

RECEIVED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2016 MAY 12 PM 3: 25

CITY SECRETARY
DALLAS, TEXAS

MONDAY, May 16, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

Chair, Councilmember Scott Griggs
Vice-Chair, Councilmember Carolyn King Arnold
Mayor Pro Tem Monica R. Alonzo
Councilmember Tiffinni A. Young
Councilmember Mark Clayton
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

BRIEFINGS

2. Proposed FY 2016-17 HUD
Consolidated Plan Budget
All Districts
Jack Ireland
Director
Chan Williams
Assistant Director
Office of Financial Services
3. Inclusionary Zoning
All Districts
David Cossum
Director
Sustainable Development & Construction
4. Housing Policies
All Districts
Bernadette Mitchell
Director
Housing/Community Services
5. Audit of the Department of
Housing/Community Services'
Contract Monitoring
Craig Kinton
City Auditor
Anatoli Doudtski
Assistant City Auditor III
Office of the City Auditor
6. Housing Bond Program for 2017
All Districts
Bernadette Mitchell
Director
Housing/Community Services

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

7. **UPCOMING AGENDA ITEMS**

May 25, 2016

- A. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Camden Homes, LLC for the construction of affordable houses; (2) the sale of 18 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Camden Homes, LLC; and (3) execution of a release of lien for any non-tax liens on the 18 properties that may have been filed by the City - *Districts 4, 8*
- B. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Confia Homes, L.L.C. for the construction of affordable houses; (2) the sale of 11 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C.; and (3) execution of a release of lien for any non-tax liens on the 11 properties that may have been filed by the City – *Districts 3, 4, 5, 6*
- C. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Cooper Homes, Inc. for the construction of affordable houses; (2) the sale of 17 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Cooper Homes, Inc.; and (3) execution of a release of lien for any non-tax liens on the 17 properties that may have been filed by the City – *Districts 4,8*
- D. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Milton Semper for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Milton Semper; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - *District 4*
- E. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Simply Custom for the construction of affordable houses; (2) the sale of 9 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Simply Custom; and (3) execution of a release of lien for any non-tax liens on the 9 properties that may have been filed by the City – *District 7*
- F. Authorize on-site reconstruction of six homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 2614 South Ewing Avenue in the amount of \$103,000; 3812 Atlanta Street in the amount of \$103,000; 1422 Montague Avenue in the amount of \$103,000; 1822 Mentor Avenue in the amount of \$103,000; 7923 Rilla Avenue in the amount of \$103,000; and 3912 Hammerly Drive in the amount of \$103,000) – *Districts 4, 5, 6, 7*

Adjourn



Scott Griggs, Chair
Housing Committee

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

"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 May 2, 2016

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: May 2, 2016

Meeting Start time: 11:01 A.M.

<p>Committee Members Present: Scott Griggs (Chair) Carolyn King Arnold (Vice Chair) Tiffinni A. Young Monica R. Alonzo Mark Clayton Casey Thomas, II</p> <p><u>Other Council Members Present:</u> Philip Kingston B. Adam McGough</p>	<p>Staff Present: Alan Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS</p> <p><u>Other Presenters:</u> Sara Brooks- Dallas Area Habitat For Humanity Betsy del Monte- Dallas Area Habitat For Humanity</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. Approval of April 16, 2016 Minutes of the Housing Committee

Presenter(s): CM Scott Griggs

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

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

Follow-up (if necessary):

2. Building a Better Dallas-All Districts

Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Sara Brooks, Chief Operating Officer for Dallas Area Habitat For Humanity/Betsy del Monte, Chair of DAHFH Public Policy Committee for Dallas Area Habitat For Humanity

Information Only: X

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary):

Housing Committee

May 2, 2016

Meeting Record

3. **Briefing Memo: Source of Income Discrimination-All Districts**
Presenter(s): Alan Sims, Chief of Neighborhood Plus/ Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary)

4. **Briefing Memo: Urban Land Institute Final Report -All Districts**
Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary)

5. **Briefing Memo: Owner Occupied Housing Development Program Proposals- All Districts**
Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary)

Meeting Adjourned: 12:13 P.M.

Approved By: _____

Memorandum



DATE May 13, 2016

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

SUBJECT Proposed FY 2016-17 HUD Consolidated Plan Budget

On Monday, May 16, 2016, you will be briefed on the Proposed FY 2016-17 HUD Consolidated Plan Budget. A copy of the briefing is attached.

Please let me know if you have any questions.


for Jeanne Chipperfield
Chief Financial Officer

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

Proposed FY 2016-17 HUD Consolidated Plan Budget

Presented to Housing Committee
May 16, 2016



Purpose of Briefing

- ▶ Provide additional information as a result of City Council discussion on May 11th regarding the FY 2016-17 HUD Consolidated Plan budget

Terminology

- ▶ An “activity” is HUD terminology
 - ▶ Please keep in mind sometimes activities are delivered at different sites and/or by multiple departments
 - ▶ In these cases, an activity is broken out into multiple activities as required by HUD

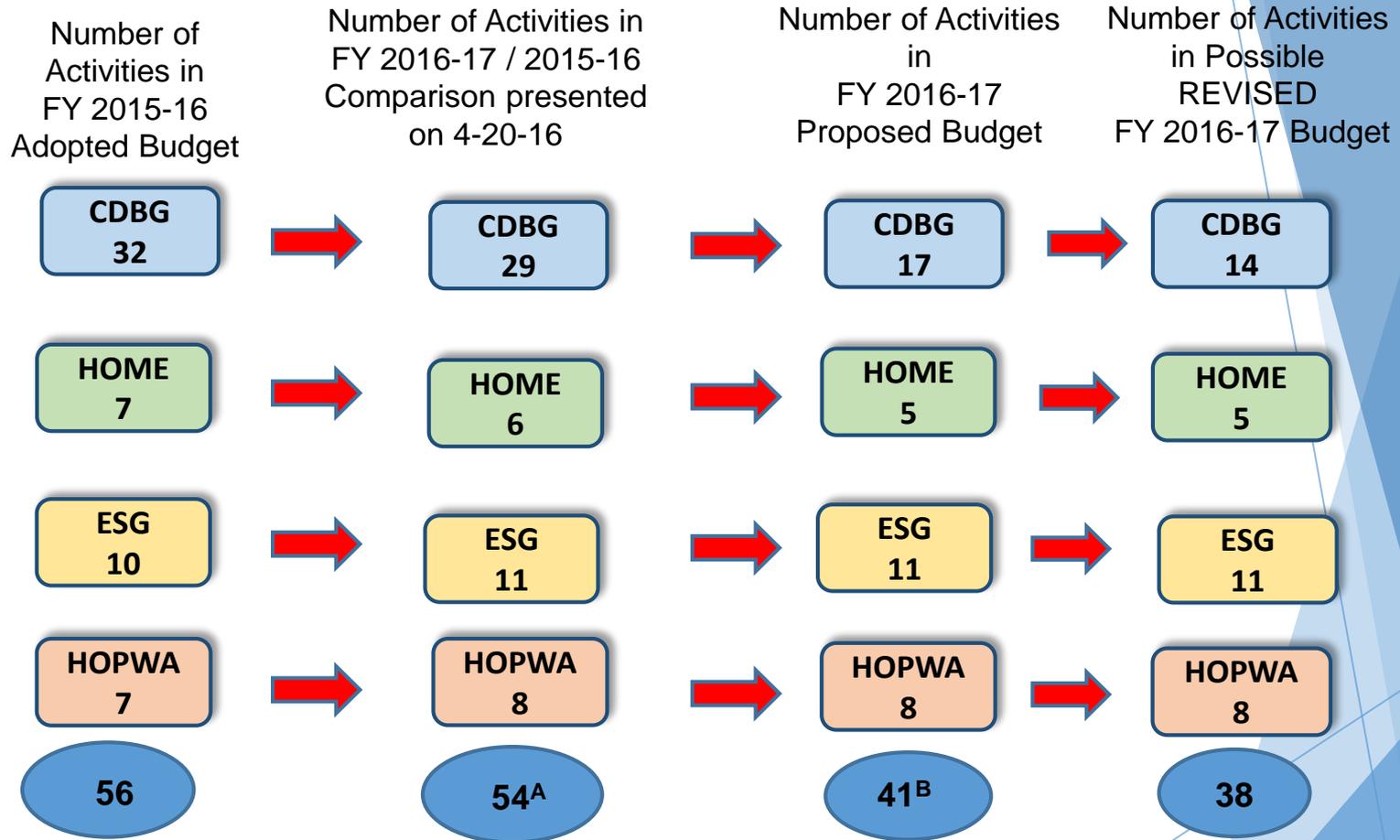
Outline of Briefing

- ▶ Discuss the number of activities included in the Proposed FY 2016-17 HUD Consolidated Plan Budget
- ▶ Review reductions proposed in the CDBG budget including possible cost considerations for the General Fund
- ▶ Review 3-year average of costs per unit of service
 - ▶ Attachment A
- ▶ Discuss Citizen Participation Plan requirements and impact on budget development schedule
- ▶ Consider amendments submitted by Council Members

Number of Activities

- ▶ Proposed FY 2016-17 HUD Consolidated Plan budget has been numbered 1-54 to provide ease of identifying activities when being discussed
- ▶ Several numbered activities have a zero dollar amount proposed for FY 2016-17 but are included only for comparison to FY 2015-16 budget
- ▶ Several activities have been listed as duplicates and numbered separately as required by HUD in cases such as an activity at multiple locations or when the activity may be provided by multiple departments, for example
 - ▶ Community Courts Program – services at multiple locations
 - ▶ Dedicated SAFE II Program – services provided by multiple departments

Number of Activities – Attachment A



A. Net change in **activities** from FY16 to FY17 in the Comparison – Consolidates 4 activities, adds Neighborhood Plus in CDBG; eliminates TBRA in HOME; adds Street Outreach activity in ESG; and adds Facilities rehab and repair in HOPWA.

B. Net change in **activities** from FY16 to FY17 for FY17 only (no \$0 activities) – Consolidates 4 activities, eliminates 12, adds Neighborhood Plus in CDBG; eliminates TBRA in HOME; adds Street Outreach activity in ESG; and adds Facilities rehab and repair in HOPWA.

Proposed Decreases to FY 2016-17 CDBG Budget and Activity Reductions

Programs	Amount	Comments
Clinical Dental Care Program	(\$100,000)	Capped category. Program originally funded in 1982 for services for children and youth up to age 19. Other funding sources now available to serve children and youth. Program also receives \$200,000 in GF.
Minor Plumbing Repair/Replacement Program	(50,000)	DWU to incorporate into existing water conservation program. No impact to services.
Reconstruction Program	(1,221,964)	Program eliminated. Funds added to Major Systems Repair Program due to high cost per unit served and to serve more residents.
Economic Development Oversight	(198,084)	Capped category. Required activity if BAC funded in grant.
Parks and Recreation Oversight	(105,648)	Capped category. PKR to incorporate into existing budget.
Total	(\$1,675,696)	

Proposed Decreases to FY 2016-17 CDBG Budget with possible GF impact

Programs	Amount	Comments
Dedicated SAFE II Expansion Code Inspection - Code	(96,000)	Grant funds cut. Services to be maintained in existing GF service.
Dedicated SAFE II Expansion Code Inspection - Fire	(70,538)	Grant funds cut. Services to be maintained in existing GF service.
Dedicated SAFE II Expansion Code Inspection - Police	(46,122)	Grant funds cut. Services to be maintained in existing GF service.
Total	(\$212,660)	

Proposed Decrease to FY 2016-17 CDBG Budget with offsetting enhancement

Programs	Amount	Comments
Business Assistance Center Program	(640,000)	CDBG regulations limit program services. Strategy to move BACs to GF and offset with Neighborhood Plus infrastructure enhancement being added to grant.
Total	(\$640,000)	

Service Delivery Justification

- ▶ HUD funds are determined eligible based upon either the individual or area being served
 - ▶ Some programs serve low-mod income individuals and income eligibility is required
 - ▶ Other programs serve low-mod areas based on census data
- ▶ In several cases, program guidelines have been established regarding the amount of funds that may be used for a particular program
- ▶ Attachment A lists the 3-year average of units served and the 3-year average of cost per unit served

Possible Revisions to the CDBG FY 2016-17 Budget

CDBG		
Programs	Amount	Comments
Training and Employment for Adults with Disabilities – provides development of life skills, vocational training and job placement for adults with disabilities.	(\$ 25,000)	Program eliminated. Funds are leveraged to provide assistance to 148 individuals. \$25,000 added to Senior Services Program.
Housing Services Program - provides CDBG funds to CHDOs for cost in support of HOME-funded activities, such as housing counseling, loan processing and other services related to assisting potential homebuyers participating or seeking to participate in HOME funded projects.	(\$ 50,000)	Program eliminated. 513 households will not receive services. Funds added to Mortgage Assistance Program.
Neighborhood Plus Infrastructure – provides public infrastructure improvements (including street improvements, sidewalks, curbs and gutters) to support redevelopment activities within strategically targeted areas.	(\$ 1,601,587)	Program eliminated. Funds added to Major Systems Repair Program.

Limitations for Revisions to other HUD Programs in the FY 2016-17 Budget

- ▶ HOME regulations require funding for CHDO program
- ▶ No revisions proposed for ESG and HOPWA because funding includes other counties that require collaborations per HUD regulations
 - ▶ ESG – Continuum of Care (Dallas, Irving and Collin County)
 - ▶ HOPWA – Ryan White Planning Council of the Dallas Area (Collin, Dallas, Denton, Ellis, Hunt Kaufman and Rockwall Counties)

Citizen Participation Plan

- ▶ HUD regulations require each jurisdiction to adopt its own citizen participation plan (CPP)
- ▶ City's CPP requires the City Council to take an informal vote on Proposed Consolidated Plan Budget
- ▶ No action was taken on May 11th agenda item that authorized "preliminary adoption" of the Proposed FY 2016-17 HUD Consolidated Plan Budget
 - ▶ Item was remanded back to the Housing Committee for additional consideration
- ▶ Straw votes conducted on May 18th will meet the minimum requirements of City's CPP

Schedule Change

- ▶ In order to allow time to incorporate any amendments proposed by City Council and ensure adequate notice to be published in the newspaper for public review, the budget schedule has changed

	From	To
Informal vote (preliminary adoption)	May 11	May 18
Call the public hearing	May 11	May 18
Hold the public hearing	May 24	June 15
Final adoption	June 15	June 22
Annual Action Plan due to HUD	August 15	August 15
Start new fiscal year and implement plan	October 1	October 1

City Council Amendments

- ▶ Discussion of proposed amendments submitted by City Council members and straw votes conducted on May 18th

Attachment A

Proposed FY 2016-17 HUD Consolidated Plan
Budget including 3 year average of units
served and average cost per unit of service

**FY 2016-17 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Attachment A

A	B	C	D	E	F
Project Name	FY 2015-16 Adopted Budget	FY 2016-17 Proposed Budget	FY 2016-17 Revised Proposed Budget	3 Year Avg Served	3 Year Avg Cost per Unit of Service
<u>SOURCE OF FUNDS</u>					
Community Development Block Grant					
Entitlement (grant)	13,457,745	13,258,321	13,258,321		
Program Income - Housing Activities	400,000	400,000	400,000		
Program Income - Sub-Recipient Retained Program Income (SDDI)	600,000	275,000	275,000		
Reprogramming	1,410,006	1,064,334	1,064,334		
	<hr/> 15,867,751	<hr/> 14,997,655	<hr/> 14,997,655		
Home Investment Partnership					
Entitlement (grant)	3,956,627	4,113,859	4,113,859		
Program Income Housing Activities	50,000	1,000,000	1,000,000		
	<hr/> 4,006,627	<hr/> 5,113,859	<hr/> 5,113,859		
Emergency Solutions Grant					
Entitlement (grant)	1,209,806	1,211,466	1,211,466		
Housing Opportunities for Persons with AIDS					
Entitlement (grant)	5,637,374	6,409,124	6,409,124		
TOTAL SOURCE OF FUNDS	<hr/> 26,721,558	<hr/> 27,732,104	<hr/> 27,732,104		
 <u>USE OF FUNDS</u>					
Community Development Block Grant					
Public Services (15% of CDBG maximum amount allowed)	2,106,435	2,056,087	2,056,087		
Housing Activities	8,200,189	8,413,317	10,014,904		
Economic Development Activities	1,240,000	275,000	275,000		
Public Improvements	1,549,578	1,601,587	0		
Fair Housing and Program Oversight (20% of CDBG maximum am	2,771,549	2,651,664	2,651,664		
	<hr/> 15,867,751	<hr/> 14,997,655	<hr/> 14,997,655		
HOME Investment Partnerships Program					
HOME Programs	4,006,627	5,113,859	5,113,859		
Emergency Solutions Grant					
ESG Programs	1,209,806	1,211,466	1,211,466		
Housing Opportunities for Persons with AIDS					
HOPWA Programs	5,637,374	6,409,124	6,409,124		
TOTAL USE OF FUNDS	<hr/> 26,721,558	<hr/> 27,732,104	<hr/> 27,732,104		

**FY 2016-17 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Attachment A

A	B	C	D	E	F	
Project Name	FY 2015-16 Adopted Budget	FY 2016-17 Proposed Budget	FY 2016-17 Revised Proposed Budget	3 Year Avg Served	3 Year Avg Cost per Unit of Service	
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)						
CDBG - Public Services						
1	After-School/Summer Program - Provide after school and summer programs for low income youth Monday thru Friday through structured recreational, cultural, social and life skills activities. 24 CDBG funded sites.	530,647	559,112	559,112	2,970	177
2	Child Care Services Program - Provide various programs for children and youth, including after school programs; daycare for special needs children, children who are homeless, and children with disabilities via contracts with non-profit agencies. Funds are also used to provide child care subsidies for low and moderate income working parents and teenage parents who are attending school and do not qualify for any other form of public assistance. (Child Care Services and City Child Care Services combined)	488,826	488,826	488,826	508	2,189
	Youth Programs Sub-Total	1,019,473	1,047,938	1,047,938		
3	Clinical Dental Care Program - Provide dental health services to seniors and low-income youth through age of 19 via contract with non-profit agency.	100,000	0	0	370	304
	Clinical Health Services Sub-Total	100,000	0	0		
4	Senior Services Program - Provide case management and other programs for seniors, including investigative support services in both community and institutional settings via contracts with non-profit agencies. Funds are also used to provide direct and emergency support services to enhance the quality of life for older adults. (City Office of Senior Affairs and Senior Services Program combined)	215,428	230,143	255,143	3,306	278
	Senior Services Sub-Total	215,428	230,143	255,143		
5	Community Court Program - Through the community court, offenses to persons and code violations of property are swiftly adjudicated and restitution made by defendants who plead guilty or no contest.	746,534	753,006	753,006		
	• South Dallas / Fair Park Community Court	296,248	299,445	299,445	1,876	149
	• South Oak Cliff Community Court	235,741	233,032	233,032	1,196	221
	• West Dallas Community Court	214,545	220,529	220,529	2,032	106
6	Training and Employment for Adults with Disabilities - Provide development of life skills, vocational training and job placement for adults with disabilities.	25,000	25,000	0	148	169
	Other Public Services (Non-Youth) Sub-Total	771,534	778,006	753,006		
	Total CDBG - Public Services	2,106,435	2,056,087	2,056,087		
	CDBG - Public Services 15% Cap Under/(Over) Cap	2,106,435 (0)	2,056,087 (0)	2,056,087 (0)		
	CDBG - Public Services Cap Percentage	15.0%	15.0%	15.0%		

**FY 2016-17 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Attachment A

A	B	C	D	E	F	
Project Name	FY 2015-16 Adopted Budget	FY 2016-17 Proposed Budget	FY 2016-17 Revised Proposed Budget	3 Year Avg Served	3 Year Avg Cost per Unit of Service	
CDBG - Housing Activities						
7	Housing Development Support - Provide service delivery staff whose activities include determining and approving client eligibility, loan processing, and working with lenders and counseling agencies on behalf of clients.	1,052,706	1,152,459	1,152,459	n/a	n/a
8	Mortgage Assistance Program - Provide deferred payment loans up to \$20,000 to low-income first-time homebuyers for down payment and closing cost assistance.	1,165,856	1,165,856	1,215,856	90	16,048
9	Housing Services Program - Provide CDBG funds to CHDOs for cost in support of HOME-funded activities, such as housing counseling, loan processing, and other services related to assisting potential homebuyers participating or seeking to participate in HOME funded projects.	50,000	50,000	0	513	195
	Homeownership Opportunities Sub-Total	2,268,562	2,368,315	2,368,315		
10	Housing Assistance Support - Provide service delivery staff to implement the Major Systems Repair Program and Reconstruction Program, which benefit low income homeowners.	1,533,936	1,703,154	1,703,154	n/a	n/a
11	Major Systems Repair Program - Provide homeowner assistance up to \$20,000 with repair/replacement of the following four major systems: heating/air, plumbing/gas, roof and electrical.	1,533,761	2,721,964	4,323,551	152	22,324
12	Minor Plumbing Repair/Replacement Program - Provide leak repairs, low flow toilet and fixture replacement and minor plumbing repair assistance to low income homeowners.	50,000	0	0	80	693
13	Reconstruction Program - Provide deferred loans to low-income homeowners for reconstruction of their existing homes. The reconstruction deferred payment loan is \$103,000 per unit.	1,221,964	0	0	8	132,840
14	People Helping People (PHP) Program - Provide for minor exterior repair services to single family homes through volunteers and contract services to lower income, elderly and disabled homeowners.	871,731	1,019,051	1,019,051	340	2,803
	Homeowner Repair Sub-Total	5,211,392	5,444,169	7,045,756		

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Attachment A

A	B	C	D	E	F
Project Name	FY 2015-16 Adopted Budget	FY 2016-17 Proposed Budget	FY 2016-17 Revised Proposed Budget	3 Year Avg Served	3 Year Avg Cost per Unit of Service
15 Dedicated SAFE II Expansion Code Inspection - Code Compliance - Provide enhanced code enforcement activities to supplement police investigations where criminal actions hamper or prevent community revitalization.	96,000	0	0	375	573
16 Dedicated SAFE II Expansion Code Inspection - Fire Department - Provide enhanced code enforcement activities to supplement police investigations where criminal actions hamper or prevent community revitalization.	70,538	0	0	reported on line 15	reported on line 15
17 Dedicated SAFE II Expansion Code Inspection - Police Department - Provide enhanced code enforcement activities to supplement police investigations where criminal actions hamper or prevent community revitalization.	46,122	0	0	reported on line 15	reported on line 15
18 Neighborhood Investment Program - Code Compliance - Provide enhanced code enforcement activities in the targeted neighborhood areas.	507,575	600,833	600,833	41,322	13
Other Housing/Neighborhood Revitalization Sub-Total	720,235	600,833	600,833		
Total CDBG - Housing Activities	8,200,189	8,413,317	10,014,904		
<u>CDBG - Economic Development</u>					
19 Business Loan Program (Program Income) - SDDC retains program income generated from revolving business loan program to provide additional loans.	600,000	275,000	275,000	4	48,283
20 Business Assistance Center Program - Provide comprehensive technical assistance and business support services to Low/Moderate income persons interested in developing Micro-Enterprises and those who own Micro-Enterprises.	640,000	0	0	93	1,127
Total CDBG - Economic Development	1,240,000	275,000	275,000		
<u>CDBG - Public Improvements</u>					
21 Neighborhood Enhancement Program (NEP) - Provide toolbox of neighborhood improvements to increase aesthetic appeal and compliment community development efforts in Neighborhood Investment and other strategically targeted areas.	25,000	0	0	10,833	12
22 Neighborhood Investment Program Infrastructure - Provide infrastructure improvements related to architectural and engineering design in the 5 NIP target areas.	1,249,616	0	0	18,794	95
23 Neighborhood Investment Program (NIP) and Neighborhood Enhancement Program (NEP) Project Delivery - Provide direct services for projects located in NIP and other strategically targeted areas.	274,962	0	0	n/a	n/a
24 Neighborhood Plus - Provide public infrastructure improvements to support redevelopment activities within strategically targeted areas.	0	1,601,587	0	new program	new program
Public Improvement Sub-Total	1,549,578	1,601,587	0		
Total CDBG - Public Improvement	1,549,578	1,601,587	0		

**FY 2016-17 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

A	B	C	D	E	F	
Project Name	FY 2015-16 Adopted Budget	FY 2016-17 Proposed Budget	FY 2016-17 Revised Proposed Budget	3 Year Avg Served	3 Year Avg Cost per Unit of Service	
<u>CDBG - Fair Housing and Planning & Program Oversight</u>						
25	Fair Housing Enforcement - Provide housing discrimination investigations, fair housing education and outreach, and citizen referrals.	633,053	652,085	652,085	n/a	n/a
26	Citizen Participation/CDC Support/HUD Oversight - Office of Financial Services/Community Development Division. Provide coordination of ConPlan budget development, citizen participation, and reporting to HUD as primary City liaison.	673,984	721,050	721,050	n/a	n/a
27	Housing Management Support - Provide funding for Housing management staff support for housing programs.	1,160,780	1,278,529	1,278,529	n/a	n/a
28	Economic Development Oversight - Provide contract administration; compliance and oversight of CDBG funded programs.	198,084	0	0	n/a	n/a
29	Parks and Recreation Oversight - This position assists the Contract Compliance Manager with the review of all PKR Public Service programs and contracts for compliance with HUD guidelines.	105,648	0	0	n/a	n/a
Total CDBG - Fair Housing and Planning & Program Oversight		2,771,549	2,651,664	2,651,664		
CDBG - FH/PLN/Program Oversight 20% Cap Under/(Over) Cap		0	0	0		
CDBG - FH/PLN/Program Oversight Cap Percentage		20%	20%	20%		
TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT		15,867,751	14,997,655	14,997,655		

**FY 2016-17 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

A	B	C	D	E	F	
Project Name	FY 2015-16 Adopted Budget	FY 2016-17 Proposed Budget	FY 2016-17 Revised Proposed Budget	3 Year Avg Served	3 Year Avg Cost per Unit of Service	
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)						
30	CHDO Development Loan Program - Provide development and pre-development loans and grants to nonprofit City-certified CHDOs developing affordable housing for low income households. (15% minimum)	1,000,000	1,000,000	1,000,000	33	30,000
31	CHDO Operating Assistance - Provide operational support to assist with the development and management of CHDO projects. (5% maximum)	175,000	175,000	175,000	n/a	n/a
32	HOME Program Administration - Housing department staff administrative costs. (10% maximum)	395,662	511,385	511,385	n/a	n/a
33	Mortgage Assistance Program - Provide no interest, deferred payment loans for down-payment, principal reduction and closing cost assistance up to a maximum of \$20,000.	957,158	957,158	957,158	45	20,000
34	Housing Development Loan Program - Provide private and non-profit organizations with loans/grants for the development of affordable housing, including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs, rental rehabilitation.	1,348,807	2,470,316	2,470,316	55	30,000
	Home Ownership Opportunities Sub-Total	3,876,627	5,113,859	5,113,859		
35	Tenant Based Rental Assistance - Provide transitional rental assistance to homeless persons for a minimum of one year while they become stabilized.	130,000	0	0		
	Other Housing Sub-Total	130,000	0	0		
	TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM	4,006,627	5,113,859	5,113,859		

**FY 2016-17 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Attachment A

A	B	C	D	E	F
Project Name	FY 2015-16 Adopted Budget	FY 2016-17 Proposed Budget	FY 2016-17 Revised Proposed Budget	3 Year Avg Served	3 Year Avg Cost per Unit of Service
EMERGENCY SOLUTIONS GRANT (ESG)					
36 Contracts - Essential Services - Provide direct services to the homeless to address employment (job placement and training), child care, substance abuse treatment and health prevention services.	57,737	57,737	57,737	162	994
37 Contracts - Operations - Provide payment of operational costs for shelters or transitional housing facilities for homeless persons.	92,430	92,430	92,430	reported on line 44	reported on line 44
38 Homeless Assistance Center - Essential Services - Provide case management services to assist clients in obtaining federal, state and local assistance.	148,005	148,005	148,005	reported on line 39	reported on line 39
39 Homeless Assistance Center - Operations - Provide payment of utilities and other operating costs for the Homeless Assistance Center.	378,279	378,279	378,279	337	2,461
40 Street Outreach - Provide case management and referral services to unsheltered homeless in using the local coordinated assessment system and assisting clients in obtaining Federal, State, and local assistance.	0	50,428	50,428	new program	new program
Essential Services/Operations Sub-Total	676,451	726,879	726,879		
41 Homeless Prevention - Financial Assistance/Rent (MLK) - Provide short-term (3 months) and medium-term (4 - 24 months) of rental assistance; rental arrears up to six months; utilities assistance; moving costs, etc. to persons at-risk of homelessness and meet income limits below 30% of the area median income.	40,000	30,700	30,700	262	366
42 Homeless Prevention - Financial Assistance/Rent (WDMC) - Provide short-term (3 months) and medium-term (4 - 24 months) of rental assistance; rental arrears up to six months; utilities assistance; moving costs, etc. to persons at-risk of homelessness and meet income limits below 30% of the area median income.	40,000	30,700	30,700	reported on line 41	reported on line 41
Homeless Prevention Sub-Total	80,000	61,400	61,400		
43 Rapid Re-Housing - Financial Assistance/Rent - Provide assistance with application fees, deposits, and rental arrears up to six months for persons who are homeless.	11,000	11,000	11,000	reported on line 44	reported on line 44
44 Rapid Re-Housing - Housing Relocation & Stabilization - Provide case management, housing search and placement, legal services, credit repair to homeless persons in permanent housing programs.	281,452	281,452	281,452	3,045	99
Rapid Re-Housing Sub-Total	292,452	292,452	292,452		
45 HMIS Data Collection - Provide client-level data collection for persons served by the grant, as well as training, generating reports, monitoring and reviewing data quality.	70,168	40,000	40,000	n/a	n/a
HMIS Data Collection Sub-Total	70,168	40,000	40,000		
46 ESG Administration - Monitor and evaluate contracts and other program activities.	90,735	90,735	90,735	n/a	n/a
Program Administration Sub-Total	90,735	90,735	90,735		
TOTAL EMERGENCY SOLUTIONS GRANT	1,209,806	1,211,466	1,211,466		

**FY 2016-17 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Attachment A

A	B	C	D	E	F
Project Name	FY 2015-16 Adopted Budget	FY 2016-17 Proposed Budget	FY 2016-17 Revised Proposed Budget	3 Year Avg Served	3 Year Avg Cost per Unit of Service
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)					
47 Emergency/Tenant Based Rental Assistance/Financial Assistance - Provide emergency assistance and long-term rental assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.	2,291,723	2,430,204	2,430,204	TBRA - 197 STRMU - 415	TBRA - \$6,873 STRMU - \$2,729
48 Emergency/Tenant Based Rental Assistance/Housing Services - Provide staffing for emergency assistance and long-term rental assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.	557,000	557,000	557,000	reported on line 47	reported on line 47
49 Housing Facilities Operation - Provide housing operation costs, including lease, maintenance, utilities, insurance and furnishings for facilities that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.	850,900	876,000	876,000	224	7,394
50 Supportive Services - Provide supportive services, information and referral, and outreach in conjunction with housing assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice/respite care for affected children.	1,355,170	1,355,170	1,355,170	reported on line 47	reported on line 47
51 Housing Facilities Rehab/Repair/Acquisition - Provide rehabilitation/repair or acquisition funds for facilities that provide housing to persons with HIV/AIDS and their families who live in the metropolitan area.	0	500,000	500,000	new program	new program
52 Housing Information/Resource Identification - Provide Housing Information Services (including housing counseling, housing advocacy, information and referral services, fair housing information, housing search and assistance, and client-level data collection) and Resource Identification (including costs to develop housing assistance resources, outreach and relationship-building with landlords, costs involved in creating brochures, web resources, and time to locate and identify affordable housing vacancies).	124,860	168,480	168,480	reported on line 47	reported on line 47
Other Public Services Sub-Total	5,179,653	5,886,854	5,886,854		
53 Program Administration/City of Dallas - Provide administrative oversight, evaluation, technical assistance, and client-level data collection for grant funds and program activities.	169,121	192,270	192,270	n/a	n/a
54 Program Administration/Project Sponsors - Provide administrative costs for project sponsors in oversight and evaluation of program activities.	288,600	330,000	330,000	n/a	n/a
Program Administration Sub-Total	457,721	522,270	522,270		
TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS	5,637,374	6,409,124	6,409,124		
GRAND TOTAL CONSOLIDATED PLAN BUDGET	26,721,558	27,732,104	27,732,104		

Memorandum



CITY OF DALLAS

DATE May 13, 2016

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

SUBJECT Inclusionary Zoning

On May 16, 2016 you will be briefed on inclusionary zoning. The purpose of this briefing is to receive direction from the committee as to possible code amendments. A copy of the briefing material is attached for your review.

A handwritten signature in blue ink, appearing to read 'Ry - S. C.' with a long horizontal stroke.

Ryan S. Evans
First Assistant City Manager

Attachment

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Managing Director, Public Information Office
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Inclusionary Zoning

Housing Committee

May 16, 2016



Definition

- “Inclusionary zoning” refers to a type of zoning that requires (and/or incentivizes) a certain portion or percentage of housing built or preserved in an area to be affordable to very low-, low-, moderate- or middle-income households.
- Qualifying income levels are generally defined by the city and can be anything from 30% of area median income (AMI) in some cities to 150% of AMI in wealthy areas.

Mandatory versus Voluntary

- Inclusionary zoning can be *mandatory* or *voluntary*, depending on the requirements of state law and the requirements of individual cities.
- Even when a state allows mandatory inclusionary zoning, individual cities choose whether or not to *require* affordable units, and they also choose whether or not to *incentivize or subsidize* the affordable units.
- New York City, for example, recently passed a mandatory ordinance, but it still subsidizes some levels of affordability.

Restrictions - Texas

- In Texas, cities cannot mandate inclusionary zoning, but *can* create incentives, contract commitments, density bonuses, or other voluntary programs to increase the supply of moderate or lower-cost housing units.

Examples - Texas

- Austin has a variety of affordable housing tools, including inclusionary zoning
- San Antonio offers a density bonus for units for households at 50% and 80% of AMI.
- Houston does not have zoning and thus does not have inclusionary zoning.
- Fort Worth has encouraged density and a variety of housing types through its development standards and base zoning, not through inclusionary zoning.

Example – Austin*

- Vertical Mixed Use (2007) – density bonus and parking standards exemptions in exchange for 10% of rental units (5% owner) designated as affordable
- University Neighborhood Overlay (2004) – alternative dimensional standards for developers who set aside 10% of units at 60% of AMFI and 10% of units at 50% of AMFI
- Downtown Density Bonus (2013) - 10 bonus square feet for each 1 square foot set-aside at 80% of AMFI for rental (120% AMI for owner-occupied)

*Examples shown only. Austin has multiple incentive programs, including SMART housing, TOD, micro unit density bonus, and area-specific incentives.

Example – San Antonio

- Section 35-372 of San Antonio’s code applies when a site is “the subject of an application for a rezoning, master development plan, or subdivision plat.”
- The bonus is available according to the chart: 10% set aside for 50 years at 80% of AMI earns the developer a 20% bonus, for example:

Category	Set Aside	Density Bonus	Time Period
Low income (80% AMI)	10%	20%	50 years
Very low income (50% AMI)	5%	10%	

Examples – Other States

- Outside of Texas, cities vary in how they implement inclusionary zoning.
- Philadelphia offers floor area bonuses in four base zoning districts and height bonuses in two zoning overlay districts in exchange for affordable housing.
- Portland, in contrast, has several plan districts that control the zoning for specific areas. Portland offers density bonuses for provision of affordable housing through two of these plan districts.

Example – Philadelphia

- Chapter 14-702 of Philadelphia's code allows for a variety of floor area and height bonuses in specific base zoning districts in exchange for mixed income housing, as well as public art, public space, transit improvements, underground parking, green buildings, etc.
- Projects may use more than one bonus option.
- Developers may also make a payment in lieu of providing units.

Category	Set-Aside	Density Bonus	Time Period
80% AMI (rental) or 100% (owner-occupied)	10%	150-300% FAR 48' height	15 years

Note: Bonus varies by zone. Height bonus available only in certain overlay districts.

Example – Portland

- Portland’s code allows for a variety of bonuses in specific base zoning districts in exchange for specific amenities, additional design review, protections of landmarks, provision of housing in specific areas, etc.
- Projects may use more than one bonus option and may make a payment in lieu to the Affordable Housing Replacement Fund.
- The Central City Plan provides for middle-income housing bonus options: **30%** of the units must be affordable to households **at or below 150%** of AMI for **60** years. For each square foot of affordable floor area, the development earns 3 square feet of bonus floor area.
- The Northwest District Plan allows additional FAR of 1 to 1 if 50% of the building area is residential **and one** of these levels is met for 60 years:

Category	Set aside
30% AMI	10 %
60% AMI	20 %
80% AMI	40 %

- Portland also offers other options to increase affordability: reduced parking, accessory dwelling units, manufactured homes, etc.

Benefits of Inclusionary Zoning

- Creates mixed income housing, which affirmatively furthers fair housing
- Provides an additional tool to create affordable housing in areas of opportunity, potentially without additional financial subsidies needed
- With appropriate zoning controls, can encourage dense, urban, pedestrian-oriented and multi-modal development in targeted areas

Current Code - Dallas

- In response to the Walker Consent Decree entered in 1990, Dallas adopted 51A-4.900, which provides for increased density in exchange for affordable housing units.
 - The number of required units varies with the density requested.
 - Units are required to be deed-restricted in perpetuity.
 - Rigorous requirements for minimum unit size, unit mix, family income, family makeup, property location, etc.
- No developers have used this zoning provision.

Neighborhood Plus- Dallas

- Neighborhood Plus adopted goal:
 - 6.2.3 Develop, adopt and implement a new policy and guidelines through a variety of incentives which may include projects requesting increased development rights through zoning changes, to receive density bonuses in proportion to the number of affordable residential units provided; waiver of fees; parking reductions; tax abatements; zoning incentives; and other solutions utilized nationally.

Keys to Success

- Additional density should
 - Be targeted to areas of high opportunity near transit, jobs, and services;
 - Be disbursed throughout the city;
 - Encourage mixed income neighborhoods; and
 - be consistent with *forwardDallas!*
- Must be financially viable for the developer: Benefits of density bonuses and/or up-zoning should off-set the costs of providing the affordable units
- Should continue to encourage new residential development at all price points, benefitting all current and new citizens of Dallas
 - Basic economic principle: increased supply lowers unit price

Next Steps

- Implement recommendations of final housing plan

Memorandum



CITY OF DALLAS

DATE May 13, 2016

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

SUBJECT Housing Policies

On Monday, May 16, 2016, you will be briefed on the draft Housing Policies. A copy of the briefing is attached.

Please let me know if you have any questions.

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

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Christopher D. Bowers, Interim City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
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Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Housing Policies

A Briefing to the Housing Committee

May 16, 2016



Issue

- How do we ensure the availability of safe, decent, affordable, and fair housing choices throughout Dallas?
- How do we also consider the health of our community overall?
 - Access to transportation
 - Quality schools
 - Healthcare services
 - Jobs
 - Healthy food choices

Information Reviewed

- Analysis of Impediments to Fair Housing Choice
- City of Houston and City of Austin Policies & Programs
- Public Housing & Voucher Program- Dallas Housing Authority
- Source of Income Ordinance- Chapter 20 A
- Chapter 27- Minimum Housing Standards
- Tax Increment Financing Districts
- Ownership & Renter Data & other trends

Additional Input

- The Real Estate Council
- Inclusive Communities Project
- The North Texas Community Development Association
- Urban Land Institute
- Habitat for Humanity

Accomplishments

- Ownership Housing Program Adopted- Notice of Funding Availability (NOFA)
- Land Bank Expansion Program Adopted- Building on lots in the Bottom
- Chapter 27 Amendments Adopted by Committee
- Source of Income Ordinance to be considered by full City Council June 15, 2016
- Housing Policy Draft Upcoming

Issues to Discuss for Housing Policy

- Ownership Opportunities versus Rental Opportunities
- Defined Household Incomes
- Poverty Rates by Census Tract
 - Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)
 - Low Poverty Areas- Defined as “High Opportunity” areas
- Preservation and Revitalization

Owner versus Renter Opportunities

- Ownership rates 44% versus Renter rates 56%
- Ownership proven to build wealth and stabilize communities
- Ownership opportunities are not typically related to concentrations of poverty
- *Ownership opportunities should be encouraged in all parts of Dallas*
- Renter opportunities should follow a placement policy

Defined Household Incomes

- Poverty
 - 0% - 30% of (AMFI); \$15,050 (1 person); \$21,500 (4 person household)
- Low Income
 - 31% - 60% AMFI; \$30,114 (1 person); \$43,020 (4 person)
- Lower Middle Income
 - 61% - 80% AMFI; \$40,150 (1 person); \$57,350 (4 person)
- Middle Income
 - 81% - 140% AMFI; \$70,266 (1 person); \$100,380 (4 person)
- Higher Income
 - 141% plus AMFI

Figures are based on
HUD Metro Fair
Market Rent Area
Income Limits

Poverty Rates by Census Tracts

- Consider balanced neighborhoods or census tracts
 - One-third very low income, one-third low income, one-third middle income and higher
- Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)
 - Census Tracts with over 50% minority population and over 40% individual poverty rate
 - Consider 15%, 20%, or 25% as a maximum level for approval of low income rental opportunities (i.e. Define “High Opportunity” areas)
- Measurement of Success: individual poverty rate is reduced and mix of household incomes by census tract is created

Preservation and Revitalization

- Consider approval of rental projects that have existing affordability restrictions for renovations – no matter the location
- Consider approval of rental projects located within City Council approved “Revitalization” areas
 - Would have to further define and provide mixed income opportunities

Other Rental Considerations

- Tax Increment Financing Districts- change affordable housing requirements
- Impact on Schools- Elementary in particular
- Special Public Ownership Options for Permanent Supportive Housing
- Voluntary Inclusionary Zoning or Payment in Lieu
 - Payment in Lieu would create a fund for creating additional affordable housing choices
 - Require all City supported projects to accept vouchers
- Mobility Program

Next Steps

- Discussion and decisions as to items to include in the written policy by Housing Committee (page 6)
- Draft of Housing Policy provided to Housing Committee by May 20, 2016
- June 6, 2016 Housing Committee will consider policy to recommend to full City Council
- June 8, 2016 Briefing to City Council
- June 22, 2016 City Council considers adoption of the Housing Policy
- Ongoing modifications to specific programs to match the adopted policy and metrics to measure the success of each effort
- Continued work on creating a dedicated funding source for implementation
 - General Obligation Bond Funds
 - Special Permit Fees

Memorandum



CITY OF DALLAS

DATE: May 13, 2016

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

SUBJECT: Audit of the Department of Housing/Community Services' Contract Monitoring

I will provide a briefing to the members of the Housing Committee on Monday, May 16, 2016 regarding:

- Audit of the Department of Housing/Community Services' Contract Monitoring

Sincerely,

Craig D. Kinton
City Auditor

C: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Rosa A. Rios, City Secretary
Jeanne Chipperfield, Chief Financial Officer
Daniel F. Sofis, Administrative Judge
Bernadette Mitchell, Director – Housing/Community Services
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Joey Zapata, Assistant City Manager
Alan E. Sims, Chief of Neighborhood Plus
Sana Syed, Public Information Officer

Audit of the Department of Housing/Community Services' Contract Monitoring



Housing Committee

**City of Dallas
Office of the City Auditor
May 16, 2016**



Audit Objective and Scope



Objective

To evaluate whether the monitoring processes used for the affordable housing development projects are adequate to ensure compliance with contract terms and conditions



Scope

Monitoring processes for affordable housing development projects

- Projects completed in Fiscal Years 2012 through FY 2014

City Requirements

Administrative Directive 4-09, *Internal Control*, each department is required to establish and document a system of internal control procedures specific to its operations, mission, goals and objectives.

The Standards for Internal Control in the Federal Government issued by the Comptroller General of the United States (Green Book): established policies and procedures is a control activity needed to manage risk.

Green Book: documentation is required for the effective design, implementation, and operating effectiveness of an entity's internal control system.

City Code Section 39C-11 (2) requires that Department Directors “adequately document the transaction of government business and the policies, services, programs, functions, activities, and duties for which the department director and department staff are responsible.”



Hierarchy of Internal Control Guidance City of Dallas



Simple Definition of Internal Control

Internal control is what we do to see that the things we want to happen will happen . . .



And the things we don't want to happen won't happen. . . .



Internal Controls are Common Sense

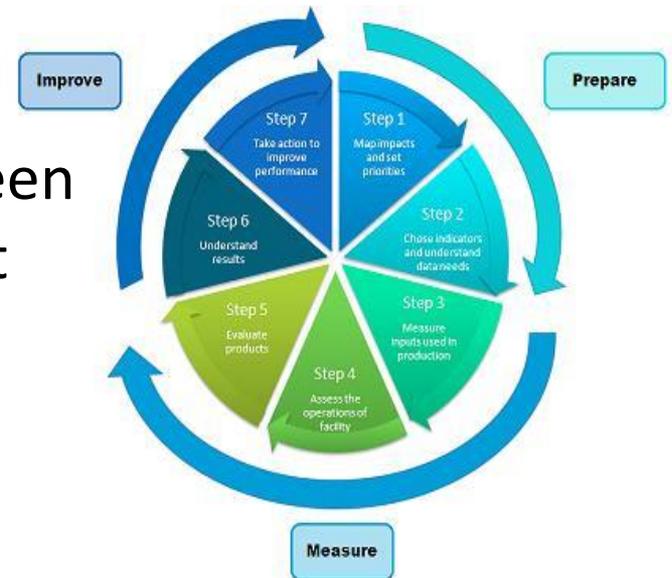


What do you worry about going wrong?

What steps have been taken to assure it doesn't?



How do you know things are under control?



Definition of Internal Control

Internal Control is a process, effected by an entity's oversight body, management, and other personnel, that provides reasonable assurance that the objectives of an entity will be achieved. These objectives and related risks can be broadly classified into one or more of the following three categories:

- ▶ Operations – Effectiveness and efficiency of operations
- ▶ Reporting – Reliability of reporting for internal and external use
- ▶ Compliance – Compliance with applicable laws and regulations

Relationship of Objectives and Components

Objectives



Components

Organizational Structure

High Operational and Regulatory Risks for the Solicitation, Selection, Evaluation, and Underwriting



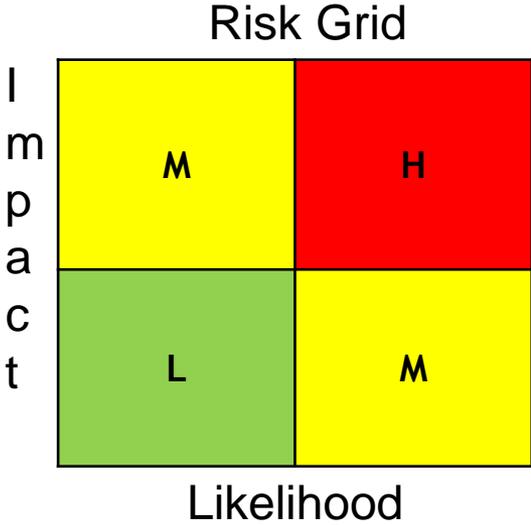
City selects an unqualified developer to perform the work



Loan Committee members are not qualified or selected improperly



Collusion or kickbacks between Loan Committee members and developers



High Operational and Regulatory Risks for Compliance with Federal, State, and City Regulations



Contracts do not include all compliance requirements



Contracts do not include construction timelines, project standards, and reporting standards



Construction cost and quality do not meet contract terms

Risk Grid

I m p a c t	M	H
	L	M
	L i k e l i h o o d	

High Operational and Regulatory Risks for Contract Monitoring



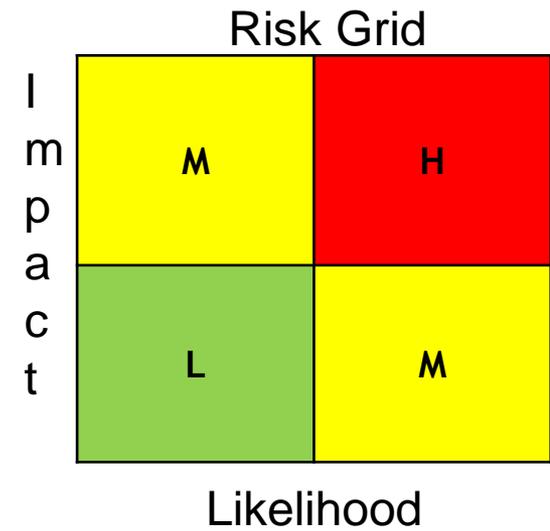
Monitoring is inconsistent



Monitoring does not ensure cost, quality, timeliness standards are met



Monitoring does not detect and document instances of non-compliance



What did Auditors Do to Examine Monitoring Processes?



Interviewed HOU staff

- Assistant Director
- Division Manager
- Project Coordinators
- Inspectors
- Other staff



Requested, Obtained, and Reviewed

- Code of Federal Regulations Title 24
- City's Administrative Directives
- City Code
- HOU Policies and Procedures

Best Practice Documents

- **State of Texas Contract Management Guide**
- **2015 Nebraska Affordable Housing Program Manual**

- **Components of an Effective Contract Monitoring System, Georgia State Auditor, July 2003.**
- **The Policy and Procedure Manual, Vermont Department of Human Resources.**

- **Writing Policies and Procedures, Co-pedia.**
- **Policy and Procedures Writing Guide, Boise State University**
- **Guide to Writing University Policy, Columbia University.**

- **2015 Multi-family Tax-Exempt Bond Programs Policies and Procedures. Texas State Affordable Housing Corporation**
- **2012 Fraud Examiners Manual. Contract and Procurement Fraud**

- **2016 Texas Department of Housing and Community Affairs Multifamily Direct Loan NOFA**
- **Developing an Economic Development Incentive Policy. Oct 2008. Government Finance Officers Association**

- **Financial Stability Board Sound Residential Mortgage Underwriting Practices. April 2012**
- **Risk Management Examination Manual for Credit Card Activities: Underwriting and Loan Approval Process.**

Completed Projects Reviewed

Completed Projects Reviewed by Auditors	
Project Name	Amount Paid (AMS)
1. EDCO - NSP	\$ 141,174
2. EDCO Bexar Townhomes/Market	245,974
3. Garland Lots	63,000
4. FRI	1,025,000
5. Harding	16,070
6. Altura - NSP	1,101,809
7. Turner Courts	2,500,000
8. Heroes' House	550,000
9. Fair Park Estates	682,600
10. SCB - NSP	230,493
TOTAL	\$ 6,556,120

FINDINGS

HOU



NO WRITTEN PROCEDURES
(inadequate and not relevant)



DEPARTMENTAL PRACTICES ARE INADEQUATELY DOCUMENTED

Best Practices



A LIST OF BEST PRACTICES IS PROVIDED AS EXHIBITS OR ATTACHMENTS IN THE AUDIT REPORT



A LIST OF DOCUMENTATION COMMONLY USED IN CONTRACT MONITORING IS INCLUDED AS AN EXHIBIT IN THE AUDIT REPORT

No Policies and Procedures for the Following Processes:

- ▶ Preparation and posting of the Notice of Funding Availability (NOFA)
- ▶ Evaluation (scoring) of the developers' responses to the NOFA
- ▶ Selection of the most beneficial Projects
- ▶ Underwriting
- ▶ Monitoring

A formal (written, approved, and dated) policy:

- ▶ Standards and policy objectives
- ▶ Comprehensive and specifies responsibility for action
- ▶ Framework for decision-making
- ▶ Guidance for handling programmatic issues

Formal (written, approved, and dated) procedures provide:

- ▶ Directives and guidelines
- ▶ Detailed steps
- ▶ Supervisory and review roles
- ▶ Tasks, roles, and responsible parties
- ▶ Points of contact
- ▶ Decision points

Elements of Adequate Policies and Procedures for the Evaluation and Selection of the most Beneficial Proposals

- ▶ Review/loan committee formation and member qualifications
- ▶ Minimum Requirements for each application:
 - Construction experience
 - Percent of affordable units
 - Aggregate exposure limit: for example, \$1 million to a single borrower
 - Maximum subsidy per unit
 - Minimum square footage per unit
 - Minimum quality of amenities, construction materials, and appliances

- ▶ Minimum Requirements for each application (*continued*):
 - Award priorities, preferences, and target needs
 - Scoring criteria and points system for meeting the minimum requirements and extra points for addressing target needs
 - Documented process for conducting applicant background checks
 - Definition of tie breakers
 - Required public hearings and meetings

Elements of an Adequate Underwriting Policy and Procedure

- ▶ Evaluation of proposals against financial feasibility standards:
 - Loan to Value Ratio maximum
 - Sales and Income projections minimums
 - Debt Coverage Ratio minimum
 - Vacancy Rate minimum
 - Expense Ratio limit
 - Repayment sources availability
 - Reserve requirements for rental developments:
 - ❖ Escrows for taxes and insurance
 - ❖ Replacement reserves for new construction
 - ❖ Operating Reserves

Elements of an Adequate Contract Monitoring Policy and Procedure

- ▶ Timeliness, cost, and quality standards
- ▶ Communication to developers of performance measures, standards, expectations, and deadlines
- ▶ Compliance with standards as a condition for reimbursement

Elements of an Adequate Contract Monitoring Policy and Procedure

- ▶ Compare actual performance against the adopted standards, such as:
 - Post-award meetings
 - Off-site “desk” reviews of performance reports
 - Site visits
 - Inspections

Elements of an Adequate Contract Monitoring Policy and Procedure

- ▶ Verification of the accuracy and reasonableness of construction expenses:
 - Actual expenditures vs. approved budget
 - Expenditures vs. completed work vs. the contract
 - Relevant documentary support
 - Invoices vs. contract progress
 - Withhold payment if no project progress

Monitoring Documentation

- ▶ Meeting minutes
- ▶ Site visit reports
- ▶ Checklists of contract terms standards
- ▶ Compliance documentation
- ▶ Documentation of non-compliance
- ▶ Construction progress and quality inspection checklists
- ▶ Documentation of the methodology used to verify construction expenses
- ▶ Approvals and denials of developers' requests for reimbursement

Recommendations

1. **Develop and implement formal (written, dated, and approved) policies and procedures** for the following processes:
 - Preparation and posting of the Notice of Funding Availability (NOFA) which is the solicitation to prospective developers for new single-family and multi-family affordable housing construction projects (Projects)
 - Evaluation (scoring) of the developers' responses to the NOFA
 - Selection of qualified developers who propose the most beneficial Projects
 - Underwriting the selected Projects
 - Monitoring the Projects



Recommendations

2. **Develop, implement, and retain complete and consistent documentation** for the for the following processes:

- Preparation and posting of the Notice of Funding Availability (NOFA) which is the solicitation to prospective developers for new single-family and multi-family affordable housing construction projects (Projects)
- Evaluation (scoring) of the developers' responses to the NOFA
- Selection of qualified developers who propose the most beneficial Projects
- Underwriting the selected Projects
- Monitoring the Projects



Response to Audit from Housing/Community Services

We agree with both recommendations:

- Collect sample formats for the structure of the policy and procedure documents and select one by September 30, 2016
- First written draft of internal controls policy by second quarter 2016-17
- Complete written policy by April 31, 2017
- Implement and begin testing internal controls and make revisions to the policy as needed
- Monitor and test the policy implementation going forward

Auditors would perform another audit in 2018.

QUESTIONS?



City of Dallas
Office of the City Auditor
May 16, 2016



Memorandum



CITY OF DALLAS

DATE May 13, 2016

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

SUBJECT Housing Bond Program for 2017

On Monday, May 16, 2016, you will be briefed on the Housing Bond Program for 2017. A copy of the briefing is attached.

Please let me know if you have any questions.

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

Alan E. Sims
Chief of Neighborhood Plus

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

Housing Bond Program for 2017

A Briefing to the Housing Committee

May 16, 2016



Purpose

- Review prior year Bond Programs
- Discuss priority areas for a 2017 Housing Bond

Prior Year Bond Programs

2003- Infrastructure Bond Program \$2.8M

2003- Land Bank Bond Program \$3M

2006- Land Bank Bond Program \$1.5M

2006- ECO/Housing Bond Program for Southern Dallas and TOD priority projects \$41M split evenly with ECO

2012- ECO/Housing Bond Program for Southern Dallas and TOD priority projects \$41M split evenly with ECO

Accomplishments

- Infrastructure Bond
 - 5 projects funded for development of 738 lots with 317 affordable homes
 - Build out with private financing, approximately \$100,000 per unit or \$73,800,000 leverage

- Land Bank Bonds
 - 1,242 lots recovered
 - 653 lots sold to developer/builder
 - 373 homes built and sold, approximately \$100,000 per unit or \$37,300,000 leverage

Accomplishments

- ECO/Housing Bond
 - Projects tied to Neighborhood Investment Program Areas
 - Single Family Development – infrastructure and gap funding
 - Multifamily Development- Permanent Supportive Housing & Family Housing
 - Land Purchased for mixed use development (e.g. Hatcher Station Health Center & Lancaster Urban Village)

“Technical Criteria”

- A set of measuring tools that city staff uses to rate a project from a technical standpoint
- It allows staff to categorize and prioritize projects objectively
- Projects in the needs inventory undergo a technical criteria review
- Needs inventory projects are compared within categories

Housing Propositions

- Criteria for project funding with Housing propositions differs from the typical needs inventory technical criteria
 - Projects are not necessarily known in advance
 - Projects not scored and compared based on point accumulation basis
 - Availability of bond funding allows City to capitalize on moments of opportunity as they arise
 - Provides for flexibility of utilization in order to achieve City goals

Project Evaluation Criteria

- Accomplishes/advances an established City Council priority or plan
- Meets parameters outlined in the approved Proposition
- Council adopted programs/policies
- Ability to leverage direct and indirect private and public investment
- Impact Analysis

Possible Priority Needs

- Ownership Housing
 - Acquisition, Infrastructure, Development, Sale
 - Home Repairs

- Rental Housing
 - Permanent Supportive Housing
 - Affordable Rental Housing
 - Mixed Use with Transit-Oriented Development

Next Steps

- Integrate Housing Committee suggestions in evaluation method
- Prepare for October 3, 2016 presentation of needs

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 4, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65E K M V 66K N S

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Camden Homes, LLC for the construction of affordable houses; (2) the sale of 18 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Camden Homes, LLC; and (3) execution of a release of lien for any non-tax liens on the 18 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Camden Homes, LLC has submitted a proposal and development plan to DHADC for 18 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 18 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Camden Homes, LLC to DHADC, the sale of those lots from DHADC to Camden Homes, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Camden Homes, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Camden Homes, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Camden Homes, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 2,100 square feet and from \$110,000 to \$150,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$90,000.00 for the sales price of the vacant lots to Camden Homes, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code by Resolution No. 04-0458.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 18 lots from DHADC to Camden Homes, LLC.

Information about this item will be provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Camden Homes, LLC

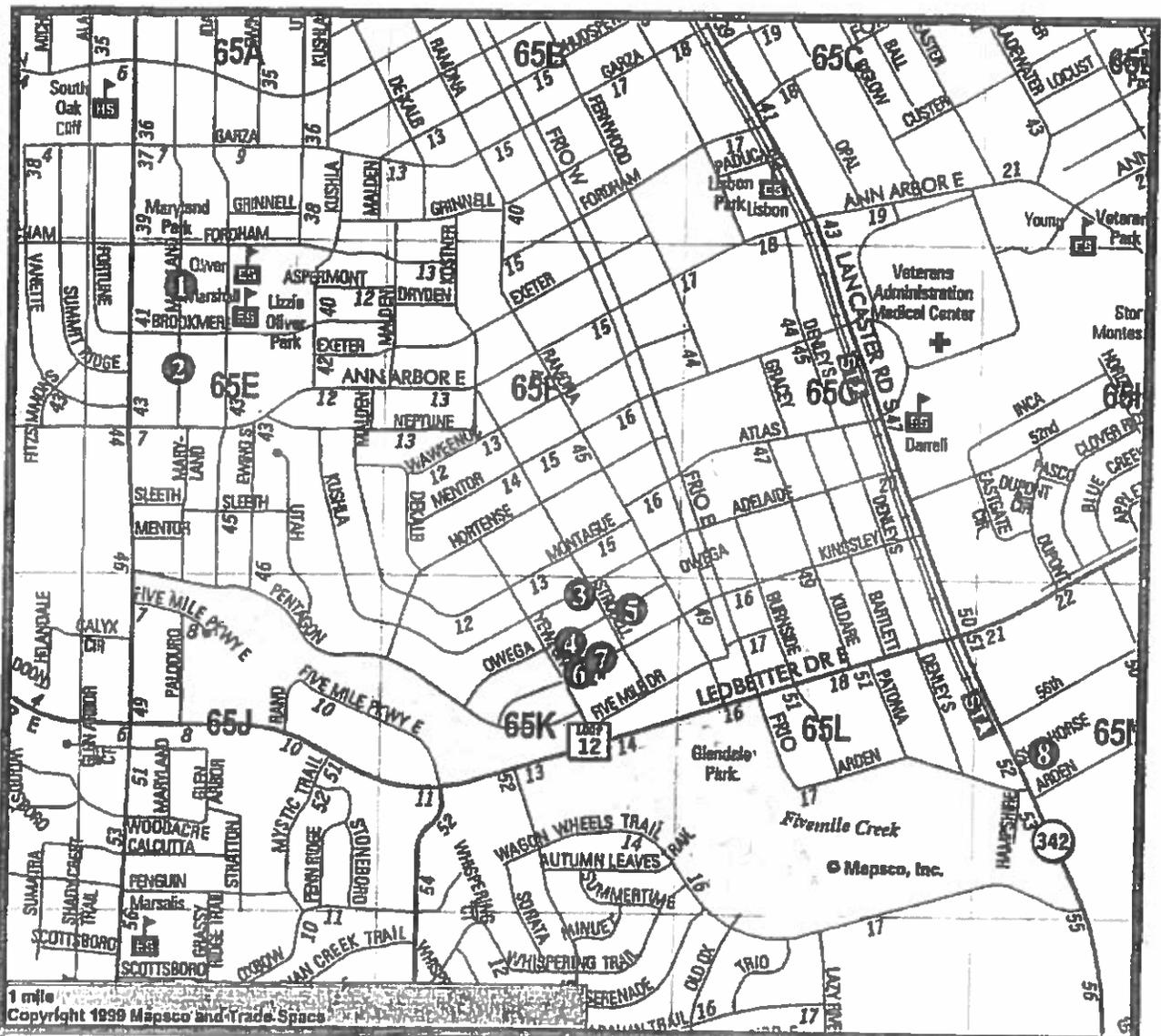
M. T. Akhavizadeh, Director

MAP

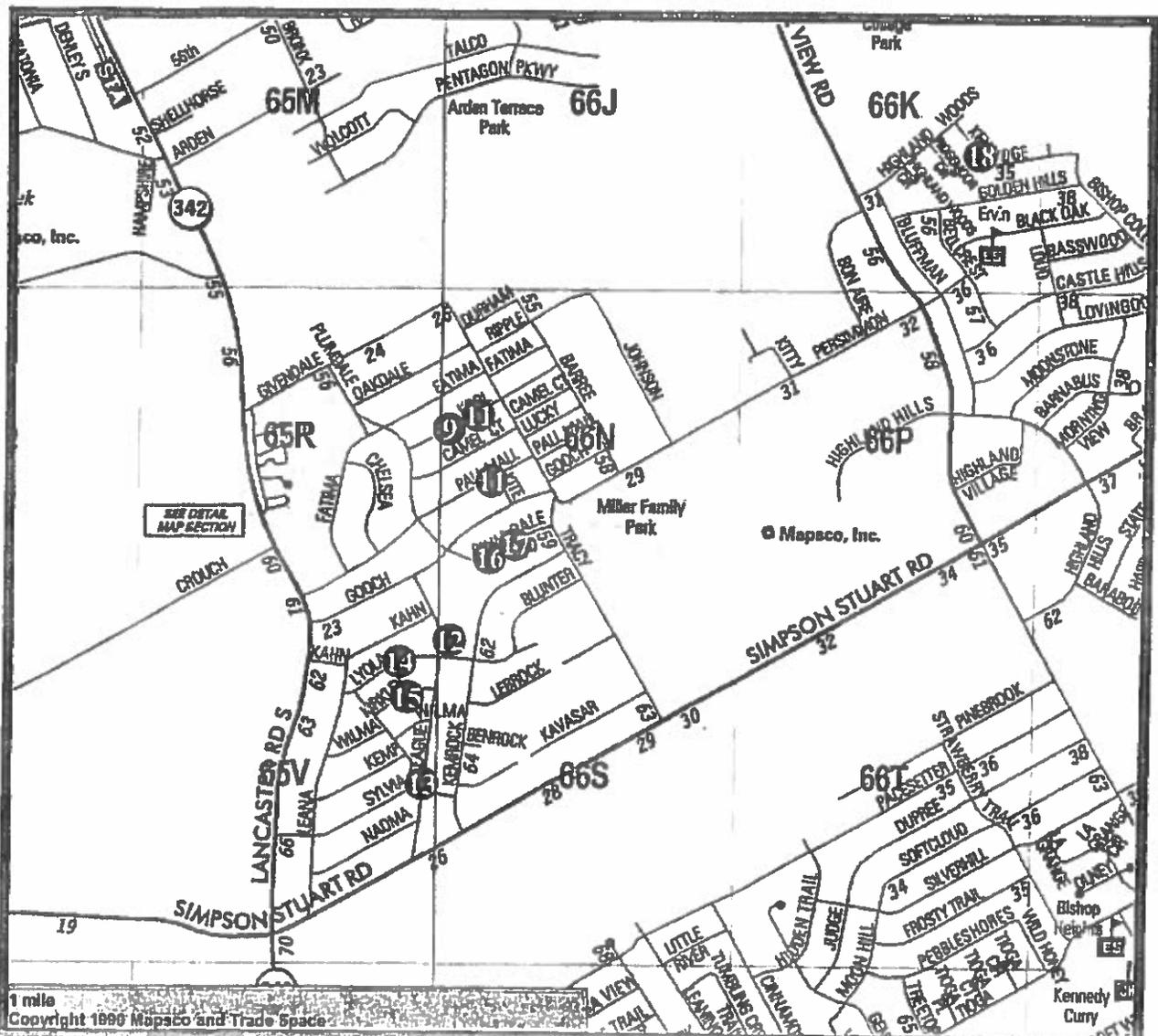
Attached

**Land Bank (DHADC) Sale of Lots to
Camden Homes, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 4030 Maryland	65E	4	\$12,266.14
2. 4250 Maryland	65E	4	\$18,125.64
3. 1439 Adelaide	65K	4	\$ 3,964.36
4. 1418 Owega	65K	4	\$21,639.88
5. 1510 Owega	65K	4	\$15,563.89
6. 1507 Kingsley	65K	4	\$ 8,473.44
7. 1511 Kingsley	65K	4	\$12,221.03
8. 2130 Shellhorse	65M	8	\$14,666.79
9. 2517 Kool	66N	8	\$ 7,608.53
10. 2631 Kool	66N	8	\$ 6,585.65
11. 2656 Pall Mall	66N	8	\$11,203.99
12. 6214 Teague	66S	8	\$ 9,593.04
13. 6510 Teague	66V	8	\$ 9,040.64
14. 2441 Lyola	66V	8	\$ 9,343.09
15. 2517 Kirkley	66V	8	\$ 3,523.75
16. 6043 Plum Dale	66N	8	\$ 9,079.92
17. 6047 Plum Dale	66N	8	\$ 8,228.98
18. 3508 Keyridge	66K	8	\$ 6,924.67



<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 4030 Maryland	65E	4
2. 4250 Maryland	65E	4
3. 1439 Adelaide	65K	4
4. 1418 Owega	65K	4
5. 1510 Owega	65K	4
6. 1507 Kingsley	65K	4
7. 1511 Kingsley	65K	4
8. 2130 Shellhorse	65M	8



<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
9. 2517 Kool	66N	8
10. 2631 Kool	66N	8
11. 2656 Pall Mall	66N	8
12. 6214 Teague	66S	8
13. 6510 Teague	65V	8
14. 2441 Lyola	65V	8
15. 2517 Kirkley	65V	8
16. 6043 Plum Dale	66N	8
17. 6047 Plum Dale	66N	8
18. 3508 Keyridge	66K	8

May 25, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Camden Homes, LLC submitted a proposal and development plan to DHADC for 18 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Camden Homes, LLC and authorize the sale of the said 18 lots from DHADC to Camden Homes, LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Camden Homes, LLC and the sale of 18 lots shown on Exhibit "A" from DHADC to Camden Homes, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	4030 Maryland Lot 7, Green Acres Addition No. 2 Block E/6005	Camden Homes, LLC	1	\$5,000.00
2	4250 Maryland Lot 11, Green Acres Addition No. 2 Block D/6005	Camden Homes, LLC	1	\$5,000.00
3	1439 Adelaide Lot 9, Glendale Park Addition Block 7/4348	Camden Homes, LLC	1	\$5,000.00
4	1418 Owega Lot 5, Glendale Park Addition Block 9/4350	Camden Homes, LLC	1	\$5,000.00
5	1510 Owega Lot C, Glendale Acres Addition Block 2/4343	Camden Homes, LLC	1	\$5,000.00
6	1507 Kingsley Part of Lot 3, Glendale Acres Addition Block 2/4343	Camden Homes, LLC	1	\$5,000.00
7	1511 Kingsley Part of Lot 3, Glendale Acres Addition Block 2/4343	Camden Homes, LLC	1	\$5,000.00
8	2130 Shellhorse Lot N Block 3/5839	Camden Homes, LLC	1	\$5,000.00
9	2517 Kooli Lot 6, Carver Heights Addition No. 1 Block 9/6889	Camden Homes, LLC	1	\$5,000.00
10	2631 Kooli Lot 19, Carver Heights Addition No. 1 Block 9/6889	Camden Homes, LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	2656 Pall Mall Lot 18, Carver Heights Addition Block 5/6889	Camden Homes, LLC	1	\$5,000.00
12	6214 Teague Lot 4, Alameda Heights Addition No. 1 Block 16/6887	Camden Homes, LLC	1	\$5,000.00
13	6510 Teague Lot 1, Alameda Heights Addition Block 5/6887	Camden Homes, LLC	1	\$5,000.00
14	2441 Lyola Lot 7, Alameda Heights Addition Block 14/6887	Camden Homes, LLC	1	\$5,000.00
15	2517 Kirkley West 40 Feet of Lot 16, Alameda Heights Addition Block 13/6887	Camden Homes, LLC	1	\$5,000.00
16	6043 Plum Dale Lot 11, Carver Heights Addition No. 1 Block 3/6889	Camden Homes, LLC	1	\$5,000.00
17	6047 Plum Dale Lot 12, Carver Heights Addition No. 1 Block 3/6889	Camden Homes, LLC	1	\$5,000.00
18	3508 Keyridge Lot 6, Highland Woods No. 2 Addition Block 18/6866	Camden Homes, LLC	1	\$5,000.00
TOTAL				\$40,000.00
GRAND TOTAL				\$90,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 18

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

see attached

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home 1 / _____
Number of Garages ___ Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 9
Square Footage range of each home 1,200 - 1,700
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 0-2 Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer Brick/Siding Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$110K - \$150K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built 9
Square Footage range of each home 1,600 - 2,100
Number of Bedrooms/Baths in each home 4 / 2
Number of Garages 0-2 Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer Brick/Siding Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$115K - \$150K

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 180 days after receiving the deed to the property

Completion of Construction: 90 days after start of construction

Sale of first affordable housing unit to low income household: 120 days after completion of construction

Sale of last affordable unit to low income households: TBD days after completion of first house

4030 MARYLAND	Dallas	Texas	Camden Homes	1
4250 MARYLAND	Dallas	Texas	Camden Homes	2
1439 ADELAIDE	Dallas	Texas	Camden Homes	3
1418 OWEGA	Dallas	Texas	Camden Homes	4
1510 OWEGA	Dallas	Texas	Camden Homes	5
1507 KINGSLEY	Dallas	Texas	Camden Homes	6
1511 KINGSLEY	Dallas	Texas	Camden Homes	7
2130 SHELLHORSE	Dallas	Texas	Camden Homes	8
2517 KOOL	Dallas	Texas	Camden Homes	9
2631 KOOL	Dallas	Texas	Camden Homes	10
2656 PALL MALL	Dallas	Texas	Camden Homes	11
6214 TEAGUE	Dallas	Texas	Camden Homes	12
6510 TEAGUE	Dallas	Texas	Camden Homes	13
2441 LYOLA	Dallas	Texas	Camden Homes	14
2517 KIRKLEY	Dallas	Texas	Camden Homes	15
6043 PLUM DALE	Dallas	Texas	Camden Homes	16
6047 PLUM DALE	Dallas	Texas	Camden Homes	17
3508 KEYRIDGE	Dallas	Texas	Camden Homes	18

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 3, 4, 5, 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 43J K 55P 57Q V 64U

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Confia Homes, L.L.C. for the construction of affordable houses; (2) the sale of 11 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C.; and (3) execution of a release of lien for any non-tax liens on the 11 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Confia Homes, L.L.C. has submitted a proposal and development plan to DHADC for 11 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 11 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Confia Homes, L.L.C. to DHADC, the sale of those lots from DHADC to Confia Homes, L.L.C. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Confia Homes, L.L.C. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Confia Homes, L.L.C. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Confia Homes, L.L.C. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,300 to 1,400 square feet and from \$90,000 to \$115,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$55,000.00 for the sales price of the vacant lots to Confia Homes, L.L.C., as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code by Resolution No. 04-0458.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 11 lots from DHADC to Confia Homes, L.L.C.

Information about this item will be provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Confia Homes, L.L.C.

RobertsCarrillo Management, Inc., Manager

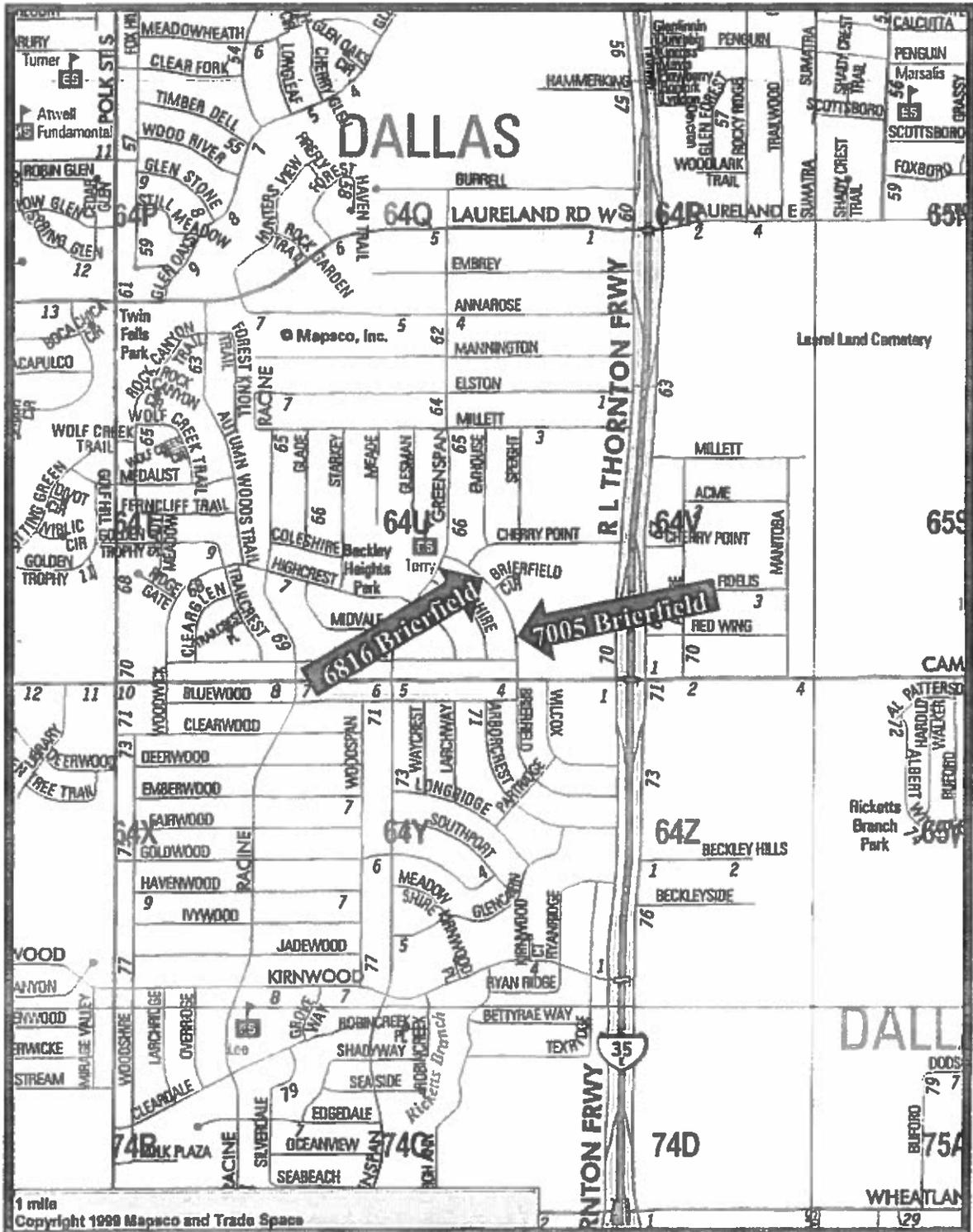
Kenneth E. Roberts, Chief Operating Officer
Ricardo Alonso-Carrillo, President

MAP

Attached

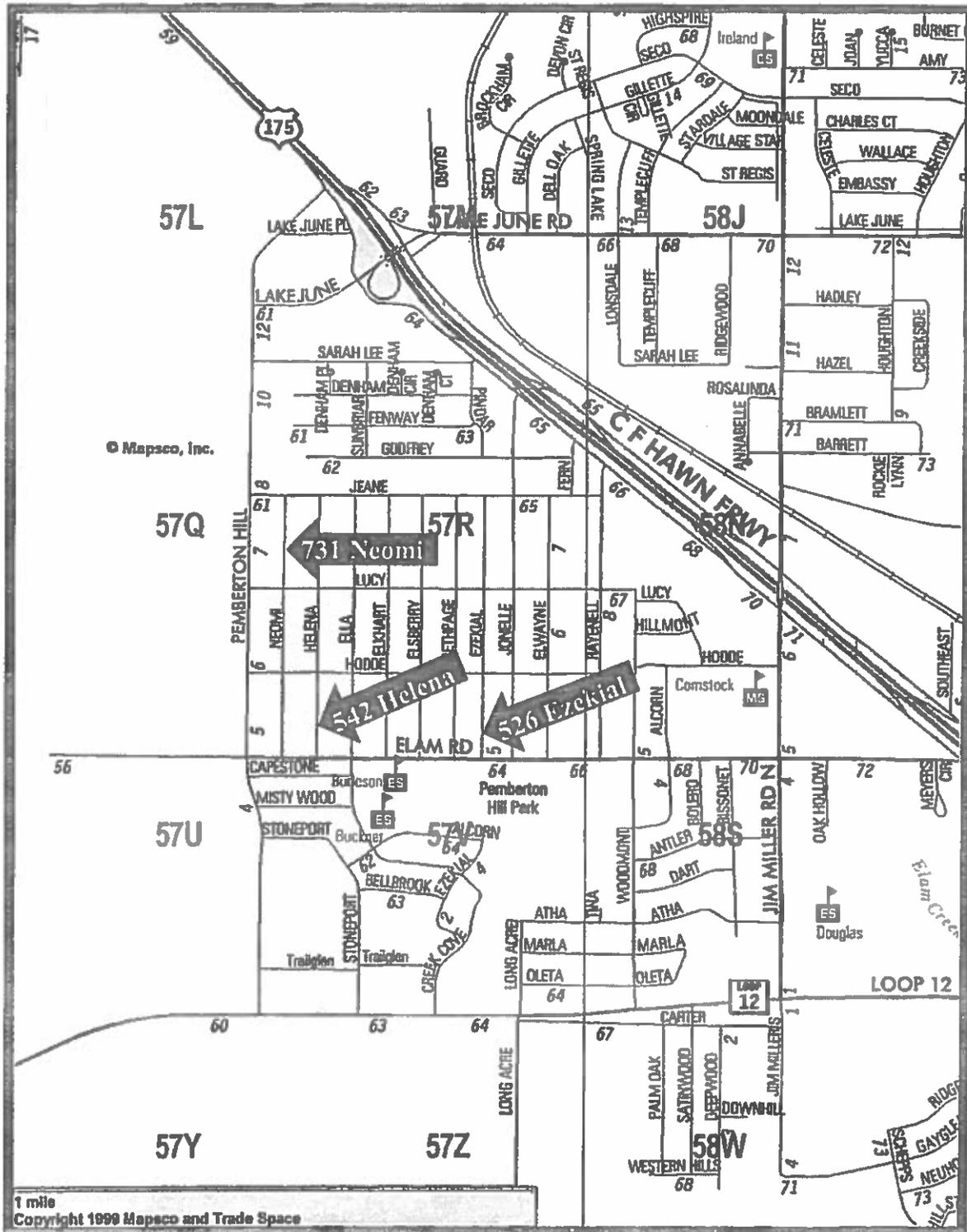
**Land Bank (DHADC) Sale of Lots to
Confia Homes, L.L.C.**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 7005 Brierfield	64U	3	\$14,703.00
2. 6816 Brierfield	64U	3	\$ 9,939.69
3. 731 Neomi	57Q	5	\$ 4,758.00
4. 526 Ezekial	57V	5	\$20,464.00
5. 542 Helena	57V	5	\$ 8,171.00
6. 1239 E. Woodin	55P	4	\$18,430.49
7. 1508 S. Denley	55P	4	\$ 5,068.87
8. 1619 E. Woodin	55P	4	\$ 9,669.33
9. 3529 Nomas	43K	6	\$14,668.65
10. 3715 Nomas	43J	6	\$ 7,234.32
11. 3718 Nomas	43J	6	\$17,189.69

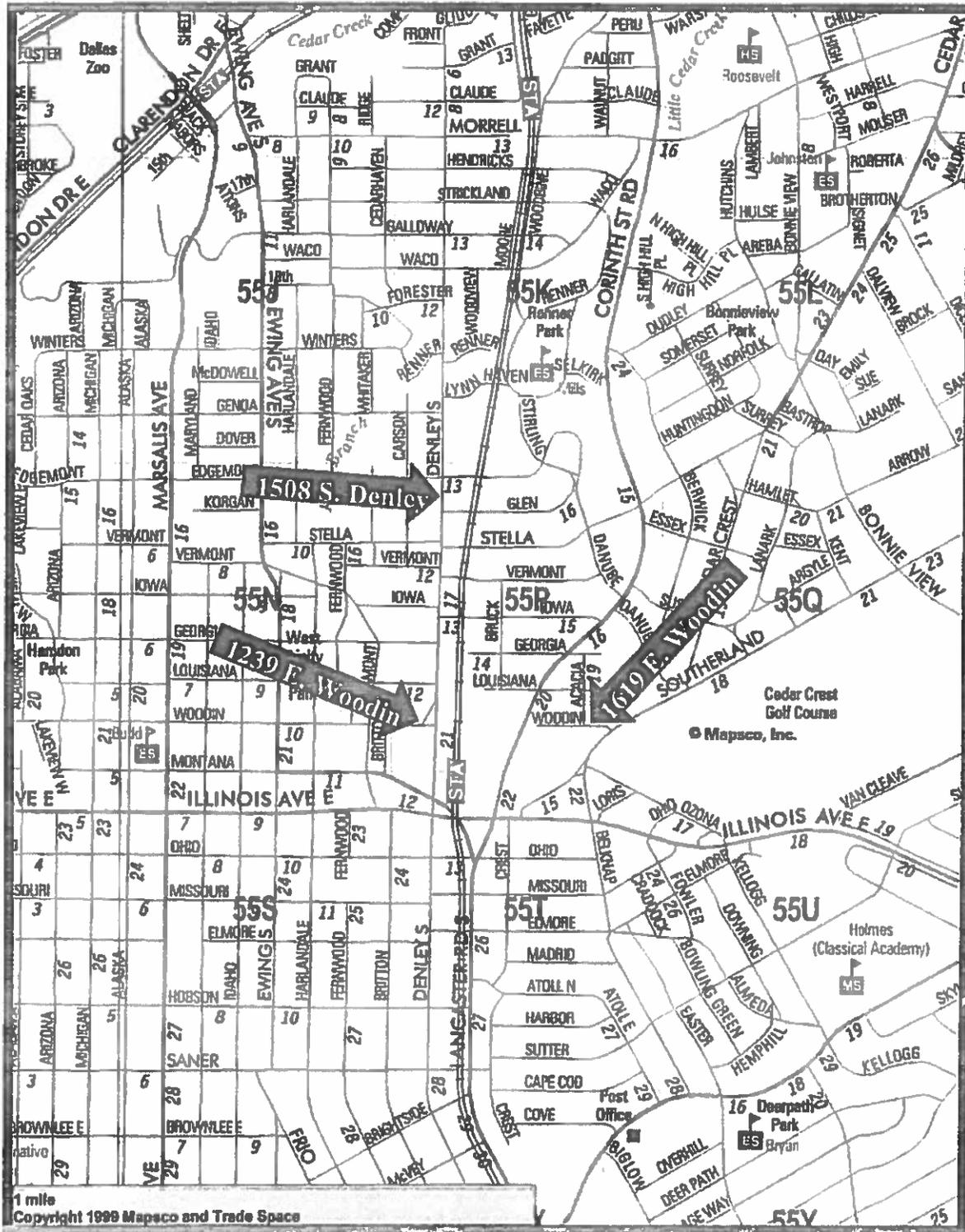


1 mile
 Copyright 1999 Mapsco and Trade Space

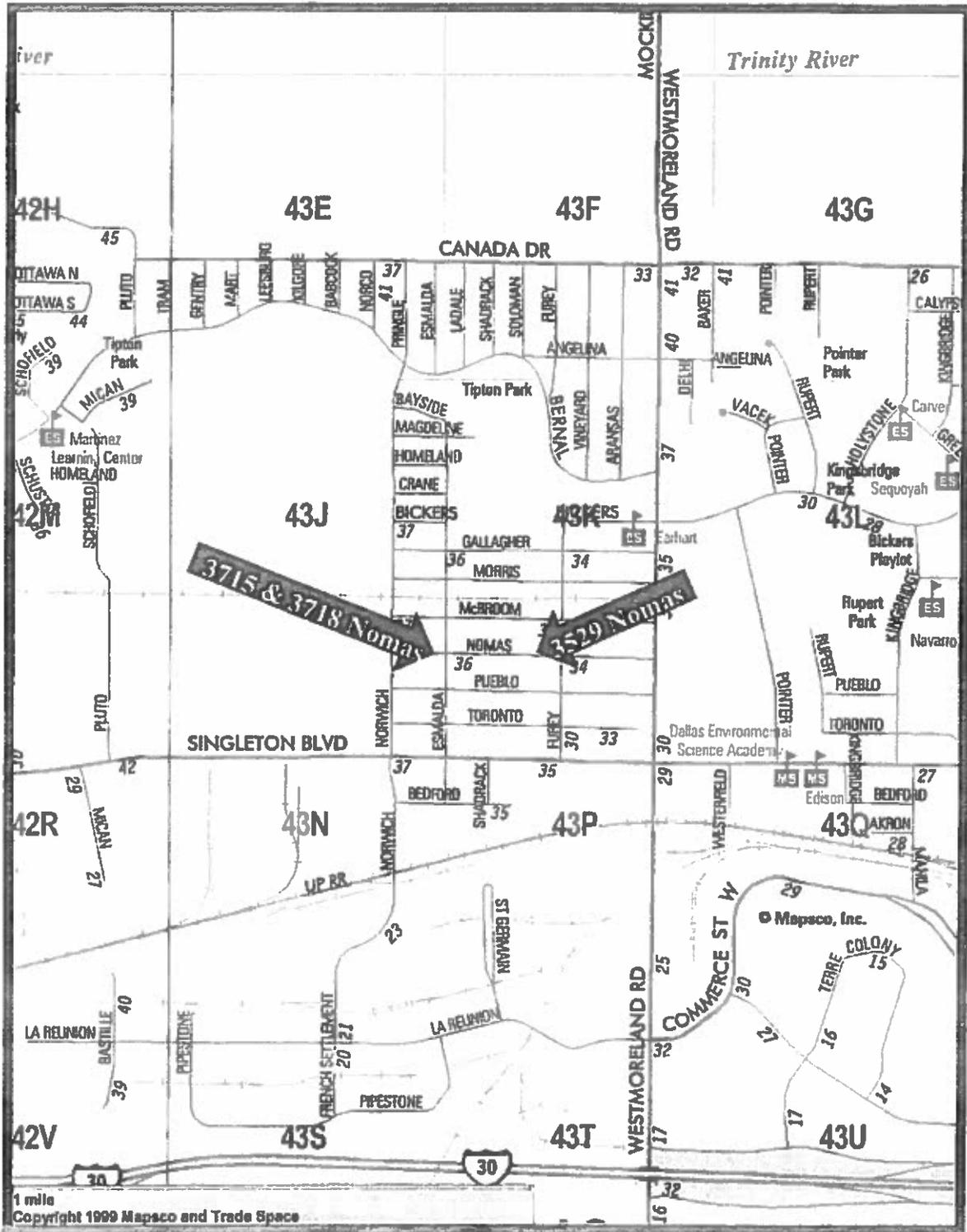
MAPSCO 64U



MAPSCO 57Q & 57V



MAPSCO 55P



MAPSCO 43J & 43K

May 25, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Confia Homes, L.L.C. submitted a proposal and development plan to DHADC for 11 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Confia Homes, L.L.C. and authorize the sale of the said 11 lots from DHADC to Confia Homes, L.L.C. to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Confia Homes, L.L.C. and the sale of 11 lots shown on Exhibit "A" from DHADC to Confia Homes, L.L.C. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	7005 Brierfield Lot 17, Oakland Hills Addition, 1st Section Block E/6637	Confia Homes, L.L.C.	1	\$5,000.00
2	6816 Brierfield Lot 26, Oakland Hills, 1st Addition Block D/6637	Confia Homes, L.L.C.	1	\$5,000.00
3	731 Neomi Lot 29 & North 6 Feet of Lot 30, Home Gardens No. 3 Addition Block E/6256	Confia Homes, L.L.C.	1	\$5,000.00
4	526 Ezekial Lot 10, Home Gardens No. 3 Addition Block 28/6256	Confia Homes, L.L.C.	1	\$5,000.00
5	542 Helena Lot 6, Home Gardens No. 3 Addition Block W/6256	Confia Homes, L.L.C.	1	\$5,000.00
6	1239 E. Woodin Lot 13, Trinity Heights Addition No. 3 Block 37/3709	Confia Homes, L.L.C.	1	\$5,000.00
7	1508 S. Denley Lot 3, Edgemont Addition Block 6/3566	Confia Homes, L.L.C.	1	\$5,000.00
8	1619 E. Woodin Lot 10, Trinity Heights Addition No. 3 Block 55/3729	Confia Homes, L.L.C.	1	\$5,000.00
9	3529 Nomias Lot 8, Westmoreland Park Addition Block 9/7144	Confia Homes, L.L.C.	1	\$5,000.00
10	3715 Nomias Middle 40 Feet of Lot 2, Eagle Ford Gardens Addition Block G/7152	Confia Homes, L.L.C.	1	\$5,000.00
11	3718 Nomias West 40 Feet of Lot 7, Eagle Ford Gardens Addition Block F/7152	Confia Homes, L.L.C.	1	\$5,000.00
TOTAL				\$55,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 11

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See property list.

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 3
Square Footage of each home 1300-1400
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick/Siding Which sides Brick-PS/Siding-R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90K-115K

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 5
Square Footage of each home 1300-1400
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick/Siding Which sides Brick-PS/Siding-R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90K-115K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 3
Square Footage of each home 1300-1400
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick/Siding Which sides Brick-PS/Siding-R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90K-115K

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 30 days
Completion of Construction 120 days
Sale of first affordable housing unit to low income households 30 days
Sale of last affordable unit to low income households 120 days

Proposed Lot Acquisition List for Confia Homes, LLC

	Street #	Address
	7005	BRIERFIELD
	6816	BRIERFIELD
	731	NEOMI
	526	EZEKIAL
	542	HELENA
	1239	E. WOODIN
	1508	S. DENLEY
	1619	E. WOODIN
	3529	NOMAS
	3715	NOMAS
	3718	NOMAS

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 4, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55S Z 56S 65B D F G M 66E J K

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Cooper Homes, Inc. for the construction of affordable houses; (2) the sale of 17 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Cooper Homes, Inc.; and (3) execution of a release of lien for any non-tax liens on the 17 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Cooper Homes, Inc. has submitted a proposal and development plan to DHADC for 17 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 17 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Cooper Homes, Inc. to DHADC, the sale of those lots from DHADC to Cooper Homes, Inc. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Cooper Homes, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Cooper Homes, Inc. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Cooper Homes, Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 1,500 square feet and from \$120,000 to \$150,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$95,000.00 for the sales price of the vacant lots to Cooper Homes, Inc., as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code by Resolution No. 04-0458.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 17 lots from DHADC to Cooper Homes, Inc.

Information about this item will be provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Cooper Homes, Inc.

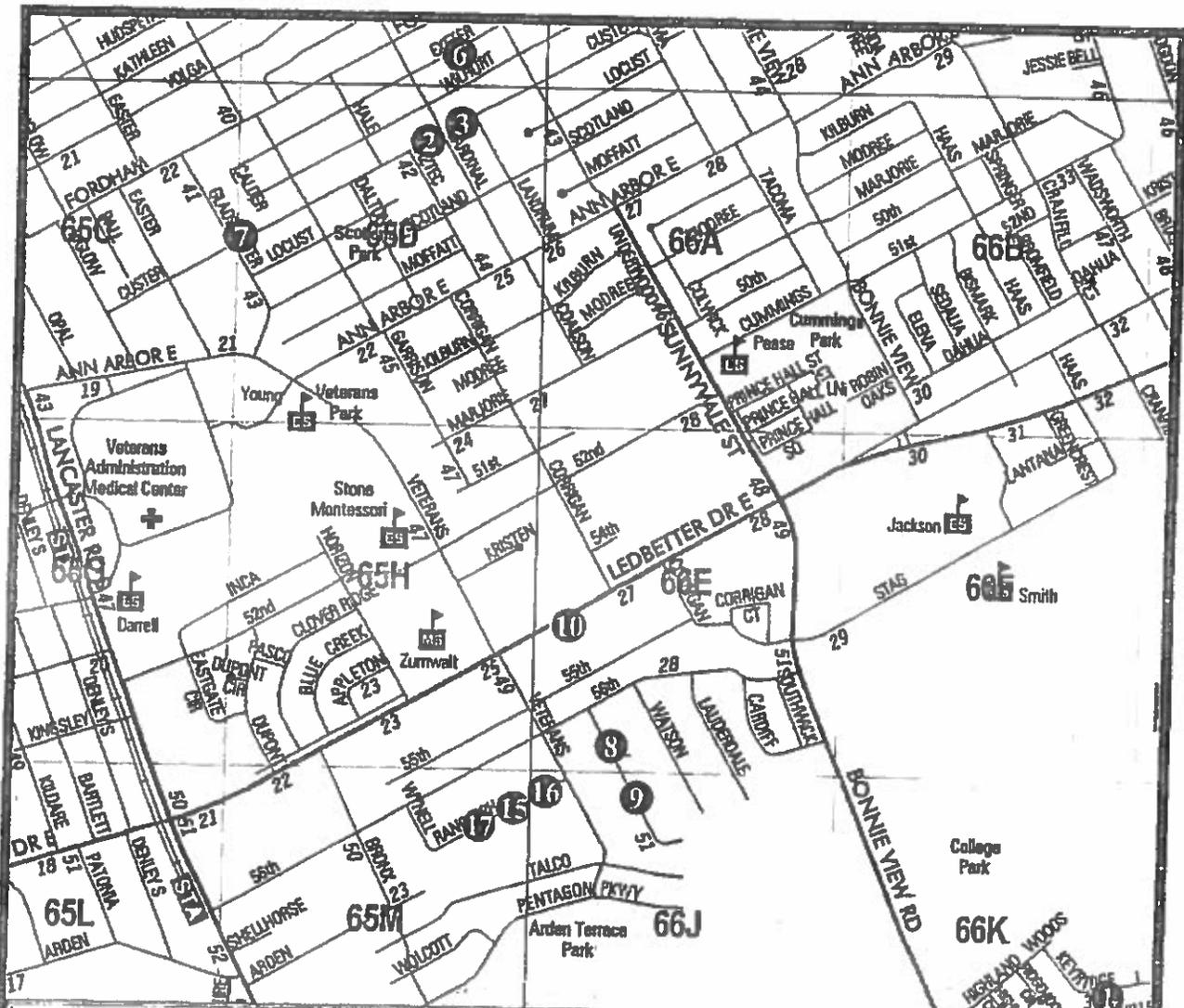
Simmie Cooper, President

MAP

Attached

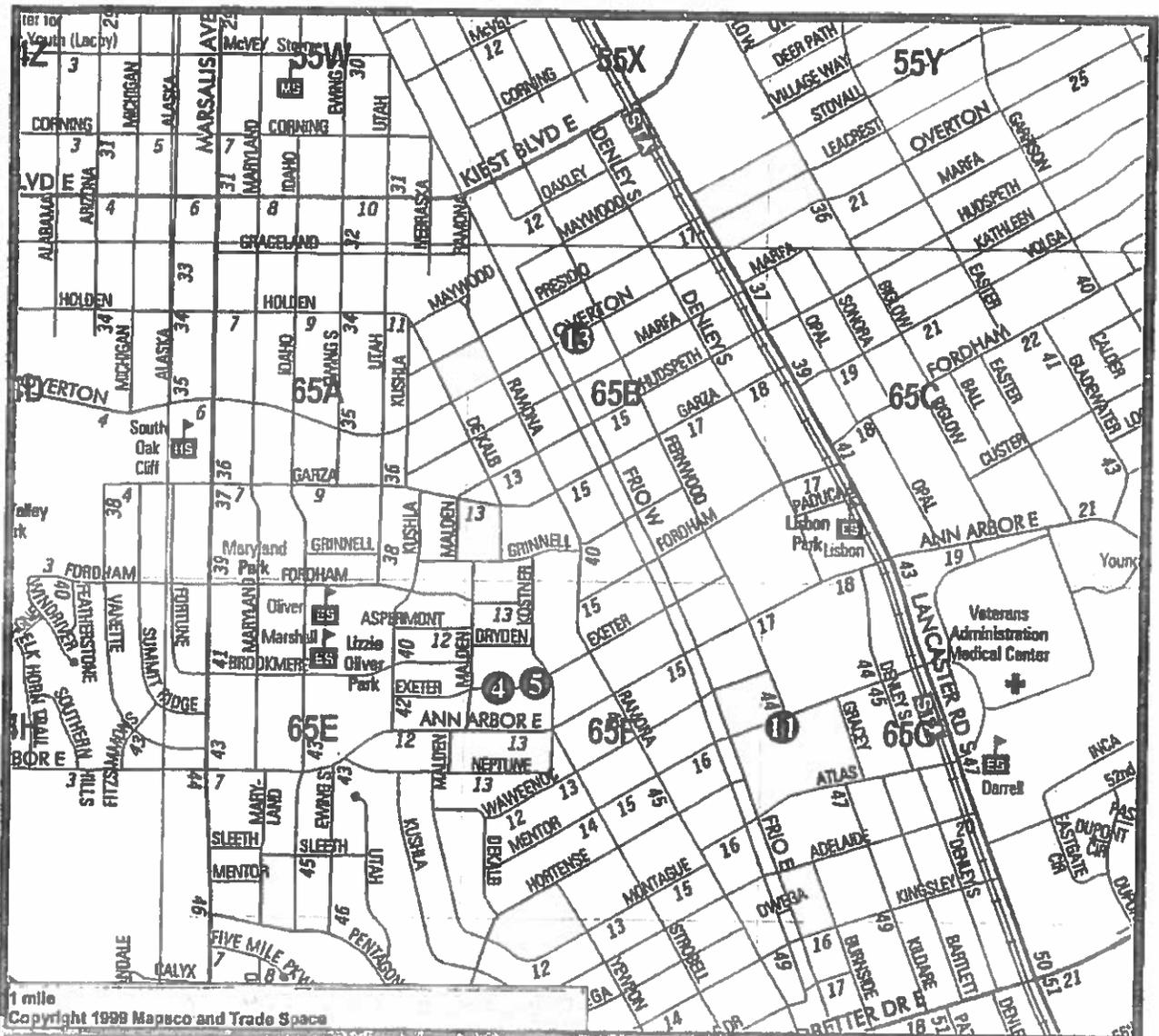
**Land Bank (DHADC) Sale of Lots to
Cooper Homes, Inc.**

<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3515 Keyridge	66K	8	\$11,788.15
2. 2543 Custer	65D	4	\$16,193.24
3. 2656 Custer	65D	4	\$ 2,521.28
4. 1318 Exeter	65F	4	\$20,826.93
5. 1349 Exeter	65F	4	\$15,438.19
6. 2631 Exeter	55Z	4	\$ 2,424.82
7. 4170 Gladewater	65D	4	\$ 6,809.11
8. 5035 Ivy	66E	8	\$ 5,954.36
9. 5103 Ivy	66J	8	\$11,174.98
10. 2605 E. Ledbetter	66E	4	\$ 1,334.72
11. 1734 Mentor	65G	4	\$19,538.74
12. 1143 E. Missouri	55S	4	\$ 6,953.19
13. 1623 E. Overton	65B	4	\$16,778.11
14. 2835 E. Overton	56S	4	\$30,154.63
15. 2519 Randolph	65M	8	\$ 7,471.23
16. 2551 Randolph	66J	8	\$ 8,108.48
17. 2453 Randolph	65M	8	\$13,478.78

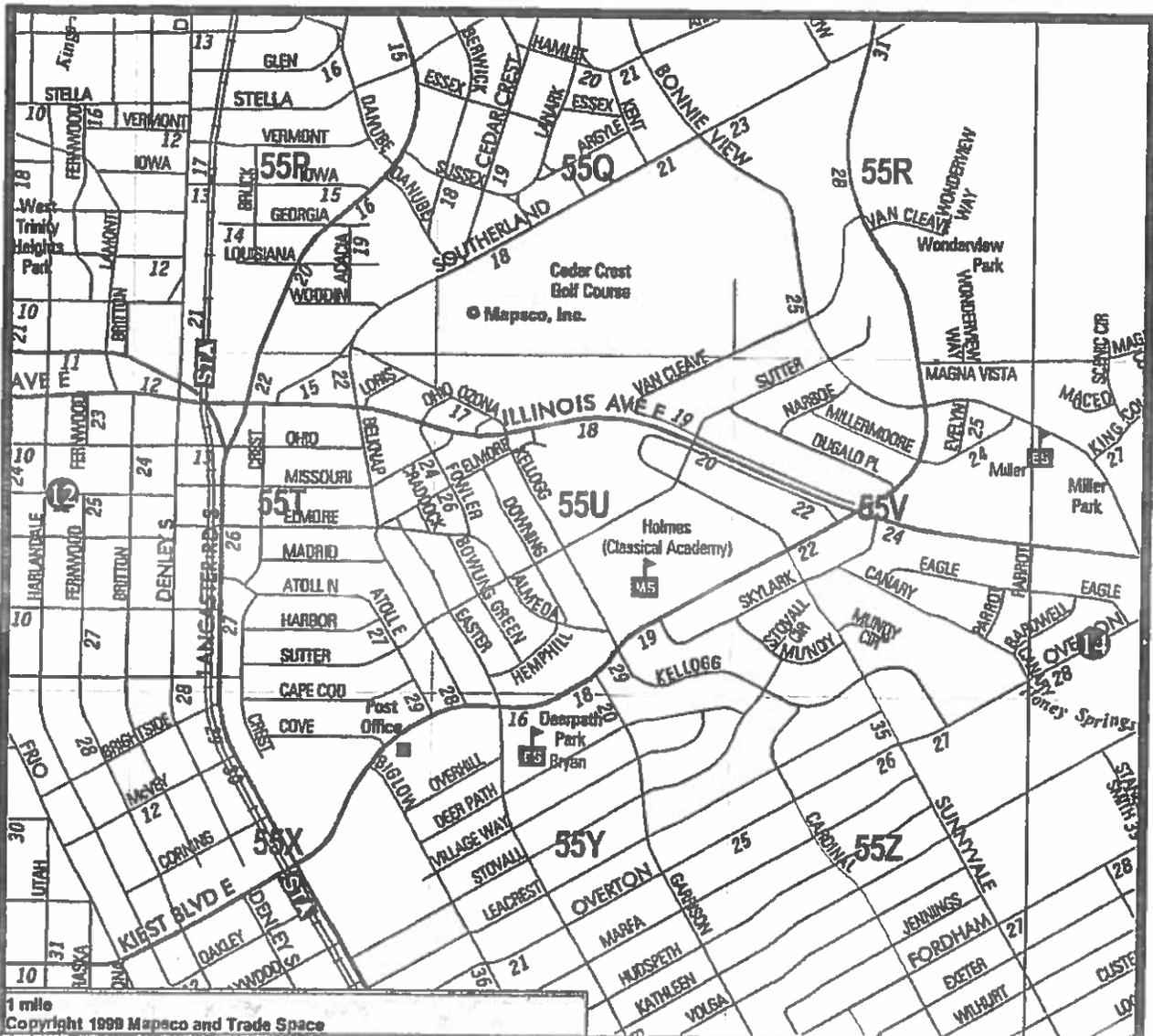


1 mile
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<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 3515 Keyridge	66K	8
2. 2543 Custer	65D	4
3. 2656 Custer	65D	4
6. 2631 Exeter	55Z	4
7. 4170 Gladewater	65D	4
8. 5035 Ivy	66E	8
9. 5103 Ivy	66J	8
10. 2605 E. Ledbetter	66E	4
15. 2519 Randolph	65M	8
16. 2551 Randolph	66J	8
17. 2453 Randolph	65M	8



<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
4. 1318 Exeter	65F	4
5. 1349 Exeter	65F	4
11. 1734 Mentor	65G	4
13. 1623 E. Overton	65B	4



Property Address

Mapsco

Council District

12. 1143 E. Missouri

55S

4

14. 2835 E. Overton

56S

4

May 25, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Cooper Homes, Inc. submitted a proposal and development plan to DHADC for 17 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Cooper Homes, Inc. and authorize the sale of the said 17 lots from DHADC to Cooper Homes, Inc. to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Cooper Homes, Inc. and the sale of 17 lots shown on Exhibit "A" from DHADC to Cooper Homes, Inc. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3515 Keyridge Lot 9, Highland Woods Subdivision No. 2 Addition Block I/6865	Cooper Homes, Inc.	1	\$5,000.00
2	2543 Custer Lot 22, Lisbon Heights Addition Block 5/5852	Cooper Homes, Inc.	1	\$5,000.00
3	2656 Custer Lot 5, Southgate Annex No. 2 Addition Block 12/6081	Cooper Homes, Inc.	1	\$5,000.00
4	1318 Exeter Lots 11 & 12, Belmeade Addition Block M/4870	Cooper Homes, Inc.	2	\$10,000.00
5	1349 Exeter Lot 20-A of a Resubdivision of Part of Lot 19 and Lots 20 & 21, Belmeade Addition Block L/4869	Cooper Homes, Inc.	1	\$5,000.00
6	2631 Exeter Lot 17, Lisbon Heights Addition Block 2/5852	Cooper Homes, Inc.	1	\$5,000.00
7	4170 Gladewater Lot 6C, Oak Cliff Gardens Addition Block 4/5848	Cooper Homes, Inc.	1	\$5,000.00
8	5035 Ivy North 53 Feet of Lot 5, Goldmine No. 3 Addition Block E/6855	Cooper Homes, Inc.	1	\$5,000.00
9	5103 Ivy North 53 Feet of Lot 6, Goldmine No. 3 Addition Block E/6855	Cooper Homes, Inc.	1	\$5,000.00
10	1734 Mentor Lot 11, Bellevue Addition Block 19/4315	Cooper Homes, Inc.	1	\$5,000.00
TOTAL				\$55,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	1143 E. Missouri Lot 5, Broadmoor Addition Block 27/4226	Cooper Homes, Inc.	1	\$5,000.00
12	1623 E. Overton Lot 19, Liberty Heights Addition Block 19/4074	Cooper Homes, Inc.	1	\$5,000.00
13	2835 E. Overton Lot 27, Honey Crest Heights Revision Addition Block H/6086	Cooper Homes, Inc.	1	\$5,000.00
14	2519 Randolph West 50 Feet of Lot 19, Goldmine #2 Addition Block B/6854	Cooper Homes, Inc.	1	\$5,000.00
15	2551 Randolph West 50 Feet of Lot 15, Goldmine 2nd Addition Block B/6854	Cooper Homes, Inc.	1	\$5,000.00
16	2453 Randolph East 50 Feet of Lot 22, Goldmine No. 2 Addition Block B/6854	Cooper Homes, Inc.	1	\$5,000.00
17	2605 E. Ledbetter Part of Lots 47, 48 & 49 Block 44/5845	Cooper Homes, Inc.	2	\$10,000.00
TOTAL				\$40,000.00
GRAND TOTAL				\$95,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 17

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See attached

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built 4
Square Footage range of each home 1200 - 1500 sq ft.
Number of Bedrooms/Baths in each home 3-4 / 1-2
Number of Garages 0-2 Number of Carports Detached Attached X
Type of Exterior Veneer siding &/ or Brick Which sides All sides
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000 - \$150,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 12
Square Footage range of each home 1200 - 1500 sq ft.
Number of Bedrooms/Baths in each home 3-4 / 1-2
Number of Garages 0-2 Number of Carports Detached Attached X
Type of Exterior Veneer siding &/ or Brick Which sides All sides
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000 - \$150,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built 1
Square Footage range of each home 1200 - 1500 sq ft
Number of Bedrooms/Baths in each home 3-4 / 1-2
Number of Garages 0-2 Number of Carports Detached Attached X
Type of Exterior Veneer siding &/ or Brick Which sides All sides
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000 - \$150,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 180 days after receiving the deed to the property

Completion of Construction: 100 days after start of construction

Sale of first affordable housing unit to low income household: 120 days after completion of construction

Sale of last affordable unit to low income households: TBD days after completion of first house

3515 KEYRIDGE	Dallas	Texas	Cooper Homes	1
2543 CUSTER	Dallas	Texas	Cooper Homes	2
2656 CUSTER	Dallas	Texas	Cooper Homes	3
1318 EXETER	Dallas	Texas	Cooper Homes	4
1349 EXETER	Dallas	Texas	Cooper Homes	5
2631 EXETER	Dallas	Texas	Cooper Homes	6
4170 GLADEWATER	Dallas	Texas	Cooper Homes	7
5035 IVY	Dallas	Texas	Cooper Homes	8
5103 IVY	Dallas	Texas	Cooper Homes	9
2605 LEDBETTER, E.	Dallas	Texas	Cooper Homes	10
1734 MENTOR	Dallas	Texas	Cooper Homes	11
1143 MISSOURI, E.	Dallas	Texas	Cooper Homes	12
1623 OVERTON, E.	Dallas	Texas	Cooper Homes	13
2835 OVERTON, E.	Dallas	Texas	Cooper Homes	14
2519 RANDOLPH	Dallas	Texas	Cooper Homes	15
2551 RANDOLPH	Dallas	Texas	Cooper Homes	16
2453 RANDOLPH	Dallas	Texas	Cooper Homes	17

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65C

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Milton Semper for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Milton Semper; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Milton Semper has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 2 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Milton Semper to DHADC, the sale of those lots from DHADC to Milton Semper and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Milton Semper will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Milton Semper and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Milton Semper will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,700 to 1,900 square feet and from \$108,000 to \$124,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$10,000.00 for the sales price of the vacant lots to Milton Semper, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code by Resolution No. 04-0458.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 2 lots from DHADC to Milton Semper.

Information about this item will be provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

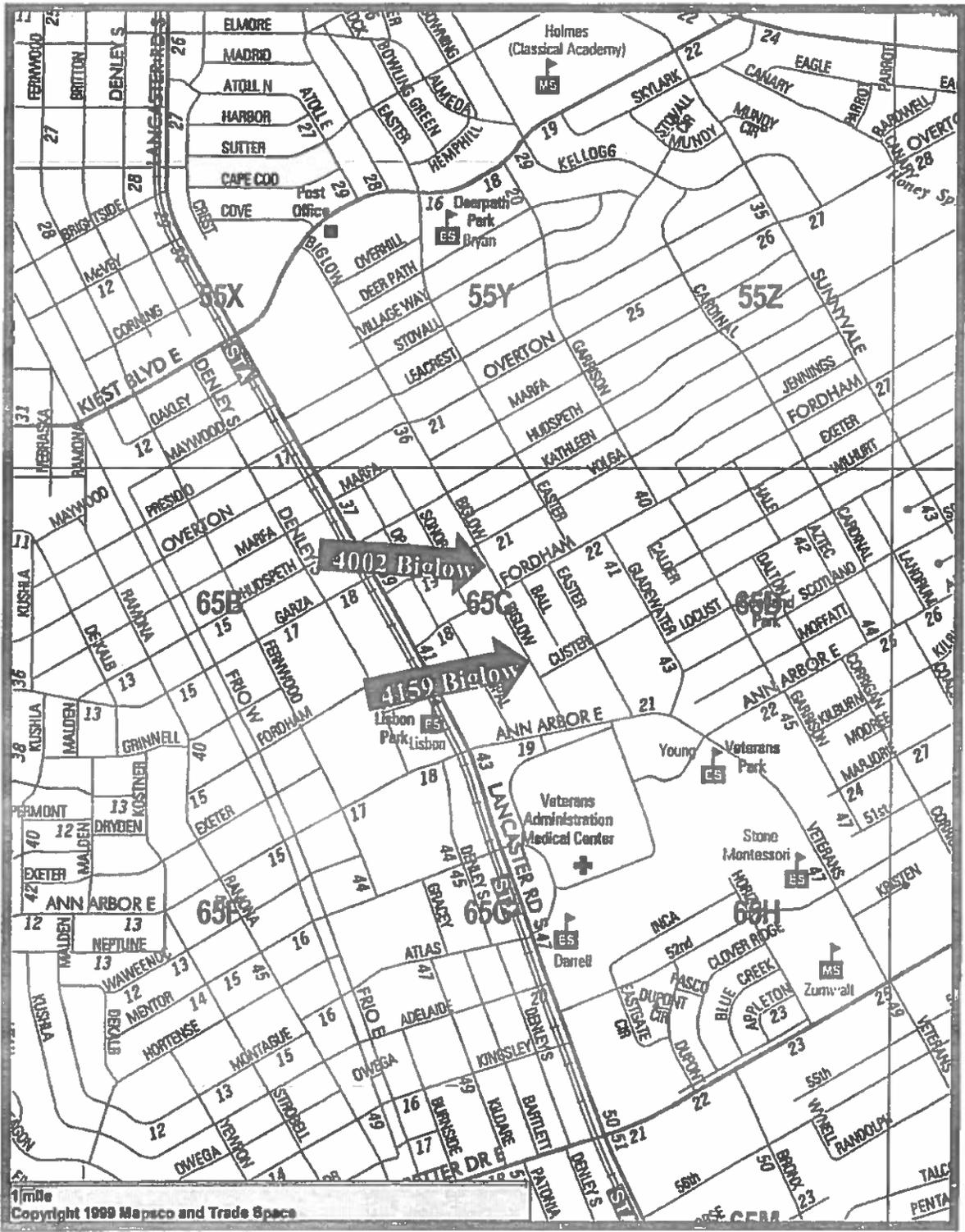
Milton Semper

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Milton Semper**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 4159 Biglow	65C	4	\$14,179.80
2. 4002 Biglow	65C	4	\$12,835.08



MAPSCO 65C

May 25, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Milton Semper submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Milton Semper and authorize the sale of the said 2 lots from DHADC to Milton Semper to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Milton Semper and the sale of 2 lots shown on Exhibit "A" from DHADC to Milton Semper is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	4159 Biglow South 50 Feet of Lot 5, Oak Cliff Gardens Addition Block 1/4340 1/2	Milton Semper	1	\$5,000.00
2	4002 Biglow Part of Lots 28, 29 & 30, Fordham Heights Addition Revised Block D/5854	Milton Semper	1	\$5,000.00
TOTAL				\$10,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

4159 + 4002 BIGLOW

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home 1 / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 2
Square Footage of each home 1,700-1,900
Number of Bedrooms/Baths in each home 3/2
Number of Garages 2 Number of Carports 0 Detached _____ Attached X
Type of Exterior Veneer Brick 80% Which sides ALL SIDES
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 108-124k

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction **90 days**

Completion of Construction **180days**

Sale of first affordable housing unit to low income households **210days**

Sale of last affordable unit to low income households **280days**

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 45Z 46P S W X 56B

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Simply Custom for the construction of affordable houses; (2) the sale of 9 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Simply Custom; and (3) execution of a release of lien for any non-tax liens on the 9 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Simply Custom has submitted a proposal and development plan to DHADC for 9 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 9 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Simply Custom to DHADC, the sale of those lots from DHADC to Simply Custom and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Simply Custom will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Simply Custom and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Simply Custom will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 1,900 square feet and from \$120,000 to \$180,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$45,000.00 for the sales price of the vacant lots to Simply Custom, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code by Resolution No. 04-0458.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 9 lots from DHADC to Simply Custom.

Information about this item will be provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Simply Custom

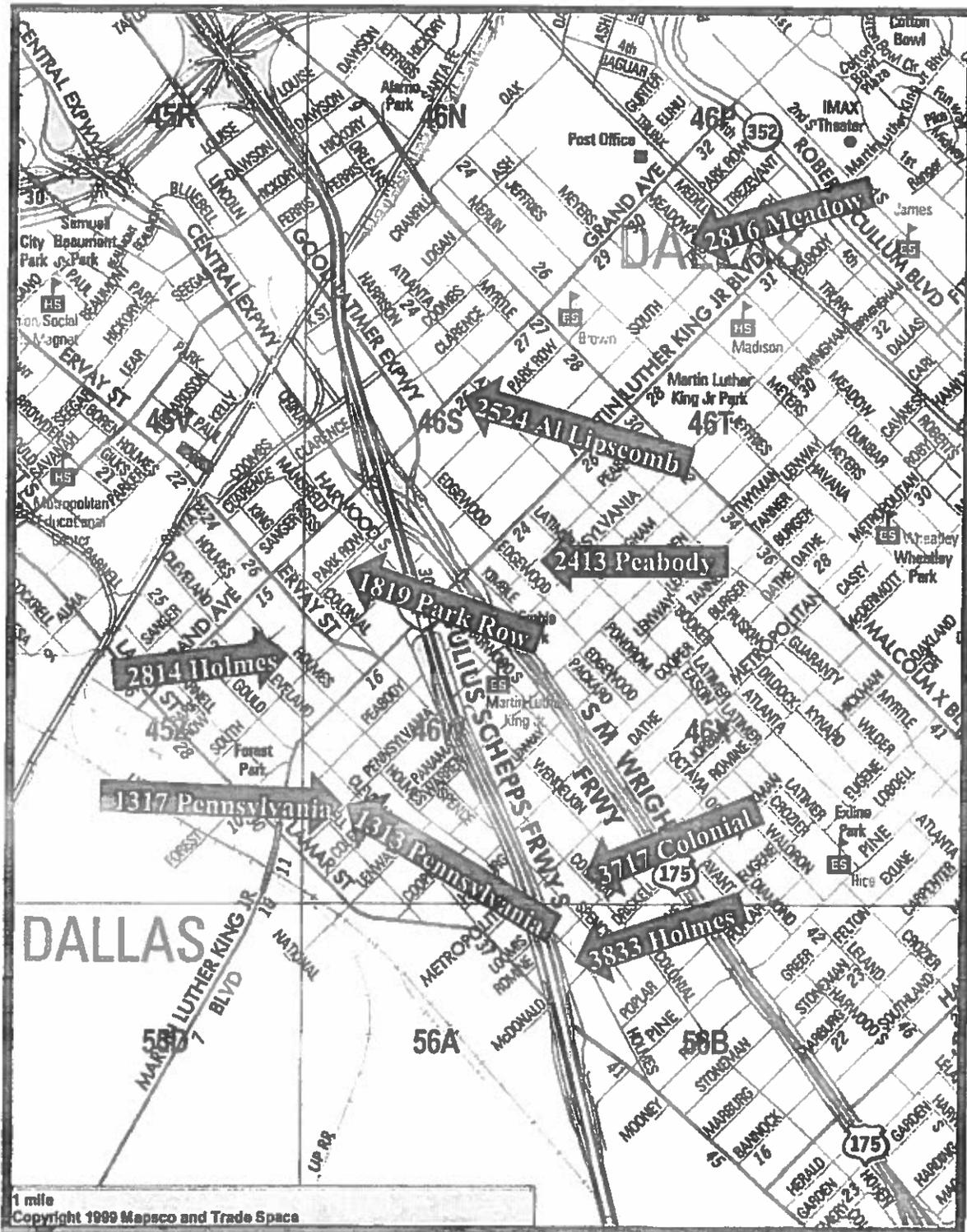
Kevin Brown, Partner
Jeannette Sneed, Partner

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Simply Custom**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1819 Park Row	46S	7	\$ 5,694.77
2. 2413 Peabody	46S	7	\$ 22,334.72
3. 2816 Meadow	46P	7	\$ 19,766.61
4. 3833 Holmes	56B	7	\$105,410.64
5. 3717 Colonial	46X	7	\$ 3,223.31
6. 2524 Al Lipscomb	46S	7	\$ 12,683.91
7. 2814 Holmes	45Z	7	\$ 3,879.80
8. 1313 Pennsylvania	46W	7	\$ 25,574.72
9. 1317 Pennsylvania	46W	7	\$ 48,922.25



45Z, 46P,S,W,X, 56B

May 25, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Simply Custom submitted a proposal and development plan to DHADC for 9 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Simply Custom and authorize the sale of the said 9 lots from DHADC to Simply Custom to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Simply Custom and the sale of 9 lots shown on Exhibit "A" from DHADC to Simply Custom is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1819 Park Row Lot 13, Edgewood Place Addition Block 1/1123	Simply Custom	1	\$5,000.00
2	2413 Peabody Lots 25 & 26, South Park Addition Block 18/1296	Simply Custom	1	\$5,000.00
3	2816 Meadow Southwest 1/2 of Lot 12, Bomar's Grand Avenue Addition Block A/1346	Simply Custom	1	\$5,000.00
4	3833 Holmes Part of Lot 4, Mechanics Addition Part of Lot 1, Peterson's Addition Block A/1675 Block 1676	Simply Custom	1	\$5,000.00
5	3717 Colonial Lot 16, Ervay Street Heights Addition Block 6/1209	Simply Custom	1	\$5,000.00
6	2524 Al Lipscomb (FKA Grand) Lot 7, Edgewood Addition Block 3/1283	Simply Custom	1	\$5,000.00
7	2814 Holmes Lot 4, Chestnut Hill Addition Block 4/1129	Simply Custom	1	\$5,000.00
8	1313 Pennsylvania Lot 11, E.M. Kahn & Co. Employees Loan & Savings Association Addition Block D/1154	Simply Custom	1	\$5,000.00
9	1317 Pennsylvania Lot 10 & West 10 Feet of Lot 9, E.M. Kahn & Co. Employees Loan & Savings Association Addition Block D/1154	Simply Custom	1	\$5,000.00
TOTAL				\$45,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 9

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See Attached Addendum for locations.

DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built 3
Square Footage range of each home 12 00 - 15 00 SF
Number of Bedrooms/Baths in each home 2-3 / 1.5-2
Number of Garages 1-2 Number of Carports _____ Detached _____ Attached X
Type of Exterior Veneer Brick & Hardy Which sides Front, Left, Right (Rear H.)
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000-\$140,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 3
Square Footage range of each home 14 00 - 16 00 SF
Number of Bedrooms/Baths in each home 3-4 / 2-2.5
Number of Garages 2 Number of Carports _____ Detached _____ Attached X
Type of Exterior Veneer Brick & Hardy Which sides Front, Left, Right (Rear H.)
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$140,000-\$160,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built 3
Square Footage range of each home 16 00 - 19 00 SF
Number of Bedrooms/Baths in each home 3-4 / 2-3
Number of Garages 2 Number of Carports _____ Detached _____ Attached X
Type of Exterior Veneer Brick & Hardy Which sides Front, Lt. Rt (Rear & 2nd F.H)
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$150,000-\$180,000

Attach extra sheet(s) breaking out above information for each different model of home.
PROVIDE FLOOR PLANS AND ELEVATIONS .

B. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: within 30 days after receiving the deed to the property

Completion of Construction: 270 days after start of construction

Sale of first affordable housing unit to low income household: 30 days after completion of construction

Sale of last affordable unit to low income households: 90 days after completion of first house

Addendum

1819 Park Row Dallas, TX

2413 Peabody Dallas, TX

2816 Meadow Dallas, TX

3833 Holmes Dallas, TX

3717 Colonial Ave Dallas, TX

2524 Al Lipscomb Way Dallas, TX

2814 Holmes Dallas, TX

1313 Pennsylvania Dallas, TX

1317 Pennsylvania Dallas, TX

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Attach extra sheet(s) breaking out above information for each different model of home.
PROVIDE FLOOR PLANS AND ELEVATIONS.

B. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

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3717 Colonial Ave Dallas, TX

2524 Al Lipscomb Way Dallas, TX

2814 Holmes Dallas, TX

1313 Pennsylvania Dallas, TX

1317 Pennsylvania Dallas, TX

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 4, 5, 6, 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55S 46X 65F 65G 58U 42H

SUBJECT

Authorize on-site reconstruction of six homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 2614 South Ewing Avenue in the amount of \$103,000; 3812 Atlanta Street in the amount of \$103,000; 1422 Montague Avenue in the amount of \$103,000; 1822 Mentor Avenue in the amount of \$103,000; 7923 Rilla Avenue in the amount of \$103,000; and 3912 Hammerly Drive in the amount of \$103,000 - Total not to exceed \$618,000 - Financing: 2012-13 Community Development Block Grant Reprogramming Funds (\$91,001); 2012-13 HOME Investment Partnerships Program Grant Funds (\$12,000); 2013-14 Community Development Block Grant Funds (\$139); 2014-15 Community Development Block Grant Funds (\$30,045); 2014-15 HOME Investment Partnerships Program Grant Funds (\$93,000); and 2015-16 Community Development Block Grant Funds (\$391,815)

BACKGROUND

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: Mary L. Shaw, a disabled female, 78 years old, residing at 2614 South Ewing Avenue; L.A. Ratcliff, a disabled male, 68 years old, residing at 3812 Atlanta Street; Bennie Frazier & Annie B. Frazier, an elderly couple, 77 & 74 years old, residing at 1422 Montague Avenue; John Lemons, a disabled male, 63 years old, residing at 1822 Mentor Avenue; Shirley Cole, a disabled female, 70 years old, residing at 7923 Rilla Avenue; and George Garcia & Maria O. Garcia, an elderly couple, 66 & 65 years old, residing at 3912 Hammerly Drive.

BACKGROUND (Continued)

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 six (6) 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 May 16, 2016.

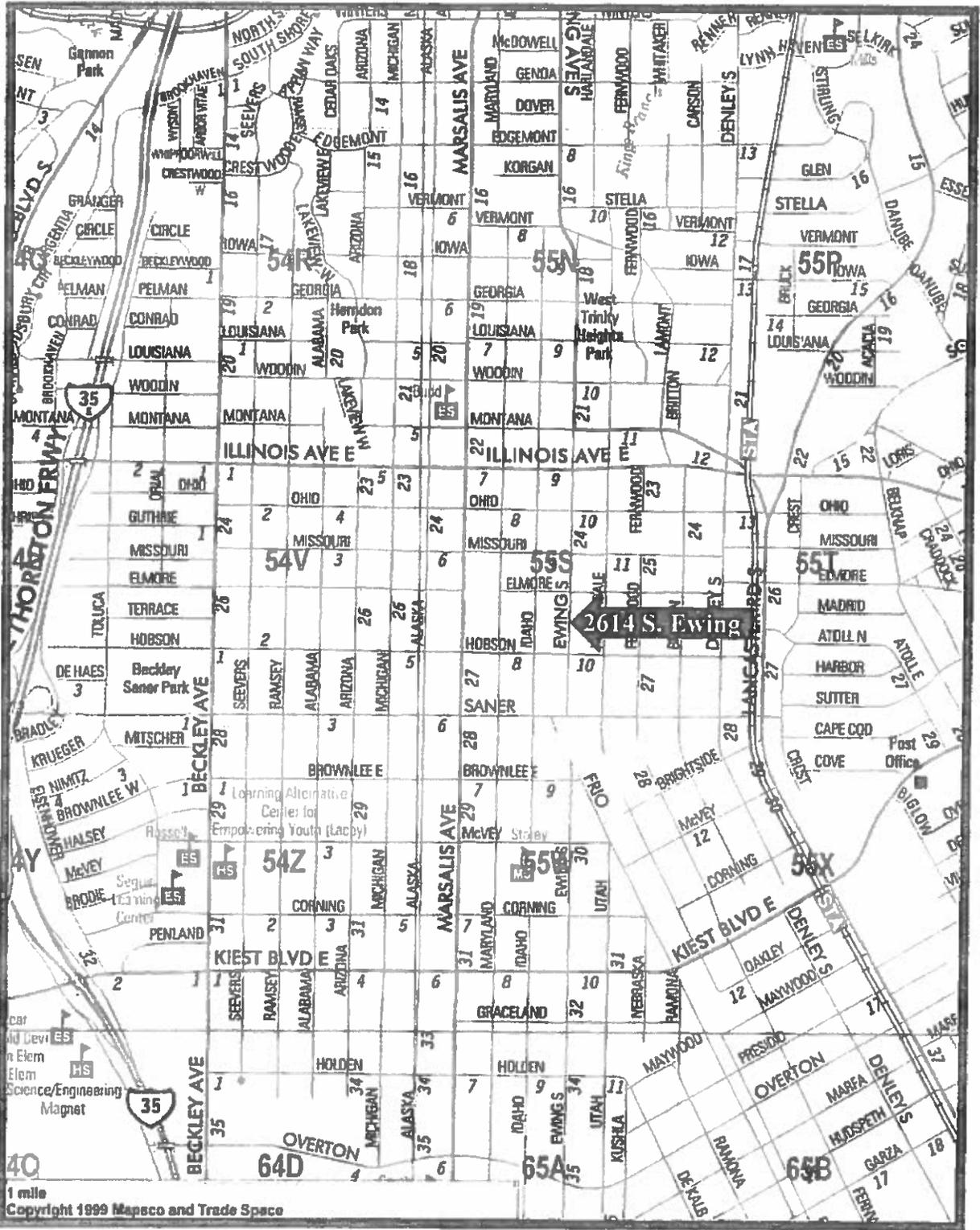
FISCAL INFORMATION

2012-13 Community Development Block Grant Reprogramming Funds - \$91,000.47
2012-13 HOME Investment Partnerships Program Grant Funds - \$12,000.05
2013-14 Community Development Block Grant Funds - \$139.10
2014-15 Community Development Block Grant Funds - \$30,045.20
2014-15 HOME Investment Partnerships Program Grant Funds - \$93,000
2015-16 Community Development Block Grant Funds - \$391,815.18

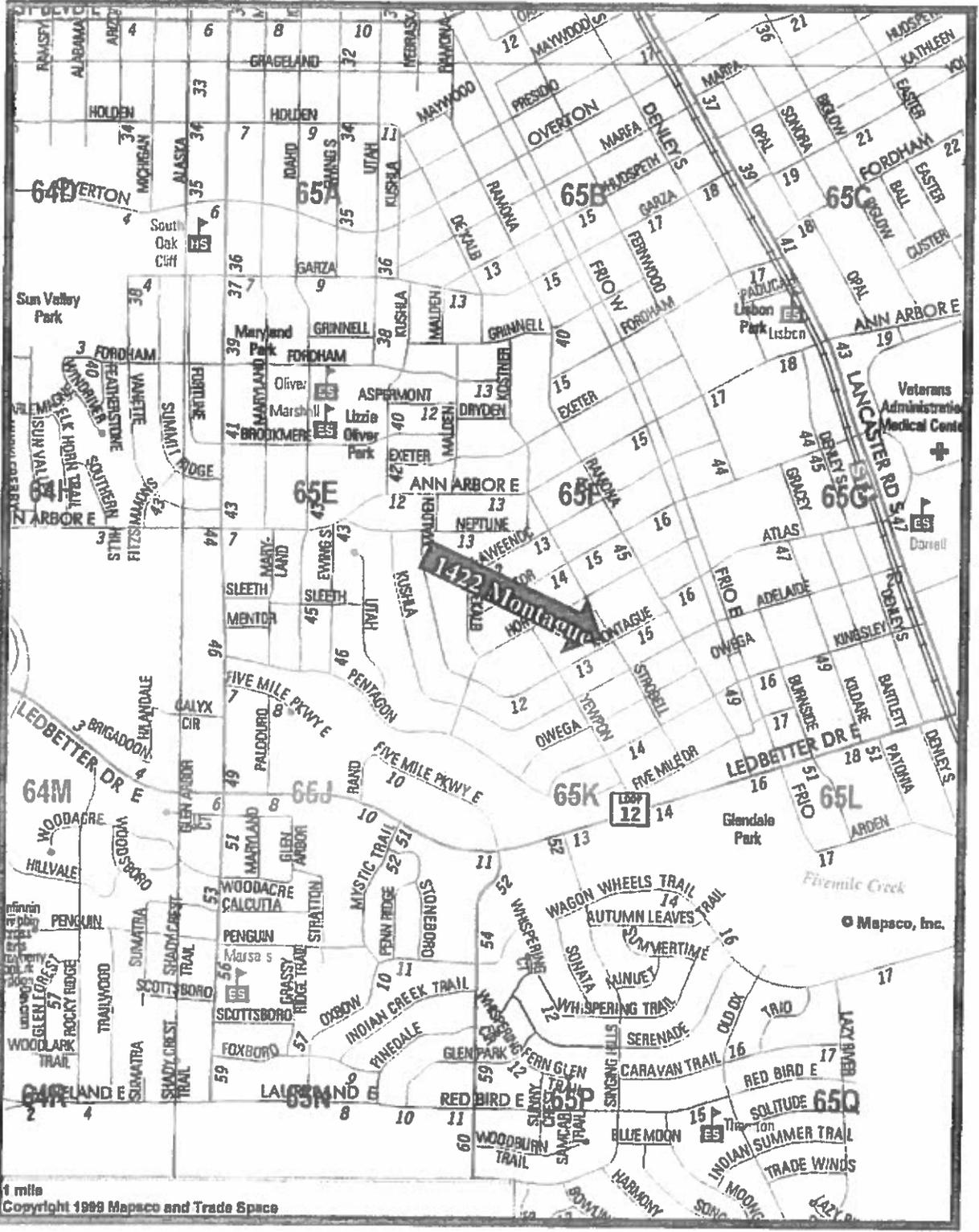
<u>Council District</u>	<u>Amount</u>
4	\$309,000
5	\$103,000
6	\$103,000
7	<u>\$103,000</u>
Total	\$618,000

MAPS

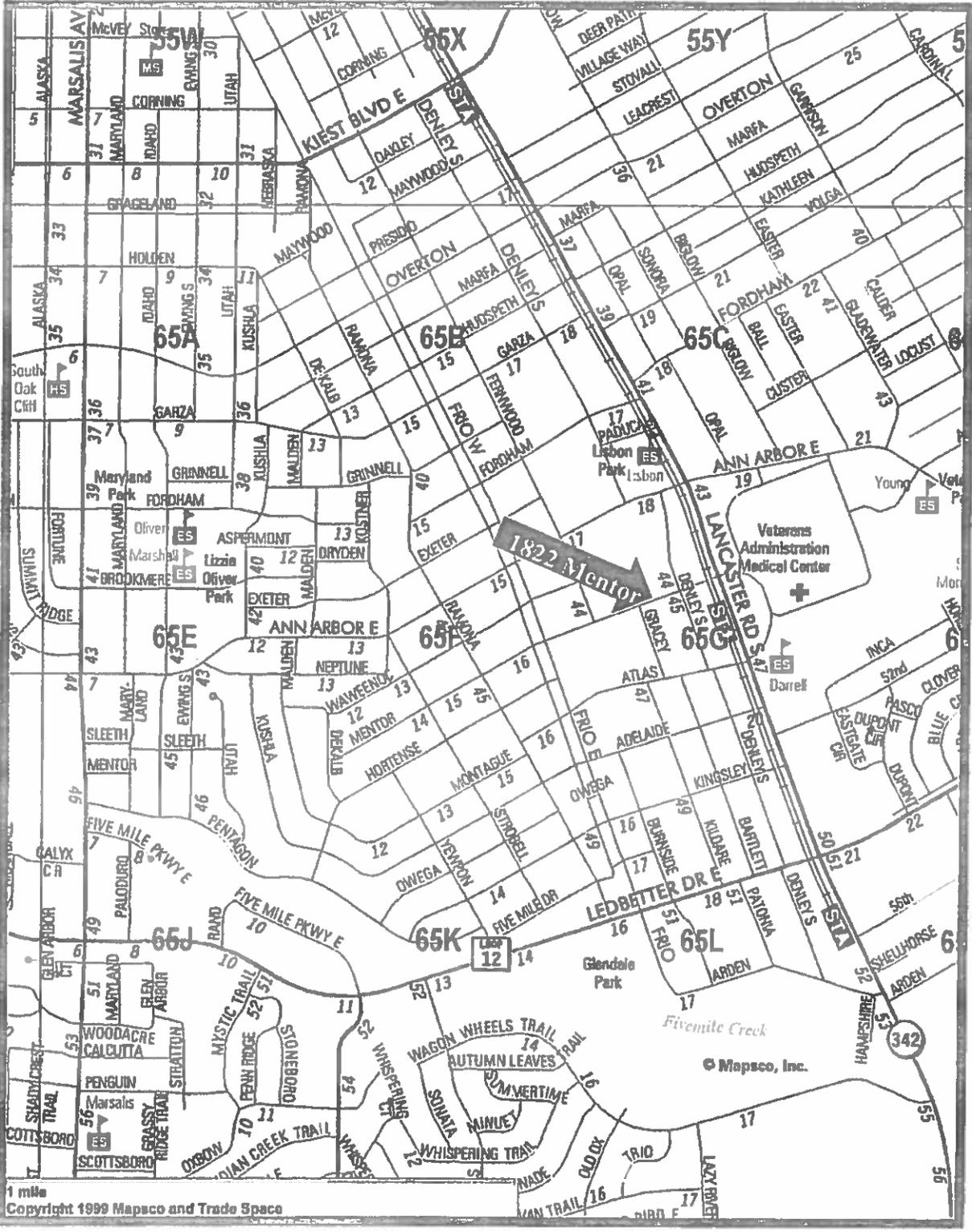
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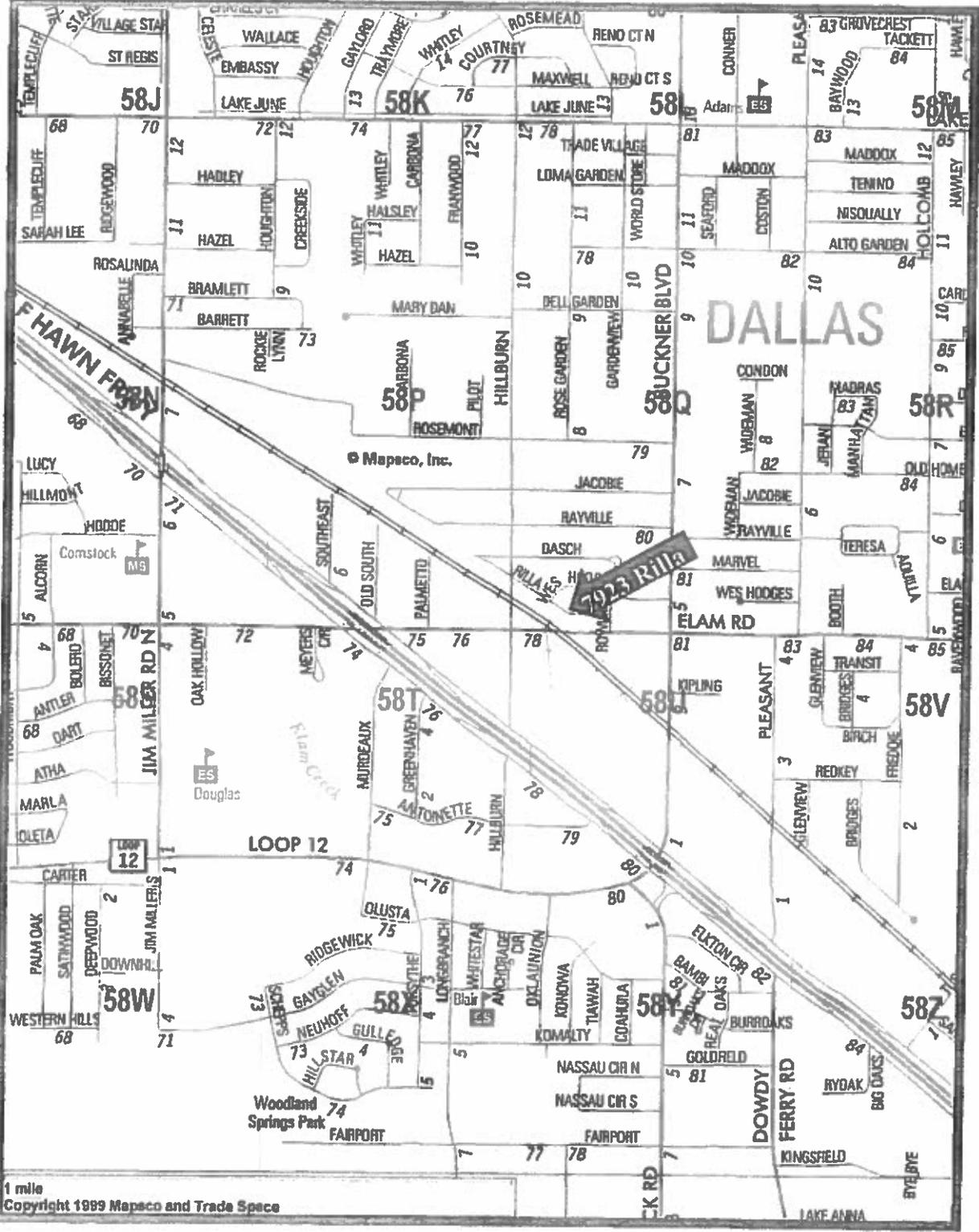
MAPSCO 55S



MAPSCO 65F

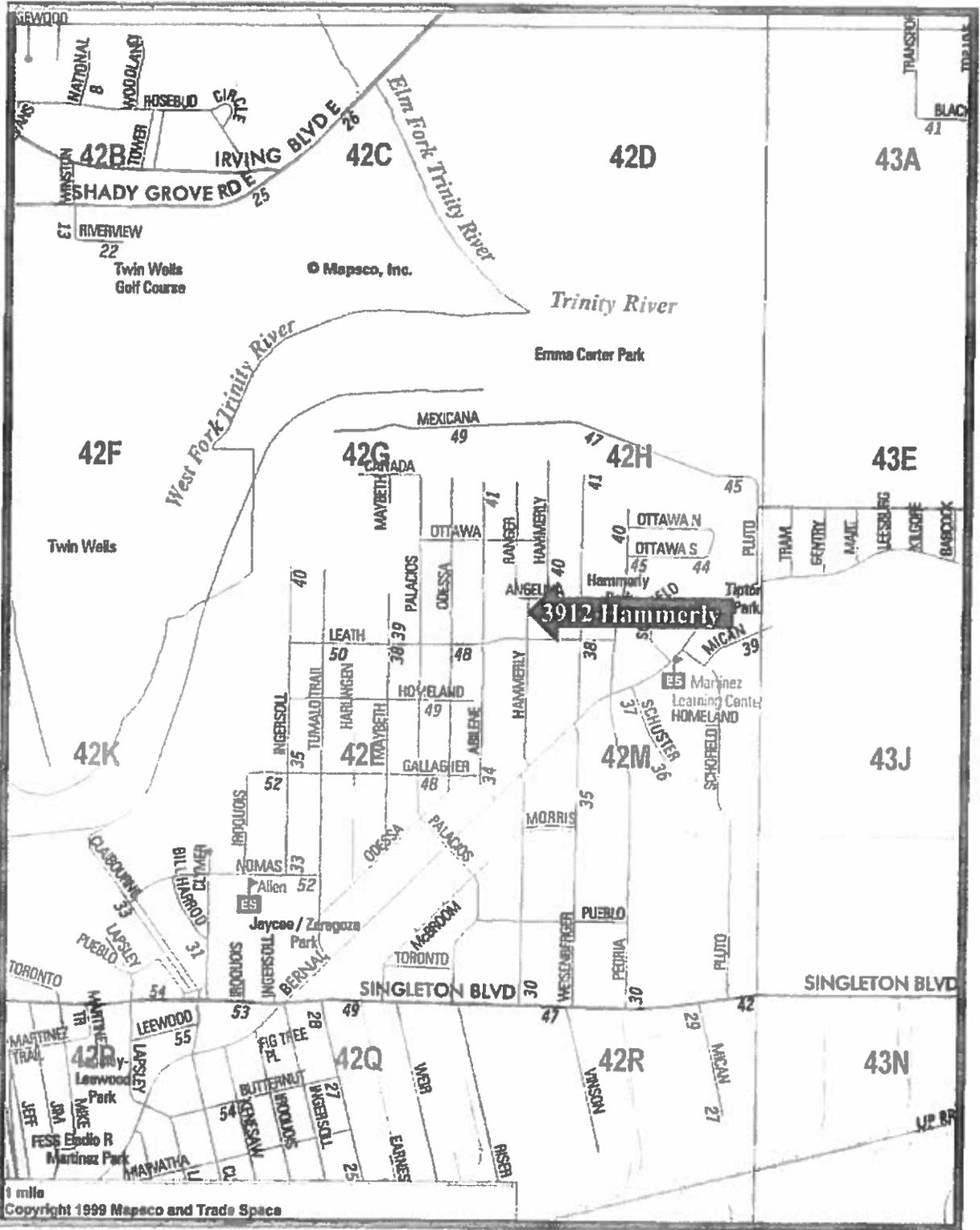


MAPSCO 65G



1 mile
 Copyright 1999 Mapco and Trade Space

MAPSCO 58U



1 mile
 Copyright 1999 Mapscoc and Trade Space

MAPSCO 42H

May 25, 2016

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: Mary L. Shaw at 2614 South Ewing Avenue; L.A. Ratcliff at 3812 Atlanta Street; Bennie Frazier & Annie B. Frazier at 1422 Montague Avenue; John Lemons at 1822 Mentor Avenue; Shirley Cole at 7923 Rilla Avenue; and George Garcia & Maria O. Garcia at 3912 Hammerly Drive; and

WHEREAS, all three conditions outlined in the Reconstruction Program Statement for on-site reconstruction of the homes were met for the property owners: Mary L. Shaw; L.A. Ratcliff; Bennie Frazier & Annie B. Frazier; John Lemons; Shirley Cole; and George Garcia & Maria O. Garcia;

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 six homes in accordance with the requirements of the Reconstruction Program Statement for properties for: Mary L. Shaw at 2614 South Ewing Avenue; L.A. Ratcliff at 3812 Atlanta Street; Bennie Frazier & Annie B. Frazier at 1422 Montague Avenue; John Lemons at 1822 Mentor Avenue; Shirley Cole at 7923 Rilla Avenue; and George Garcia & Maria O. Garcia at 3912 Hammerly Drive.

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 12R1, Dept. HOU, Unit 954E, Object Code 3100, CT HOU954EH1185 (\$91,000.47)
Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1186 (\$11,999.53)
Vendor # 337798 - Torres Construction - 2614 South Ewing Avenue

Fund HM12, Dept. HOU, Unit 896E, Object Code 3100, CT HOU896EH1187 (\$12,000.05)
Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1188 (\$90,999.95)
Vendor # 337798 - Torres Construction - 3812 Atlanta Street

May 25, 2016

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

Fund CD14, Dept. HOU, Unit 455G, Object Code 3100, CT HOU455GH1189 (\$30,045.20)
Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1190 (\$72,954.80)
Vendor # 337798 - Torres Construction - 1422 Montague Avenue

Fund CD13, Dept. HOU, Unit 225F, Object Code 3100, CT HOU225FH1191 (\$139.10)
Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1192 (\$102,860.90)
Vendor # 337798 - Torres Construction - 1822 Mentor Avenue

Fund HM14, Dept. HOU, Unit 510G, Object Code 3100, CT HOU510GH1193 (\$93,000)
Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1194 (\$10,000)
Vendor # 337798 - Torres Construction - 7923 Rilla Avenue

Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1195 (\$103,000)
Vendor # 337798 - Torres Construction - 3912 Hammerly Drive

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.