

RECEIVED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2016 JUN 16 PM 4: 11

CITY SECRETARY
DALLAS, TEXAS

MONDAY, June 20, 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. Abandonment Procedures and Fees
All Districts

David Cossum
Director

Ashley Eubanks
Assistant Director
Sustainable Development & Construction
3. Housing Policies and Low Income
Housing Tax Credit Program
All Districts

Bernadette Mitchell
Director
Housing/Community Services
4. Briefing Memo
2012 General Obligation Bond Projects
All Districts

For Information Only

5. **UPCOMING AGENDA ITEMS**

June 22, 2016

- A. Authorize an amendment to Resolution No. 15-1079, previously approved on June, 10, 2015, to extend the loan agreement with Southfair Community Development Corporation, a certified Community Housing Development Organization, for a housing development loan in the amount of \$112,000 from June 30, 2016 to June 30, 2017 for construction of two housing units located at 2800 Park Row Avenue – *District – 7*

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

- B. Authorize an amendment to Resolution No. 15-1150, previously approved on June 17, 2015, for the conditional grant agreement with Jubilee Park & Community Center Corporation to (1) increase the project budget by \$25,000, from \$500,000 to \$525,000; and (2) extend the completion date from June 30, 2016 to June 30, 2017 for the acquisition, demolition, relocation, predevelopment and construction of the Jubilee Neighborhood Project – *District 7*

June 22, 2016 Addendum Items

- C. Authorize an amendment to Resolution No. 15-0822, previously approved on April 22, 2015, for a conditional grant agreement in the amount of \$450,000 with NP Community Development Corporation dba Heroes House to extend the loan agreement from June 30, 2016 to October 31, 2016 – *District 3*
- D. Authorize an amendment to Resolution No. 15-2214, previously approved on December 9, 2015 for the Loan Agreement between TEOF Hotel LP, a Texas limited partnership, and the City of Dallas to provide for refinancing of the developer's first lien loan for development of the Lorenzo Hotel project located at 1011 South Akard Street from \$12,912,615 to \$17,850,000 – *District 2*
- E. Authorize an amendment to Resolution No. 16-0844, previously approved on May 25, 2016 for (1) a housing development loan in an amount not to exceed \$250,000; and (2) a conditional grant agreement in an amount not to exceed \$200,000 with KAH Holdings, Inc. dba Karrington & Company for construction of ten single family homes for the Ferguson Road Townhomes Project to be located in 7839 Ferguson Road to change the funding from 2012 Bond Funds to 2015-16 HOME Investment Partnerships Program Grant Funds - *District 9*

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 June 6, 2016

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department Staff Coordinator at 214-670-3906.

Meeting Date: June 6, 2016

Meeting Start time: 11:03 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 Kington B. Adam McGough</p>	<p>Staff Present: Alan Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS</p> <p><u>Other Presenters:</u> Sherman Roberts-City Wide CDC Tim Thetford Diane Ragsdale-ICDC</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Carolyn King Arnold

1. **Approval of May 16, 2016 Minutes of the Housing Committee**
Presenter(s): CM Carolyn King Arnold

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

Motion made by: CM Mark Clayton	Motion seconded by: CM Tiffinni Young
Item passed unanimously: <u>X</u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

2. **North Texas Community Development Association-All Districts**
Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Sherman Roberts, President of City Wide CDC/Tim Thetford, Consultant/Diane Ragsdale, Managing Director of ICDC

Information Only:

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary):

3. **Housing Policies Update & Calendar-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): Item will be brought back to the Committee for further discussion June 20th, August 1st, August 15th and August 29th afterwards moved forward to full Council in September.

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):

Executive Session: 12:21 P.M – 12:30 P.M

Executive Session held to seek legal advice regarding upcoming agenda item 4A

4. **UPCOMING AGENDA ITEMS**

June 15, 2016

City Attorney's Office

- A. Consideration of two alternative ordinances amending Chapter 20A, "Fair Housing," of the Dallas City Code to either (1) prohibit discrimination in housing on the basis of source of income; or (2) prohibit discrimination in housing on the basis of source of income, except as prohibited by state law

Office of Financial Services

- B. A public hearing to receive comments on the proposed change of use for property located at 138 West Davis Street purchased with Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development; and, at the close of the public hearing, authorize approval of the change of use and voluntary refund of CDBG funds to be used for other eligible purposes in the future

Action Taken/Committee Recommendation(s):

Motion made by: CM Mark Clayton	Motion seconded by: CM Carolyn King Arnold
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 12:31 P.M.

Approved By: _____

Memorandum



CITY OF DALLAS

DATE June 17, 2016

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

SUBJECT **Abandonment Procedures and Fees**

On June 20, 2016 you will be briefed on abandonment processes and fees. The purpose of this briefing is to receive direction from the committee as to whether changes should be considered to current processes and fees relative to abandonments adjacent to residentially zoned properties.

A handwritten signature in blue ink, appearing to read 'Ry - S. E'.

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

Abandonment Procedures and Fees

Housing Committee
June 20, 2016



Purpose

- Discuss current regulations and fees
- Review specific concerns
- Review possible issues



Abandonment Types

- Most common types of abandonment requests:
 - Street, Alley or Storm Water Management Area
 - Utility Easement (utility, water, wastewater, etc.), Drainage Easement or Other Easement Areas (fire lane, etc.)



Current Process

- Applicant submits written request and initial fees
 - \$4,250 application fee, non-refundable
 - \$75 minimum recording fee
 - Additional appraisal fees, if required
- Request routed to departments and outside agencies for review
- Notices to property owners within 300 ft (if applicable)
- Market value of the property is determined



Determination of Market Value

- If estimated abandonment fee is less than \$20K, DCAD value can be used as the market value
- If estimated abandonment fee is \$20K or more, an independent appraisal is used to determine market value
 - Applicant submits \$2,500 minimum deposit for appraisal fee
 - If appraisal bid exceeds \$2,500, applicant pays difference; if less, applicant refunded difference
- The abandonment fee will be the greater of:
 - Market value or \$5,400

Allowable Credits and Discounts

- If City needs additional property owned by an applicant in the area of the proposed abandonment, a square foot for square foot credit will be given against the area to be abandoned
- If area dedicated to City exceeds the area abandoned, the applicant will only be charged a processing fee of \$5,400
- If easements are retained by the City, the appraiser may discount up to 15 percent



Fees Charged for Other Abandonments

- Utility, drainage or other easements:
 - If originally dedicated to the city at no cost:
 - 0–5 Easements: charge processing fee of \$5,400
 - Additional fee of \$1,000 for each easement after the 5th one



Specific Concern

- Are abandonment fee amounts appropriate in residentially zoned areas?
- Can fees be reduced for abutting residential owners
- Adjacent owners desire to improve and/or utilize parkway area for private purposes



Issues

- State law requires City to receive fair market value for property transactions
- Texas Constitution prohibits gifts of public funds exclusively for private benefit
- Possible equal protection issues in treating commercial and residential owners differently
- Revenue impact to general fund



Issues

- Limits the City's future options and flexibility (bike lanes, trails, sidewalks)
- Individual abandonments may result in “saw-toothing” of right-of-way property lines
- Potential for setback issues and neighborhood disputes
- Creation of inconsistent block faces
- Potential change in street character



Example



Example



Alternative

- ▶ Credit 85 percent of \$4250 application fee for residential abandonments if
 - Request is in an single family or duplex zoned area adjacent to a residential dwelling unit
 - Minimum ROW required by Thoroughfare Plan or Code is maintained
 - Standard review by utilities and City departments clears with no objections
- ▶ Existing procedures provide that replies resulting from 300 ft. notification are provided in agenda materials for council consideration

Questions



Memorandum



DATE June 17, 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 and Low Income Housing Tax Credit Program

On Monday, June 20, 2016, you will be briefed on the Housing Policies and Low Income Housing Tax Credit Program. A copy of the briefing is attached.

Please let me know if you have any questions.



Alan E. Sims
Chief of Neighborhood Plus

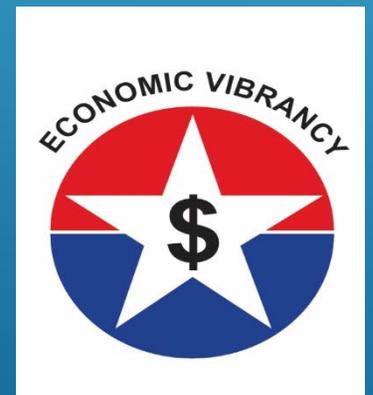
c: The Honorable Mayor and Members of the City Council
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HOUSING POLICIES AND LOW INCOME HOUSING TAX CREDIT PROGRAM

A Briefing to the
Housing Committee

Housing/Community Services
Department

June 20, 2016



PURPOSE

- ❑ Review key Housing Policies
- ❑ Discuss policy number 4 in the context of the Low Income Housing Tax Credit (LIHTC) Program
- ❑ Discuss a possible Request for Applications (RFA) for rehabilitation projects
- ❑ Discuss Policy #1 and #2 as time permits

HOUSING POLICIES

- ▶ Policy #1: Support all ownership housing opportunities throughout Dallas
- ▶ Policy #2: Support the adoption of a Source of Income Ordinance (Chapter 20A)
- ▶ Policy #3: Require all multifamily housing developments requesting zoning changes, subsidy, or other City of Dallas consideration to agree to 10% of the units being offered for households at 0% -50% of the Area Median Family Income (AMFI) and accept Housing Choice Vouchers
- ▶ **Policy #4: Adopt a housing placement policy for multifamily housing developments**

HOUSING POLICIES (CONTINUED)

- ▶ Policy #5: Require Tax Increment Financing (TIF) District housing projects in “High Opportunity Areas” that receive assistance to provide 20% of the units to households at 80% of the Area Median Family Income (AMFI) with a minimum of 10% of the units to households at 50% AMFI and below
- ▶ Policy #6: Support the development of a Housing Mobility Program and Landlord Sublease/Guarantor Program for voucher holders to affirmatively further fair housing choices throughout the Region
- ▶ Policy #7: Support the development of a regional affordable housing policy
- ▶ Policy #8: Create a dedicated revenue source for implementation of comprehensive housing policy

FAIR HOUSING AND MULTIFAMILY PROJECTS

- ▶ Inclusive Communities Project (ICP) sued TDHCA in 2008 arguing that the agency's allocation of LIHTCs in Dallas resulted in a disparate impact on African-American residents under the Fair Housing Act.
- ▶ ICP alleged that TDHCA was disproportionately approving LIHTC projects in minority concentrated neighborhoods in Dallas and disproportionately disapproving them in predominantly Caucasian neighborhoods.
- ▶ Per ICP, this created a concentration of low income units in minority areas, a lack of units in other areas, and maintained and perpetuated segregation housing patterns.
- ▶ June 25, 2015 – the Supreme Court ruled that disparate impact claims are cognizable under the Fair Housing Act, and upheld the 2013 HUD regulations regarding burdens of proof in disparate impact cases
- ▶ The ICP case specifically dealt with multifamily projects in Dallas.
 - ▶ The response from TDHCA was to change its allocation plan to avoid placement of units in low income minority areas
- ▶ Under the Voluntary Compliance Agreement (VCA) signed with HUD, the City agreed to encourage the development of affordable housing throughout the City

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS (TDHCA) LOW INCOME HOUSING TAX CREDITS (LIHTC) PROGRAM

- ▶ The Housing Tax Credit (HTC) Program was created by the Tax Reform Act of 1986. Section 42 of the Internal Revenue Code of 1986, as amended (the Code), is the federal law that governs the HTC program
- ▶ For 2015 and 2016, the tax credit availability was approximately \$11 million for the region
- ▶ The Region includes Dallas, Denton, Collin, Tarrant, and Grayson Counties
- ▶ The Texas Department of Housing and Community Affairs (TDHCA) is the only entity in the state of Texas with the authority to allocate tax credits under this program

LIHTC PROGRAM

- ▶ The tax credit program is one of the primary means of directing private capital toward the creation of affordable rental housing
- ▶ The tax credits provide investors of affordable rental housing with a benefit that is used to offset a portion of their federal tax liability in exchange for the production of affordable rental housing
- ▶ The Tax Credit Program allows qualified families to lease the developed units at below market rate rents
- ▶ From 1990 to 2015, there have been 133 projects awarded tax credits in Dallas (both 4% and 9%) which have created 20,325 housing units
- ▶ Every year TDHCA offers 9% tax credits competitively in January and 4% tax credits noncompetitively throughout the year
- ▶ Projects applying for 4% tax credits must have bonds issued to cover all costs
- ▶ LIHTC projects are required to offer funded units to households at or below 60% of Area Median Family Income for a minimum of 30 - 35 years

LIHTC QUALIFIED ALLOCATION PLAN FOR 2016

- ▶ TDHCA develops an annual plan for the selection of eligible developments known as the Qualified Allocation Plan (QAP)
- ▶ The 2016 QAP includes a point based scoring system with the following criteria:
 - ▶ Size & Quality of the Units
 - ▶ Sponsor Characteristics
 - ▶ Income Levels of Tenants
 - ▶ Rent Levels of Tenants
 - ▶ Tenant Services
 - ▶ Opportunity Index
 - ▶ Educational Excellence
 - ▶ Underserved Area
 - ▶ Tenant Populations with Special Housing Needs
 - ▶ Proximity to Important Services
 - ▶ Local Government Support
 - ▶ Commitment of Development Funding
 - ▶ Declared Disaster Area

LIHTC QAP (CONTINUED)

▶ QAP Criteria (continued)

- ▶ Quantifiable Community Participation
- ▶ Community Support from State Representative or Senator
- ▶ Input from Community Organizations
- ▶ Concerted Revitalization Plan
- ▶ Financial Feasibility
- ▶ Cost of Development per Square Foot
- ▶ Pre-application Participation
- ▶ Leveraging of Private, State, and Federal Resources
- ▶ Extended Affordability or Historic Preservation
- ▶ Historical Preservation
- ▶ Right of First Refusal
- ▶ Funding Request Amount
- ▶ Commitment of Development Funding by Unit of General Local Government

*Note: In addition to the graded criteria, TDHCA also has threshold site and development requirements and restrictions

LOCAL GOVERNMENT SUPPORT & COMMITMENT OF DEVELOPMENT FUNDING

- ▶ TDHCA asks for the Governing Body to provide the following approvals for any proposed project located within the boundaries of the jurisdiction:
 - ▶ When the number of tax credit units previously approved exceeds two times the state average
 - ▶ When projects involving new construction or adaptive reuse are located less than a mile from another project funded within the prior 3 years and serving the same type of household
 - ▶ When a proposed project is to be located in a census tract that has more than 30% Housing Tax Credit Units per total households in the census tract
 - ▶ Concerted Revitalization Plans (CRP) and the significant contribution of a project in a CRP area
 - ▶ Formal resolutions of "support" or "no objection" from the City Council
 - ▶ Provide gap funding for projects that meet the City Council goals & objectives
 - ▶ Zoning confirmation

EXISTING MULTIFAMILY POLICY PRIORITIES

- ▶ Permanent Supportive Housing/ Special Needs Housing
- ▶ New Construction
- ▶ Demolition & Reconstruction
- ▶ Projects located in an existing community revitalization program area, master planned area, or transit oriented development area
- ▶ Allow for Rehabilitation projects if the age of the building is no more than 20 years old

EXISTING MULTIFAMILY POLICY PRIORITIES (CONTINUED)

- ▶ City or Affiliate Ownership of Multifamily Units
 - ▶ If the project is permanent supportive housing
 - ▶ If the project commits to provide revenue above and beyond the value of the property tax exemption
- ▶ Mixed Income Projects
- ▶ No more than 20% LIHTC units per census tract unless it is located in a community revitalization program area, master planned area, or transit oriented development area
- ▶ Housing Plus Initiative-does project produce positive outcomes for supportive services or goals (e.g. transit, education, jobs, healthcare)?

RECOMMENDATION FOR HOUSING PLACEMENT POLICY

- ▶ Adopt housing placement policy for multifamily rental units (which includes LIHTC projects)
 - ▶ Projects reserving more than 50% of units for income restricted households shall only be eligible to receive resolutions of City support or City subsidy if they are to be constructed or rehabilitated in census tracts meeting all of the criteria for “High Opportunity Areas”
 - ▶ High Opportunity Areas defined as:
 - ▶ Dallas census tracts with less than 15% poverty rate; and
 - ▶ In the attendance zone of an elementary school that has a state accountability rating of “Met Standard” from the Texas Education Agency
 - ▶ The City shall not waive any de-concentration standards in the TDHCA QAP, unless a proposed project falls in a High Opportunity Area.

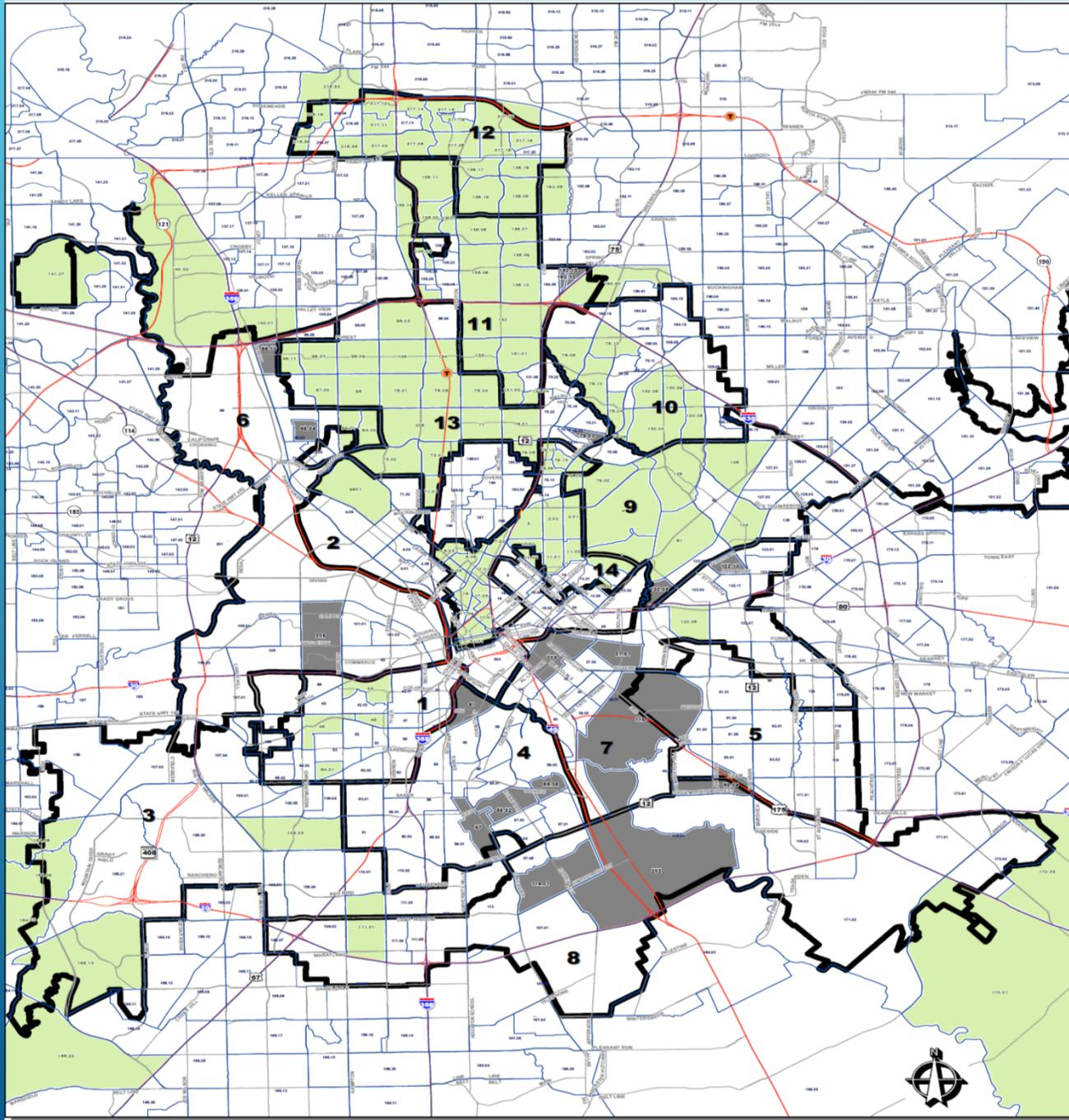
HOUSING PLACEMENT OPTION

- ▶ Only apply placement policies to new construction projects
- ▶ Exclude rehabilitation projects from placement policy
 - ▶ Consider the age of the structure on a case-by-case basis

NEXT STEPS

- ▶ July 1 – Request for Applications (RFA) for rehabilitation projects who wish to apply for LIHTC that do not require gap financing or de-concentration waivers from the City
- ▶ July 29 – RFAs due
- ▶ August – Staff review and Housing Committee Briefing of Applications
- ▶ August – Housing Committee briefings for all Housing Policies
- ▶ August/September – Housing Policies briefed to City Council
- ▶ September/October – RFA Resolutions considered by City Council

APPENDIX A
"HIGH OPPORTUNITY AREAS"



Green shaded census tracts have 15% or less poverty rates

Gray shaded census tracts have 40% or greater poverty rates

APPENDIX B

OWNER OCCUPIED HOUSING DEVELOPMENT PROGRAM STATEMENT

EXHIBIT A

SINGLE-FAMILY OWNER OCCUPIED HOUSING DEVELOPMENT
PROGRAM STATEMENT

City of Dallas ~~Single-Family~~ Owner Occupied Housing Development Program

The purpose of this program is to provide assistance to projects where such assistance is necessary and appropriate to incentivize private investment in the development of ownership opportunities in the city of Dallas. The funding and projects are approved by the City Council prior to private investment occurring.

Purpose

~~Single-Family~~ Owner Occupied Housing Development Program is designed to provide City of Dallas economic support for housing development projects for the following purposes:

- Provide housing choices in all areas of Dallas
- Encourage redevelopment in disadvantaged areas
- Partner with the housing development community to increase ownership opportunities
- Leverage resources with the private sector to maximize housing development
- Increase the property tax base

Description

This program will provide gap financial support for the following residential and ownership types:

- New Construction
- Rehabilitation
- Townhomes
- Infill or Scattered Sites
- Subdivisions
- Infrastructure (City may fund up to 30% of public infrastructure)

Types of Funding

The types of funding available for FY15-16 include:

- Community Development Block Grant Funds
- HOME Investment Partnership Funds
- Neighborhood Stabilization Program Funds
- General Obligation Bond Funds

Other sources that may be available include:

- Land Bank or City owned property
- Tax Increment Financing District Funds
- Section 108 Loan Funds

EXHIBIT A

**SINGLE-FAMILY OWNER OCCUPIED HOUSING DEVELOPMENT
PROGRAM STATEMENT**

Staff will determine the best source of funds or combination of funds to maximize housing choices within each proposed development, and to foster areas of opportunity and otherwise comply with federal fair housing obligations. Financial support may be structured as a grant or loan depending upon the project financing needs.

Notice of Funding Availability

Solicitation for projects will be conducted by posting an annual Notice of Funding Availability (NOFA) on the City of Dallas website at dallascityhall.com. A list of respondents will also be posted to the website following the closing date of the NOFA.

Criteria for Proposals

- First-come-first-served basis
- Quality of proposed project
- Project design and special accommodations for expected occupants
- Project compatible with existing or anticipated development of area
- Existing or proposed public transit availability
- Financial capacity of applicant to complete the project
- Private interim financing within 120 days of City commitment
- Any other factor relevant to the best interest of the City (includes consideration for housing choices for varying income households)
- The City of Dallas is particularly interested in projects that connect affordable housing to transportation, education, jobs, and healthcare. Applicants should provide some narrative regarding how the project achieves those goals.
- Project helps the City meet its goal of affirmatively furthering fair housing. This means that the project helps the City overcome patterns of segregation, foster inclusive communities, create areas of opportunity, address significant disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, and/or transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Project does not actually or predictably result in a disparate impact on protected classes under the Fair Housing Act, and does not create, increase, reinforce, or perpetuate segregated housing patterns in the City of Dallas, unless the City Council is satisfied that the project is necessary to achieve a substantial, legitimate, nondiscriminatory interest of the City that could not be accomplished in a manner that has a less discriminatory effect.

APPENDIX C

SOURCE OF INCOME ORDINANCES

ORDINANCE NO. _____

An ordinance amending Chapter 20A, "Fair Housing," of the Dallas City Code by amending Sections 20A-2, 20A-3, 20A-4, 20A-5, 20A-7, and 20A-10; prohibiting discrimination in housing practices on the basis of source of income; providing a penalty not to exceed \$500; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That Section 20A-2, "Declaration of Policy," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 20A-2. DECLARATION OF POLICY.

It is the policy of the city of Dallas, through fair, orderly, and lawful procedures, to promote the opportunity for each person to obtain housing without regard to race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income. This policy is grounded upon a recognition of the right of every person to have access to adequate housing of the person's own choice, and the denial of this right because of race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income is detrimental to the health, safety, and welfare of the inhabitants of the city and constitutes an unjust deprivation of rights, which is within the power and proper responsibility of government to prevent."

SECTION 2. That Section 20A-3, "Definitions," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 20A-3. DEFINITIONS.

In this chapter, unless the context requires a different definition:

- (1) ACCESSIBLE means that an area of a housing accommodation can be approached, entered, and used by a person with a physical handicap.
- (2) ACCESSIBLE ROUTE means a continuous unobstructed path connecting accessible elements and spaces in a housing accommodation that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by a person with other disabilities.

(3) ADMINISTRATOR means the administrator of the fair housing office designated by the city manager to enforce and administer this chapter and includes the administrator's designated representative.

(4) AGGRIEVED PERSON means a person claiming to be injured by a discriminatory housing practice.

(5) BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE means an accessible entrance to a covered multi-family dwelling that is connected by an accessible route to public transportation stops, to accessible parking and passenger loading zones, or to the public streets or sidewalks, if available.

(6) COMPLAINANT means a person, including the administrator, who files a complaint under Section 20A-7.

(7) COVERED MULTI-FAMILY DWELLING means:

(A) a building consisting of four or more dwelling units if the building has one or more elevators; and

(B) a ground floor dwelling unit in any other building consisting of four or more dwelling units.

(8) DEFENSE means a defense to criminal prosecution in municipal court as explained in the Texas Penal Code. Defense also means, where specifically provided, an exemption from a civil action.

(9) DISCRIMINATORY HOUSING PRACTICE means conduct that is an offense under Section 20A-4 of this chapter.

(10) DWELLING UNIT means a single unit of residence for a family.

(11) FAMILIAL STATUS means the status of a person resulting from being:

(A) pregnant;

(B) domiciled with an individual younger than 18 years of age in regard to whom the person:

(i) is the parent or legal custodian; or

(ii) has the written permission of the parent or legal custodian for domicile with the individual; or

(C) in the process of obtaining legal custody of an individual younger than 18 years of age.

(12) FAMILY includes a single individual.

(13) HANDICAP:

(A) means:

(i) a physical or mental impairment that substantially limits one or more major life activities;

(ii) a record of an impairment described in Subparagraph (i) of this paragraph; or

(iii) being regarded as having an impairment described in Subparagraph (i) of this paragraph; and

(B) does not mean a current, illegal use of or addiction to a drug or illegal or federally-controlled substance.

(14) HOUSING ACCOMMODATION means:

(A) any building, structure, or part of a building or structure that is occupied, or designed or intended for occupancy, as a residence for one or more families; and

(B) any vacant land that is offered for sale or lease for the construction or location of a building, structure, or part of a building or structure described by Paragraph (A) of this subsection.

(15) PERSON means an individual, corporation, partnership, association, labor organization, legal representative, mutual company, joint-stock company, trust, unincorporated organization, trustee, receiver, or fiduciary or any employee, representative, or agent of the person.

(16) RENT means lease, sublease, or otherwise grant for a consideration the right to occupy premises that are not owned by the occupant.

(17) RESIDENCE does not include a hotel, motel, or similar public accommodation where occupancy is available exclusively on a temporary, day-to-day basis.

(18) RESIDENTIAL REAL ESTATE-RELATED TRANSACTION means:

(A) the making or purchasing of loans or the providing of other financial assistance;

(i) for purchasing, constructing, improving, repairing, or maintaining a housing accommodation; or

(ii) secured by residential real estate; or

(B) the selling, brokering, or appraising of residential real property.

(19) RESPONDENT means a person identified in a complaint or charge as having committed a discriminatory housing practice under this chapter.

(20) SOURCE OF INCOME means lawful, regular, and verifiable income from whatever source derived (including housing vouchers and other subsidies provided by government or non-governmental entities, child support, or spousal maintenance).”

SECTION 3. That Section 20A-4, “Discriminatory Housing Practices,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“SEC. 20A-4. DISCRIMINATORY HOUSING PRACTICES.

(a) A person commits an offense if he, because of race, color, sex, religion, handicap, familial status, ~~or~~ national origin, or source of income:

(1) refuses to negotiate with a person for the sale or rental of a housing accommodation or otherwise denies or makes unavailable a housing accommodation to a person;

(2) refuses to sell or rent, or otherwise makes unavailable, a housing accommodation to another person after the other person makes an offer to buy or rent the accommodation; or

(3) discriminates against a person in the terms, conditions, or privileges of, or in providing a service or facility in connection with, the sale or rental of a housing accommodation.

(b) A person commits an offense if he, because of race, color, sex, religion, handicap, familial status, ~~or~~ national origin, or source of income:

(1) represents to a person that a housing accommodation is not available for inspection, sale, or rental if the accommodation is available;

(2) discriminates against a prospective buyer or renter in connection with the showing of a housing accommodation; or

(3) with respect to a multiple listing service, real estate brokers' organization, or other business relating to selling or renting housing accommodations:

(A) denies a person access to or membership in the business; or

(B) discriminates against a person in the terms or conditions of access to or membership in the business.

(c) A person commits an offense if he:

(1) for profit, induces or attempts to induce another person to sell or rent a housing accommodation by a representation that a person of a particular race, color, sex, religion, handicap, familial status, [☒] national origin, or source of income is in proximity to, is present in, or may enter into the neighborhood in which the housing accommodation is located;

(2) makes an oral or written statement indicating a policy of the respondent or a person represented by the respondent to discriminate on the basis of race, color, sex, religion, handicap, familial status, [☒] national origin, or source of income in the selling or renting of a housing accommodation; or

(3) prints or publicizes or causes to be printed or publicized an advertisement that expresses a preference or policy of discrimination based on race, color, sex, religion, handicap, familial status, [☒] national origin, or source of income in the selling or renting of a housing accommodation.

(d) A person who engages in a residential real estate-related transaction commits an offense if he, because of race, color, sex, religion, handicap, familial status, [☒] national origin, or source of income, discriminates against a person:

(1) in making a residential real estate-related transaction available; or

(2) in the terms or conditions of a residential real estate-related transaction.

(e) A person commits an offense if he:

(1) discriminates in the sale or rental of a housing accommodation to any buyer or renter because of a handicap of:

(A) that buyer or renter;

(B) a person residing in or intending to reside in the housing accommodation after it is sold, rented, or made available; or

(C) any person associated with that buyer or renter; or

(2) discriminates against any person in the terms, conditions, or privileges of sale or rental of a housing accommodation, or in the provision of services or facilities in connection with the housing accommodation, because of a handicap of:

(A) that person;

(B) a person residing in or intending to reside in the housing accommodation after it is sold, rented, or made available; or

(C) any person associated with that person.

(f) A person commits an offense if he:

(1) refuses to permit, at the expense of a handicapped person, reasonable modifications of existing premises occupied or to be occupied by the handicapped person, if the modifications may be necessary to afford the handicapped person full use of the premises; except that, in the case of a rental, the landlord may, where reasonable to do so, condition permission for modification on the renter's agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted;

(2) refuses to make reasonable accommodations in rules, policies, practices, or services when the accommodations may be necessary to afford a handicapped person equal opportunity to use and enjoy a housing accommodation;

(3) fails to design or construct a covered multi-family dwelling, for first occupancy after March 13, 1991, to have at least one building entrance on an accessible route, unless it is impractical to do so because of the terrain or unusual characteristics of the site; or

(4) fails to design and construct a covered multi-family dwelling, for first occupancy after March 13, 1991, that has a building entrance on an accessible route in such a manner that:

(A) the public and common use areas of the dwelling are readily accessible to and usable by a handicapped person;

(B) all the doors designed to allow passage into and within all premises are sufficiently wide to allow passage by a handicapped person in a wheelchair; and

(C) all premises within a dwelling unit contain the following features of adaptive design:

(i) an accessible route into and through the dwelling unit;

(ii) light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;

(iii) reinforcements in the bathroom walls to allow later installation of grab bars; and

(iv) usable kitchens and bathrooms that allow a person in a wheelchair to maneuver about the space.

(g) A person commits an offense if he coerces, intimidates, threatens, or otherwise interferes with any person in the exercise or enjoyment of, or on account of that person having exercised or enjoyed, or on account of that person having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by this chapter.

(h) A person commits an offense if he retaliates against any person for making a complaint, testifying, assisting, or participating in any manner in a proceeding under this chapter.”

SECTION 4. That Section 20A-5, “Defenses to Criminal Prosecution and Civil Action,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“SEC. 20A-5. DEFENSES TO CRIMINAL PROSECUTION AND CIVIL ACTION.

(a) It is a defense to criminal prosecution or civil action under Section 20A-4 that:

(1) the housing accommodation is owned, controlled, or managed by:

(A) a religious organization, or a nonprofit organization that exists in conjunction with or is operated, supervised, or controlled by a religious organization, and the organization sells or rents the housing accommodation only to individuals of the same religion as the organization; except that, this defense is not available if:

(i) the offense involves discrimination other than on the basis of religion;

(ii) the organization owns, controls, or manages the housing accommodation for a commercial purpose; or

(iii) membership in the religion is limited to individuals on the basis of race, color, sex, handicap, familial status, ~~(e)~~ national origin, or source of income.

(B) a nonprofit religious, educational, civic, or service organization or by a person who rents the housing accommodation to individuals, a predominant number of whom are associated with the same nonprofit religious, educational, civic, or service organization, and the organization or person, for the purposes of privacy and personal modesty, rents the housing accommodation only to individuals of the same sex or provides separate accommodations or facilities on the basis of sex; except that, this defense is not available if the offense involves:

(i) discrimination other than on the basis of sex; or

(ii) a sale of the housing accommodation; or

(C) a private organization and, incidental to the primary purpose of the organization, the organization rents the housing accommodation only to its own members; except that, this defense is not available if:

(i) the organization owns, controls, or manages the housing accommodation for a commercial purpose; or

(ii) the offense involves a sale of the housing accommodation;
or

(2) compliance with this chapter would violate a federal, state, or local law restricting the maximum number of occupants permitted to occupy a dwelling unit.

(b) It is a defense to criminal prosecution or civil action under all of Section 20A-4 except Section 20A-4(c)(2) and (3) that the housing accommodation is:

(1) a single-family dwelling owned by the respondent; except that, this defense is not available if the respondent:

(A) owns an interest or title in more than three single-family dwellings, whether or not located inside the city, at the time the offense is committed;

(B) has not resided in the dwelling within the preceding 24 months before the offense is committed; or

(C) uses the services or facilities of a real estate agent, or any other person in the business of selling or renting real estate, in connection with a sale or rental involved in the offense; or

(2) occupied or intended for occupancy by four or fewer families living independently of each other, and the respondent is the owner of the accommodation and occupies part of the accommodation as a residence; except that, this defense is not available if the offense involves a sale of all or part of the housing accommodation.

(c) It is a defense to criminal prosecution or civil action under Section 20A-4 as it relates to handicap that occupancy of a housing accommodation by the aggrieved person would constitute a direct threat to the health or safety of another person or result in physical damage to another person's property.

(d) It is a defense to criminal prosecution or civil action under Section 20A-4 as it relates to familial status that the housing accommodation is:

(1) provided under a state or federal program that is specifically designed and operated to assist elderly persons, as defined in the state or federal program;

(2) intended for, and solely occupied by, a person at least 62 years of age, except that:

(A) an employee of the housing accommodation who performs substantial duties directly related to the management or maintenance of the housing accommodation may occupy a dwelling unit, with family members in the same unit; and

(B) a person under age 62 years residing in the housing accommodation on September 13, 1988 may occupy a dwelling unit, provided that all new occupants following that date are persons at least 62 years of age; and

(C) all vacant units are reserved for occupancy by persons at least 62 years of age; or

(3) intended and operated for occupancy by at least one person 55 years of age or older per dwelling unit, provided that:

(A) the housing accommodation has significant facilities and services specifically designed to meet the physical and social needs of an older person or, if it is not practicable to provide such facilities and services, the housing accommodation is necessary to provide important housing opportunities for an older person;

(B) at least 80 percent of the dwelling units in the housing accommodation are occupied by at least one person 55 years of age or older per dwelling unit; except that a newly constructed housing accommodation for first occupancy after March 12, 1989 need not comply with this requirement until 25 percent of the dwelling units in the housing accommodation are occupied; and

(C) the owner or manager of the housing accommodation publishes and adheres to policies and procedures that demonstrate an intent by the owner or manager to provide housing to persons at least 55 years of age.

(e) It is a defense to criminal prosecution or civil action under Section 20A-4(d) that the person, in the purchasing of loans, considered factors that were justified by business necessity and related to the transaction's financial security or the protection against default or reduction in the value of the security, but were unrelated to race, color, religion, sex, handicap, familial status, ~~or~~ national origin, or source of income.

(f) It is a defense to criminal prosecution under Section 20A-4 that the aggrieved person has been convicted by a court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined by Section 481.002 of the Texas Health and Safety Code, as amended, or by Section 802, Title 21 of the United States Code Annotated, as amended.

(g) It is a defense to criminal prosecution under Section 20A-4(d) that the person was engaged in the business of furnishing appraisals of real property and considered factors other than race, color, religion, sex, handicap, familial status, ~~or~~ national origin, or source of income.

(h) Nothing in this chapter prohibits:

(1) conduct against a person because of the person's conviction by a court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined by Section 481.002 of the Texas Health and Safety Code, as amended, or by Section 802, Title 21 of the United States Code Annotated, as amended; or

(2) a person engaged in the business of furnishing appraisals of real property from taking into consideration factors other than race, color, religion, sex, handicap, familial status, ~~or~~ national origin, or source of income.”

SECTION 5. That Subsection (c) of Section 20A-7, “Complaint and Answer,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“(c) A complaint must be in writing, made under oath or affirmation, and contain the following information:

- (1) Name and address of the respondent.
- (2) Name, address, and signature of the complainant.
- (3) Name and address of the aggrieved person, if different from the complainant.
- (4) Date of the occurrence or termination of the discriminatory housing practice and date of the filing of the complaint.
- (5) Description and address of the housing accommodation involved in the discriminatory housing practice, if appropriate.
- (6) Concise statement of the facts of the discriminatory housing practice, including the basis of the discrimination (race, color, sex, religion, handicap, familial status, ~~or~~ national origin, or source of income).”

SECTION 6. That Subsection (d) of Section 20A-10, “Conciliation,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“(d) A conciliation agreement executed under this section must contain:

- (1) an identification of the discriminatory housing practice and corresponding respondent that gives rise to the conciliation agreement under Subsection (a) and the identification of any other discriminatory housing practice and respondent that the parties agree to make subject to the limitation on prosecution in Subsection (b);
- (2) an identification of the housing accommodation subject to the conciliation agreement; and
- (3) a statement that each party entering into the conciliation agreement agrees:
 - (A) not to violate this chapter or the conciliation agreement; and

(B) that the respondent shall file with the administrator a periodic activity report, in accordance with the following regulations, if the discriminatory housing practice giving rise to the conciliation agreement under Subsection (a) involves a respondent who engages in a business relating to selling or renting housing accommodations; a housing accommodation occupied or intended for occupancy on a rental or sale basis; or a violation of Section 20A-4(d):

(i) Unless the discriminatory housing practice involves a violation of Section 20A-4(c)(1), the activity report must state, with respect to each person of the specified class (the race, color, sex, religion, handicap, familial status, [x] national origin, or source of income) alleged as the basis of discrimination in the complaint on the discriminatory housing practice) who in person contacts a party to the conciliation agreement concerning either sale, rental, or financing of a housing accommodation or a business relating to selling or renting housing accommodations, the name and address or telephone number of the person, the date of each contact, and the result of each contact.

(ii) If the discriminatory housing practice involves a violation of Section 20A-4(c)(1), the activity report must state the number and manner of solicitations concerning housing accommodations made by the party and the approximate boundaries of each neighborhood in which the solicitations are made.

(iii) The party who prepares the activity report must sign and verify the report.

(iv) An activity report must be filed each month on the date specified in the conciliation agreement for a period of not less than three months nor more than 36 months, as required by the conciliation agreement.”

SECTION 7. That a person violating any provision of this ordinance is, upon conviction, punishable by a fine not to exceed \$500.

SECTION 8. That Chapter 20A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS, Interim City Attorney

By _____
Assistant City Attorney

Passed _____

ORDINANCE NO. _____

An ordinance amending Chapter 20A, "Fair Housing," of the Dallas City Code by amending Sections 20A-2, 20A-3, 20A-4, 20A-5, 20A-7, and 20A-10; prohibiting discrimination in housing practices on the basis of source of income; providing a penalty not to exceed \$500; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That Section 20A-2, "Declaration of Policy," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 20A-2. DECLARATION OF POLICY.

It is the policy of the city of Dallas, through fair, orderly, and lawful procedures, to promote the opportunity for each person to obtain housing without regard to race, color, sex, religion, handicap, familial status, [ø] national origin, or source of income. This policy is grounded upon a recognition of the right of every person to have access to adequate housing of the person's own choice, and the denial of this right because of race, color, sex, religion, handicap, familial status, [ø] national origin, or source of income is detrimental to the health, safety, and welfare of the inhabitants of the city and constitutes an unjust deprivation of rights, which is within the power and proper responsibility of government to prevent."

SECTION 2. That Section 20A-3, "Definitions," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 20A-3. DEFINITIONS.

In this chapter, unless the context requires a different definition:

- (1) ACCESSIBLE means that an area of a housing accommodation can be approached, entered, and used by a person with a physical handicap.
- (2) ACCESSIBLE ROUTE means a continuous unobstructed path connecting accessible elements and spaces in a housing accommodation that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by a person with other disabilities.

(3) ADMINISTRATOR means the administrator of the fair housing office designated by the city manager to enforce and administer this chapter and includes the administrator's designated representative.

(4) AGGRIEVED PERSON means a person claiming to be injured by a discriminatory housing practice.

(5) BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE means an accessible entrance to a covered multi-family dwelling that is connected by an accessible route to public transportation stops, to accessible parking and passenger loading zones, or to the public streets or sidewalks, if available.

(6) COMPLAINANT means a person, including the administrator, who files a complaint under Section 20A-7.

(7) COVERED MULTI-FAMILY DWELLING means:

(A) a building consisting of four or more dwelling units if the building has one or more elevators; and

(B) a ground floor dwelling unit in any other building consisting of four or more dwelling units.

(8) DEFENSE means a defense to criminal prosecution in municipal court as explained in the Texas Penal Code. Defense also means, where specifically provided, an exemption from a civil action.

(9) DISCRIMINATORY HOUSING PRACTICE means conduct that is an offense under Section 20A-4 of this chapter.

(10) DWELLING UNIT means a single unit of residence for a family.

(11) FAMILIAL STATUS means the status of a person resulting from being:

(A) pregnant;

(B) domiciled with an individual younger than 18 years of age in regard to whom the person:

(i) is the parent or legal custodian; or

(ii) has the written permission of the parent or legal custodian for domicile with the individual; or

(C) in the process of obtaining legal custody of an individual younger than 18 years of age.

(12) FAMILY includes a single individual.

(13) HANDICAP:

(A) means:

(i) a physical or mental impairment that substantially limits one or more major life activities;

(ii) a record of an impairment described in Subparagraph (i) of this paragraph; or

(iii) being regarded as having an impairment described in Subparagraph (i) of this paragraph; and

(B) does not mean a current, illegal use of or addiction to a drug or illegal or federally-controlled substance.

(14) HOUSING ACCOMMODATION means:

(A) any building, structure, or part of a building or structure that is occupied, or designed or intended for occupancy, as a residence for one or more families; and

(B) any vacant land that is offered for sale or lease for the construction or location of a building, structure, or part of a building or structure described by Paragraph (A) of this subsection.

(15) PERSON means an individual, corporation, partnership, association, labor organization, legal representative, mutual company, joint-stock company, trust, unincorporated organization, trustee, receiver, or fiduciary or any employee, representative, or agent of the person.

(16) RENT means lease, sublease, or otherwise grant for a consideration the right to occupy premises that are not owned by the occupant.

(17) RESIDENCE does not include a hotel, motel, or similar public accommodation where occupancy is available exclusively on a temporary, day-to-day basis.

(18) RESIDENTIAL REAL ESTATE-RELATED TRANSACTION means:

(A) the making or purchasing of loans or the providing of other financial assistance:

(i) for purchasing, constructing, improving, repairing, or maintaining a housing accommodation; or

(ii) secured by residential real estate; or

(B) the selling, brokering, or appraising of residential real property.

(19) RESPONDENT means a person identified in a complaint or charge as having committed a discriminatory housing practice under this chapter.

(20) SOURCE OF INCOME means lawful, regular, and verifiable income from whatever source derived (including housing vouchers and other subsidies provided by government or non-governmental entities, child support, or spousal maintenance), except as prohibited by Texas Local Government Code Section 250.007, as amended. For purposes of housing accommodations that benefit from a subsidy approved by the Dallas City Council on or after October 1, 2016, source of income includes housing choice vouchers and other federal, state, and local housing subsidies.

(21) SUBSIDY means (i) a designated public subsidy matter, as that term is defined in Section 12A-15.2 of the Dallas City Code, as amended; or (ii) a request to increase zoning density or floor area ratio approved by the Dallas City Council."

SECTION 3. That Section 20A-4, "Discriminatory Housing Practices," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 20A-4. DISCRIMINATORY HOUSING PRACTICES.

(a) A person commits an offense if he, because of race, color, sex, religion, handicap, familial status, [~~or~~] national origin, or source of income:

(1) refuses to negotiate with a person for the sale or rental of a housing accommodation or otherwise denies or makes unavailable a housing accommodation to a person;

(2) refuses to sell or rent, or otherwise makes unavailable, a housing accommodation to another person after the other person makes an offer to buy or rent the accommodation; or

(3) discriminates against a person in the terms, conditions, or privileges of, or in providing a service or facility in connection with, the sale or rental of a housing accommodation.

(b) A person commits an offense if he, because of race, color, sex, religion, handicap, familial status, [~~or~~] national origin, or source of income:

(1) represents to a person that a housing accommodation is not available for inspection, sale, or rental if the accommodation is available;

(2) discriminates against a prospective buyer or renter in connection with the showing of a housing accommodation; or

(3) with respect to a multiple listing service, real estate brokers' organization, or other business relating to selling or renting housing accommodations:

(A) denies a person access to or membership in the business; or

(B) discriminates against a person in the terms or conditions of access to or membership in the business.

(c) A person commits an offense if he:

(1) for profit, induces or attempts to induce another person to sell or rent a housing accommodation by a representation that a person of a particular race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income is in proximity to, is present in, or may enter into the neighborhood in which the housing accommodation is located;

(2) makes an oral or written statement indicating a policy of the respondent or a person represented by the respondent to discriminate on the basis of race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income in the selling or renting of a housing accommodation; or

(3) prints or publicizes or causes to be printed or publicized an advertisement that expresses a preference or policy of discrimination based on race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income in the selling or renting of a housing accommodation.

(d) A person who engages in a residential real estate-related transaction commits an offense if he, because of race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income, discriminates against a person:

(1) in making a residential real estate-related transaction available; or

(2) in the terms or conditions of a residential real estate-related transaction.

(e) A person commits an offense if he:

(1) discriminates in the sale or rental of a housing accommodation to any buyer or renter because of a handicap of:

(A) that buyer or renter;

(B) a person residing in or intending to reside in the housing accommodation after it is sold, rented, or made available; or

(C) any person associated with that buyer or renter; or

(2) discriminates against any person in the terms, conditions, or privileges of sale or rental of a housing accommodation, or in the provision of services or facilities in connection with the housing accommodation, because of a handicap of:

(A) that person;

(B) a person residing in or intending to reside in the housing accommodation after it is sold, rented, or made available; or

(C) any person associated with that person.

(f) A person commits an offense if he:

(1) refuses to permit, at the expense of a handicapped person, reasonable modifications of existing premises occupied or to be occupied by the handicapped person, if the modifications may be necessary to afford the handicapped person full use of the premises; except that, in the case of a rental, the landlord may, where reasonable to do so, condition permission for modification on the renter's agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted;

(2) refuses to make reasonable accommodations in rules, policies, practices, or services when the accommodations may be necessary to afford a handicapped person equal opportunity to use and enjoy a housing accommodation;

(3) fails to design or construct a covered multi-family dwelling, for first occupancy after March 13, 1991, to have at least one building entrance on an accessible route, unless it is impractical to do so because of the terrain or unusual characteristics of the site; or

(4) fails to design and construct a covered multi-family dwelling, for first occupancy after March 13, 1991, that has a building entrance on an accessible route in such a manner that:

(A) the public and common use areas of the dwelling are readily accessible to and usable by a handicapped person;

(B) all the doors designed to allow passage into and within all premises are sufficiently wide to allow passage by a handicapped person in a wheelchair; and

(C) all premises within a dwelling unit contain the following features of adaptive design:

(i) an accessible route into and through the dwelling unit;

(ii) light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;

(iii) reinforcements in the bathroom walls to allow later installation of grab bars; and

(iv) usable kitchens and bathrooms that allow a person in a wheelchair to maneuver about the space.

(g) A person commits an offense if he coerces, intimidates, threatens, or otherwise interferes with any person in the exercise or enjoyment of, or on account of that person having exercised or enjoyed, or on account of that person having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by this chapter.

(h) A person commits an offense if he retaliates against any person for making a complaint, testifying, assisting, or participating in any manner in a proceeding under this chapter.”

SECTION 4. That Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended by adding Section 20A-4.1, “Acceptance of Vouchers,” to read as follows:

“SEC. 20A-4.1. ACCEPTANCE OF VOUCHERS.

In accordance with Texas Local Government Code Section 250.007, as amended, all housing accommodations that benefit from a subsidy approved by the Dallas City Council on or after October 1, 2016, shall accept housing vouchers, including federal housing choice vouchers.”

SECTION 5. That Section 20A-5, “Defenses to Criminal Prosecution and Civil Action,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“SEC. 20A-5. DEFENSES TO CRIMINAL PROSECUTION AND CIVIL ACTION.

(a) It is a defense to criminal prosecution or civil action under Section 20A-4 that:

(1) the housing accommodation is owned, controlled, or managed by:

(A) a religious organization, or a nonprofit organization that exists in conjunction with or is operated, supervised, or controlled by a religious organization, and the organization sells or rents the housing accommodation only to individuals of the same religion as the organization; except that, this defense is not available if:

(i) the offense involves discrimination other than on the basis of religion;

(ii) the organization owns, controls, or manages the housing accommodation for a commercial purpose; or

(iii) membership in the religion is limited to individuals on the basis of race, color, sex, handicap, familial status, [or] national origin, or source of income.

(B) a nonprofit religious, educational, civic, or service organization or by a person who rents the housing accommodation to individuals, a predominant number of whom are associated with the same nonprofit religious, educational, civic, or service organization, and the organization or person, for the purposes of privacy and personal modesty, rents the housing accommodation only to individuals of the same sex or provides separate accommodations or facilities on the basis of sex; except that, this defense is not available if the offense involves:

(i) discrimination other than on the basis of sex; or

(ii) a sale of the housing accommodation; or

(C) a private organization and, incidental to the primary purpose of the organization, the organization rents the housing accommodation only to its own members; except that, this defense is not available if:

(i) the organization owns, controls, or manages the housing accommodation for a commercial purpose; or

(ii) the offense involves a sale of the housing accommodation;

or

(2) compliance with this chapter would violate a federal, state, or local law restricting the maximum number of occupants permitted to occupy a dwelling unit.

(b) It is a defense to criminal prosecution or civil action under all of Section 20A-4 except Section 20A-4(c)(2) and (3) that the housing accommodation is:

(1) a single-family dwelling owned by the respondent; except that, this defense is not available if the respondent:

(A) owns an interest or title in more than three single-family dwellings, whether or not located inside the city, at the time the offense is committed;

(B) has not resided in the dwelling within the preceding 24 months before the offense is committed; or

(C) uses the services or facilities of a real estate agent, or any other person in the business of selling or renting real estate, in connection with a sale or rental involved in the offense; or

(2) occupied or intended for occupancy by four or fewer families living independently of each other, and the respondent is the owner of the accommodation and occupies part of the accommodation as a residence; except that, this defense is not available if the offense involves a sale of all or part of the housing accommodation.

(c) It is a defense to criminal prosecution or civil action under Section 20A-4 as it relates to handicap that occupancy of a housing accommodation by the aggrieved person would constitute a direct threat to the health or safety of another person or result in physical damage to another person's property.

(d) It is a defense to criminal prosecution or civil action under Section 20A-4 as it relates to familial status that the housing accommodation is:

(1) provided under a state or federal program that is specifically designed and operated to assist elderly persons, as defined in the state or federal program;

(2) intended for, and solely occupied by, a person at least 62 years of age, except that:

(A) an employee of the housing accommodation who performs substantial duties directly related to the management or maintenance of the housing accommodation may occupy a dwelling unit, with family members in the same unit; and

(B) a person under age 62 years residing in the housing accommodation on September 13, 1988 may occupy a dwelling unit, provided that all new occupants following that date are persons at least 62 years of age; and

(C) all vacant units are reserved for occupancy by persons at least 62 years of age; or

(3) intended and operated for occupancy by at least one person 55 years of age or older per dwelling unit, provided that:

(A) the housing accommodation has significant facilities and services specifically designed to meet the physical and social needs of an older person or, if it is not practicable to provide such facilities and services, the housing accommodation is necessary to provide important housing opportunities for an older person;

(B) at least 80 percent of the dwelling units in the housing accommodation are occupied by at least one person 55 years of age or older per dwelling unit; except that a newly constructed housing accommodation for first occupancy after March 12,

1989 need not comply with this requirement until 25 percent of the dwelling units in the housing accommodation are occupied; and

(C) the owner or manager of the housing accommodation publishes and adheres to policies and procedures that demonstrate an intent by the owner or manager to provide housing to persons at least 55 years of age.

(e) It is a defense to criminal prosecution or civil action under Section 20A-4(d) that the person, in the purchasing of loans, considered factors that were justified by business necessity and related to the transaction's financial security or the protection against default or reduction in the value of the security, but were unrelated to race, color, religion, sex, handicap, familial status, [øf] national origin, or source of income.

(f) It is a defense to criminal prosecution under Section 20A-4 that the aggrieved person has been convicted by a court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined by Section 481.002 of the Texas Health and Safety Code, as amended, or by Section 802, Title 21 of the United States Code Annotated, as amended.

(g) It is a defense to criminal prosecution under Section 20A-4(d) that the person was engaged in the business of furnishing appraisals of real property and considered factors other than race, color, religion, sex, handicap, familial status, [øf] national origin, or source of income.

(h) It is a defense to criminal prosecution or civil action under Section 20A-4 regarding source of income that at least 10 percent of the dwelling units in a multifamily use, as defined in Section 51A-4.209(b)(5) of the Dallas Development Code, as amended, are leased to housing voucher holders.

(i) Nothing in this chapter prohibits:

(1) conduct against a person because of the person's conviction by a court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined by Section 481.002 of the Texas Health and Safety Code, as amended, or by Section 802, Title 21 of the United States Code Annotated, as amended; or

(2) a person engaged in the business of furnishing appraisals of real property from taking into consideration factors other than race, color, religion, sex, handicap, familial status, [øf] national origin, or source of income."

SECTION 6. That Subsection (c) of Section 20A-7, "Complaint and Answer," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

“(c) A complaint must be in writing, made under oath or affirmation, and contain the following information:

- (1) Name and address of the respondent.
- (2) Name, address, and signature of the complainant.
- (3) Name and address of the aggrieved person, if different from the complainant.
- (4) Date of the occurrence or termination of the discriminatory housing practice and date of the filing of the complaint.
- (5) Description and address of the housing accommodation involved in the discriminatory housing practice, if appropriate.
- (6) Concise statement of the facts of the discriminatory housing practice, including the basis of the discrimination (race, color, sex, religion, handicap, familial status, [e] national origin, or source of income).”

SECTION 7. That Subsection (d) of Section 20A-10, “Conciliation,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“(d) A conciliation agreement executed under this section must contain:

- (1) an identification of the discriminatory housing practice and corresponding respondent that gives rise to the conciliation agreement under Subsection (a) and the identification of any other discriminatory housing practice and respondent that the parties agree to make subject to the limitation on prosecution in Subsection (b);
- (2) an identification of the housing accommodation subject to the conciliation agreement; and
- (3) a statement that each party entering into the conciliation agreement agrees:
 - (A) not to violate this chapter or the conciliation agreement; and
 - (B) that the respondent shall file with the administrator a periodic activity report, in accordance with the following regulations, if the discriminatory housing practice giving rise to the conciliation agreement under Subsection (a) involves a respondent who engages in a business relating to selling or renting housing accommodations; a housing accommodation occupied or intended for occupancy on a rental or sale basis; or a violation of Section 20A-4(d):

(i) Unless the discriminatory housing practice involves a violation of Section 20A-4(c)(1), the activity report must state, with respect to each person of the specified class (the race, color, sex, religion, handicap, familial status, ~~or~~ national origin, or source of income alleged as the basis of discrimination in the complaint on the discriminatory housing practice) who in person contacts a party to the conciliation agreement concerning either sale, rental, or financing of a housing accommodation or a business relating to selling or renting housing accommodations, the name and address or telephone number of the person, the date of each contact, and the result of each contact.

(ii) If the discriminatory housing practice involves a violation of Section 20A-4(c)(1), the activity report must state the number and manner of solicitations concerning housing accommodations made by the party and the approximate boundaries of each neighborhood in which the solicitations are made.

(iii) The party who prepares the activity report must sign and verify the report.

(iv) An activity report must be filed each month on the date specified in the conciliation agreement for a period of not less than three months nor more than 36 months, as required by the conciliation agreement.”

SECTION 8. That a person violating any provision of this ordinance is, upon conviction, punishable by a fine not to exceed \$500.

SECTION 9. That Chapter 20A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 10. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By _____
Assistant City Attorney

Passed _____

APPENDIX D
DALLAS HOUSING AUTHORITY (DHA) HOUSING
CHOICE VOUCHERS AND FAIR MARKET RENTS
(FMR) BY ZIP CODE

Housing Choice Vouchers by Council District

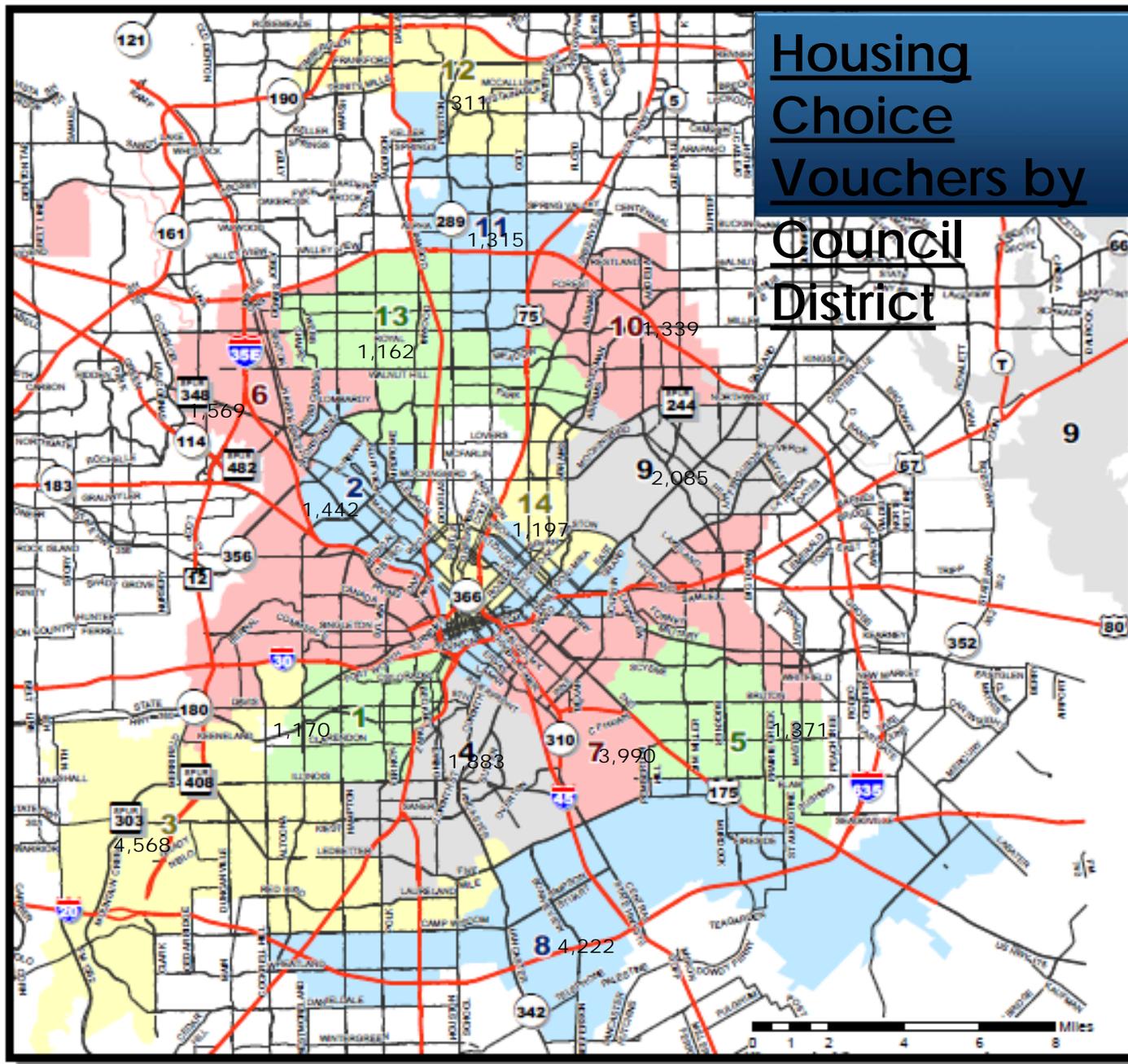
2013 General Election Dallas City Council Districts



Legend

- | | | | |
|--|------------|--|-------------|
| | District 1 | | District 8 |
| | District 2 | | District 9 |
| | District 3 | | District 10 |
| | District 4 | | District 11 |
| | District 5 | | District 12 |
| | District 6 | | District 13 |
| | District 7 | | District 14 |

- Major Roads
- Freeways



Data Source:
 Maps, Council Districts - City of Dallas Enterprise GIS
 *Council Districts adopted 2011

City of Dallas GIS Map Disclaimer:
 The accuracy of this data within this map is not to be taken or used as data produced by a Registered Professional Land Surveyor or for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an actual ground survey and represents only the approximate relative location of property boundaries. The City of Dallas makes no representation of any kind, including but not limited to, warranties of merchantability or fitness for a particular purpose or use, nor are any such warranties to be implied with respect to the accuracy of information presented on this map. Therefore, neither the City of Dallas nor the City of Dallas GIS Dept. shall be held liable for any errors or omissions in this map without the presentation of this disclaimer in printed form. City of Dallas GIS Dept. of Texas, N.B. 1147 (N. Austin) - 04/27/2011, Revision on 04/27/2011

ENTERPRISE GIS
City of Dallas

0 1 2 4 6 8 Miles

**FY2016 Payment Standards
Housing Choice Voucher Program
Effective March 1, 2016**

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75001	\$ 780	\$ 940	\$ 1,160	\$ 1,570	\$ 1,990	\$ 2,289	\$ 2,587	\$ 2,886
75002	\$ 840	\$ 1,000	\$ 1,240	\$ 1,680	\$ 2,130	\$ 2,450	\$ 2,769	\$ 3,089
75006	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75007	\$ 710	\$ 850	\$ 1,050	\$ 1,420	\$ 1,800	\$ 2,070	\$ 2,340	\$ 2,610
75009	\$ 620	\$ 730	\$ 910	\$ 1,230	\$ 1,560	\$ 1,794	\$ 2,028	\$ 2,262
75010	\$ 890	\$ 1,060	\$ 1,310	\$ 1,780	\$ 2,250	\$ 2,588	\$ 2,925	\$ 3,263
75011	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75013	\$ 920	\$ 1,100	\$ 1,360	\$ 1,840	\$ 2,330	\$ 2,680	\$ 3,029	\$ 3,379
75014	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75015	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75016	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75017	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75019	\$ 880	\$ 1,050	\$ 1,300	\$ 1,760	\$ 2,230	\$ 2,565	\$ 2,899	\$ 3,234
75022	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75023	\$ 770	\$ 920	\$ 1,140	\$ 1,550	\$ 1,960	\$ 2,254	\$ 2,548	\$ 2,842
75024	\$ 970	\$ 1,160	\$ 1,440	\$ 1,950	\$ 2,470	\$ 2,841	\$ 3,211	\$ 3,582
75025	\$ 830	\$ 990	\$ 1,230	\$ 1,670	\$ 2,110	\$ 2,427	\$ 2,743	\$ 3,060
75026	\$ 760	\$ 900	\$ 1,120	\$ 1,520	\$ 1,920	\$ 2,208	\$ 2,496	\$ 2,784
75027	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
75028	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75029	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
75030	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75032	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75033	\$ 690	\$ 820	\$ 1,020	\$ 1,380	\$ 1,750	\$ 2,013	\$ 2,275	\$ 2,538
75034	\$ 830	\$ 990	\$ 1,220	\$ 1,650	\$ 2,090	\$ 2,404	\$ 2,717	\$ 3,031
75035	\$ 950	\$ 1,140	\$ 1,410	\$ 1,910	\$ 2,420	\$ 2,783	\$ 3,146	\$ 3,509
75038	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
75039	\$ 820	\$ 980	\$ 1,210	\$ 1,640	\$ 2,080	\$ 2,392	\$ 2,704	\$ 3,016
75040	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
75041	\$ 620	\$ 730	\$ 910	\$ 1,230	\$ 1,560	\$ 1,794	\$ 2,028	\$ 2,262
75042	\$ 570	\$ 680	\$ 840	\$ 1,140	\$ 1,440	\$ 1,656	\$ 1,872	\$ 2,088
75043	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
75044	\$ 790	\$ 940	\$ 1,170	\$ 1,590	\$ 2,010	\$ 2,312	\$ 2,613	\$ 2,915
75045	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75046	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75047	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75048	\$ 840	\$ 1,000	\$ 1,240	\$ 1,680	\$ 2,130	\$ 2,450	\$ 2,769	\$ 3,089
75049	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75050	\$ 580	\$ 690	\$ 860	\$ 1,170	\$ 1,480	\$ 1,702	\$ 1,924	\$ 2,146
75051	\$ 570	\$ 690	\$ 850	\$ 1,150	\$ 1,460	\$ 1,679	\$ 1,898	\$ 2,117
75052	\$ 700	\$ 830	\$ 1,030	\$ 1,400	\$ 1,770	\$ 2,036	\$ 2,301	\$ 2,567

**FY2016 Payment Standards
Housing Choice Voucher Program
Effective March 1, 2016**

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75053	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75056	\$ 800	\$ 950	\$ 1,180	\$ 1,600	\$ 2,020	\$ 2,323	\$ 2,626	\$ 2,929
75057	\$ 650	\$ 780	\$ 960	\$ 1,300	\$ 1,650	\$ 1,898	\$ 2,145	\$ 2,393
75058	\$ 760	\$ 900	\$ 1,120	\$ 1,520	\$ 1,920	\$ 2,208	\$ 2,496	\$ 2,784
75060	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75061	\$ 540	\$ 650	\$ 800	\$ 1,080	\$ 1,370	\$ 1,576	\$ 1,781	\$ 1,987
75062	\$ 600	\$ 710	\$ 880	\$ 1,190	\$ 1,510	\$ 1,737	\$ 1,963	\$ 2,190
75063	\$ 720	\$ 860	\$ 1,060	\$ 1,440	\$ 1,820	\$ 2,093	\$ 2,366	\$ 2,639
75065	\$ 660	\$ 780	\$ 970	\$ 1,320	\$ 1,660	\$ 1,909	\$ 2,158	\$ 2,407
75067	\$ 700	\$ 840	\$ 1,040	\$ 1,410	\$ 1,780	\$ 2,047	\$ 2,314	\$ 2,581
75068	\$ 890	\$ 1,070	\$ 1,320	\$ 1,790	\$ 2,270	\$ 2,611	\$ 2,951	\$ 3,292
75069	\$ 650	\$ 780	\$ 960	\$ 1,300	\$ 1,650	\$ 1,898	\$ 2,145	\$ 2,393
75070	\$ 910	\$ 1,090	\$ 1,350	\$ 1,830	\$ 2,320	\$ 2,668	\$ 3,016	\$ 3,364
75071	\$ 770	\$ 920	\$ 1,140	\$ 1,550	\$ 1,960	\$ 2,254	\$ 2,548	\$ 2,842
75074	\$ 700	\$ 840	\$ 1,040	\$ 1,410	\$ 1,780	\$ 2,047	\$ 2,314	\$ 2,581
75075	\$ 710	\$ 850	\$ 1,050	\$ 1,420	\$ 1,800	\$ 2,070	\$ 2,340	\$ 2,610
75077	\$ 860	\$ 1,030	\$ 1,270	\$ 1,720	\$ 2,180	\$ 2,507	\$ 2,834	\$ 3,161
75078	\$ 870	\$ 1,040	\$ 1,290	\$ 1,750	\$ 2,210	\$ 2,542	\$ 2,873	\$ 3,205
75080	\$ 730	\$ 870	\$ 1,080	\$ 1,460	\$ 1,850	\$ 2,128	\$ 2,405	\$ 2,683
75081	\$ 770	\$ 920	\$ 1,140	\$ 1,550	\$ 1,960	\$ 2,254	\$ 2,548	\$ 2,842
75082	\$ 940	\$ 1,120	\$ 1,390	\$ 1,890	\$ 2,390	\$ 2,749	\$ 3,107	\$ 3,466
75083	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75085	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75086	\$ 760	\$ 900	\$ 1,120	\$ 1,520	\$ 1,920	\$ 2,208	\$ 2,496	\$ 2,784
75087	\$ 820	\$ 980	\$ 1,210	\$ 1,640	\$ 2,080	\$ 2,392	\$ 2,704	\$ 3,016
75088	\$ 950	\$ 1,140	\$ 1,410	\$ 1,910	\$ 2,420	\$ 2,783	\$ 3,146	\$ 3,509
75089	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75093	\$ 850	\$ 1,020	\$ 1,260	\$ 1,710	\$ 2,160	\$ 2,484	\$ 2,808	\$ 3,132
75094	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75098	\$ 760	\$ 910	\$ 1,130	\$ 1,530	\$ 1,940	\$ 2,231	\$ 2,522	\$ 2,813
75101	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75104	\$ 720	\$ 860	\$ 1,070	\$ 1,450	\$ 1,840	\$ 2,116	\$ 2,392	\$ 2,668
75106	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75114	\$ 840	\$ 1,000	\$ 1,240	\$ 1,680	\$ 2,130	\$ 2,450	\$ 2,769	\$ 3,089
75115	\$ 660	\$ 790	\$ 980	\$ 1,330	\$ 1,680	\$ 1,932	\$ 2,184	\$ 2,436
75116	\$ 640	\$ 770	\$ 950	\$ 1,290	\$ 1,630	\$ 1,875	\$ 2,119	\$ 2,364
75119	\$ 610	\$ 730	\$ 900	\$ 1,220	\$ 1,540	\$ 1,771	\$ 2,002	\$ 2,233
75123	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75125	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75126	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75132	\$ 880	\$ 1,050	\$ 1,300	\$ 1,760	\$ 2,230	\$ 2,565	\$ 2,899	\$ 3,234

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**FY2016 Payment Standards
Housing Choice Voucher Program
Effective March 1, 2016**

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75134	\$ 560	\$ 670	\$ 830	\$ 1,130	\$ 1,420	\$ 1,633	\$ 1,846	\$ 2,059
75135	\$ 550	\$ 660	\$ 820	\$ 1,110	\$ 1,410	\$ 1,622	\$ 1,833	\$ 2,045
75137	\$ 720	\$ 860	\$ 1,060	\$ 1,440	\$ 1,820	\$ 2,093	\$ 2,366	\$ 2,639
75138	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75141	\$ 570	\$ 690	\$ 850	\$ 1,150	\$ 1,460	\$ 1,679	\$ 1,898	\$ 2,117
75142	\$ 600	\$ 720	\$ 890	\$ 1,210	\$ 1,530	\$ 1,760	\$ 1,989	\$ 2,219
75143	\$ 550	\$ 660	\$ 820	\$ 1,110	\$ 1,410	\$ 1,622	\$ 1,833	\$ 2,045
75146	\$ 620	\$ 730	\$ 910	\$ 1,230	\$ 1,560	\$ 1,794	\$ 2,028	\$ 2,262
75147	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300	\$ 1,495	\$ 1,690	\$ 1,885
75149	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
75150	\$ 660	\$ 790	\$ 980	\$ 1,330	\$ 1,680	\$ 1,932	\$ 2,184	\$ 2,436
75152	\$ 570	\$ 680	\$ 840	\$ 1,140	\$ 1,440	\$ 1,656	\$ 1,872	\$ 2,088
75154	\$ 820	\$ 980	\$ 1,210	\$ 1,640	\$ 2,080	\$ 2,392	\$ 2,704	\$ 3,016
75156	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75157	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75158	\$ 560	\$ 670	\$ 830	\$ 1,130	\$ 1,420	\$ 1,633	\$ 1,846	\$ 2,059
75159	\$ 650	\$ 780	\$ 960	\$ 1,300	\$ 1,650	\$ 1,898	\$ 2,145	\$ 2,393
75160	\$ 540	\$ 650	\$ 800	\$ 1,080	\$ 1,370	\$ 1,576	\$ 1,781	\$ 1,987
75161	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75164	\$ 700	\$ 830	\$ 1,030	\$ 1,400	\$ 1,770	\$ 2,036	\$ 2,301	\$ 2,567
75165	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75166	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75167	\$ 910	\$ 1,080	\$ 1,340	\$ 1,820	\$ 2,300	\$ 2,645	\$ 2,990	\$ 3,335
75168	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75169	\$ 550	\$ 660	\$ 820	\$ 1,110	\$ 1,410	\$ 1,622	\$ 1,833	\$ 2,045
75172	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250	\$ 1,438	\$ 1,625	\$ 1,813
75173	\$ 780	\$ 930	\$ 1,150	\$ 1,560	\$ 1,970	\$ 2,266	\$ 2,561	\$ 2,857
75180	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75181	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75182	\$ 500	\$ 600	\$ 740	\$ 1,000	\$ 1,270	\$ 1,461	\$ 1,651	\$ 1,842
75185	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75187	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75189	\$ 720	\$ 860	\$ 1,060	\$ 1,440	\$ 1,820	\$ 2,093	\$ 2,366	\$ 2,639
75201	\$ 1,180	\$ 1,410	\$ 1,740	\$ 2,360	\$ 2,990	\$ 3,439	\$ 3,887	\$ 4,336
75202	\$ 1,060	\$ 1,270	\$ 1,570	\$ 2,130	\$ 2,690	\$ 3,094	\$ 3,497	\$ 3,901
75203	\$ 500	\$ 600	\$ 740	\$ 1,000	\$ 1,270	\$ 1,461	\$ 1,651	\$ 1,842
75204	\$ 980	\$ 1,170	\$ 1,450	\$ 1,970	\$ 2,490	\$ 2,864	\$ 3,237	\$ 3,611
75205	\$ 1,090	\$ 1,300	\$ 1,610	\$ 2,180	\$ 2,760	\$ 3,174	\$ 3,588	\$ 4,002
75206	\$ 830	\$ 990	\$ 1,230	\$ 1,670	\$ 2,110	\$ 2,427	\$ 2,743	\$ 3,060
75207	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75208	\$ 550	\$ 650	\$ 810	\$ 1,100	\$ 1,390	\$ 1,599	\$ 1,807	\$ 2,016

**FY2016 Payment Standards
Housing Choice Voucher Program
Effective March 1, 2016**

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75209	\$ 810	\$ 970	\$ 1,200	\$ 1,630	\$ 2,060	\$ 2,369	\$ 2,678	\$ 2,987
75210	\$ 440	\$ 520	\$ 650	\$ 880	\$ 1,120	\$ 1,288	\$ 1,456	\$ 1,624
75211	\$ 540	\$ 650	\$ 800	\$ 1,080	\$ 1,370	\$ 1,576	\$ 1,781	\$ 1,987
75212	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250	\$ 1,438	\$ 1,625	\$ 1,813
75214	\$ 660	\$ 780	\$ 970	\$ 1,320	\$ 1,660	\$ 1,909	\$ 2,158	\$ 2,407
75215	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300	\$ 1,495	\$ 1,690	\$ 1,885
75216	\$ 510	\$ 610	\$ 750	\$ 1,020	\$ 1,290	\$ 1,484	\$ 1,677	\$ 1,871
75217	\$ 530	\$ 640	\$ 790	\$ 1,070	\$ 1,360	\$ 1,564	\$ 1,768	\$ 1,972
75218	\$ 740	\$ 880	\$ 1,090	\$ 1,480	\$ 1,870	\$ 2,151	\$ 2,431	\$ 2,712
75219	\$ 860	\$ 1,030	\$ 1,270	\$ 1,720	\$ 2,180	\$ 2,507	\$ 2,834	\$ 3,161
75220	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300	\$ 1,495	\$ 1,690	\$ 1,885
75221	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75222	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75223	\$ 550	\$ 660	\$ 820	\$ 1,110	\$ 1,410	\$ 1,622	\$ 1,833	\$ 2,045
75224	\$ 520	\$ 620	\$ 770	\$ 1,040	\$ 1,320	\$ 1,518	\$ 1,716	\$ 1,914
75225	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75226	\$ 740	\$ 880	\$ 1,090	\$ 1,480	\$ 1,870	\$ 2,151	\$ 2,431	\$ 2,712
75227	\$ 550	\$ 660	\$ 820	\$ 1,110	\$ 1,410	\$ 1,622	\$ 1,833	\$ 2,045
75228	\$ 520	\$ 620	\$ 770	\$ 1,040	\$ 1,320	\$ 1,518	\$ 1,716	\$ 1,914
75229	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
75230	\$ 660	\$ 780	\$ 970	\$ 1,320	\$ 1,660	\$ 1,909	\$ 2,158	\$ 2,407
75231	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250	\$ 1,438	\$ 1,625	\$ 1,813
75232	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250	\$ 1,438	\$ 1,625	\$ 1,813
75233	\$ 550	\$ 650	\$ 810	\$ 1,100	\$ 1,390	\$ 1,599	\$ 1,807	\$ 2,016
75234	\$ 650	\$ 780	\$ 960	\$ 1,300	\$ 1,650	\$ 1,898	\$ 2,145	\$ 2,393
75235	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75236	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75237	\$ 550	\$ 650	\$ 810	\$ 1,100	\$ 1,390	\$ 1,599	\$ 1,807	\$ 2,016
75238	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75240	\$ 570	\$ 680	\$ 840	\$ 1,140	\$ 1,440	\$ 1,656	\$ 1,872	\$ 2,088
75241	\$ 570	\$ 690	\$ 850	\$ 1,150	\$ 1,460	\$ 1,679	\$ 1,898	\$ 2,117
75242	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75243	\$ 530	\$ 630	\$ 780	\$ 1,060	\$ 1,340	\$ 1,541	\$ 1,742	\$ 1,943
75244	\$ 810	\$ 970	\$ 1,200	\$ 1,630	\$ 2,060	\$ 2,369	\$ 2,678	\$ 2,987
75246	\$ 470	\$ 570	\$ 700	\$ 950	\$ 1,200	\$ 1,380	\$ 1,560	\$ 1,740
75247	\$ 600	\$ 720	\$ 890	\$ 1,210	\$ 1,530	\$ 1,760	\$ 1,989	\$ 2,219
75248	\$ 800	\$ 950	\$ 1,180	\$ 1,600	\$ 2,020	\$ 2,323	\$ 2,626	\$ 2,929
75249	\$ 610	\$ 730	\$ 900	\$ 1,220	\$ 1,540	\$ 1,771	\$ 2,002	\$ 2,233
75250	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75251	\$ 1,010	\$ 1,200	\$ 1,490	\$ 2,020	\$ 2,560	\$ 2,944	\$ 3,328	\$ 3,712
75252	\$ 760	\$ 910	\$ 1,130	\$ 1,530	\$ 1,940	\$ 2,231	\$ 2,522	\$ 2,813

**FY2016 Payment Standards
Housing Choice Voucher Program
Effective March 1, 2016**

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75253	\$ 500	\$ 600	\$ 740	\$ 1,000	\$ 1,270	\$ 1,461	\$ 1,651	\$ 1,842
75254	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
75270	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75287	\$ 730	\$ 870	\$ 1,080	\$ 1,460	\$ 1,850	\$ 2,128	\$ 2,405	\$ 2,683
75313	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75315	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75336	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75339	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75342	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75354	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75355	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75356	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75357	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75360	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75367	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75370	\$ 760	\$ 900	\$ 1,120	\$ 1,520	\$ 1,920	\$ 2,208	\$ 2,496	\$ 2,784
75371	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75372	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75374	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75376	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75378	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75379	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75380	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75381	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75382	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75390	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75401	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300	\$ 1,495	\$ 1,690	\$ 1,885
75402	\$ 560	\$ 670	\$ 830	\$ 1,130	\$ 1,420	\$ 1,633	\$ 1,846	\$ 2,059
75403	\$ 530	\$ 640	\$ 790	\$ 1,070	\$ 1,360	\$ 1,564	\$ 1,768	\$ 1,972
75404	\$ 530	\$ 640	\$ 790	\$ 1,070	\$ 1,360	\$ 1,564	\$ 1,768	\$ 1,972
75407	\$ 620	\$ 730	\$ 910	\$ 1,230	\$ 1,560	\$ 1,794	\$ 2,028	\$ 2,262
75409	\$ 720	\$ 860	\$ 1,070	\$ 1,450	\$ 1,840	\$ 2,116	\$ 2,392	\$ 2,668
75422	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75423	\$ 600	\$ 720	\$ 890	\$ 1,210	\$ 1,530	\$ 1,760	\$ 1,989	\$ 2,219
75424	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
75428	\$ 500	\$ 600	\$ 740	\$ 1,000	\$ 1,270	\$ 1,461	\$ 1,651	\$ 1,842
75442	\$ 620	\$ 730	\$ 910	\$ 1,230	\$ 1,560	\$ 1,794	\$ 2,028	\$ 2,262
75448	\$ 530	\$ 640	\$ 790	\$ 1,070	\$ 1,360	\$ 1,564	\$ 1,768	\$ 1,972
75449	\$ 450	\$ 530	\$ 660	\$ 900	\$ 1,130	\$ 1,300	\$ 1,469	\$ 1,639
75452	\$ 460	\$ 550	\$ 680	\$ 920	\$ 1,170	\$ 1,346	\$ 1,521	\$ 1,697
75453	\$ 690	\$ 820	\$ 1,020	\$ 1,380	\$ 1,750	\$ 2,013	\$ 2,275	\$ 2,538

**FY2016 Payment Standards
Housing Choice Voucher Program
Effective March 1, 2016**

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75454	\$ 690	\$ 820	\$ 1,020	\$ 1,380	\$ 1,750	\$ 2,013	\$ 2,275	\$ 2,538
75469	\$ 530	\$ 640	\$ 790	\$ 1,070	\$ 1,360	\$ 1,564	\$ 1,768	\$ 1,972
75474	\$ 480	\$ 570	\$ 710	\$ 960	\$ 1,220	\$ 1,403	\$ 1,586	\$ 1,769
75491	\$ 760	\$ 900	\$ 1,120	\$ 1,520	\$ 1,920	\$ 2,208	\$ 2,496	\$ 2,784
75495	\$ 600	\$ 720	\$ 890	\$ 1,210	\$ 1,530	\$ 1,760	\$ 1,989	\$ 2,219
75496	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250	\$ 1,438	\$ 1,625	\$ 1,813
76041	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76050	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300	\$ 1,495	\$ 1,690	\$ 1,885
76052T	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
76055	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76064	\$ 510	\$ 610	\$ 750	\$ 1,020	\$ 1,290	\$ 1,484	\$ 1,677	\$ 1,871
76065	\$ 710	\$ 850	\$ 1,050	\$ 1,420	\$ 1,800	\$ 2,070	\$ 2,340	\$ 2,610
76078	\$ 650	\$ 780	\$ 960	\$ 1,300	\$ 1,650	\$ 1,898	\$ 2,145	\$ 2,393
76084	\$ 520	\$ 620	\$ 770	\$ 1,040	\$ 1,320	\$ 1,518	\$ 1,716	\$ 1,914
76092T	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
76177T	\$ 910	\$ 1,090	\$ 1,350	\$ 1,830	\$ 2,320	\$ 2,668	\$ 3,016	\$ 3,364
76201	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76202	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
76204	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
76205	\$ 680	\$ 810	\$ 1,000	\$ 1,360	\$ 1,720	\$ 1,978	\$ 2,236	\$ 2,494
76206	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
76207	\$ 660	\$ 780	\$ 970	\$ 1,320	\$ 1,660	\$ 1,909	\$ 2,158	\$ 2,407
76208	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
76209	\$ 600	\$ 710	\$ 880	\$ 1,190	\$ 1,510	\$ 1,737	\$ 1,963	\$ 2,190
76210	\$ 830	\$ 990	\$ 1,220	\$ 1,650	\$ 2,090	\$ 2,404	\$ 2,717	\$ 3,031
76226	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
76227	\$ 930	\$ 1,110	\$ 1,370	\$ 1,860	\$ 2,350	\$ 2,703	\$ 3,055	\$ 3,408
76234	\$ 570	\$ 690	\$ 850	\$ 1,150	\$ 1,460	\$ 1,679	\$ 1,898	\$ 2,117
76247	\$ 740	\$ 880	\$ 1,090	\$ 1,480	\$ 1,870	\$ 2,151	\$ 2,431	\$ 2,712
76249	\$ 830	\$ 990	\$ 1,220	\$ 1,650	\$ 2,090	\$ 2,404	\$ 2,717	\$ 3,031
76258	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
76259	\$ 700	\$ 830	\$ 1,030	\$ 1,400	\$ 1,770	\$ 2,036	\$ 2,301	\$ 2,567
76262	\$ 740	\$ 890	\$ 1,100	\$ 1,490	\$ 1,890	\$ 2,174	\$ 2,457	\$ 2,741
76266	\$ 690	\$ 820	\$ 1,020	\$ 1,380	\$ 1,750	\$ 2,013	\$ 2,275	\$ 2,538
76272	\$ 530	\$ 630	\$ 780	\$ 1,060	\$ 1,340	\$ 1,541	\$ 1,742	\$ 1,943
76623	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76626	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76641	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76651	\$ 550	\$ 650	\$ 810	\$ 1,100	\$ 1,390	\$ 1,599	\$ 1,807	\$ 2,016
76670	\$ 520	\$ 620	\$ 770	\$ 1,040	\$ 1,320	\$ 1,518	\$ 1,716	\$ 1,914

54

Memorandum



CITY OF DALLAS

DATE June 17, 2016

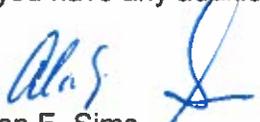
TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT 2012 General Obligation Bond Projects

On June 6, 2016, the Housing Committee requested information regarding projects funded with 2012 General Obligation Bond funds.

We have attached a spreadsheet with the project name, council district, funding amount, and status.

If you have any additional information needs, please contact me.


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

2012 Bond Program

Proposition 3- \$20 M over four years for housing

2013 Allocation	\$ 6,050,000.00	
2014 Allocation	\$ 3,950,000.00	
2015 Allocation	\$ 4,000,000.00	
Total		\$ 14,000,000.00

Commitments:

Oak Cliff Gateway	CD1	\$ 135,000.00	Completed environmental work
Deaf Action Center	CD2	\$ 2,640,720.00	Under Construction
Shady Hollow Project	CD3	\$ 971,130.00	Approved May 25, 2016
Heroes House Project	CD3	\$ 450,000.00	Underway
Lancaster/Opal	CD4	\$ 300,000.00	Funds to be used for additional property purchases
Serenity Apts.	CD4	\$ 38,000.00	Complete
Habitat-Carter Build	CD4	\$ 450,000.00	Complete
Fiji-Townhomes	CD4	\$ 1,225,000.00	Under Construction
Greenleaf-Singleton	CD6	\$ 1,275,000.00	Funds to be used for infrastructure
Fannie Project	CD6	\$ 140,000.00	Approved May 25, 2016
Jubilee Park CCC	CD7	\$ 525,000.00	Nine homes completed; nine homes in process
The Cottages	CD7	\$ 1,500,000.00	Under Construction
Hatcher Gardens	CD7	\$ 300,000.00	Under Construction
Hall Family Project	CD7	\$ 650,000.00	Under Construction
Greenleaf-Buckner	CD7	\$ 450,000.00	Funds to be used for infrastructure
Joppa -Habitat	CD7	\$ 280,000.00	Approved May 25, 2016
Highland Park Apts.	CD8	\$ 50,000.00	Funds were used as earnest money to explore a purchase option
Sandyland Estates	CD8	\$ 402,819.00	Approved May 25, 2016
Shady Oaks Project	CD8	\$ 1,200,000.00	Approved May 25, 2016
Total Commitments		\$ 12,982,669.00	

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46T

SUBJECT

Authorize an amendment to Resolution No. 15-1079, previously approved on June, 10, 2015, to extend the loan agreement with Southfair Community Development Corporation, a certified Community Housing Development Organization, for a housing development loan in the amount of \$112,000 from June 30, 2016 to June 30, 2017 for construction of two housing units located at 2800 Park Row Avenue - Financing: No cost consideration to the City

BACKGROUND

In April 2016, Annie Evans, Executive Director of Southfair Community Development Corporation (Southfair), requested to extend the completion date to June 30, 2017 for the housing development loan in the amount of \$112,000 for construction costs for the development of two housing units located at 2800 Park Row. Upon completion, Southfair will have a 15-year deed restriction on the units to maintain affordability with households up to 80% of area median family income.

Southfair is a certified Community Housing Development Organization (CHDO) and had a prior contract with the City to complete acquisition, demolition and predevelopment of the 2800 Park Row property. Southfair is awaiting the approval of their construction plans, and has obtained a builder for the homes. Due to issues with platting and surveying, the start of construction was delayed.

Southfair has obtained interim financing for the construction costs. The City will provide HOME funds to gap finance for a portion of the construction costs for 2 homes to be built out. The homes will be 3 bedroom with 2 baths and one car garage with approximately 1400 sq. ft. The construction and occupancy of the units will be completed within one year. A lien will be placed on the property and released on a partial basis as each unit is built and an eligible household is approved. Estimated private leverage will be \$420,000.

BACKGROUND (continued)

City Council approval of this item will authorize the City Manager to amend the loan documents with Southfair for these funds.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314 on August 13, 2014) which included the CHDO Development Loans in the HOME Investment Partnership Funds.

On June 10, 2015, City Council approved the housing development loan agreement with Southfair Community Development Corporation, by Resolution No. 15-1079.

Information about this item will be provided to the Housing Committee on June 20, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Southfair Community Development Corporation

Annie Evans-Jones, Executive Director

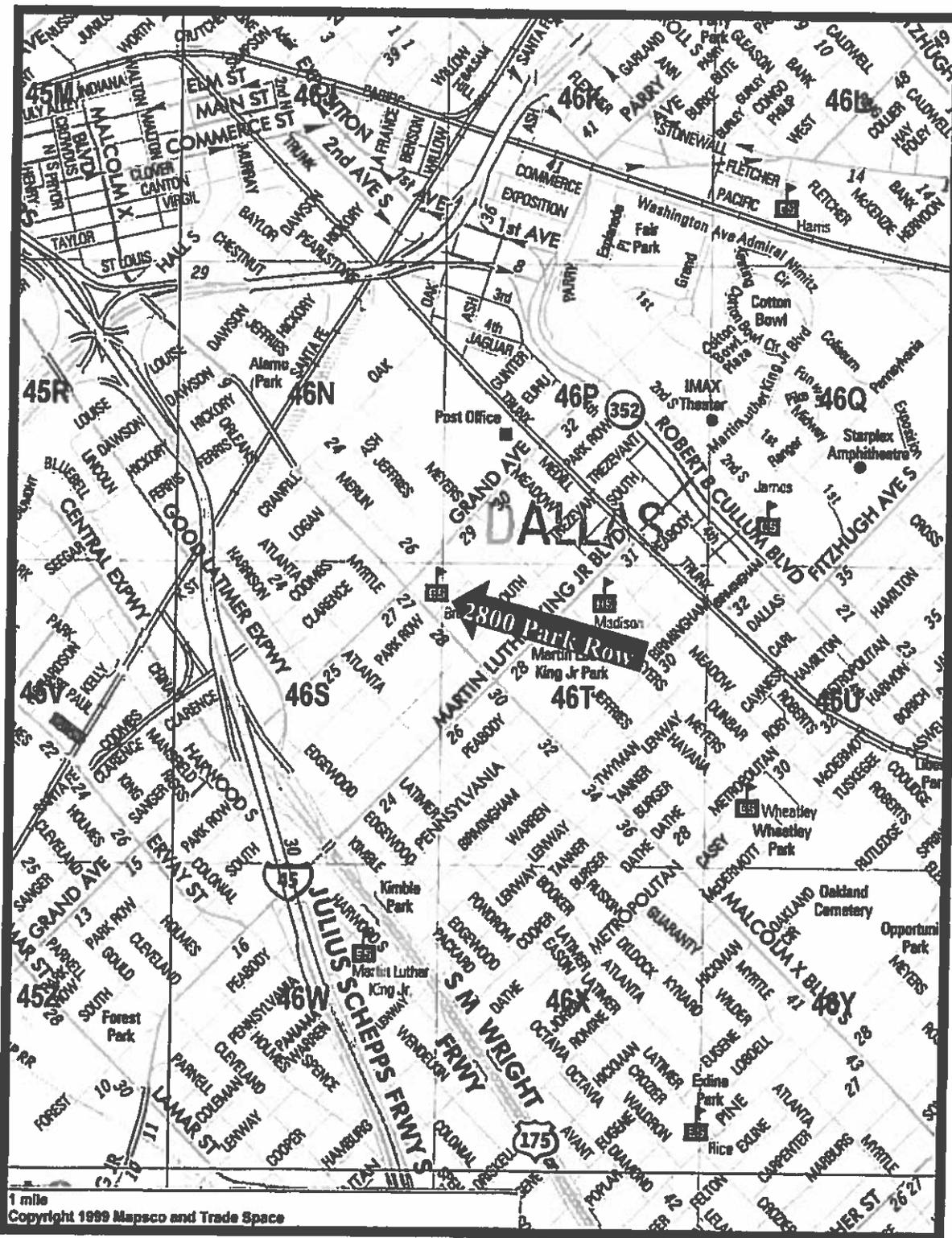
DEVELOPER

Southfair Community Development Corporation

Annie Evans-Jones, Executive Director

MAP

Attached



MAPSCO 46T

June 22, 2016

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

WHEREAS, on June 25, 2014, City Council approved the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314 on August 13, 2014) which included the HOME Investment Partnership Program, CHDO Development Loan funds; and

WHEREAS, on June 10, 2015, City Council approved the housing development loan agreement with Southfair Community Development Corporation (Southfair), by Resolution No. 15-1079; and

WHEREAS, Southfair proposes to work with the City of Dallas to undertake the development of two (2) housing units at 2800 Park Row Avenue; and

WHEREAS, the City desires for Southfair to develop housings units for varied income families; **NOW, THEREFORE**,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend Resolution No. 15-1079, previously approved on June 10, 2015, to extend the loan agreement with Southfair Community Development Corporation, a certified Community Housing Development Organization, for a housing development loan in the amount of \$112,000 from June 30, 2016 to June 30, 2017 for construction of two housing units located at 2800 Park Row Avenue.

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

- (a) Southfair must execute an amended note payable for \$112,000 to the City of Dallas for the loan.
- (b) Southfair will execute a lien through a Deed of Trust and deed restriction for a 15-year term for the affordable units.
- (c) Southfair will use the funds to gap the construction costs of the units and developer fee up to \$15,000 per unit and will remit any proceeds to the City after paying the interim construction lien and allowable closing costs. In the case of lease to own, Southfair will remit proceeds from the rents after deducting a 10% management fee.
- (d) Southfair will have one (1) year to fully complete the project.

June 22, 2016

Section 2. (continued)

- (e) Southfair must build and occupy the units to families with incomes at or below 80% of area median family income.
- (f) The City will subordinate first lien position to the interim construction lender.
- (g) The City will release Southfair's lien on a partial basis as each eligible household is approved for the units.

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

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

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46K L

SUBJECT

Authorize an amendment to Resolution No. 15-1150, previously approved on June 17, 2015, for the conditional grant agreement with Jubilee Park & Community Center Corporation to (1) increase the project budget by \$25,000, from \$500,000 to \$525,000; and (2) extend the completion date from June 30, 2016 to June 30, 2017 for the acquisition, demolition, relocation, predevelopment and construction of the Jubilee Neighborhood Project - Not to exceed \$25,000 - Financing: 2012 Bond Funds

BACKGROUND

On May 6, 2016, Jubilee Park & Community Center Corporation (JPCCC) requested an increase of funds in the amount of \$25,000 and extension of the completion date from June 30, 2016 to June 30, 2017 for the conditional grant in the amount of \$500,000 for the development of owner occupied housing to include acquisition, demolition, relocation, predevelopment and construction costs, not to exceed \$75,000 in predevelopment reimbursement and \$25,000 in construction subsidy per housing unit. JPCCC has agreed to increase its matching funds by the \$25,000 for a total match in the amount of \$525,000 with the City's commitment of \$525,000. The estimated leverage is \$4,590,000.

In July 2015, Jubilee completed construction and sales for 9 of the 18 owner occupied units to be built under the contract. In the first quarter of 2016, they acquired several lots from Dallas Independent School District and a private property owner with a reputation for owning blighted properties. Today they own more than 9 lots to continue construction of the remaining units. Due to construction cost increases and costs associated with lot clearing, they are requesting an additional \$25,000 to complete the remaining nine homes.

City Council approval of this item will authorize the City Manager to execute the second amendment to the conditional grant agreement with JPCCC for these funds.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On June 26, 2013, City Council approved the conditional grant with JPCCC in the amount of \$500,000 for the development to include acquisition, demolition, relocation, predevelopment and construction costs of the Jubilee Neighborhood Project by Resolution No. 13-1106.

On January 8, 2014, City Council approved an amendment to the conditional grant with JPCCC by Resolution No. 14-0107.

On June 17, 2015, City Council approved an amendment to the conditional grant with JPCCC by Resolution No. 15-1150.

Information about this item will be provided to the Housing Committee on June 20, 2016.

FISCAL INFORMATION

2012 Bond Funds - \$25,000

OWNER

Jubilee Park & Community Center Corporation

Jeff Rice, Chairperson of Board
Ben Leal, Chief Executive Officer

DEVELOPER

Jubilee Park & Community Center Corporation

Jeff Rice, Chairperson of Board
Ben Leal, Chief Executive Officer

MAP

Attached

June 22, 2016

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

WHEREAS, Jubilee Park & Community Center Corporation (JPCCC) wishes to partner with the City of Dallas to provide forty single family homes in the Jubilee Neighborhood; and

WHEREAS, on June 26, 2013, City Council approved the conditional grant with JPCCC in the amount of \$500,000 for the development to include acquisition, demolition, relocation, predevelopment and construction costs of the Jubilee Neighborhood Project by Resolution No. 13-1106; and

WHEREAS, on January 8, 2014, City Council approved an amendment to the conditional grant with JPCCC by Resolution No. 14-0107; and

WHEREAS, on June 17, 2015, City Council approved an amendment to the conditional grant with JPCCC by Resolution No. 15-1150; and

WHEREAS, the City requests a modification to the conditional grant agreement as part of the City's ongoing efforts to promote housing as a part of greater economic development plans in the city; **NOW, THEREFORE**,

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to amend Resolution No. 15-1150, previously approved on June 17, 2015, for the conditional grant agreement in the amount of \$500,000 with Jubilee Park & Community Center Corporation to (1) increase the project budget by \$25,000; and (2) extend the completion date from June 30, 2016 to June 30, 2017 for the acquisition, demolition, relocation, predevelopment and construction of 18 single family homes in the Jubilee Neighborhood Project.

SECTION 2. That the grant agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- a. JPCCC shall complete construction by June 30, 2017.
- b. JPCCC will execute an amended performance Deed of Trust and deed restrictions on the property.
- c. The City will subordinate its lien position to the Lender for interim construction.
- d. The debt will be forgiven and the lien released on a partial basis as each unit is built and the homebuyer.

June 22, 2016

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

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

Jubilee Park & Community Center Corporation Vendor #356593

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Encumbrance</u>	<u>Amount</u>
3U53	HOU	W089	3016	3U53HOW089	HOUS904I131	\$25,000

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

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65G

SUBJECT

Authorize an amendment to Resolution No. 15-0822, previously approved on April 22, 2015, for a conditional grant agreement in the amount of \$450,000 with NP Community Development Corporation dba Heroes House to extend the loan agreement from June 30, 2016 to October 31, 2016 – Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to move forward due to legal deadlines before the next available agenda.

In June 2016, Gary Hasty, CEO of Heroes House, requested to extend the completion date to October 31, 2016 for the conditional grant agreement in the amount of \$450,000 for rehabilitation costs for the 64-unit apartment complex located at 2120 52nd Street offering mixed-income units.

Construction began in January 2016 with several conditions contributing to the delay in timely completion of the project including: weather delays which held up supply deliveries, precautions and inspections associated with asbestos abatement, design and permitting delays for the burned units, additional underground utilities replaced, and collapsed plumbing throughout the entire property.

To date, the developer has completed and received green tags and clearance for asbestos abatement, roofs, windows, plumbing, electrical, and heating/air conditioning in four of the five buildings. Framing, overhangs, and walkways have been replaced in three of the five buildings. Sheetrock and flooring will be completed in three of the five buildings in June with new appliances in July. Rehabilitation for the remaining two buildings will be completed by August. The developer is utilizing \$2,650,000 in private funds for this project.

BACKGROUND (continued)

It is anticipated that preleases for occupancy of the 33 affordable units to satisfy the City's investment will begin in July for occupancy of all 64 units completed by October. Mr. Hasty is working with the Housing Crisis Center and Veterans Affairs to identify clients to occupy the units. Currently, ten veteran households have been identified for these units.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 22, 2015, City Council approved the conditional loan agreement with NP Community Development Corporation dba Heroes House, by Resolution No. 15-0822.

Information about this item will be provided to the Housing Committee on June 20, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

NP Community Development Corporation dba Heroes House

Gary Hasty, Founder and Chairman

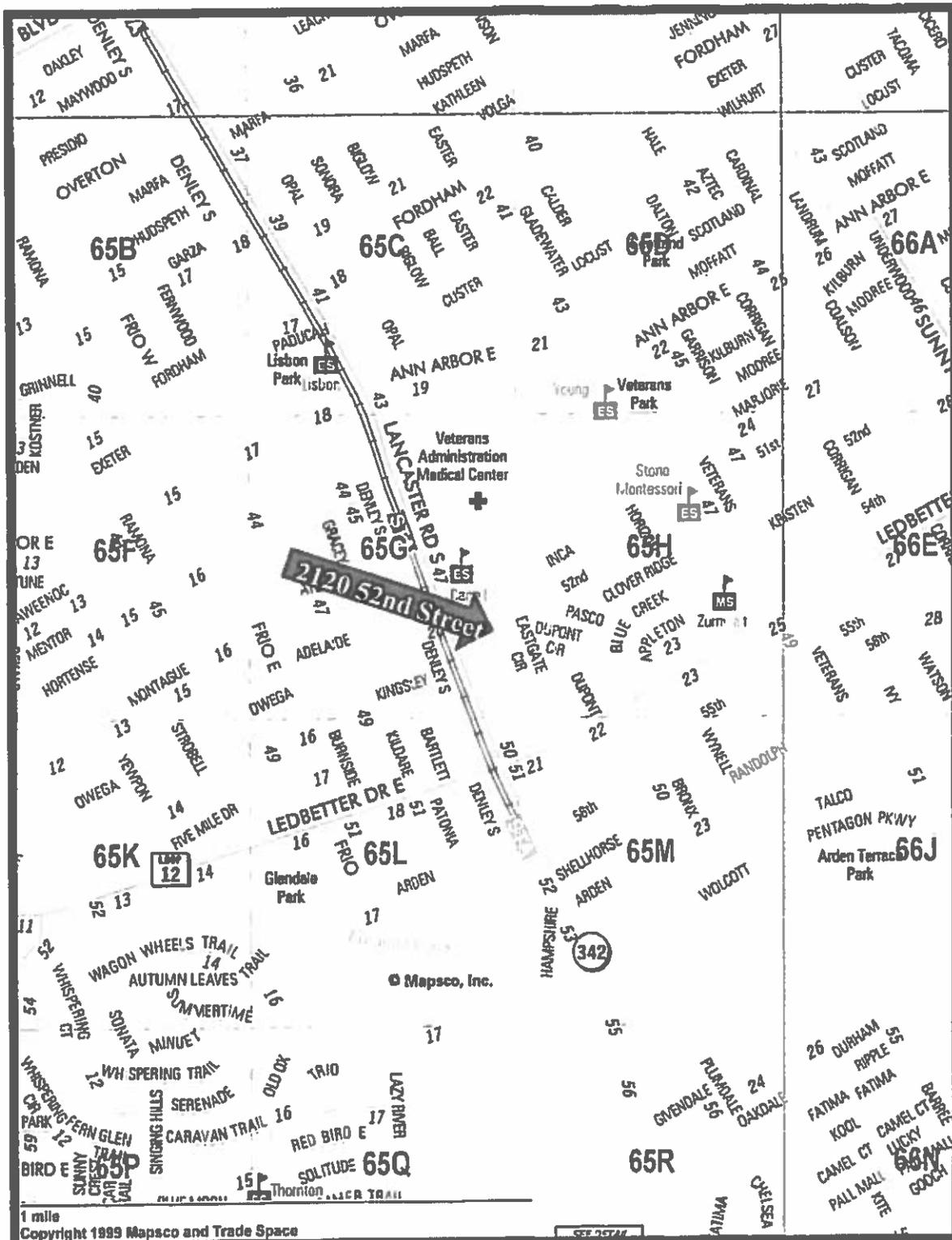
DEVELOPER

NP Community Development Corporation dba Heroes House

Gary Hasty, Founder and Chairman

MAP

Attached



MAPSCO 65G

June 22, 2016

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

WHEREAS, on April 22, 2015, City Council approved the conditional loan agreement with NP Community Development Corporation dba Heroes House, by Resolution No. 15-0822; and

WHEREAS, the City desires for NP Community Development Corporation dba Heroes House to complete the rehabilitate and occupancy of the 64 units for veterans.

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute an amendment to Resolution No. 15-0822, previously approved on April 22, 2015, for a conditional grant agreement in the amount of \$450,000 with NP Community Development Corporation dba Heroes House to extend the loan agreement from June 30, 2016 to October 31, 2016.

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

- (a) NP Community Development Corporation dba Heroes House will execute a performance Deed of Trust and Deed Restrictions on the property which will carry a 5 year term for the affordable units.
- (b) The lien will be released for forgiveness of debt after acquisition, completion of rehabilitation and 51% occupancy of the units to households at or below 80% AMFI.
- (c) NP Community Development Corporation dba Heroes House will have until October 31, 2016 to fully complete the rehabilitation and occupancy of the units.
- (d) The City will subordinate first lien position to the interim construction lender.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the loan agreement and associated documents, subordinations to the senior construction lender and permanent lender, and releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

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

June 22, 2016

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 45Q

SUBJECT

Authorize an amendment to Resolution No. 15-2214, previously approved on December 9, 2015 for the Loan Agreement between TEOF Hotel LP, a Texas limited partnership, and the City of Dallas to provide for refinancing of the developer's first lien loan for development of the Lorenzo Hotel project located at 1011 South Akard Street from \$12,912,615 to \$17,850,000 – Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to move forward due to legal deadlines before the next available agenda.

The City seeks to fund projects that increase the level of business activity by expanding economic activities and increase the level of affordable housing in the project area. It is also important to the City that Section 108 loan repayments from borrowers match the City's required repayments to HUD on the Section 108 Guarantee Loan. Annual repayments of Section 108 Guarantee loans should be credit enhanced to eliminate risk of City making payments from annual CDBG allocations, to the extent reasonably possible.

In October 2012 the City received a proposal from Texas Educational Opportunity Fund (TEOF) for a loan in the amount of \$11,000,000 in CDBG Section 108 Guarantee Loan Program funds for eligible activities to assist with rehabilitation of a vacant hotel building located at 1011 South Akard Street to reuse as a new hotel. The City submitted the application to HUD in February 2013. During HUD's review and consideration of the application the project ownership structure was changed to TEOF Hotel LP who would undertake the development.

BACKGROUND (continued)

In December 2014 HUD approved Section 108 funds of \$11,000,000 for the project to provide exterior rehabilitation and interior rehabilitation of approximately 165,006 square feet for a 12-floor, 237-room hotel and a structured parking garage, and to fund sitework, loan interest reserve, and financing costs related to the Section 108 public offering.

The hotel would be developed as a four-star hotel under a franchise agreement with Choice Hotels International, Inc., Ascend Collection of boutique hotels, currently branded as the Lorenzo Hotel that will create an estimated 220 permanent full-time equivalent jobs.

The City received notice of award from HUD in December 2014 approving the Section 108 application for the Hotel project, and on January 14, 2015, the City Council, by Resolution No. 15-0147, authorized the City Manager to accept \$11,000,000 in Section 108 Loan Funds from HUD for the Hotel Project for assistance with rehabilitation of a vacant commercial building including economic development, loan interest reserve, and financing costs related to the Section 108 public offering for the Hotel Project located at 1011 South Akard Street and enter into a loan agreement with TEOF Hotel LP for a Section 108 funded loan of \$11,000,000 and execute any necessary documents in connection with development of the Hotel Project. On May 4, 2015, the City entered into a loan agreement with TEOF Hotel LP to provide a loan in the amount of \$11,000,000 secured by a second lien interest. TEOF secured a first lien construction loan of \$12,912,615 with Prosperity Bank and the third lien mezzanine loan of \$2,324,813 with 1011 Mezz Funder LLC. The hotel is under construction and is scheduled for completion in December 2017.

TEOF Hotel now wishes to refinance the first lien construction loan of \$12,912,615 with BancorpSouth Bank in the amount of \$17,850,000. This \$17,850,000 loan will include funding for an increase in total project costs resulting from a delay in start-up of project construction pending HUD's approval of the Section 108 loan and closing of the loan for the project. TEOF's request for replacement financing is required by the Subordination and Intercreditor Agreement, among TEOF Hotel LP, 1011 Mezz Funder LLC, Prosperity Bank, and the City of Dallas, which requires that the City consent to any increase in the first lien amount.

After completion of the refinance, the debt service coverage ratio will be greater than 1.15 and the loan to value ratio will be 80.97%, both in conformance with the requirements of the Subordination and Intercreditor Agreement.

Final approval of this refinance is subject to approval by the U.S. Department of Housing and Urban Development, and the City's resolution is contingent upon such approval.

BACKGROUND (continued)

The economic development activity will meet the CDBG National Objective of benefiting low- and moderate-income persons and the public benefit standard set forth in HUD Regulations. The CDBG National Objective requires that at least 51% of the 220 jobs created (113 jobs) will be held by or made available to low- and moderate-income persons with incomes at 80% or less of Area Median Family Income as established by HUD. The public benefit standard requires the activity undertaken to create at least one permanent full-time equivalent job per \$50,000 of CDBG funds used, for a total of 220 permanent full-time equivalent jobs.

Based on the most recent decennial census, which has been replaced by the American Community Survey 5-year estimates for 2006-2010, the project is located in census tract 204.00 where at least 20% of the population in all of the block groups in that census tract is below the poverty level. On this basis, all of the jobs created by the project can be presumed to be low- and moderate-income jobs pursuant to HUD regulations.

Additionally, the commercial development of the project will meet the statements of community development objectives in the City's Consolidated Plan dealing with creation of employment opportunities by creating an estimated 220 permanent full-time equivalent jobs for low- and moderate-income persons.

The Section 108 Loan funds are being used to fund exterior rehabilitation and interior rehabilitation of approximately 165,006 square feet for a 12-floor, 237-room hotel and a structured parking garage, and to fund sitework, loan interest reserve, and financing costs related to the Section 108 public offering. The total project cost to develop the Hotel Project including rehabilitation of the exterior and approximately 165,006 square feet of interior space has increased from is \$32.6M to \$37.9M with the City contributing 29%. Funding for the project comes from the \$11M Section 108 Loan Funds and from a first lien note of \$17,850,000, owner equity of \$5.4M, TIF grant of \$1M, and owner holding costs of \$.5M. A bank loan of \$17,850,000 for construction will be in first lien position followed by the Section 108 loan of \$11,000,000 in second lien position.

The amount of \$2,324,813 for the mezzanine loan will remain as third lien.

City Council approval of this item will authorize the City Manager to execute all necessary documents with TEOF Hotel LP, and BancorpSouth Bank to provide for refinancing of the developer's first lien loan, including a revised Subordination and Intercreditor Agreement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 12, 2012, City Council authorized a public hearing to be held on January 23, 2013, to receive comments on adoption of Substantial Amendment No. 17 to the 2008-09 through 2012-2013 Consolidated Plan and the FY 2012-13 Action Plan for HUD Funds to identify the Hotel Project and on the proposed City of Dallas submission of an application to HUD for a Section 108 Guaranteed Loan Program loan not to exceed \$11,000,000 for the Hotel Project located at 1011 South Akard Street by Resolution No. 12-3018.

On January 23, 2013, City Council held a public hearing and adopted Substantial Amendment No. 17 to the 2008-09 through 2012-2013 Consolidated Plan and the FY 2012-13 Action Plan for HUD funds, approved modification of the CDBG Section 108 Loan Program Statement, and authorized submission of a Section 108 Guaranteed Loan Program loan application to HUD for a CDBG Section 108 Program loan in the amount of \$11,000,000 to fund a loan for Texas Educational Opportunity Fund, a Texas non-profit, to assist with rehabilitation of a blighted, vacant commercial building, formerly Plaza Hotel, including property acquisition, environmental remediation, elimination of adverse health and safety hazards, loan interest reserve and financial costs for the Section 108 public offering for the Hotel Project located at 1011 South Akard Street that would create an estimated 90 permanent full-time equivalent jobs to be held by individuals with incomes at 80% or less of Area Median Family Income as established by HUD by Resolution No. 13-0237.

On January 14, 2015, City Council authorized the acceptance of \$11,000,000 of Community Development Block Grant Section 108 Guaranteed Loan Program Funds (Section 108 Loan Funds) from the U.S. Department of Housing and Urban Development for the Plaza Hotel commercial development project (Hotel Project); execution of a loan agreement with TEOF Hotel, LP (the Section 108 Borrower) in the amount of \$11,000,000 of Section 108 Loan Funds (the Section 108 Borrower Loan) for development of the Hotel Project to assist with rehabilitation of a vacant commercial building located at 1011 South Akard Street including economic development, loan interest reserve and financial costs for the Section 108 public offering that will create an estimated 220 permanent full-time equivalent jobs with 51% to be held by or made available to low- and moderate-income persons with incomes at 80% or less of Area Median Family Income as established by HUD; the City Manager to enter into all necessary agreements with HUD including a Funding Approval/Agreement, a Fiscal Agency Agreement, a Promissory Note, up to two letters of agreement, for establishment of a custodial account, documents relating to additional security if required by HUD, and a letter requesting advance funds for interim financing; the City Manager to establish appropriations for Section 108 Loan Funds and all necessary loan documents related to the \$11,000,000 Section 108 loan Funds for the Hotel Project involving rehabilitation of a blighted, vacant commercial building into a new 237-room four-star hotel under Choice Hotels International, Inc., Ascend Collection; and the City Controller to deposit and disburse funds from an identified account with total disbursements not to exceed \$11,000,000 in Section 108 Loan Funds, by Resolution No. 15-0147.

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

On December 9, 2015, City Council approved (1) amendment of the Loan Agreement between TEOF Hotel LP, a Texas limited partnership, and the City of Dallas to provide for refinancing of the developer's first lien loan and third lien (mezzanine) loan for development of the Lorenzo Hotel project located at 1011 South Akard Street; (2) incorporation of the mezzanine loan into first lien place together with the Construction Loan and increasing the total senior loan from \$12,912,615 to \$18,000,000 including an increase of \$1,997,572 in total project cost in return for which Lawrence E. Hamilton, Lawrence E. Hamilton III, and Texas Educational Opportunity Fund will convert \$415,000 of mezzanine debt into additional equity, Lawrence E. Hamilton, Lawrence E. Hamilton III, and TEOF Hotel LP will forego \$350,000 of mezzanine loan payments, and Lawrence E. Hamilton will provide the City with a personal payment and completion guaranty; and (3) the City Manager or his designee to execute any necessary documents related to amending the Loan Agreement with TEOF Hotel LP, by Resolution No. 15-2214.

Information about will be provided to the Housing Committee on June 20, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

TEOF Hotel, LP

John P. Greenan, Chairman of the Board
Texas Educational Opportunity Fund

Lawrence E. Hamilton, Chief Executive
Officer
Hamilton Properties Corporation

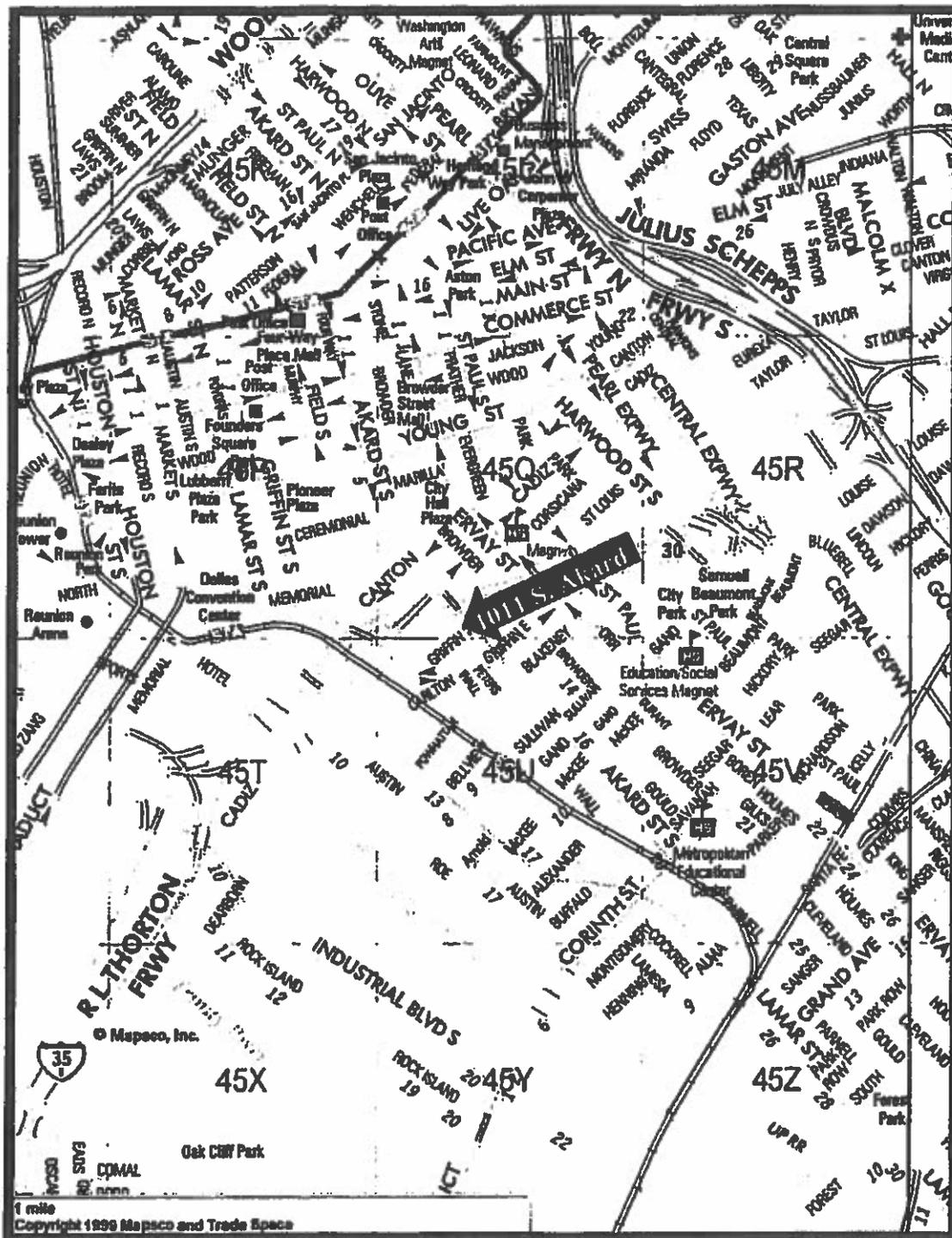
DEVELOPER

Hamilton Properties Corporation

Lawrence E. Hamilton, Chief Executive
Officer

MAP

Attached



MAPSCO 45Q

June 22, 2016

WHEREAS, the City of Dallas seeks to increase the amount of funding available for economic development through making loans that promote activities which contribute to the development of viable communities by providing decent housing and a suitable living environment, by promoting local economic development to stimulate business and commercial activity in the City of Dallas leading to creation of permanent jobs and provision of goods and services to project areas, and by providing for elimination of specific conditions of blight, physical decay, or environmental contamination to protect the health and safety of the public; and

WHEREAS, in October 2012 the developer submitted a proposal to the City for CDBG Section 108 Guaranteed Loan Program funds for eligible economic development activities related to the development of the Hotel Project; and

WHEREAS, on December 12, 2012, the City Council authorized a public hearing to be held on January 23, 2013, to receive comments on adoption of Substantial Amendment No. 17 to the 2008-09 through 2012-2013 Consolidated Plan and the FY 2012-13 Action Plan for HUD Funds to identify the Hotel Project and on the proposed City of Dallas submission of an application to HUD for a Section 108 Guaranteed Loan Program loan not to exceed \$11,000,000 for the Hotel Project located at 1011 South Akard Street by Resolution No. 12-3018; and

WHEREAS, on January 23, 2013, the City Council held a public hearing and adopted Substantial Amendment No. 17 to the 2008-09 through 2012-2013 Consolidated Plan and the FY 2012-13 Action Plan for HUD funds, approved modification of the CDBG Section 108 Loan Program Statement, and authorized submission of a Section 108 Guaranteed Loan Program loan application to HUD for a CDBG Section 108 Program loan in the amount of \$11,000,000 to fund a loan for Texas Educational Opportunity Fund, a Texas non-profit, for assistance with rehabilitation of a vacant commercial building, formerly Plaza Hotel, including property acquisition, environmental remediation, elimination of adverse health and safety hazards, loan interest reserve, and financial costs for the Section 108 public offering for the Hotel Project located at 1011 South Akard Street that would create an estimated 90 permanent full-time equivalent jobs to be held by individuals with incomes at 80% or less of Area Median Family Income as established by HUD by Resolution 13-0237; and

WHEREAS, on February 11, 2013, the City of Dallas applied to HUD for CDBG Section 108 Guaranteed Loan funds in the amount of \$11,000,000 for a Section 108 loan for Texas Educational Opportunity Fund, a Texas non-profit, for assistance with rehabilitation of a vacant commercial building, formerly Plaza Hotel, including property acquisition, environmental remediation, elimination of adverse health and safety hazards, loan interest reserve, and financial costs for the Section 108 public offering for the Hotel Project located at 1011 South Akard Street that would create an estimated 90 permanent full-time equivalent jobs to be held by individuals with incomes at 80% or less of Area Median Family Income as established by HUD; and

June 22, 2016

WHEREAS, during HUD's review of the Hotel Project application, the project structure changed such that the Section 108 loan would be made from the City to TEOF Hotel, LP, and the developer entered into a franchise agreement with Choice Hotels International, Inc. to operate a four-star hotel with 237 rooms under its Ascend Collection, and the proposed number of jobs increased to an estimated 220 permanent full-time equivalent jobs with 51% to be held by or made available to low- and moderate-income persons with incomes at 80% or less of Area Median Family Income as established by HUD; and

WHEREAS, on January 14, 2015, the City Council, authorized the City Manager to accept \$11,000,000 in Section 108 Loan Funds from HUD for the Hotel Project for assistance with rehabilitation of a vacant commercial building including economic development, loan interest reserve, and financing costs related to the Section 108 public offering for the Hotel Project located at 1011 South Akard Street and further authorized the City Manager to enter into a loan agreement with TEOF Hotel LP for a CDBG Section 108 funded loan of \$11,000,000 and execute any necessary documents in connection with development of the Hotel Project by Resolution No. 15-0147; and

WHEREAS, on May 4, 2015, the City entered into a loan agreement with TEOF Hotel LP to provide a Section 108 loan in the amount of \$11,000,000 secured by a second lien interest; and

WHEREAS, the developer has requested the City's approval to refinance the first lien bank loan of \$12,912,615 with Prosperity Bank into a \$17,850,000 loan with BancorpSouth Bank; and

WHEREAS, the developer's request to secure replacement financing is made in accordance with the Subordination and Intercreditor Agreement, Section 2(b) Subordination, Replacement Indebtedness, Funding of Retainage, among TEOF Hotel LP, 1011 Mezz Funder LLC, Prosperity Bank, and the City of Dallas; and

WHEREAS, the City desires to amend the Loan Agreement between TEOF Hotel LP and the City to provide for senior loan refinancing in the amount of \$17,850,000; **NOW, THEREFORE,**

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized amend the Loan Agreement between TEOF Hotel LP and the City to provide for loan refinancing from \$12,912,615 to \$17,850,000 with BancorpSouth Bank, and to execute any and all documents necessary to accomplish the refinance.

June 22, 2016

Section 2. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loans, until such time as the refinance documents are duly approved by all parties and executed.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 9
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 47C

SUBJECT

Authorize an amendment to Resolution No. 16-0844, previously approved on May 25, 2016 for (1) a housing development loan in an amount not to exceed \$250,000; and (2) a conditional grant agreement in an amount not to exceed \$200,000 with KAH Holdings, Inc. dba Karrington & Company for construction of ten single family homes for the Ferguson Road Townhomes Project to be located in 7839 Ferguson Road to change the funding from 2012 Bond Funds to 2015-16 HOME Investment Partnerships Program Grant Funds – Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to move forward on contracting for construction and committing HOME funds before the next available agenda.

On May 25, 2016, the City Council awarded a contract with KAH Holdings, Inc. dba Karrington & Company for a development loan with HOME Investment Partnership Program Grant Funds from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$250,000 and a conditional grant agreement with 2012 Bond Funds in the amount of \$200,000 for the development of ten housing units to be located at 7839 Ferguson Road. Estimated private leverage will be \$1,325,000.

Pursuant to 2012 Bond Proposition 3, bond funds can only be used for economic development and housing projects in the Southern area of the city or in conjunction with transit oriented developments. This project does not meet either requirement, and is therefore is not eligible for bond funding. In lieu of bond funding, the project will receive a total of \$450,000.00 in HOME funds, instead of a mix of HOME and 2012 Bond Funds, as originally awarded. The funds will be used for gap financing for construction of the units to be built and sold to households up to 80% Area Median Family Income (AMFI).

BACKGROUND (continued)

The homes will be three-story, 2 bedroom, with approximately 1600-1700 sq. ft. and have open dining and living areas. The construction work and occupancy will be completed within two years. Upon sale, liens will be released but deed restrictions will remain on the property for 15 years.

City Council approval of this item will authorize the City Manager to execute the loan documents with KAH Holdings, Inc. dba Karrington & Company for these funds, subject to environmental clearance by the City of Dallas and HUD.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans by Resolution No. 14-1001.

On June 10, 2015, City Council approved the City of Dallas FY 2015-16 Consolidated Plan Budget for federal funds which included the HOME Investment Partnership Funds CHDO Development Loans by Resolution No. 15-1055.

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

On May 25, 2016, City Council approved (1) a housing development loan in an amount not to exceed \$250,000; and (2) a conditional grant agreement in an amount not to exceed \$200,000 with KAH Holdings, Inc. dba Karrington & Company, by Resolution No. 16-0844.

Information about this item will be provided to the Housing Committee on June 20, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

KAH Holdings, Inc. dba Karrington & Company

Gary Hasty, President

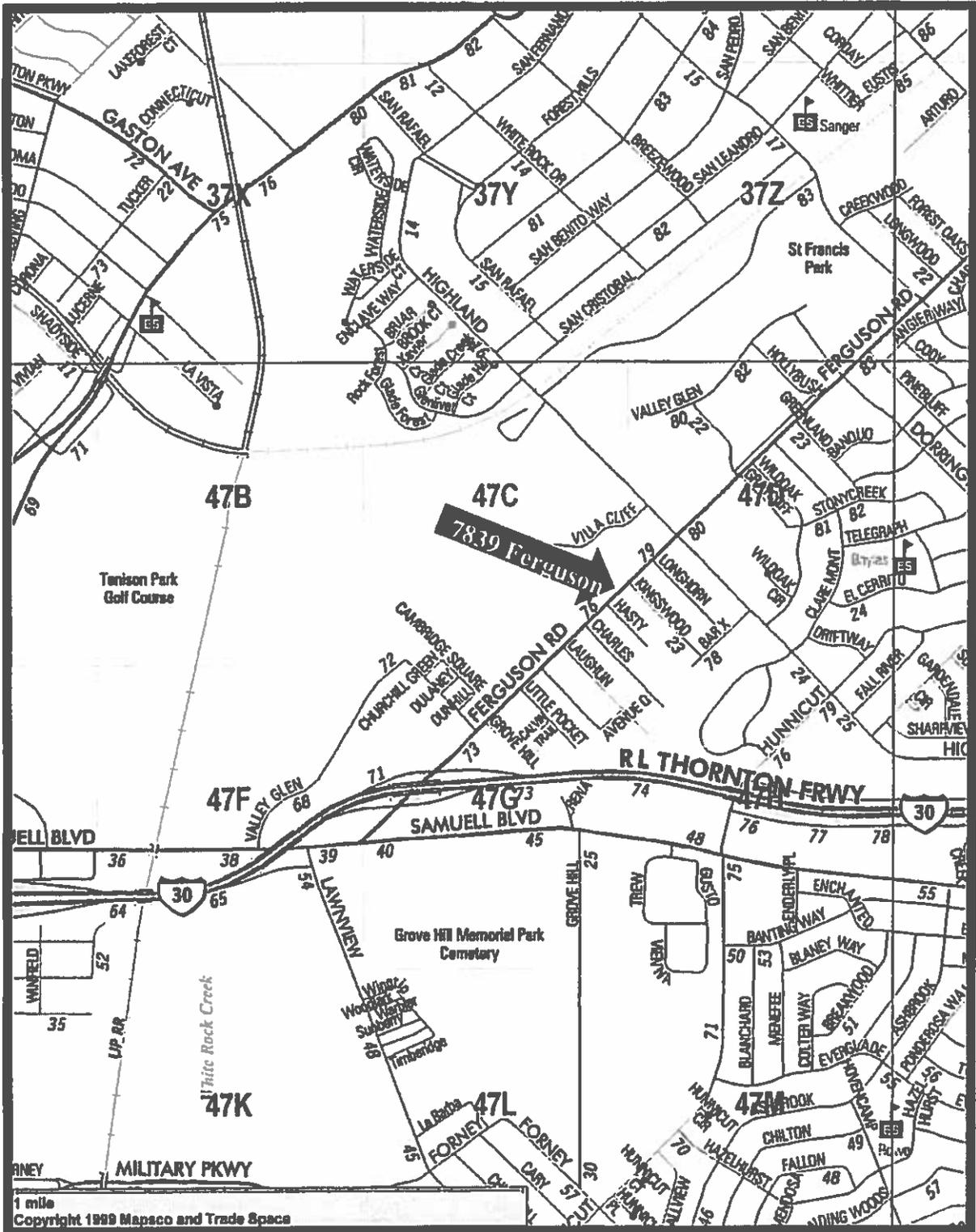
DEVELOPER

KAH Holdings, Inc. dba Karrington & Company

Gary Hasty, President

MAP

Attached



MAPSCO 47C

June 22, 2016

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

WHEREAS, on June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for federal funds which included the HOME Investment Partnership Funds by Resolution No. 14-1001; and

WHEREAS, on June 10, 2015, City Council approved the City of Dallas FY 2015-16 Consolidated Plan Budget for federal funds which included the HOME Investment Partnership Funds CHDO Development Loans by Resolution No. 15-1055; and

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

WHEREAS, on May 25, 2016, City Council approved (1) a housing development loan in an amount not to exceed \$250,000; and (2) a conditional grant agreement in an amount not to exceed \$200,000 with KAH Holdings, Inc. dba Karrington & Company, by Resolution No. 16-0844; and

WHEREAS, KAH Holdings, Inc. dba Karrington & Company proposes to work with the City of Dallas to undertake the development of ten single family townhomes for the Ferguson Rd. Project at 7839 Ferguson Road; and

WHEREAS, the City desires for KAH Holdings, Inc. dba Karrington & Company to develop single family units for households with incomes at or below 80% Area Median Family Income; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute a housing development loan in an amount not to exceed \$450,000 with KAH Holdings, Inc. dba Karrington & Company for construction of ten single family homes for the Ferguson Road Townhomes Project to be located in 7839 Ferguson Road to change the funding from 2012 Bond Funds to HOME Investment Partnership Grant Funds.

Section 2. That the terms of the loan include:

- (a) KAH Holdings, Inc. dba Karrington & Company must execute a note payable for \$450,000 with 0% interest and deferred payments until completion with the City of Dallas.
- (b) KAH Holdings, Inc. dba Karrington & Company will execute a Deed of Trust securing repayment of the loan note, and deed restriction for a 15-year term for the units.

June 22, 2016

- (c) KAH Holdings, Inc. dba Karrington & Company will use the funds to gap the construction costs for the units and will retain the proceeds from the sale of the units. Upon sale of each unit to an eligible homebuyer, the debt will be partially forgiven and the liens partially released. Upon sale of all units the loan will be fully forgiven.
- (d) KAH Holdings, Inc. dba Karrington & Company will have two years to fully complete the project and sell each home to a household earning at or below 80% AMFI.
- (e) The City will subordinate first lien position to the interim construction lender.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the loan agreement and associated documents, subordinations to the senior construction lender, and releases of liens and terminations of deed restrictions on the property upon compliance with the loan terms and deed restrictions.

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

KAH Holdings, Inc. dba Karrington & Company # VS0000073392

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Program Name</u>	<u>Encumbrance</u>	<u>Amount</u>
3U53	HOU	W086	3016	3U53HOW086	7839FERGSM-TH	HOU3U53G207	\$200,000
HM15	HOU	640H	3015	3U53HO640H	7839FERGSM-TH	HOU3U53G207	\$260,678
14M1	HOU	489G	3015	3U53HO489G	7839FERGSM-TH	HOU3U53G207	\$72,326
HM13	HOU	233F	3015	3U53HO233F	7839FERGSM-TH	HOU3U53G207	\$42,053
HM12	HOU	890E	3015	3U53HO890E	7839FERGSM-TH	HOU3U53G207	\$17,683
HM11	HOU	745D	3015	3U53HO745D	7839FERGSM-TH	HOU3U53G207	\$57,260

Section 5. That the City Controller is hereby authorized to record notes receivable - developers loan in balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund HM11, HM12, HM13, 14M1 and HM15 for the amount of the \$450,000 loan.

Section 6. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation until such time as the loan and conditional grant documents are duly approved by all parties and executed.

Section 7. 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.