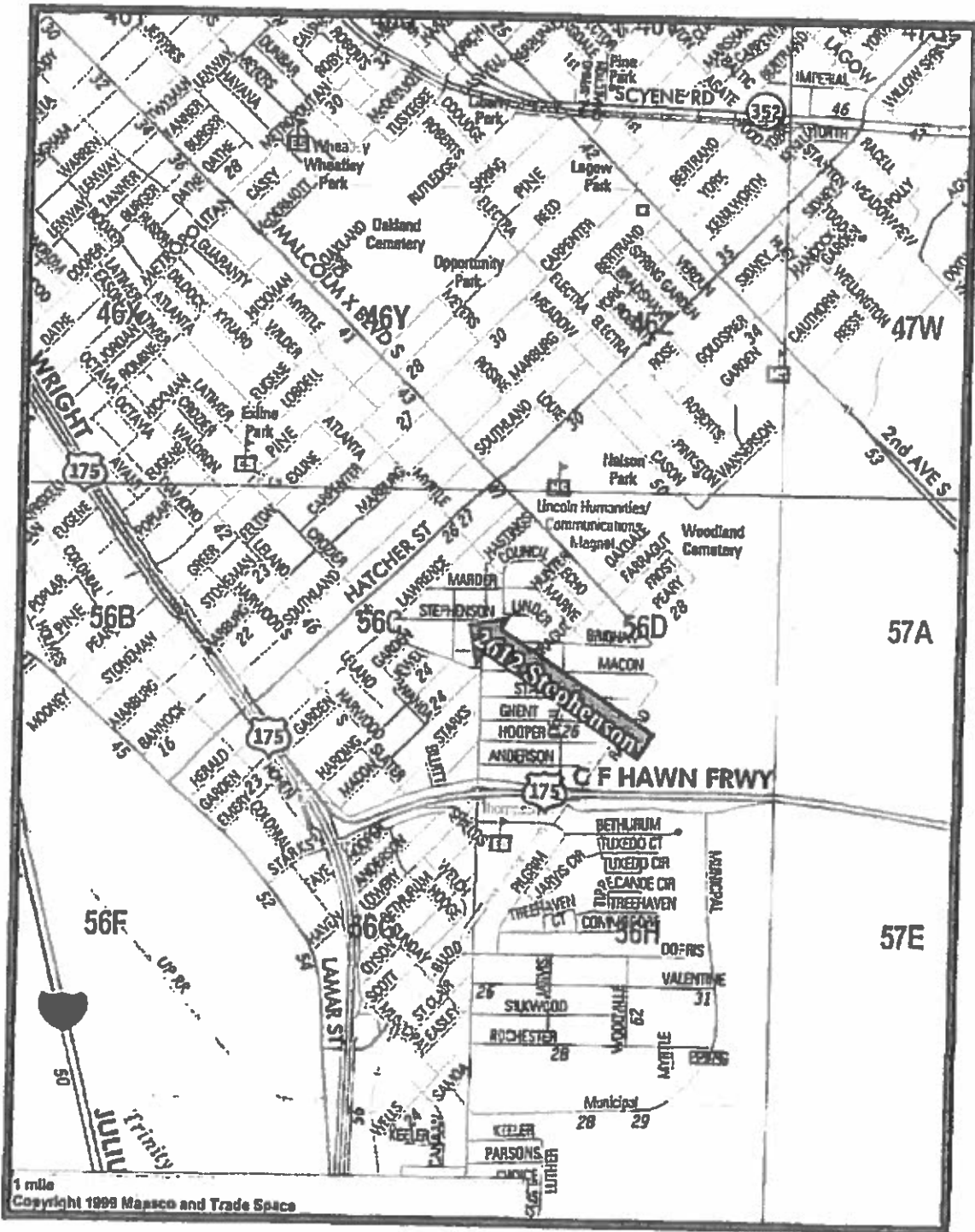
Information about this item will be provided to the Housing Committee on February 21, 2017.

FISCAL INFORMATION

2015-16 Community Development Block Grant Funds - \$103,000

MAP

Attached



MAPSCO 56C

February 22, 2017

WHEREAS, on August 24, 2016, City Council authorized an on-site reconstruction for the property located at 2612 Stephenson Street in the amount of \$103,000, by Resolution No. 16-1361; and

WHEREAS, on December 5, 2016, Ethel Alexander requested a contractor change to rebuild her home located at 2612 Stephenson Street;

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to change the awarded reconstruction contractor of one home located at 2612 Stephenson Street from Bethel Enterprise, Inc. to Miko Trucking Inc.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the loan documents with Ethel Alexander for the on-site reconstruction at 2612 Stephenson Street.

Section 3. That the Chief Financial Officer is authorized to make payments for reconstruction of the home in accordance with the following funding information:

Fund CD15; Dept. HOU; Unit 628H; Object Code 3100; CT HOU628HD1239 (\$103,000)
~~Vendor # VC15884 - Bethel Enterprise Inc. - 2612 Stephenson Street~~
Vendor # VS0000010476 - Miko Trucking Inc. - 2612 Stephenson Street

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 9
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 39 E

SUBJECT

Authorize a public hearing to be held on March 22, 2017, to receive comments concerning the application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of \$7,705,000 with tax exempt bonds in the approximate amount of \$15,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the Silver Gardens Apartments, an existing senior apartment community comprised of 202 units for seniors, located at 2620 Ruidosa Avenue, and at the close of the public hearing, authorize: **(1)** DHFC to issue the tax exempt bonds in an amount not to exceed \$15,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and rehabilitation of 202 units for seniors by Dominion Development & Acquisition, LLC ("Dominium"), on behalf of Dallas Leased Housing Associates IV, LLP (the "Applicant"), referred to as the Silver Gardens; and **(2)** a resolution to support the TDHCA's award of Low Income Housing Tax Credits for the acquisition and rehabilitation of the existing Silver Gardens housing development located at 2620 Ruidosa Avenue, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors - Financing: No cost consideration to the City

BACKGROUND

Dominium, through Dallas Leased Housing Associates IV, LLP ("the applicant"), will file an application with the Texas Bond Review Board no later than April 9, 2017 and file an application with TDHCA for Low Income Housing Tax Credits (LIHTC) for the Silver Gardens no later than March 10, 2017.

BACKGROUND (Continued)

Under the new TDHCA rules in the 2017 Qualified Allocation Plan and Rules (QAP), if the development is located in a municipality that has more than twice the state average of units per capita supported by LIHTC or private activity bonds, the applicant must obtain prior approval of the development from the governing body of the municipality.

As provided for in Chapter 10 of the Texas Administrative Code Section 11.3(b), it is expressly acknowledged and confirmed that the City of Dallas could at any time have more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds. The project site could be subject to the greater than 20% HTC Units per Households in Census Tract Rule applicable to projects that are new construction contained in the 2017 Qualified Allocation Plan ("QAP") that will require a waiver of this requirement from City of Dallas. If a project is within one mile of another project financed with tax credits or tax exempt bonds during the past three years that serves the same household, a waiver will be required by the City. The City of Dallas will be asked to confirm that it has voted specifically to allow the acquisition and rehabilitation of this development and has authorized an allocation of Housing Tax Credits for the Development in the March 22, 2017 resolution, pursuant to §11.3 (2)(a-g) and §11.4(c)(1) Deconcentration Factors contained in TDHCA's Qualified Allocation Plan.

TDHCA funding for projects in the City of Dallas must now be approved by the City Council following a public hearing by the City pursuant to H.B. 3361, effective September 1, 2013. The resolution must include a written statement of support from the governing body referencing the state rule and authorizing an allocation of LIHTC for the development.

The Silver Gardens is a senior apartment community comprised of 202 units for seniors located at 2620 Ruidosa Avenue, Dallas, Texas 75007.

The Tax Equity and Fiscal Responsibility (TEFRA) Hearing will be held on March 9, 2017, after proper notice is published in the Dallas Morning News. Dominion will request an allocation for approximately \$15 Million from the Texas Bond Review Board no later than April 9, 2017. The project's owner will be Dallas Leased Housing Associates IV, LLP, a limited liability partnership, formed for the sole purpose of developing, owning and operating the project for long-term use as low-income housing. Dominion is the Special Limited Partner (0.01%) and initial Limited Partner (99.98%) and Christian Relief Services, Inc., a 501(c)(3) non-profit, is the General Partner (0.01%).

Because the project is located within the City of Dallas, Section 147 (f) of the Internal Revenue Code requires that in order for the bonds to be tax exempt, the City Council or the applicable elected representative of the City of Dallas, must approve the issuance of the bonds by the Dallas Housing Finance Corporation after a public hearing. The City of Dallas is not asked to issue bonds.

BACKGROUND (Continued)

The bonds will not be a debt or liability of the City. The City's name will not appear on the bonds. The approval being requested is only for the purpose of complying with federal law and with regard to tax exempt debt.

A public hearing in compliance with the Tax Equity and Fiscal Responsibility Act (TEFRA) with respect to the Bonds will be held by Dallas Housing Finance Corporation on March 9, 2017.

The development will offer a mix of tax credit units for tenants with 100% of the tenants with incomes no more than 60% Area Median Income. The proposed bedroom mix is as follows: tax credit units: 20 efficiencies, 180 one-bedrooms, 2 two-bedrooms with no market rate units.

TDHCA prohibits approval of tax credit projects that are located less than a mile from another tax credit project funded within the previous three years, unless the projects are serving different households, is funded with Hope VI grant, or an exception is approved by City Council.

Approval of this application will enable the Applicant to rehabilitate 202 units of affordable housing for low to moderate income seniors.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2016, the Dallas City Council approved a resolution of no objection to the 4% housing tax credit application and allocation for the Silver Gardens Apartments located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multi-family residential project for low income seniors by Resolution No. 16-1635.

On January 10, 2017, the City of Dallas Housing Finance Corporation approved a preliminary inducement for the tax exempt mortgage revenue bonds to finance the acquisition and rehabilitation of the Silver Gardens senior project, allowing the applicant to submit an application for a bond allocation from the Texas Bond Review Board and the reimbursement of eligible project costs going back 60 days from the date of the inducement.

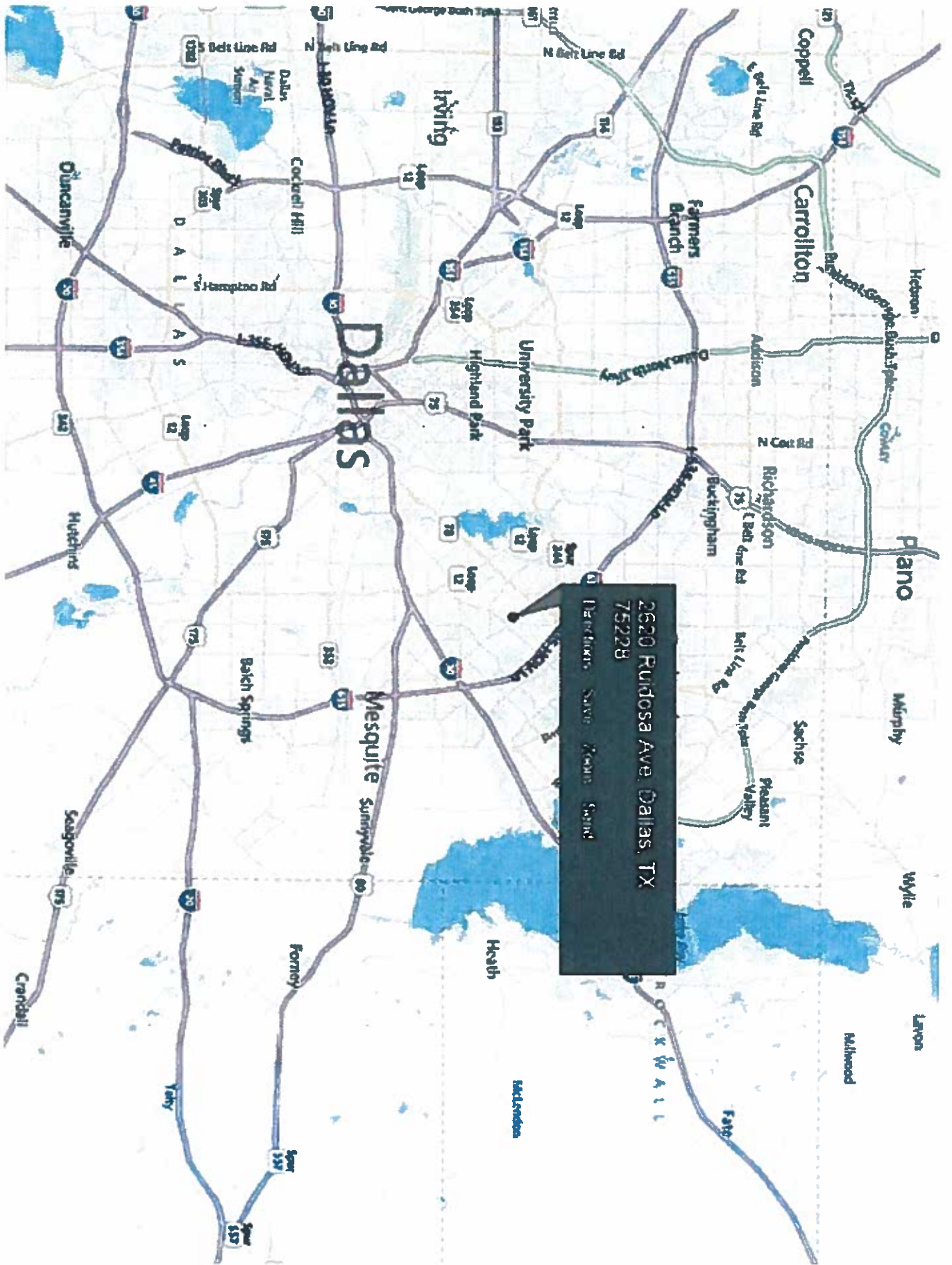
Information about this item will provided to the Housing Committee February 21, 2017.

FISCAL INFORMATION

No cost consideration to the City

MAPS

Attached.



2620 Ruidosa Ave, Dallas, TX
75228
DARTON STATE COLLEGE



February 22, 2017

WHEREAS, on April 25, 1984, the City of Dallas (City) authorized the creation of the City of Dallas Housing Finance Corporation (DHFC) as a Texas non-profit corporation, pursuant to the Texas Housing Finance Corporation Act, Chapter 394, Local Government Code, V.T.C.A., as amended (the Act), to act on behalf of the City in carrying out the public purpose of the Act; and

WHEREAS, the DHFC is authorized by the Act to issue its revenue bonds on behalf of the City for the purpose of providing funding for the housing development for persons of low and moderate income to be located in the City; and

WHEREAS, pursuant to Resolution No. 06-0136, City Council decided for a 12 month period beginning on January 11, 2006 not to approve any new tax credit transactions unless a pre-application waiver is granted by the City Council and on September 28, 2016, pursuant to Resolution No. 16-1635, the Dallas City Council approved a resolution of no objection to the 4% housing tax credit application and allocation for the Silver Gardens Apartments located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multi-family residential project for low income seniors; and

WHEREAS, pursuant to Resolution No. 07-0733, Section 1.2 of the Bylaws was amended to allow the DHFC to purchase, lease, own, hold title to, or otherwise acquire an interest in a residential development, directly or indirectly through a subsidiary of the DHFC, provided that the City Council, by resolution, prior to the transaction being consummated by the DHFC, (1) finds and determines that such transaction should be undertaken, (2) approves the form of the transaction and (3) authorizes such purchase, lease, or ownership of, holding title to, or acquisition of the interest in the residential development; and

WHEREAS, Dominion submitted its application on January 5, 2017, to the DHFC for; (1) the issuance of tax exempt bonds by the DHFC in an amount not to exceed \$15,000,000 in Multi-family Housing Mortgage Revenue Bonds Series to finance the acquisition and rehabilitation of 202 units of senior rental housing; (2) a resolution in support of the Texas Department of Housing and Community Affairs award of 4% Housing Tax Credits in the approximate amount of \$7,705,000 for the acquisition and rehabilitation of the Silver Gardens Apartments located at 2620 Ruidosa Avenue, Dallas, Texas to request a public hearing for the City Council to consider providing appropriate waivers pursuant to §11.3 (2)(a-g) and §11.4(c)(1) of the TDHCA's Qualified Allocation Plan and State of Texas H.B. 3361 which requires that (i) Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B); and (iv) After due consideration of the information provided by the Applicant and public

comment, the Governing Body does not object to the proposed Application; and

February 22, 2017

WHEREAS, on January 10, 2017, the DHFC issued an inducement for the tax exempt bonds to finance the acquisition and rehabilitation of the Silver Gardens senior project and authorized the Dominion proposal to be considered by City Council and to authorize a public hearing in accordance with the requirements contained in H.B. 3361 effective September 1, 2013; and

WHEREAS, as a condition for being considered for the award of the 4% housing tax credits, the Applicant has committed to renting 100% or (202) of the units to tenants whose household incomes are capped at 60% or below the Area Median Income (AMI) with rents affordable to tenants whose household incomes are 60% or below the AMI in compliance with the maximum Low Income Housing Tax Credit rents as published by the Texas Department of Housing and Community Affairs; and

WHEREAS, the Issuer proposes to issue the following bond issue (the "Bonds") to finance the following project:

\$15,000,000, City of Dallas Housing Finance Corporation, Multi-family Housing Mortgage Revenue Bonds (Silver Gardens Project) Series 2017 to rehabilitate the 202 residential units for seniors on the site located at 2620 Ruidosa Avenue, Dallas, Texas

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires that the governing body or the chief elected executive official of the governmental unit, in which the projects are located, to approve the issuance of the Bonds after a public hearing following reasonable public notice thereof; and

WHEREAS, the DHFC will hold a public hearing, the Tax, Equity and Fiscal Responsibility hearing with respect to the Bonds on March 9, 2017, following publication of reasonable public notice thereof in a newspaper of general circulation with the city of Dallas; and

WHEREAS, on or before April 9, 2017, the applicant will request that the Texas Bond Review Board issue a Bond Reservation to the DHFC for the Silver Gardens Project, a proposed 202 unit existing development project for seniors, in the amount of \$15,000,000; and

WHEREAS, Dominion will file a 4% tax credit application with the Texas Department of Housing and Community Affairs (TDHCA) on or before March 10, 2017, pursuant to its 2017 Qualified Allocation Plan (QAP) for 4% low income housing tax credits (LIHTC); and under the TDHCA rules in the 2017 Qualified Allocation Plan and Rules (QAP), if the development is located in a municipality that has more than twice the State average of units per capita supported by LIHTC or private activity bonds, the applicant must obtain prior approval of the development from the governing body of the municipality; and

February 22, 2017

WHEREAS, (1) a public hearing will be held to receive comments concerning the application with The Texas Department of Housing and Community Development (TDHCA) for 4% tax credits in the approximate amount of \$7,705,000 with tax exempt bonds in the approximate amount of \$15,000,000 to be issued by DHFC for the Silver Gardens Apartments, an existing community comprised of 202 units for seniors, located at 2620 Ruidosa Avenue, Dallas, Texas 75007; (2) the issuance of tax exempt bonds by DHFC in the approximate amount of \$15,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and rehabilitation of 202 units for seniors by Dominion referred to as the Silver Gardens; and (3) a resolution in support of the Texas Department of Housing and Community Affairs award of Low Income Housing Tax Credits for the acquisition and rehabilitation of the existing Silver Gardens housing development located at 2620 Ruidosa Avenue, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §11.4 (c)(1) of the 2014 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors; and

WHEREAS, as a condition for being considered for the award of the 4% tax credits, the Applicant has committed to renting 202 units (100%) to tenants with household incomes capped at 60% or below the area median income (AMI) with rents affordable to tenants whose household incomes are 60% or below the AMI incomes in compliance with the maximum Low Income Housing Tax Credit rents as published by the Texas Department of Housing and Community Affairs and 2 units for maintenance and management personnel; and

WHEREAS, the owner of the project will expend a minimum of \$40,000 in social services annually (\$200 per unit per year), whichever is greater, for and at no cost to the residents of the development, based on a survey of residents needs to include some or all of the following: tutoring and after-school programs, health screenings, family counseling/domestic crisis intervention, computer education, emergency assistance, vocational guidance, adult education programs (such as ESL, life skills, nutrition classes, etc.) and social services and recreational activities, to be implemented within three months of project completion and in-kind social services may count toward meeting 100% of the social service requirements. No fees may be charged to the tenants for any of the services. Services must be provided on-site or transportation to off-site services must be provided. The provision of these services will be included in the Bond Regulatory Agreement and the applicant will pay an annual monitoring fee of \$1,500 payable to the City of Dallas Housing Finance Corporation; and

February 22, 2017

WHEREAS, in the Qualified Allocation Plan, §11.3 (a-g) and §11.4 (c)(1) Housing Deconcentration factors (b) Twice the State Average Per Capita. (§2306.6703(a)(4)) If the Development is located in a municipality, or if located completely outside a municipality, a county, that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds at the time the Application Round begins (or for Tax Exempt Bond Developments at the time the Certificate of Reservation is issued by the Texas Bond Review Board), the Applicant must obtain prior approval of the Development from the City of Dallas, Governing Body of the appropriate municipality or county containing the Development. Since the City of Dallas can exceed the twice the state per average of units per capita at any time, it has been determined that such approval must include a resolution adopted by the Governing Body of the municipality or county, as applicable, setting forth a written statement of support, referencing Texas Government Code, §2306.6703(a)(4), and authorizing an allocation of Housing Tax Credits for the Development; and the City of Dallas by vote will specifically allow the construction of the new Development and submit to the Department a resolution referencing this rule; and

WHEREAS, to satisfy H.B. 3361, the City will hold a public hearing on March 22, 2017, and approve the resolution that certifies that: (i) Notice has been provided to the City of Dallas in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (ii) The City of Dallas has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; (iii) The City of Dallas held this hearing at which public comment could be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B); and (iv) After due consideration of the information provided by the Applicant and public comment, the City of Dallas does not object to the proposed Application; and

WHEREAS, on February 21, 2017, a briefing memo will be presented to the Housing Committee regarding the Silver Gardens rehabilitation project proposal; and subject to certain conditions being met, it is deemed necessary and advisable that this resolution be adopted to approve the application and take all actions necessary to carry out the transaction and hold the public hearing pursuant to State of Texas H.B. 3361; and the City of Dallas hereby authorizes.

NOW, THEREFORE,

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

February 22, 2017

Section 1. That the City of Dallas will hold a public hearing on March 22, 2017 to consider the authorization for the DHFC to issue tax exempt bonds in the approximate amount of \$15,000,000 Multi-family Housing Mortgage Revenue Bonds Series 2017 and supports the TDHCA's 4% tax credits in the approximate amount of \$7,705,000 to finance the acquisition and rehabilitation of 202 units for seniors by Dominion referred to as the Silver Gardens, an existing senior apartment community comprised of 202 units for seniors comprised of 20 efficiencies, 180 one-bedroom units, and 2 two-bedrooms units located at 2620 Ruidosa Avenue, Dallas, Texas by Dominion.

Section 2. That after the public hearing, (1) the City of Dallas will consider the final approval of the Silver Garden's application, by Dallas Leased Housing Associates IV, LLP, ("the applicant) created by Dominion, for the issuance of tax-exempt bonds by the DHFC in an amount not to exceed \$15 Million in tax-exempt Multi-family Housing Mortgage Revenue Bonds Series 2017 and take all actions necessary to carry out the transaction and its support of the application for 4% housing tax credits in the approximate amount of \$7,705,000 pursuant to §11.3 (2)(a-g) and Deconcentration Factors contained in TDHCA's Qualified Allocation Plan; and (2) Certifies that the requirements of H.B. 3361 have been satisfied because (i) Notice has been provided to the City of Dallas in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (ii) The City of Dallas had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; (iii) The City of Dallas held a hearing at which public comment could be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B); and (iv) After due consideration of the information provided by the Applicant and public comment, the City of Dallas does not object to the proposed Application and the resolution of no objection must be submitted no later than the Resolutions Delivery Date pursuant to §10.4 which is 75 days prior to the Board Meeting when TDHCA will consider the applicant's proposal.

Section 3. That this approval is subject to the Project Owner expending a minimum of \$40,000 in social services annually, of which 100% may be from in-kind services, for and at no cost to the residents of the development, based on a survey of resident's needs, to be implemented within three months of project completion and pay an annual monitoring fee of \$1,500 payable to City of Dallas Housing Finance Corporation.

Section 4. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Office of Development Services with regard to security related design standards.

February 22, 2017

Section 5. That the approval of the City, if provided, is also for the purpose of satisfying the conditions and requirements of Section 147(f) of the Code and is not to be construed as an undertaking by the City of Dallas. The Bonds shall not constitute a liability, an indebtedness, or obligation of the City of Dallas nor shall any of the assets of the City of Dallas be pledged to the payment of the Bonds. The Bonds shall specifically provide that the Bonds are not a debt of the City of Dallas, Dallas County and the State of Texas and that the City of Dallas, Dallas County and State of Texas are not liable with respect to the Bonds.

Section 6. That the City Manager will request authorization to convey a copy of the March 22, 2017 resolution to the Applicant and the TDHCA with a written statement of support by the City Council referencing by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and provided for in §11.3 (a-g) and §11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors for compliance with the Texas Department of Housing and Community Affairs (TDHCA) 2017 Qualified Allocation Plan and contingent upon the developer assuming relocation costs, if any, associated with the development costs.

Section 7. That after the public hearing to be held on March 22, 2017, the Resolution of no objection, if approved, will contain the following affirmative language in Sections 8 – 12 contained herein.

Section 8. That as provided in 10 TAC §11.3(c), it is hereby acknowledged that the Silver Gardens Apartments will not be located one linear mile or less than a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for Rehabilitation since January 4, 2013; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to have no objection and specifically allows the Silver Gardens Apartments to receive an allocation of Housing Tax Credits.

Section 9. That it is RESOLVED, that as provided for in 10 Texas Administrative Code §11.4 (c)(1) and §11.3(b), it is expressly acknowledged and confirmed that the City of Dallas could at any time have more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and that the City of Dallas currently is not a city that has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; however, if data changes occur, the City of Dallas would have no objection to the Silver Gardens Apartments.

February 22, 2017

Section 10. That it is FURTHER RESOLVED, (1) that the City of Dallas supports the Silver Gardens Apartment Project and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(A)(4), and in accordance with Texas Government Code §2306.67671(a) that notice was provided to the City of Dallas and Texas Government Code §. 2306.67071(b) and Texas Administrative Code §10.204(4) confirming that a public hearing has been held and that a resolution of no objection was granted. This formal action was taken to put on record the support expressed by the City of Dallas on March 22, 2017.

Section 11. That it is FURTHER RESOLVED that the project site could be subject to the greater than 20% HTC Units per Households in Census Tract Rule applicable to projects that are new construction contained in the 2017 Qualified Allocation Plan ("QAP"), if the project does not get an approval from TDHCA prior to the 2017 QAP deadline, therefore a waiver of this requirement is granted as provided for in 10 TAC §11.3 (d) and §11.4 (c)(1) and the City of Dallas confirms that it has voted specifically to allow the new construction of this development and has authorized an allocation of Housing Tax Credits for the Development.

Section 12. That it is FURTHER RESOLVED that for and on behalf of the Governing Body, the Mayor or the City Manager, are hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section 13. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 14
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 45 G

SUBJECT

Authorize a public hearing to be held on March 22, 2017, to receive comments concerning an application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of \$7,579,038 with tax exempt bonds in the approximate amount of \$14,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the Flora Lofts, an existing apartment community comprised of 52 units for families, located at 2121 Flora Street, and at the close of the public hearing, authorize: **(1)** DHFC to issue the tax exempt bonds in an amount not to exceed \$14,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and new construction of 52 units for families by La Reunion and GREENarc CORP, on behalf of Flora Street Lofts, Ltd. (the "Applicant"), referred to as the Flora Street Lofts; and **(2)** a resolution supporting the TDHCA's award of Low Income Housing Tax Credits for the acquisition and new construction of the Flora Street Lofts, Ltd. development located at 2121 Flora Street, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §. 11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors - Financing: No cost consideration to the City

BACKGROUND

La Reunion and GREENarc CORP, through Flora Street Lofts, Ltd. ("the applicant"), will file an application with the Texas Bond Review Board and file an application with TDHCA for Low Income Housing Tax Credits (LIHTC) for the acquisition and new construction of the Flora Street Lofts.

Under the new TDHCA rules in the 2017 Qualified Allocation Plan and Rules (QAP), if the development is located in a municipality that has more than twice the state average of units per capita supported by LIHTC or private activity bonds, the applicant must obtain prior approval of the development from the governing body of the municipality.

BACKGROUND (Continued)

As provided for in Chapter 10 of the Texas Administrative Code 11.3(b), it is expressly acknowledged and confirmed that the City of Dallas could at any time have more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds. The project site could be subject to the greater than 20% HTC Units per Households in Census Tract Rule applicable to projects that are new construction contained in the 2017 Qualified Allocation Plan ("QAP") that will require a waiver of this requirement from City of Dallas. If a project is within one mile of another project financed with tax credits or tax exempt bonds during the past three years that serves the same household a waiver will be required by the City. The City of Dallas will be asked to confirm that it has voted specifically to allow the acquisition and new construction of this development and has authorized an allocation of Housing Tax Credits for the Development in the March 22, 2017 resolution, pursuant to §11.3 (2)(a-g) and §11.4(c)(1) Deconcentration Factors contained in TDHCA's Qualified Allocation Plan.

TDHCA funding for projects in the City of Dallas must now be approved by the City Council following a public hearing by the City pursuant to H.B. 3361, effective September 1, 2013. The resolution must include a written statement of support from the governing body referencing the state rule and authorizing an allocation of LIHTC for the development.

The Flora Street Lofts is a family apartment community comprised of 52 units for families to be located at 2121 Flora, Dallas, Texas 75201.

The Tax Equity and Fiscal Responsibility (TEFRA) Hearing will be held on March 9, 2017, after proper notice was published in the Dallas Morning News. Flora Street Loft, Ltd. will request an allocation for approximately \$14 Million from the Texas Bond Review Board no later than April 9, 2017. The project's owner will be Flora Street Lofts, Ltd, a limited liability partnership, formed for the sole purpose of developing, owning and operating the project for long-term use as low-income housing. There will be a to be formed Special Limited Partner (0.01%), GREENarc Corporation, which is the initial Limited Partner (99.98%) interest in the partnership. 2121 Flora, LLC. is the General Partner (.01%) interest in the partnership which will be 49% owned by the GREENarc Corporation and 51% owned by La Reunion Texas.

Because the project is located within the City of Dallas, Section 147 (f) of the Internal Revenue Code requires that in order for the bonds to be tax exempt, the City Council or the applicable elected representative of the City of Dallas, must approve the issuance of the bonds by the Dallas Housing Finance Corporation after a public hearing. The City of Dallas is not asked to issue bonds. The bonds will not be a debt or liability of the City. The City's name will not appear on the bonds. The approval being requested is only for the purpose of complying with federal law and with regard to tax exempt debt.

BACKGROUND (Continued)

A public hearing in compliance with the Tax Equity and Fiscal Responsibility Act (TEFRA) with respect to the Bonds will be held by Dallas Housing Finance Corporation on March 9, 2017.

The development will offer a mix of tax credit units for tenants by renting 10% or (5) of the units to tenants whose household incomes are capped at 50% or below the Area Median Income (AMI) with rents affordable to tenants whose household incomes are 50% or below the AMI and 72% (38) of the units to tenants whose household incomes are capped at 60% or below the AMI with rents affordable to tenants whose household incomes are 60% or below the AMI in compliance with the maximum Low Income Housing Tax Credit rents as published by the Texas Department of Housing and Community Affairs. There will be 18% or (9) market rate units. The proposed bedroom mix is as follows: tax credit units: 32 one-bedrooms, 18 two-bedrooms and 2 three-bedrooms.

TDHCA prohibits approval of tax credit projects that are located less than a mile from another tax credit project funded within the previous three years, unless the projects are serving different household, is funded with Hope VI grant, or an exception is approved by City Council.

Approval of this application will enable the Applicant to build 52 new affordable housing units for low to moderate income families.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 14, 2017, the City of Dallas Housing Finance Corporation approved a preliminary inducement for the tax exempt mortgage revenue bonds to finance the acquisition and new construction of the family project, allowing the applicant to submit an application for a bond allocation from the Texas Bond Review Board and the reimbursement of eligible project costs going back 60 days from the date of the inducement.

On February 6, 2017, the Housing Committee was sent a briefing memo on the Flora Street Lofts new construction project.

Information about this item will be provided to the Housing Committee February 21, 2017.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

FLORA LOFTS

Flora Street Lofts, Ltd
2121 Flora Street
Dallas, Texas 75201
www.floralofts.com

LA REUNION TX

4648 Lemmon Avenue
P.O. Box 100-117
Dallas, Texas 75219
469.951.7323

GREENARC Corporation

1925 San Jacinto - 300
Dallas, Texas 75201
214.954.0430

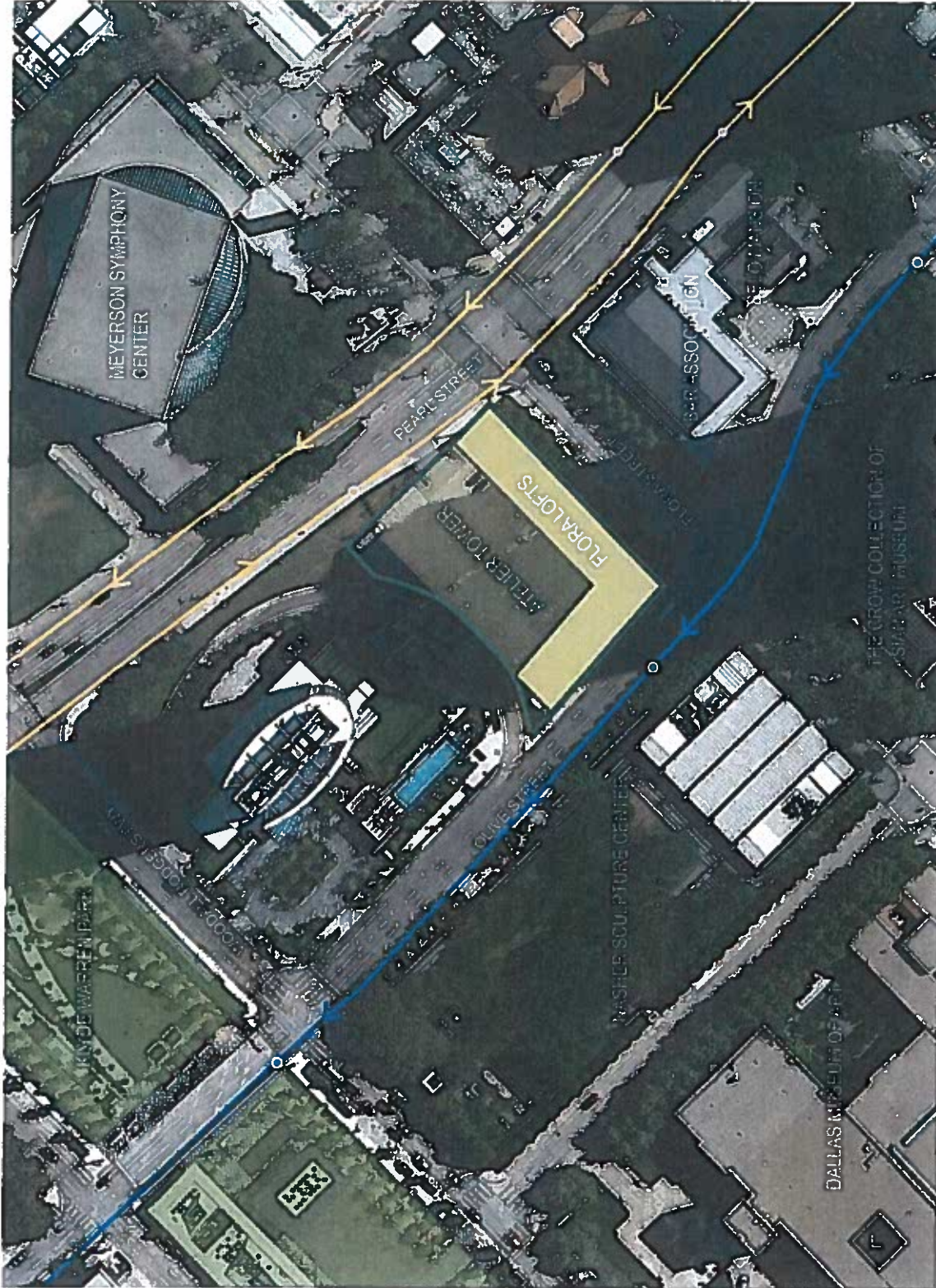


PRELIMINARY

MAY NOT BE USED FOR
PERMITTING, CONSTRUCTION,
OR REGULATORY APPROVAL.

LOCATION MAP

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Approximately 1.0328 acres at 2121 Flora Street, Dallas, TX 75201; located in a high-density infill location in the Dallas Arts District.

February 22, 2017

WHEREAS, on April 25, 1984, the City of Dallas (City) authorized the creation of the City of Dallas Housing Finance Corporation (DHFC) as a Texas non-profit corporation, pursuant to the Texas Housing Finance Corporation Act, Chapter 394, Local Government Code, V.T.C.A., as amended (the Act), to act on behalf of the City in carrying out the public purpose of the Act; and

WHEREAS, the DHFC is authorized by the Act to issue its revenue bonds on behalf of the City for the purpose of providing funding for the housing development for persons of low and moderate income to be located in the City; and

WHEREAS, pursuant to Resolution No. 06-0136, City Council decided for a 12 month period beginning on January 11, 2006 not to approve any new tax credit transactions unless a pre-application waiver is granted by the City Council; and

WHEREAS, pursuant to Resolution No. 07-0733, Section 1.2 of the Bylaws was amended to allow the DHFC to purchase, lease, own, hold title to, or otherwise acquire an interest in a residential development, directly or indirectly through a subsidiary of the DHFC, provided that the City Council, by resolution, prior to the transaction being consummated by the DHFC, (1) finds and determines that such transaction should be undertaken, (2) approves the form of the transaction and (3) authorizes such purchase, lease, or ownership of, holding title to, or acquisition of the interest in the residential development; and

WHEREAS, La Reunion and GREENarc CORP submitted an application on January 5, 2017, to the DHFC for; (1) the issuance of tax exempt bonds by the DHFC in an amount not to exceed \$14,000,000 in Multi-family Housing Mortgage Revenue Bonds Series to finance the acquisition and new construction of 52 units of rental housing for families, (2) a resolution in support of the Texas Department of Housing and Community Affairs award of 4% Housing Tax Credits in the approximate amount of \$7,579,038 for the acquisition and new construction of the Flora Street Lofts Apartments to be located at 2121 Flora Street, Dallas, Texas to request a public hearing for the City Council to consider providing appropriate waivers pursuant to §11.3 (2)(a-g) and §. 11.4(c)(1) of the TDHCA's Qualified Allocation Plan and State of Texas H.B. 3361 which requires that (i) Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B); and (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application; and

February 22, 2017

WHEREAS, on February 14, 2017, the DHFC issued an inducement for the tax exempt bonds to finance the acquisition and new construction of the Flora Street Lofts family project and authorized the Flora Street Lofts, Ltd. proposal to be considered by City Council and to authorize a public hearing in accordance with the requirements contained in H.B. 3361 effective September 1, 2013; and

WHEREAS, as a condition for being considered for the award of the 4% housing tax credits, the Applicant has committed to renting 10% or (5) of the units to tenants whose household incomes are capped at 50% or below the Area Median Income (AMI) with rents affordable to tenants whose household incomes are 50% or below the AMI and 72% (38) of the units to tenants whose household incomes are capped at 60% or below the AMI with rents affordable to tenants whose household incomes are 60% or below the AMI in compliance with the maximum Low Income Housing Tax Credit rents as published by the Texas Department of Housing and Community Affairs. There will be 18% or (9) market rate units; and

WHEREAS, the Issuer proposes to issue the following bond issue (the "Bonds") to finance the following project:

\$14,000,000 City of Dallas Housing Finance Corporation, Multi-family Housing Mortgage Revenue Bonds (Flora Street Lofts Project) Series 2017 to build 52 units of new construction residential units for families on the site located at 2121 Flora Street, Dallas, Texas.

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires that the governing body or the chief elected executive official of the governmental unit in which the projects are located approve the issuance of the Bonds after a public hearing following reasonable public notice thereof; and

WHEREAS, the DHFC will hold a public hearing, the Tax, Equity and Fiscal Responsibility hearing with respect to the Bonds on March 9, 2017, following publication of reasonable public notice thereof in a newspaper of general circulation within the city of Dallas; and

WHEREAS, on or before April 9, 2017, the applicant will request that the Texas Bond Review Board issue a Bond Reservation to the DHFC for the Flora Street Lofts Project, a proposed 52 unit new construction project for families, in an amount not to exceed \$14,000,000; and

February 22, 2017

WHEREAS, La Reunion and GREENarc CORP will submit a 4% tax credit application with the Texas Department of Housing and Community Affairs (TDHCA) on or before March 10, 2017, pursuant to its 2017 Qualified Allocation Plan (QAP) for 4% low income housing tax credits (LIHTC); and under the TDHCA rules in the 2017 Qualified Allocation Plan and Rules (QAP), if the development is located in a municipality that has more than twice the State average of units per capita supported by LIHTC or private activity bonds, the applicant must obtain prior approval of the development from the governing body of the municipality; and

WHEREAS, to receive comments concerning the application with The Texas Department of Housing and Community Development (TDHCA) for 4% tax credits in the approximate amount of \$7,579,038 Million with tax exempt bonds in the approximate amount of \$14,000,000 to be issued by DHFC for the Flora Street Lofts Apartments, an existing community comprised of 202 units for families, located at 2121 Flora Street, Dallas, Texas 75201 (2) the issuance of tax exempt bonds by DHFC in the approximate amount of \$14,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and new construction of 202 units for families by Dominion referred to as the Flora Street Lofts; and, (3) a resolution in support of the Texas Department of Housing and Community Affairs award of Low Income Housing Tax Credits for the acquisition and new construction of the existing Flora Street Lofts housing development located at 2121 Flora Street, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC §10.204(4)(B) and pursuant to §11.3(a-g) and §11.4 (c)(1) of the 2014 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors; and

WHEREAS, the owner of the project will expend a minimum of \$40,000 in social services annually (\$200 per unit per year), whichever is greater, for and at no cost to the residents of the development, based on a survey of residents needs to include some or all of the following: tutoring and after-school programs; health screenings, family counseling/domestic crisis intervention, computer education, emergency assistance, vocational guidance, adult education programs (such as ESL, life skills, nutrition classes, etc.) and social services and recreational activities, to be implemented within three months of project completion and in-kind social services may count toward meeting 100% of the social service requirements. No fees may be charged to the tenants for any of the services. Services must be provided on-site or transportation to off-site services must be provided. The provision of these services will be included in the Bond Regulatory Agreement and the applicant will pay an annual monitoring fee of \$1,500 payable to the City of Dallas Housing Finance Corporation; and

February 22, 2017

WHEREAS, in the Qualified Allocation Plan, §11.3 (a-g) and §11.4 (c)(1) Housing Deconcentration factors (b) Twice the State Average Per Capita. (§2306.6703(a)(4)) If the Development is located in a municipality, or if located completely outside a municipality, a county, that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds at the time the Application Round begins (or for Tax Exempt Bond Developments at the time the Certificate of Reservation is issued by the Texas Bond Review Board), the Applicant must obtain prior approval of the Development from the City of Dallas, Governing Body of the appropriate municipality or county containing the Development. Since the City of Dallas can exceed the twice the state per average at any time, it has been determined that such approval must include a resolution adopted by the Governing Body of the municipality or county, as applicable, setting forth a written statement of support, referencing Texas Government Code, §2306.6703(a)(4), and authorizing an allocation of Housing Tax Credits for the Development; and the City of Dallas by vote will specifically allow the construction of the new Development and submits to the Department a resolution referencing this rule; and

WHEREAS, to satisfy H.B. 3361, the City will hold a public hearing on March 22, 2017, and approves the resolution that certifies that: (i) Notice has been provided to the City of Dallas in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (ii) The City of Dallas has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; (iii) The City of Dallas held this hearing at which public comment could be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B); and (iv) After due consideration of the information provided by the Applicant and public comment, the City of Dallas does not object to the proposed Application; and

WHEREAS, on February 6, 2017, the Housing Committee was sent a briefing memo on the Flora Street Lofts new construction project proposal; and subject to certain conditions being met, it is deemed necessary and advisable that this resolution be adopted to approve the application and take all actions necessary to carry out the transaction and hold the public hearing pursuant to State of Texas H.B. 3361.

NOW, THEREFORE,

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

February 22, 2017

Section 1. That the City of Dallas will hold a public hearing on March 22, 2017 to consider the authorization for the DHFC to issue tax exempt bonds in the approximate amount of \$14,000,000 Multi-family Housing Mortgage Revenue Bonds Series 2017 and supports the TDHCA's 4% tax credits in the approximate amount of \$7,579,038 to finance the acquisition and new construction of 52 units for families referred to as the Flora Street Lofts, comprised of 32 one-bedroom units, 18 two-bedrooms and 2 three-bedrooms and located at 2121 Flora Street, Dallas, Texas by Flora Street Lofts, Ltd.

Section 2. That after the public hearing; (1) the City of Dallas will consider the final approval of the Flora Street Lofts application, by Flora Street Lofts, Ltd., ("the applicant) to be built by La Reunion and GREENarc CORP, for the issuance of tax-exempt bonds by the DHFC in an amount not to exceed \$14,000,000 in tax-exempt Multi-family Housing Mortgage Revenue Bonds Series 2017 and take all actions necessary to carry out the transaction; and its support of the application for 4% housing tax credits in the approximate amount of \$7,579,038 pursuant to §11.3 (2)(a-g) and §Deconcentration Factors contained in TDHCA's Qualified Allocation Plan and (2) Certifies that the requirements of H.B. 3361 have been satisfied because (i) Notice has been provided to the City of Dallas in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (ii) The City of Dallas had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; (iii) The City of Dallas held a hearing at which public comment could be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B); and (iv) After due consideration of the information provided by the Applicant and public comment, the City of Dallas does not object to the proposed Application and the resolution of no objection must be submitted no later than the Resolutions Delivery Date pursuant to §10.4 which is 75 days prior to the Board Meeting when TDHCA will consider the applicant's proposal.

Section 3. That this approval is subject to the Project Owner expending a minimum of \$40,000 in social services annually, of which 100% may be from in-kind services, for and at no cost to the residents of the development, based on a survey of residents needs, to be implemented within three months of project completion and pay an annual monitoring fee of \$1,500 payable to City of Dallas Housing Finance Corporation.

Section 4. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Office of Development Services with regard to security related design standards.

February 22, 2017

Section 5. That the approval of the City, if provided, is also for the purpose of satisfying the conditions and requirements of Section 147(f) of the Code and is not to be construed as an undertaking by the City of Dallas. The Bonds shall not constitute a liability, an indebtedness, or obligation of the City of Dallas nor shall any of the assets of the City of Dallas be pledged to the payment of the Bonds. The Bonds shall specifically provide that the Bonds are not a debt of the City of Dallas, Dallas County and the State of Texas and that the City of Dallas, Dallas County and State of Texas are not liable with respect to the Bonds.

Section 6. That the City Manager will request authorization to convey a copy of the March 22, 2017 resolution to the Applicant and the TDHCA with a written statement of support by the City Council referencing by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and provided for in §11.3 (a-g) and §11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors for compliance with the Texas Department of Housing and Community Affairs (TDHCA) 2017 Qualified Allocation Plan and contingent upon the developer assuming relocation costs, if any, associated with the development costs.

Section 7. That after the public hearing to be held on March 22, 2017, the Resolution of No objection, if approved, will contain the following affirmative language in Section 9 – 12 contained herein:

Section 8. That as provided in 10 TAC §. 11.3(c), it is hereby acknowledged that the Flora Street Lofts Apartments will not be located one linear mile or less than a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New construction since January 4, 2013; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to have no objection and specifically allows the Flora Street Lofts Apartments to receive an allocation of Housing Tax Credits.

Section 9. That it is RESOLVED, that as provided for in 10 Texas Administrative Code §11.4 (c)(1) and §11.3(b), it is expressly acknowledged and confirmed that the City of Dallas could at any time have more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and that the City of Dallas currently is not a city that has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; however, if data changes occur, the City of Dallas would have no objection to the Flora Street Lofts Apartments.

February 22, 2017

Section 10. That it is FURTHER RESOLVED, (1) that the City of Dallas supports the Flora Street Lofts Apartment Project and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §. 2306.6703(A)(4), and in accordance with Texas Government Code §. 2306.67671(a) that notice was provided to the City of Dallas and Texas Government Code §. 2306.67071(b) and Texas Administrative Code §. 10.204(4) confirming that a public hearing has been held and that a resolution of no objection was granted. This formal action was taken to put on record the support expressed by the City of Dallas on March 22, 2017.

Section 11. That it is FURTHER RESOLVED that the project site could be subject to the greater than 20% HTC Units per Households in Census Tract Rule applicable to projects that are new construction contained in the 2017 Qualified Allocation Plan ("QAP"), if the project does not get an approval from TDHCA prior to the 2017 QAP deadline, therefore a waiver of this requirement is granted as provided for in 10 TAC §. 11.3 (d) and §. 11.4 (c)(1) and the City of Dallas confirms that it has voted specifically to allow the new construction of this development and has authorized an allocation of Housing Tax Credits for the Development.

Section 12. That it is FURTHER RESOLVED that for and on behalf of the Governing Body, the Mayor or the City Manager, are hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section 13. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: E-Gov
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): N/A
DEPARTMENT: Office of Financial Services
CMO: Elizabeth Reich, 670-7804
MAPSCO: N/A

SUBJECT

Authorize (1) an extension through September 30, 2017 for Community Development Block Grant (CDBG) funded projects which have not met the twelve-month obligation or twenty-four-month expenditure requirement; (2) preliminary adoption of Reprogramming Budget No. 1 to the FY 2016-17 Action Plan to use unspent prior year CDBG funds in the amount of \$1,413,595 for the Major Systems Repair Program; and (3) a public hearing to be held on March 22, 2017 to receive comments on the proposed use of funds for Reprogramming Budget No. 1 to the FY 2016-17 Action Plan - Financing: No cost consideration to the City

BACKGROUND

On August 18, 1993, Resolution No. 93-3001 established specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) funds. Funds are to be obligated within 12 months and expended within 24 months of budget adoption. On March 28, 2007, Resolution No. 07-0992, enhanced the City's existing expenditure policy with additional benchmarks. Additional time to obligate and expend funds may be granted by the City Council.

Timely expenditure of CDBG funds by entitlement cities continues to be a primary concern of the U. S. Department of Housing and Urban Development (HUD). HUD requires that cities expend CDBG funds so that at least 60 days prior to the start of a new program year, the unexpended balance of CDBG funds should be less than 1.5 times the cities' CDBG allocation amount for the current year. The City of Dallas continues to comply with this HUD regulation.

For FY 2016-17, a review of the projects based on the timely expenditure policy (including the benchmarks), identified unspent funds remaining in 17 projects, totaling \$2,926,017, recommended for extension and unspent funds remaining in 11 projects, totaling \$1,413,595, recommended for reprogramming.

BACKGROUND (Continued)

On December 13, 2016, the Community Development Commission (CDC) Financial Monitoring/Performance Standards Committee reviewed and recommended the City Manager's proposed extensions and reprogramming of CDBG funds with no amendments.

On January 5, 2017, the CDC reviewed and approved the CDC Financial Monitoring/Performance Standards Committee's recommendation from the December 13, 2016 committee meeting. Unspent funds remaining in 17 projects, totaling \$2,926,017, recommended for extension and unspent funds remaining in 11 projects, totaling \$1,413,595, recommended for reprogramming.

On February 2, 2017, the CDC was briefed on the need to maintain ongoing compliance with HUD's timely expenditure policy and proposed Reprogramming Budget No. 1 to the FY 2016-17 Action Plan to use unspent prior year CDBG funds in the amount of \$1,413,595 for the Major Systems Repair Program.

This item includes preliminary adoption of the FY 2016-17 Action Plan Reprogramming Budget No. 1 and calls for a public hearing for March 22, 2017 to allow citizens an opportunity to comment on the proposed use of funds. Notice will be published in the official newspaper. This proposed budget will be available for review and comment February 23, 2017 through April 11, 2017. Final adoption by the City Council is scheduled for April 12, 2017.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 18, 1993, Resolution No. 93-3001, established specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) Funds.

On March 28, 2007, Resolution No. 07-0992, enhanced the City's existing expenditure policy with additional benchmarks.

On December 13, 2016, the Community Development Commission (CDC) Financial Monitoring/Performance Standards Committee reviewed and recommended the City Manager's proposed extensions and reprogramming of CDBG funds with no amendments.

On January 5, 2017, the Community Development Commission was briefed and recommended extending and reprogramming of the CDBG project funds.

On February 2, 2017, the CDC was briefed on the need to maintain ongoing compliance with HUD's timely expenditure policy and proposed Reprogramming Budget No. 1 to the FY 2016-17 Action Plan to use unspent prior year CDBG funds in the amount of \$1,413,595 for the Major Systems Repair Program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

The Housing Committee and the Budget, Finance, and Audit Committee were both briefed on the recommended extensions and reprogramming on February 6, 2017. Both committees provided favorable recommendations to move forward to City Council for approval.

FISCAL INFORMATION

No cost consideration to the City.

February 22, 2017

WHEREAS, on August 18, 1993, Resolution No. 93-3001 established specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) funds; and

WHEREAS, on March 28, 2007, Resolution No. 07-0992 enhanced the City's existing expenditure policy with additional benchmarks; and

WHEREAS, at the discretion of the City Council, the timeframes may be extended for obligating and expending CDBG funded activities; and

WHEREAS, on December 13, 2016, the Community Development Commission (CDC) Financial Monitoring/Performance Standards Committee reviewed and recommended the City Manager's proposed extensions and reprogramming of CDBG funds with no amendments; and

WHEREAS, on January 5, 2017, the Community Development Commission was briefed on the extensions and reprogramming of the CDBG project funds and made recommendations. Unspent funds remaining in 17 CDBG projects, totaling \$2,926,017 were recommended for extension. In addition, unspent prior year funds remaining in 11 CDBG projects, totaling \$1,413,595 were identified for reprogramming; and

WHEREAS, on February 2, 2017, the CDC was briefed on the proposed Reprogramming Budget No. 1 to the FY 2016-17 Action Plan to use unspent prior year CDBG funds in the amount of \$1,413,595 for the Major Systems Repair Program; and

WHEREAS, on February 6, 2017, the Housing Committee and the Budget, Finance, and Audit Committee were briefed on the FY 2016-17 CDBG Extensions and Reprogramming recommendations which included proposed Reprogramming Budget No. 1 to the FY 2016-17 Action Plan to use unspent prior year CDBG funds in the amount of \$1,413,595 for the Major Systems Repair Program.

Now, Therefore,

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

Section 1. That the City Council authorizes an extension to the timeframes for the obligation and expenditure of prior year CDBG funds to September 30, 2017 per Attachment A.

Section 2. That the City Council authorizes the release of funds from their originally budgeted purposes, per Attachment B, for Reprogramming Budget No. 1 to the FY 2016-17 Action Plan to use unspent prior year CDBG funds in the amount of \$1,413,595 for the Major Systems Repair Program.

February 22, 2017

Section 3. That the preliminary adoption of the FY 2016-17 Action Plan Reprogramming Budget No. 1 be approved to use unspent prior year CDBG funds in the amount of \$1,413,595 for the Major Systems Repair Program.

Section 4. That a public hearing to receive comments on the proposed use of funds for Reprogramming Budget No. 1 to the FY 2016-17 Action Plan will be held on March 22, 2017 in the Council Chambers.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

ATTACHMENT A
CDBG Extension of Expenditures/Commitment Policy
Recommended by Community Development Commission (CDC) 01/05/2017
Briefed to Housing Committee and Budget, Finance, & Audit Committee on 02/06/2017

	Fiscal Year	Project Name	Amount
1	15-16	City Child Care Services Program	\$29,694
2	10-11	Community Based Development Org - EDCO	\$101,508
3	10-11	Community Based Development Org - EDCO	\$14,105
4	11-12	Community Based Development Org - EDCO	\$284,417
5	14-15	Mortgage Assistance Program	\$397,787
6	10-11	NIP-Neighborhood Investment Program-Infrastructure	\$1,020,459
7	13-14	NIP-SDFP/Mingo/Beall Streets Public Improvement	\$318,408
8	12-13	NIP-South Dallas/Ideal-Rochester Public Improvements	\$16,052
9	13-14	NIP-South Dallas/Fair Park Public Improvements	\$186,506
10	10-11	NIP-Spring Avenue Infrastructure	\$146,636
11	11-12	NIP-Spring Avenue Infrastructure	\$215,476
12	10-11	NIP-Spring Avenue Infrastructure	\$34,987
13	13-14	Reconstruction Program	\$91,000
14	14-15	BAC#2 Dallas Black Chamber of Commerce	\$16,340
15	14-15	BAC#3 Sammons Business & Community Lenders	\$34,769
16	14-15	BAC#6 Hampton Regional Hispanic Contractors	\$16,295
17	14-15	BAC#7 Illinois Regional Hispanic Contractors	\$1,578
		Grand Total	\$2,926,017

ATTACHMENT B

CDBG Reprogramming of Expenditures/Commitment Policy
 Recommended by Community Development Commission (CDC) 01/05/2017
 Briefed to Housing Committee and Budget, Finance, & Audit Committee on 02/06/2017

	Fiscal Year	Project Name	Amount
1	10-11	Business Incentive Program - Façade Improvements	\$28,592
2	15-16	City Child Care Services Program	\$7,498
3	12-13	Community Based Development Org - CWCDC	\$84,229
4	15-16	Housing Development Support	\$263,261
5	14-15	Housing Development Support	\$66,953
6	12-13	Mortgage Assistance Program	\$37,222
7	11-12	Residential Development Acquisition Loan Program	\$70,219
8	12-13	Residential Development Acquisition Loan Program	\$500,000
9	14-15	BAC#4 Spring Ave-Business & Community Lenders	\$34,881
10	14-15	BAC#8 Record Crossing - BCL of Texas	\$9,638
11		Reprogrammed Funds	\$311,102
		Grand Total	\$1,413,595