

RECEIVED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2016 AUG 11 PM 4: 36

CITY SECRETARY
DALLAS, TEXAS

MONDAY, August 15, 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 Tiffini A. Young
Councilmember Mark Clayton
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

BRIEFINGS

2. Dallas Housing Authority
Housing Choice Voucher
(HCV) Program
All Districts

Troy Broussard
President & CEO

Brooke Etie
Vice President, Voucher Programs
Dallas Housing Authority
3. Affordable Housing Policy: TIF
Districts and Public Private Partnership
Program
All Districts

Karl Zavitkovsky
Director
Office of Economic Development
4. Home Improvement Rebate Program
All Districts

Bernadette Mitchell
Director
Housing/Community Services

5. **UPCOMING AGENDA ITEMS**

Housing
August 24, 2016

- A. Authorize (1) acceptance of a grant from the U.S. Department of Housing and Urban Development to provide housing placement, rental assistance, and supportive services for ex-offenders with HIV/AIDS, for the period October 1, 2016 through September 30, 2019; (2) establishment of appropriations in the amount of \$746,853; and (3) execution of any and all agreements and other documents required by the grant – Districts All

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

- B. Authorize (1) the acceptance of a Continuum of Care Grant (Gateway to Permanent Supportive Housing) from the U.S. Department of Housing and Urban Development in the amount of \$802,120, to provide rental assistance and case management for single chronically homeless persons and to provide funding for three staff positions to carry out the program for the period October 1, 2016 through September 30, 2017; (2) a local cash match in an amount not to exceed \$200,530; (3) a Memorandum of Understanding between the City of Dallas and Eban Village to provide an In-kind Contribution in the amount of \$16,680; and (4) execution of the grant agreement – Districts All
- C. Authorize (1) the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for My Residence Program (Rapid Re-housing) in the amount of \$491,080, to provide tenant-based rental assistance and case management for homeless families and single homeless persons and to provide funding for two staff position to administer the program for the period October 1, 2016 through September 30, 2017; (2) a local cash match in an amount not to exceed \$122,770; and (3) execution of the grant agreement - Total not to exceed \$613,850 – Districts – All
- D. Authorize (1) the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for Operation Relief Center, Inc. in the amount of \$101,408, to provide sponsor-based rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2016 through September 30, 2017; (2) a contract between the City of Dallas and Operation Relief Center, Inc. to provide sponsor-based rental assistance to homeless veterans with disabilities and an In-Kind Contribution in the amount of \$25,352 as match; and (3) execution of the grant agreement – Districts All
- E. Authorize (1) the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for Shelter Plus Care in the amount of \$1,540,810, to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities for the period October 1, 2016 through September 30, 2017; (2) a local cash match in the amount of \$385,203; (3) a Memorandum of Understanding between the City of Dallas and AIDS Arms, Inc. to provide an In-kind Contribution in the amount of \$74,960; (4) a Memorandum of Understanding between the City of Dallas and Metrocare Services to provide an In-kind Contribution in the amount of \$74,990; (5) a Memorandum of Understanding between the City of Dallas and ABC Behavioral Health to provide an In-kind Contribution in the amount of \$41,250; and (6) execution of the grant agreement – Districts All
- F. Authorize a contract with the Texas Department of State Health Services Office of Title V and Family Health, Division for Family and Community Health Services and the City of Dallas Women, Infants and Children Program to continue the Lactation Resource and Training Center Strategic Expansion Program for the period September 1, 2016 through August 31, 2017 – Districts All
- G. Authorize a public hearing to be held on September 28, 2016 to receive comments on the proposed sale of six unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to East Dallas Community Organization, a qualified non-profit organization, under the

HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – Districts 2, 7

- H. Authorize on-site reconstruction of six homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4102 Baker Avenue in the amount of \$103,000; 10904 Oakview Drive in the amount of \$103,000; 2447 Brandon Street in the amount of \$103,000; 931 Lawton Drive in the amount of \$103,000; 6615 Lockheed Avenue in the amount of \$103,000; and 2612 Stephenson Street in the amount of \$103,000 – Districts 1, 2, 5, 6, 7, 8
- I. Authorize an amendment to Resolution No. 15-1586, previously approved on August 26, 2015, to change the awarded reconstruction contractor of one home located at 2507 Harlandale Avenue from Nickerson Construction Company to Weldon Harris DBA Weldon's Interprises District 4
- J. Authorize an amendment to Resolution No. 15-1988 approved on October 28, 2015 for a housing development loan to Dallas Housing Acquisition and Development Corporation for construction of ten single family homes located on scattered sites in the Bottom Neighborhood to (1) increase the loan amount from \$1,500,000 to \$2,300,000; (2) increase the number of homes to be constructed from 10 to 11; and (3) extend the completion date from September 9, 2017 to December 31, 2017 – District 4

Addendum
August 24, 2016

- K. Authorize (1) an amendment to Resolution No. 15-1893 approved on October 14, 2015, to extend the FY2016 grant from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from the period of September 1, 2015 through August 31, 2016 to September 1, 2015 through August 31, 2017 and (2) acceptance of an HCC grant from DSHS in the amount of \$2,613,607 for the period of September 1, 2016 through August 31, 2017 – Districts All

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 August 1, 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: August 1, 2016

Meeting Start time: 11:08 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>Other Council Members Present: Philip Kington B. Adam McGough Adam Medrano</p>	<p>Staff Present: Alan Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS David Cossum, Director/DEV Robin Bentley, CAO Art Hudman, CAO</p> <p>Other Presenters:</p>
---	--

AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of June 20, 2016 Minutes of the Housing Committee**
Presenter(s): CM Scott Griggs

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

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

Follow-up (if necessary):

2. **Multifamily Rehabilitation Projects-All Districts**
Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary):

3. Inclusionary Zoning Policies-All Districts

Presenter(s): Alan Sims, Chief of Neighborhood Plus/ Bernadette Mitchell, Director of Housing/Community Services/David Cossum, Director of Sustainable Development & Construction

Information Only:

Action Taken/Committee Recommendation(s): Motion made to include discussed Zoning Amendments and Policies to the Housing Policy and move forward to full Council.

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

Follow-up (if necessary):

Action Taken/Committee Recommendation(s): Motion made to initiate the code amendment process to develop proposal for inclusionary zoning amendment, come back to the Housing Committee for discussion than to full Council for approval.

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

Follow-up (if necessary)

4. Closed session to receive legal advice from City Attorney on the multifamily rehabilitation projects

Presenter(s): Alan Sims, Chief of Neighborhood Plus/ Bernadette Mitchell, Director of Housing/Community Services/Robin Bentley, Senior City Attorney, City Attorney's Office

Information Only:

Action Taken/Committee Recommendation(s): Executive Session 11:33 A.M. – 11:55 A.M

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

Follow-up (if necessary):

5. UPCOMING AGENDA ITEMS

August 3, 2016

- A. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Peoples El Shaddai Village and St. James Manor Apartments, a 200-unit multifamily rehabilitation project, located at 2836 East Overton Road and 3119 Easter Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Peoples El Shaddai Village and St. James Manor Apartments, located at 2836 East Overton Road and 3119 Easter Avenue for the rehabilitation of the proposed 200 units of multifamily residential housing for low income families – *District 4*

**Housing Committee
August 1, 2016
Meeting Record**

- B. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Silver Gardens Apartments, a 202-unit multifamily rehabilitation project located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for the Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Silver Gardens Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential project for low income seniors – *District 9*
- C. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing tax Credits for Skyline Place Apartments, a 318-unit multifamily project located at 4700 Wimbelton Way, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Skyline Place Apartments, located at 4700 Wimbelton Way for the rehabilitation of the proposed 318-unit multifamily residential housing development for low income families – Financing: No cost consideration to the City – *District 7*

August 10, 2016

- D. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; and (2) the exchange of deed restrictions from 2 lots previously purchased from the Dallas Housing Acquisition and Development Corporation to 2 comparable lots owned by the developer (list attached) – *District 6*
- E. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by JDS-Q Services, LLC for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to JDS-Q Services, LLC; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – *Districts 4,5*
- F. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 4*
- G. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Marcer Construction Company, LLC for the construction of affordable houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Marcer Construction Company, LLC; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City – *Districts 4, 5*
- H. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 2*
- I. Authorize an amendment to Resolution No. 16-0275, previously approved on February 10, 2016, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions,

**Housing Committee
August 1, 2016
Meeting Record**

Inc. to change the proposed square footage and price range for the construction of an affordable house on 1 lot acquired from the Dallas Housing Acquisition and Development Corporation (list attached) – *District 6*

- J. Authorize a public hearing to be held on September 14, 2016 to receive comments on the proposed sale of eight unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 6*
- K. Authorize (1) a public hearing to be held October 11, 2016 to receive comments on the proposed City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan; and (2) at the close of the public hearing, consideration of approval of the City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan – *Districts 1,2, 3, 4, 5, 6, 7, 8*
- L. Authorize an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, to extend the loan agreement with Builders of Hope CDC in the amount of \$225,000 from May 27, 2016 to May 31, 2017 for the Creekside project – *District 8*
- M. Authorize an amendment to Resolution No. 15-1080, previously approved on June 10, 2015, for a housing development loan in an amount not to exceed \$320,000 with South Dallas Fair Park/Innecity Community Development Corporation (ICDC), a certified Community Housing Development Organization, for construction of five scattered sites homes located in the Fair Park area to extend the loan agreement from August 20, 2016 to March 30, 2017 – *District 7*
- N. Authorize a conditional grant agreement with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at 3834 ~~4400~~ North Prairie Creek Road – *District 7*
- O.
- P. Authorize an Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017 – *Districts All*
- Q. Authorize a second amendment to the contract with the Department of State Health Services to accept additional grant funds for the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2015 through September 30, 2016 – *Districts All*

**August 10, 2016
Fair Housing**

- R. Authorize (1) the acceptance of a grant from the U.S. Department of Housing and Urban Development for the Fair Housing Assistance Program to expand education and outreach during the period May 20, 2016 through September 30, 2017; and (2) the execution of the cooperative grant agreement and any other documents related to the grant – *Districts All*

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

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

Follow-up (if necessary):

Meeting Adjourned: 12:30 P.M.

Approved By _____

Memorandum



CITY OF DALLAS

DATE August 12, 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 Dallas Housing Authority Housing Choice Voucher (HCV) Program

On Monday, August 15, 2016, you will be briefed on Dallas Housing Authority Housing Choice Voucher (HCV) Program.. A copy of the briefing is attached.

Please let me know if you have any questions.

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

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
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

Dallas Housing Authority
Housing Choice Voucher (HCV)
Program

A Briefing to the
Housing Committee
August 15, 2016

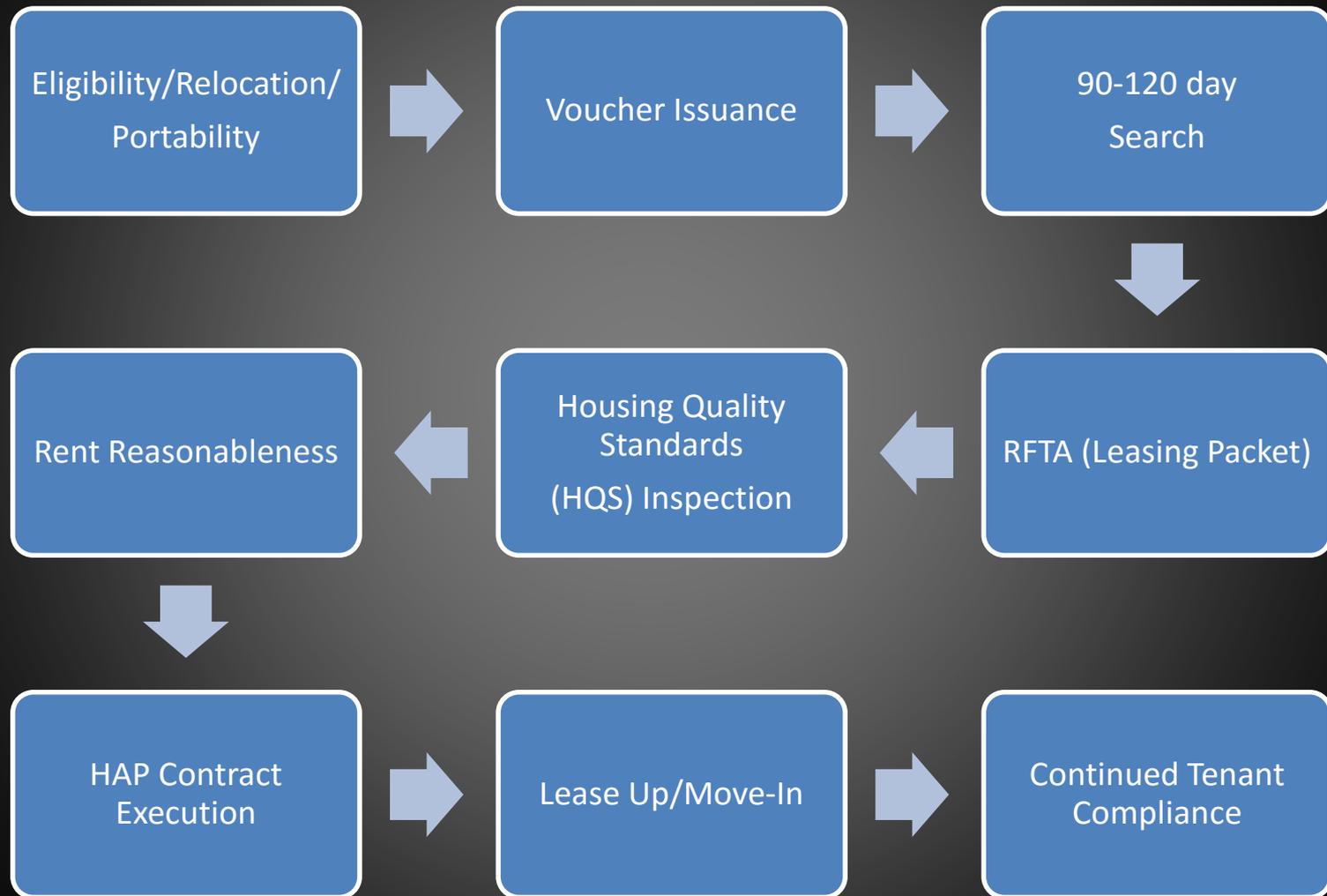


Housing Choice Voucher Programs

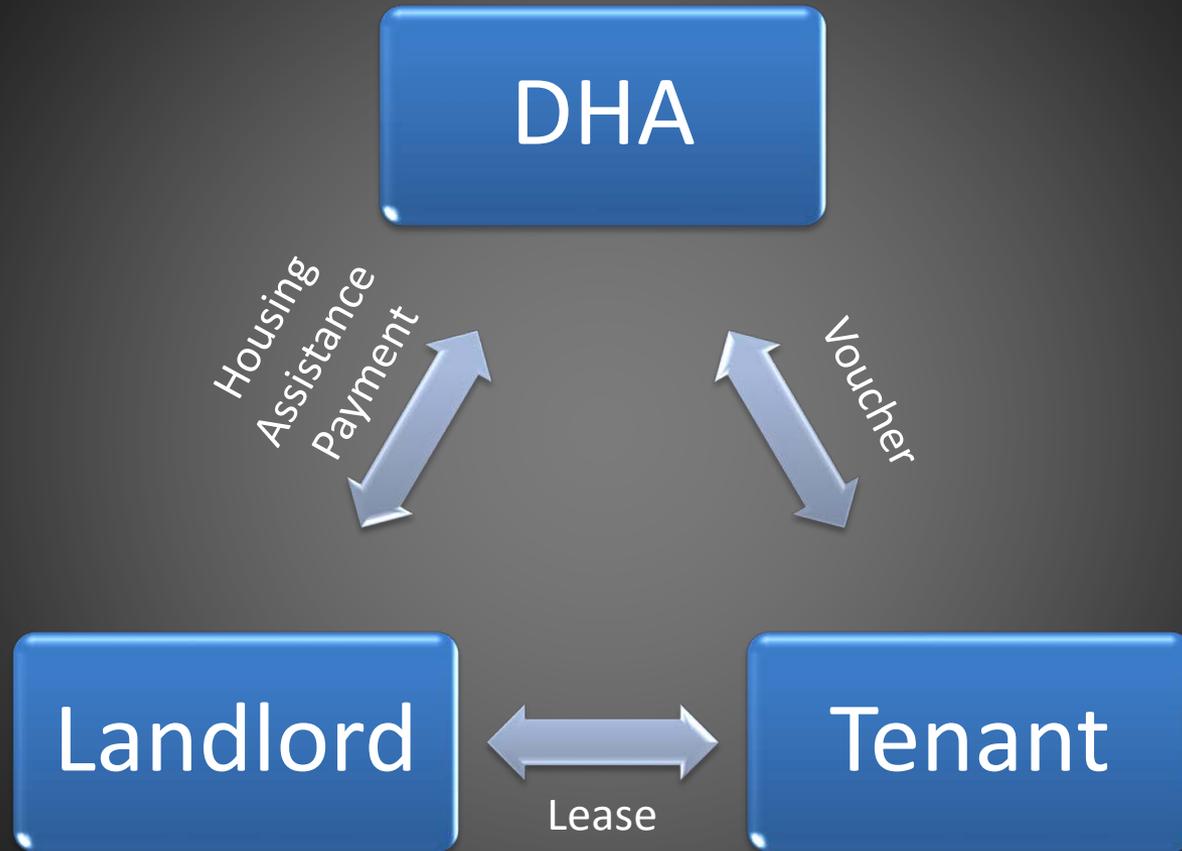
- Number of vouchers 18,400 (Budget Authority)
- DHA's Operational Jurisdiction covers seven counties:(Dallas, Denton, Collin, Ellis, Rockwall, Tarrant, and Kaufman)
- Avg. Family income \$13,000
- 40% served are elderly and/or disabled
- Administrative Fee 79% \$11.4M
- Housing Assistance Payment \$120M
- All Families require Annual Re-examinations for continued eligibility
- Families pay roughly 30% of their adjusted monthly income for rent
- \$50 minimum rent
- 6,200 Business Partners/Landlords
- Avg. HAP payment \$600 per family per month
- 5th Largest Housing Choice Voucher program in the country



Housing Choice Voucher Program Lease-up Process



Housing Choice Voucher Program Business Relationships

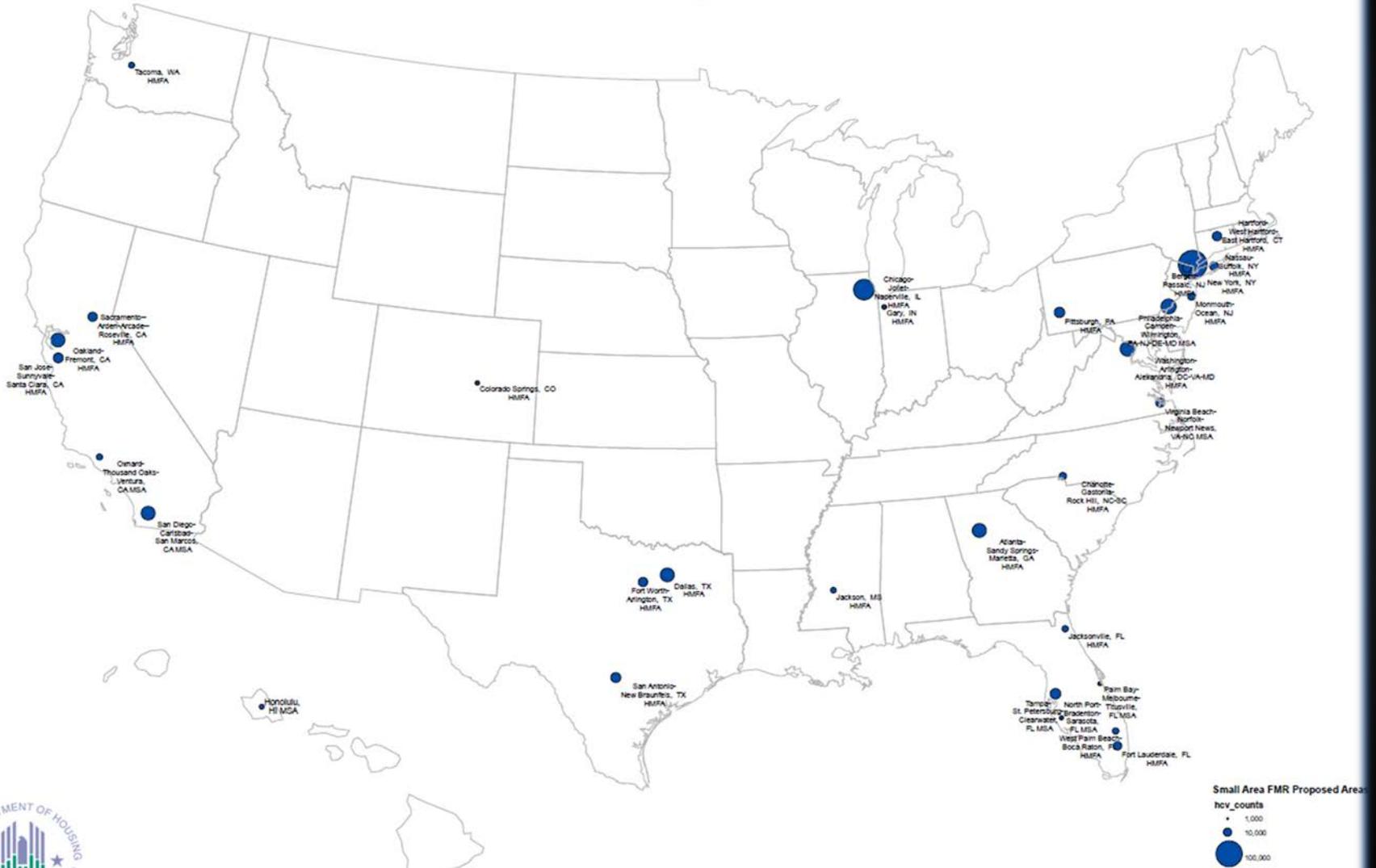


Fair Market Rents and Payment Standards

1. Fair Market Rents (FMRs) are used to define payment standards that govern the amount of assistance the Housing Choice Voucher Program participants receive.
2. The U. S. Department of Housing and Urban Development (HUD) currently publishes a single FMR for each HUD metropolitan FMR area.
3. To provide the program participants with a wider access to opportunity areas, the Department developed Small Area Fair Market Rents (SAFMRs).
4. The Dallas Housing Authority is currently a demonstration program while HUD is researching the programmatic effects.



Small Area FMR Proposed Rule Areas



Small Area FMR Proposed Area
 hcv_counts
 • 1,000
 • 10,000
 • 100,000



Fair Market Rents (FMR) and Payment Standards Cont.

5. Payment Standards are used to calculate the Housing Assistance Payment (HAP) that the Dallas Housing Authority pays the owner on behalf of the family leasing the unit.
6. Each Housing Authority may set its Payment Standard amounts from 90-110% of the FMR (set by HUD).
7. Currently, the DHA has all Payment Standards set at 100% of the FMR (by zip code, examples below)

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
75212	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250
75215	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300
75206	\$ 830	\$ 990	\$ 1,230	\$ 1,670	\$ 2,110
75237	\$ 550	\$ 650	\$ 810	\$ 1,100	\$ 1,390
75287	\$ 730	\$ 870	\$ 1,080	\$ 1,460	\$ 1,850

Housing Choice Vouchers by Council District

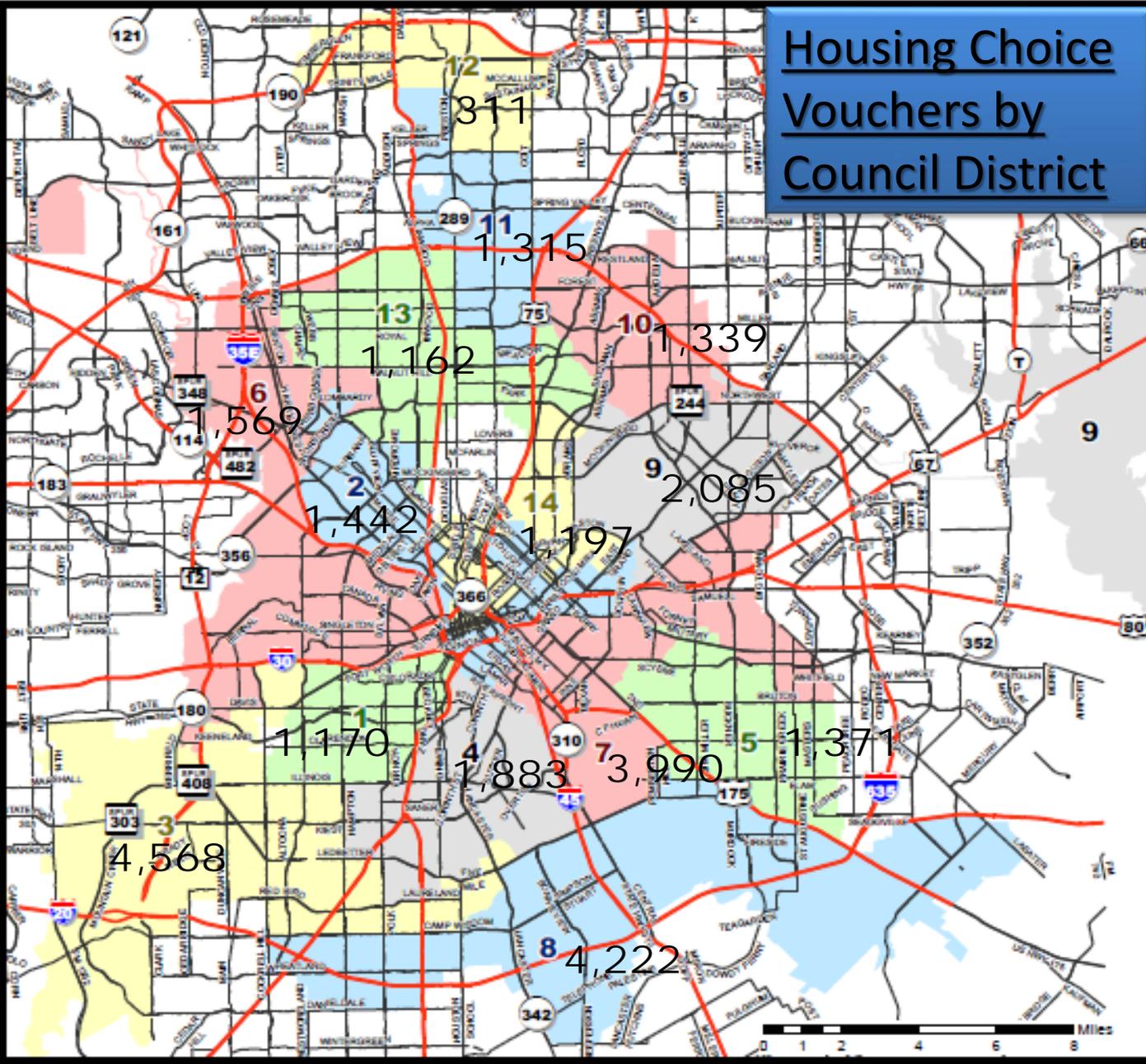
2013 General Election Dallas City Council Districts



Legend

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7
- District 8
- District 9
- District 10
- District 11
- District 12
- District 13
- 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 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 official 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, representation of ownership liability or flows 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, reliance on any information in this map without the presentation of this disclaimer is prohibited. City of Dallas GIS Map of Texas, N.B. 1147 (N. Austin) - 04/27/2011, Modified on 04/26/2011

ENTERPRISE GIS City of Dallas

0 1 2 4 6 8 Miles

DHA Assisted
Families by
Council
District

Council District	No. of DHA Owned Housing	No. of DHA Housing Choice Vouchers*	Total
CM Griggs	181	1,170	1,351
CM Medrano	490	1,442	1,932
CM Thomas	140	4,568	4,708
CM King Arnold	106	1,883	1,989
CM Callahan	51	1,371	1,422
Pro Tem Alonzo	776	1,569	2,345
CM Young	1,018	3,990	5,008
Deputy Pro Tem Wilson	303	4,222	4,525
CM Clayton	12	2,085	2,097
CM McGough	605	1,339	1,944
CM Kleinman	0	1,315	1,315
CM Greyson	136	311	447
CM Gates	11	1,162	1,173
CM Kingston	375	1,197	1,572

***Zip codes overlap council districts so figures may be overstated**

Tenant Affordability and Rent Amount

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
75212	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250

Tenant Affordability (Example 1)

Payment Standard	\$730
Tenant Affordability	+\$50
Utility Allowance	-\$125
Max Rent for Specific Tenant	= \$655

Tenant Affordability (Example 2)

Payment Standard	\$730
Tenant Affordability	+\$200
Utility Allowance	-\$125
Max Rent for Specific Tenant	= \$805

Gross Rent

Payment Standard	\$730
Utility Allowance	+\$125
Gross Rent	= \$855



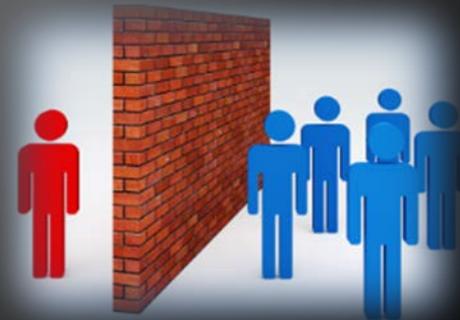
Barriers/Challenges to Participating

HCV Participant

- Market Conditions /No Vacancies
- Strict Tenant Screening (Credit/Tenant/Criminal History)
- \$ Application Fees, Security and Utility Deposit
- Non-Participation of Property Owners/Landlords
- Competing with other voucher holders and non-voucher holders

Landlord

- Market Conditions
- DHA Payment Standards (SAFMRs)
- Cumbersome Process
- Vacancy Loss
- Bad experience from the past
- Program misconceptions /myths



DHA Mobility Assistance Programs

Walker Program (HCV)

- DHA currently provides families with the following benefits:
 - Application Fees: up to \$100
 - Moving Expense- \$300
 - Security Deposit- \$250-\$2,000
 - Utility Deposit- up to \$300
 - Landlord Incentive Bonus (New unit on program)- First months rent
 - Partnership with Inclusive Community Project (ICP)



DHA Mobility Assistance Programs Cont.

Veterans Administration Supportive Housing (VASH)

- July 2016, DHA was awarded an additional \$384,480 for Administrative Fee Set-Aside
 - \$500 Landlord Incentive Bonus
 - Administrative Staff



Benefits to Mobility Assistance:

- Increase opportunity for individuals/families searching for housing
- Increase property owner/landlord participation
- Off-set of lower initial rent amount
- Improve success rate of voucher utilization

Thank you for your time!

Questions/Comments?

Memorandum



CITY OF DALLAS

DATE August 12, 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 Affordable Housing Policy: TIF Districts and Public Private Partnership Program

On Monday, August 15, 2016, you will be briefed on Affordable Housing Policy: TIF Districts and Public Private Partnership Program. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'R. S. Evans'.

Ryan S. Evans
First Assistant City Manager

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
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
Alan S. Sims, Chief of Neighborhood Plus
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

AFFORDABLE HOUSING POLICY:

TIF DISTRICTS AND PUBLIC PRIVATE PARTNERSHIP PROGRAM

A Briefing to the Housing Committee
August 15, 2016



Briefing Purpose

- Review current mixed-income housing policy guidelines related to TIF's/PPP Programs
- Respond to questions posed by Housing Committee at 6/20/16 Briefing
- Lessons Learned
- How Improved Policies Might Work

Existing TIF/PPP Policy

Mixed-Income Housing: Policy Guidelines

- **All TIF Districts created after 2005 require an affordable housing set-aside**
 - 20% of all housing receiving TIF funding must be set-aside for families earning less than 80% of AMFI - Area Median Income (\$56,300 for a family of 4) for a period of 15 years (except Downtown Connection – 10%)
 - Affordable units distributed geographically and by unit size
 - Maximum rents set each year at 30% of 80% of AMFI – method for determining income the same for affordable and market rate units
 - All units share access to same amenities
- **Fair Housing Considerations**
 - Must avoid disparate impact against protected classes (Example: limiting all income restricted housing to one-bedroom units would negatively impact families with children)
 - Affirmative Furtherance of Fair Housing: extends to all City funding programs related to Housing and Urban Development
 - No 'Buy-outs' allowed in Mixed Income Housing Policy
- **Same guidelines apply to any form of PPP Program subsidy (Abatement, Grant, etc.) related to Residential Development**

6/20 Housing Committee Briefing: Multifamily Development Recommendations Impacting TIFs and/or PPP Residential Subsidies

- All Tax Increment Financing (TIF) District housing projects in “high opportunity” areas that receive assistance must provide 20% of units to households at 80% of Area Median Family Income (AMFI) with a minimum of half of those units being offered to households at 50% AMFI and below

Response to 2/1/16 Committee Briefing Questions

1. **Audit results of TIF-Assisted projects with mixed income Housing requirements**
 - 19 TIF Residential/Mixed-Use projects (5,046 units) completed/under construction North of I-30/East of Trinity with average 17% affordable (at 80% AMFI)
 - 10% Policy in CBD, but Lone Star Gas/Atmos 100% and 51% respectively (TIF combined with LIHTC and HUD 108)
 - Mercantile: No affordable units
 - 8 TIF Residential/Mixed-Use projects (1,587 units) with average 45.5% affordable (at 80% AMFI) completed/under construction in Southern Dallas
 - Taylor Farms/Hillside West (290 units in Canyon) 90% and 100% affordable respectively with
 - TIF and LIHTC support
 - Developers provide certifications. Have instituted annual audits to verify
 - No good in-house analytical data in TIF Districts (or in other targeted areas) to reflect housing price points, conditions and units counted toward affordable requirement.

Committee Briefing Questions (Cont'd)

2. What, if any artificial land value increases occur after a TIF is formed?

- Formation of a TIF doesn't create artificial land value increases
 - No immediate change in DCAD values due to TIF formation
 - TIFs that contribute to new development see property value increases upon completion/subsequent sale of property

3. What's the average subsidy/unit for creating varying degrees of affordability?

- TIF subsidies support financing gaps in order to make project economically feasible (affordability subsidies vary by project)
 - Feasibility gaps generated by: High redevelopment cost of adaptive re-use, environmental remediation, demolition, replacement of aging infrastructure as well as affordable housing requirements
 - Affordable housing related gaps reflect differential between market and affordable rents (in some cases 50%+ of total subsidy)
 - The higher the % requirement/lower required AMFI, greater the subsidy required

Committee Briefing Questions (Cont'd)

4. How do TIF participation curves relate to affordability?

- No consistent measurable relationship between TIF participation curves and affordable/mixed-use income housing
 - State Thomas and City Place created prior to affordable housing policy- and subsidized with various public funding sources
 - Farmers Market did not require affordable units until renewed/TIF plan amended in 2013
 - Downtown Connection TIF created to stimulate adaptive reuse of vacant buildings in downtown core, lower affordable requirement due to high cost of redevelopment
 - In some locations, residential developers turn down TIF subsidies to avoid mixed-income requirement (Ft. Worth Ave, Design District, SW Medical, Maple Mockingbird, Deep Ellum) resulting in limited affordable housing and no ability to achieve other TIF policy directives such as strong urban design, M/WBE contractor use, above standard infrastructure improvements, enhanced amenities, etc.

Committee Briefing Questions (Cont'd)

5. How do concentrated infrastructure expenditures within a TIF effect affordability and neighborhood stability in areas adjacent to TIF Districts?
 - Successful TIF Districts (upon build-out) have a positive impact on adjacent neighborhoods (City Place/Lower Greenville, State Thomas/Swiss Ave and Munger)
 - No public subsidy outside TIF Districts, so no affordable housing and no enhanced infrastructure
 - More difficult to measure impact of TIFs until there is sufficient development to change market conditions/foster neighborhood development (examples: Cedars, Oak Cliff Gateway, Design District, TOD Sub-Districts)

Mixed-Income Housing: Lessons Learned

- Identify under performing real estate in locations proximate to areas with successful real estate markets
- Seek areas where property owners share a common vision for redevelopment and have a willingness to invest a significant amount of their own money – TIF Districts need private investment to generate taxable property value
- ‘Horizontal’ developments have a long gestation period and are difficult to control when original developer sells ‘improved’ land to vertical builders
- Find areas where other taxing entities will participate financially and/or are supported by other public investment – County, DART, NCTCOG
- Layer TIF Districts with Public Improvement Districts (PIDs) – Provides a higher level of maintenance and community engagement in emerging neighborhoods
- Revenue Sharing combination TIF Districts are often necessary to ‘jump-start’ investments in underserved areas – Example: Mall Area TIF District; TOD, Sports Arena/West Dallas and Downtown Connection

Mixed-Income Housing: Lessons Learned (Con't)

- Opportunities to leverage TIF funding with other public and private sources – Example: Lancaster Urban Village – 2 HUD programs, PPP + NMTC
- Effective with individual projects and work well in new transit-oriented neighborhoods
- District-wide impact limited in ‘hot’ residential markets where developers opt out of subsidy to avoid mixed-income housing requirements
- Disproportionately high TIF subsidy necessary to incent developers to provide affordable units
- Deed restrictions required upon sale or refinance to ensure compliance
- TIF subsidies for ‘Horizontal’ (infrastructure) development become complicated when vertical developer is different entity with separate investors and objectives
- Effectiveness could be improved if TIF incentives combined with other initiatives in context of City-wide Mixed Income Housing Policy

Mixed-Income Housing: Lessons Learned (Con't)

- **Mixed-income housing requirements related to major public infrastructure improvements within large TIF Districts and multiple owners/developers are difficult to structure equitably**
 - Developers who do not seek TIF Subsidies, but who benefit from significant public investment (major thoroughfares, parks, etc.) aren't motivated to comply if they do not require re-platting or zoning changes
- **Mixed-income for-sale housing is expensive and complicated to subsidize**

How Improved Policies Might Work

- Offer density bonuses or parking reductions to projects meeting mixed-income housing goals
- Create an 'Affordable Housing Trust Fund' to incentivize developers to build affordable units in market-rate areas and market-rate units in areas with concentrations of affordable units
- Encourage more strategic use of tools available to Dallas Housing Finance Corporation such as a limited partnership ownership structure to create ad valorem tax exempt status to support city-wide mixed-income housing efforts
- Support projects that produce positive outcomes for wraparound services (education, jobs, healthcare)

Memorandum



DATE August 12, 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 Home Improvement Rebate Program

On Monday, August 15, 2016, you will be briefed on Home Improvement Rebate 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
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

HOME IMPROVEMENT REBATE PROGRAM

A Briefing to the Housing Committee

Housing/Community Services Department

August 15, 2016



PURPOSE

- ▶ To introduce the Home Improvement Rebate Program (HIRP)
- ▶ Receive Committee feedback and support to move the Program forward for full City Council consideration

PILOT PROGRAM INTENT

- ▶ The Home Improvement Rebate Program (HIRP) is designed to provide incentives for owners to invest in home improvements in targeted neighborhoods
 - ▶ Results:
 - ▶ Positively effect values in neighborhoods
 - ▶ Promote neighborhood assets
 - ▶ Encourage revitalization in Dallas neighborhoods
 - ▶ Maintain and stabilize existing housing
 - ▶ Improve conditions of housing in neighborhoods

CITY OF PLANO

- ▶ On May 18, 2015, the City of Plano briefed the Housing Committee on its Home Reinvestment Incentive Program
- ▶ To-date, the City of Plano has reported:
 - ▶ Program has been operating for 26 months
 - ▶ Approved 226 projects
 - ▶ Obligated more than \$1,035,000
 - ▶ Private Investments of more than \$6M
 - ▶ Improvements include: bathroom & kitchen remodels, foundation repairs, window replacement, HVAC, landscaping, roofs, & fence repair
 - ▶ Exclusions: Accessory structures, garage enclosures, pools, sprinkler systems

CITY OF RICHARDSON

- ▶ On May 18, 2015, the City of Richardson briefed the Housing Committee on its Home Improvement Incentive Program
- ▶ To-date, the City of Richardson has reported:
 - ▶ Program has been operating for 9 years
 - ▶ Approved 810 projects
 - ▶ Obligated more than \$2,454,454
 - ▶ Investments of more than \$48M
 - ▶ Includes home improvements, modifications and remodeling

HOME IMPROVEMENT REBATE PROGRAM

CITY	PROGRAM	AMOUNT	METHOD	QUALIFICATIONS
FORT WORTH	ABATEMENT	Varies; City development fees waived; City liens waived; No cap	100% of increase in City ad valorem taxes times 5 years; Calculated after full year of the rehab	Neighborhood Empowerment Zone; Owner Occupied or investor developer; Affordable at 80% and below; Current on taxes; Rehab costs must be in excess of 30% of base value
PLANO	DIRECT PAYMENT	10% interior; 25% exterior; \$5,000 cap per 12 months	% of eligible rehab costs; Paid at project completion	House must be at least 35 years old; Cap on value of house at 70% FHA SF limit; Current on taxes & insurance; Project costs must be at least 10% of CAD value; 3 month timeline for completion
RICHARDSON	DIRECT PAYMENT	Lump sum payment equal to ten times City property tax increase; No cap	100% increase in City property tax times ten; Paid as lump sum in April of full year after project completion	Current on taxes; Must invest min of \$20,000; 24 month timeline for completion
ARLINGTON	DIRECT PAYMENT	Lump sum payment equal to ten times City property tax increase; \$5,000 cap	100% increase in City property tax times ten; Paid as lump sum in April of full year after project completion	Must own house; Current on taxes & fees; Project costs must be at least \$20,000; 24 month timeline for completion
CARROLLTON	DIRECT PAYMENT	Lump sum equal to 50% or 75% property tax abatement; One application per year	Value over \$100K, 50% abatement of City property taxes; Value under \$100K, 75% abatement of City property taxes	House must be at least 5 years old; U.S. Citizen or legal resident; Located in Neighborhood Empowerment Zone; Owner occupied; Current on taxes & utilities; Project costs must be at least \$2,000 for site & \$5,000 for dwelling

CITY OF DALLAS PROGRAM

- ▶ Eligible properties to include:
 - ▶ Single family homes
 - ▶ Homes built on or before 1985
 - ▶ Current taxes and insurance
 - ▶ Dallas County Appraisal District (DCAD) assessed total value of the property does not exceed \$200,000
 - ▶ Must be located in a Neighborhood Plus Target Area or a Neighbor Up designated area

ELEMENTS OF THE PROGRAM

- ▶ Interior and exterior work
- ▶ Improvements total 10% or more of the DCAD total value of the property
- ▶ Start within six months of application and completion within six months of start work
- ▶ One application every 5 years
- ▶ \$5,000 rebate limit per property
- ▶ Up to 25% rebate on improvements
- ▶ No partial rebates; Improvements must be completed in one year once agreement is signed, or the project is wholly disqualified

REPAIRS EXCLUDED

- ▶ New pools, hot tubs, spas and water features
- ▶ Repair or replacement of sprinkler systems lacking digital controllers with functional rain and temperature sensors
- ▶ Detached accessory structures
- ▶ Garage enclosures
- ▶ Carports
- ▶ Condominiums and duplexes

NEXT STEPS

- ▶ Support the \$500,000 budgeted for this program in the FY 16-17 general fund
- ▶ Request City Council approval of Home Improvement Rebate Program Statement on October 11, 2016
- ▶ Home Improvement Rebate Program application available on November 1, 2016

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 24, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

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

MAPSCO: N/A

SUBJECT

Authorize (1) acceptance of a grant from the U.S. Department of Housing and Urban Development to provide housing placement, rental assistance, and supportive services for ex-offenders on parole with HIV/AIDS, for the period October 1, 2016 through September 30, 2019; (2) establishment of appropriations in the amount of \$746,853; and (3) execution of the grant agreement - Not to exceed \$746,853 - Financing: Competitive Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) administers the Housing Opportunities for Persons with AIDS (HOPWA) program to provide housing for persons with HIV/AIDS. The HOPWA program includes both formula entitlement grants and competitive grants.

The City of Dallas is the grantee for the formula entitlement grant for the Dallas Eligible Metropolitan Statistical Area (covering the City of Dallas and eight surrounding counties) through its Consolidated Plan. For FY 2016-17, the City's annual HOPWA formula entitlement grant is \$6,409,124.

In 2006, the City of Dallas was awarded an FY 2006 HOPWA competitive grant from HUD in the amount of \$721,000, to provide housing placement and rental assistance for ex-offenders with HIV/AIDS through Project Reconnect for the period January 1, 2007 through December 31, 2009. In 2009, the grant was renewed as a permanent supportive housing project for an additional three years through December 31, 2012. In 2012, the grant was renewed a second time with an increase in funding to \$746,853 for an additional three years through December 31, 2015 (subsequently extended to September 30, 2016).

BACKGROUND (Continued)

On April 14, 2016, the Housing/Community Services Department submitted a renewal grant application for FY 2016 HOPWA competitive grant funds to continue the project through September 30, 2019, at level funding. Increased funding was not available in the competition.

Under this grant, the City will pay housing placement costs for new clients and ongoing monthly rental assistance for a total of 35 ex-offenders living with HIV/AIDS. The grant will continue to fund one full-time housing case manager located at the Martin Luther King, Jr. Community Center through Homeless Services Fresh Start Housing Program. There are no matching requirements for the grant.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acceptance of an FY 2012 Housing Opportunities for Persons with AIDS renewal grant for housing placement and rental assistance for ex-offenders living with HIV/AIDS on May 9, 2012, by Resolution No. 12-1258.

Authorized an amendment to the FY 2012 Housing Opportunities for Persons with AIDS renewal grant to extend the term for nine months, on June 17, 2015, by Resolution No. 15-1149.

Information about this item will be provided to the Housing Committee on August 15, 2016.

FISCAL INFORMATION

\$746,853 - Competitive Housing Opportunities for Persons with AIDS Grant Funds

August 24, 2016

WHEREAS, the City's Homeless Services Fresh Start Housing Program offers housing placement and rental assistance to ex-offenders on parole and living with HIV/AIDS through an FY 2016 Housing Opportunities for Persons with AIDS (HOPWA) competitive grant; and

WHEREAS, the Housing/Community Services Department submitted a renewal grant application for FY 2016 HOPWA competitive grant funds to continue providing these services for an additional three years;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to: (1) accept a grant from the U.S. Department of Housing and Urban Development (Grant No. TX-H160005 and CFDA No. 14.241) in the amount of \$746,853, to provide housing placement, rental assistance, and supportive services for ex-offenders on parole with HIV/AIDS, for the period October 1, 2016 through September 30, 2019; (2) establish appropriations in the amount of \$746,853; and (3) execute the grant agreement and all documents required by the grant.

Section 2. That the City Manager is hereby authorized to establish appropriations in Fund F493, Dept. HOU, Unit 1962, in an amount not to exceed \$746,853, according to the attached Schedule.

Section 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund F493, Dept. HOU, Unit 1962, Revenue Source 6506, in an amount not to exceed \$746,853.

Section 4. That the Chief Financial Officer is hereby authorized to disburse grant funds from Fund F493, Dept. HOU, Unit 1962, in an amount not to exceed \$746,853, according to the attached Schedule.

Section 5. That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible. That the City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

August 24, 2016

Section 6. That the City Manager is hereby authorized to make changes to the grant in accordance with HUD regulations, including making non-substantial budget line item changes no greater than 10 percent, and to provide additional information, make adjustments, and take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

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.

SCHEDULE

FY2016 Housing Opportunities for Persons with AIDS (HOPWA) Grant October 1, 2016 through September 30, 2019

Fund F493, Dept HOU, Unit 1962 Revenue Source 6506

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salaries	\$ 152,814
1106	SIP	\$ 4,584
1301	Pensions	\$ 21,898
1303	Life Insurance	\$ 72
1304	Health Insurance	\$ 18,348
1306	FICA	\$ 2,216
1309	Wellness	\$ 72
2110	Supplies	\$ 1,500
2140	Light & Power	\$ 3,750
2160	Fuel Supplies	\$ 1,000
2170	Water & Sewer	\$ 1,000
3050	Communications	\$ 2,230
3099	Miscellaneous Special Services	\$ 21,753
3330	Rents	\$ 521,350
3361	Professional Development	\$ 500
3363	Mileage	\$ 7,200
3851	Pension Bond Debt Service	\$ 13,930
5011	Reimb Fr Other Organization [†]	<u>\$ (27,364)</u>
	Total	\$ 746,853

[†]Amount that may be provided by City as leveraged funds in third year of grant (FY2018-19)

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: August 24, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for the Gateway to Permanent Supportive Housing Program in the amount of \$802,120, to provide project-based rental assistance and case management for single chronically homeless persons and to provide funding for three staff positions to carry out the program for the period October 1, 2016 through September 30, 2017; **(2)** a local cash match in an amount not to exceed \$200,530; **(3)** a Memorandum of Understanding between the City of Dallas and Eban Village to provide an In-Kind Contribution in the amount of \$16,680; and **(4)** execution of the grant agreement - Total not to exceed \$1,019,300 - Financing: U.S. Department of Housing and Urban Development Grant Funds (\$802,120), In-Kind Contribution (\$16,680) and Current Funds (\$200,530) (subject to appropriations)

BACKGROUND

The City of Dallas Housing/Community Services Department will continue using Continuum of Care Grant funds for the Gateway to Permanent Supportive Housing Program (Grant No. TX0236L6T001507 and CFDA No. 14.267) to provide rental assistance and case management to chronically homeless individuals.

Chronically homeless means: (1) a "homeless individual with a disability," as defined in Section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who: (i) lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and (ii) has been homeless and living as described in paragraph (1)(i) of this definition continuously for at least 12 months or on at least four separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;

BACKGROUND (Continued)

(2) an individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or (3) a family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

Also, can be diagnosed with one or more of the following conditions: Substance abuse disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002)), posttraumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability.

Under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, all eligible funding costs accepted must be matched with no less than a 25 percent cash match or In-Kind Contribution. The total match for this grant equals \$217,210 (of which \$200,530 is a cash match and \$16,680 is an In-Kind Contribution). The local match for this grant is included in FY 2015-16 general fund budget as personnel costs. Eban Village has agreed to use the value of office space utilized by Gateway staff as an in-kind contribution for the grant.

Under the grant agreement, the program will pay rent and utilities for 70 chronically homeless persons annually who are high utilizers of public services (emergency rooms, jails, etc). Clients will be housed in one location to better ensure full access to services. Rental payments will be made directly to the apartment complex based on the reasonable rent for the area. Clients are eligible to receive rental assistance permanently depending on the client needs.

The grant agreement allows for 3-Caseworkers (Grade H) and 1-Coordinator (Grade G) to carry out the program according to the grant agreement. The Permanent Supportive Housing Program requires that social or rehabilitative services be provided to all persons for whom rental payments are made. City staff coordinates these services with partnering community agencies through non-financial agreements with the City. Services include case management, drug treatment, medications, psychiatric counseling, legal aid, employment, and training classes. Clients will be referred to the program directly by the homeless assistance center (the Bridge) staff, shelter staff, and self-referral. Upon implementation of the Coordinated Access System by Metro Dallas Homeless Alliance (MDHA), all clients will be assessed through a web-based system and referrals will be electronically submitted to agencies.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

Authorized acceptance of a Permanent Supportive Housing Grant to provide tenant-based rental assistance for single homeless persons on April 25, 2012, by Resolution No. 12-1184.

Authorized acceptance of a Permanent Supportive Housing Grant to provide tenant-based rental assistance for single homeless persons on August 14, 2013, by Resolution No. 13-1293.

Authorized an amendment to the grant agreement between the City of Dallas and HUD to add Eban Village as a project site and approve a Memorandum of Understanding between the City and Eban Village on May 14, 2014, by Resolution No. 14-0750.

Authorized acceptance of a Continuum of Care Permanent Supportive Housing Grant to provide tenant-based rental assistance for single homeless persons on August 13, 2014, by Resolution No. 14-1217.

Authorized acceptance of a Continuum of Care Permanent Supportive Housing Grant to provide tenant-based rental assistance for single homeless persons on August 12, 2015, by Resolution No. 15-1364.

Information about this item will be provided to the Housing Committee on August 15, 2016.

FISCAL INFORMATION

\$802,120 - U.S. Department of Housing and Urban Development Grant Funds

\$200,530 - Current Funds (subject to appropriations)

\$ 16,680 - In-Kind Contribution

August 24, 2016

WHEREAS, there is a need to assist single chronically homeless persons by providing Rental assistance, in conjunction with support services, to break the cycle of homelessness; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides for the distribution of Permanent Supportive Housing Grant funds to assist the homeless with rental assistance; and

WHEREAS, under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, all eligible funding costs accepted must be matched with no less than a 25 percent cash match or In-Kind Contribution; and

WHEREAS, HUD has approved the City of Dallas FY 2014 renewal application for Continuum of Care Grant funds (Gateway to Permanent Supportive Housing) funds totaling \$802,120;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to: **(1)** accept a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for the Gateway to Permanent Supportive Housing Program (Grant No. TX 0236L6T00157 and CFDA No. 14.267) in the amount of \$802,120, to provide project-based rental assistance and case management for single chronically homeless persons and to provide funding for three staff positions to carry out the program for the period October 1, 2016 through September 30, 2017; **(2)** provide a local cash match in an amount not to exceed \$200,530; **(3)** a Memorandum of Understanding between the City of Dallas and Eban Village to provide an In-Kind Contribution in the amount of \$16,680; and **(4)** execute the grant agreement and all documents required by the grant.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund F494, Dept. HOU, Unit 1963, Revenue Source 6506, in an amount not to exceed \$802,120.

Section 3. That the City Manager is hereby authorized to establish appropriations in Fund F494, Dept. HOU, Unit 1963, in an amount not to exceed \$802,120.

Section 4. That the Chief Financial Officer is hereby authorized to disburse grant funds from Fund F494, Dept. HOU, Unit 1963, in an amount not to exceed \$802,120, according to the attached Schedule.

August 24, 2016

Section 5. That the Chief Financial Officer is hereby authorized to disburse a local match from Fund 0001, Dept. HOU, Unit 4308, in an amount not to exceed \$200,530 (subject to appropriations), according to the attached Schedule.

Section 6. That the City Manager is hereby authorized to provide an In-Kind Contribution by Eban Village in the amount \$16,680, according to the attached schedule.

Section 7. That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

Section 8. That the City Manager is hereby authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

Section 9. 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.

SCHEDULE
Continuum of Care
Gateway to Permanent Supportive Housing Grant
Project-Based Rental Assistance
Fund F494, Dept. HOU, Unit 1963, Revenue Source Code 6506
October 1, 2016 through September 30, 2017

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salary	\$ 189,608
1106	Merits	\$ 5,688
1301	Pension	\$ 27,171
1303	Life Insurance	\$ 96
1304	Health Insurance	\$ 24,464
1306	FICA	\$ 2,749
1309	Wellness	\$ 96
3330	Rent	\$ 549,613
3360	Purchased Transportation	\$ <u>2,635</u>
	Total	\$ 802,120

Matching Funds
Cash
Fund 0001, Dept. HOU, Unit 4308

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salary	\$ 153,257
1106	Merits	\$ 4,597
1301	Pension	\$ 21,962
1303	Life Insurance	\$ 72
1304	Health Insurance	\$ 18,348
1306	FICA	\$ 2,222
1309	Wellness	\$ <u>72</u>
	Total	\$ 200,530

In-Kind Contribution

<u>Description</u>	
Eban Village/Miscellaneous Services	<u>\$16,680</u>
Total	\$16,680

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: August 24, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for My Residence Program (Rapid Re-housing) in the amount of \$491,080, to provide tenant-based rental assistance and case management for homeless families and single homeless persons and to provide funding for two staff position to administer the program for the period October 1, 2016 through September 30, 2017; **(2)** a local cash match in an amount not to exceed \$122,770; and **(3)** execution of the grant agreement - Total not to exceed \$613,850 - Financing: U.S. Department of Housing and Urban Development Grant Funds (\$491,080) and Current Funds (\$122,770) (subject to appropriations)

BACKGROUND

Continuum of Care Grant funds for My Residence Program (Rapid Re-housing) (Grant No. TX0085L6T001508 and CFDA No. 14.267) are used to provide rental assistance and case management to homeless families and single homeless individuals. Under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, all eligible funding costs accepted must be matched with no less than a 25 percent cash match or In-Kind Contribution. The total match for this grant equals \$122,770 cash match. Under the grant agreement, the program will pay rent and utilities for thirty-one (31) one-bedroom and six (6) two-bedroom scattered site units. Clients will select the location in which they choose to reside based on their individual needs.

The City of Dallas converted its transitional housing program to a My Residence Program (Rapid Re-housing) model in October 2014 that assists individuals and families who are homeless, move as quickly as possible into permanent housing and achieve stability in that housing through a combination of rental assistance and supportive services. Communities have demonstrated and research has shown that My Residence Program is a valuable strategy for quickly transitioning individuals and families from shelters into permanent housing. Rental payments will be made directly to the apartment complexes based on the reasonable rent for the area.

BACKGROUND (Continued)

Under My Residence Program, rental assistance can be provided on a short-term basis (up to 3 months) or medium (4 to 24 months) dependent on the client's need. Quarterly assessments are conducted on program participants to determine their progress towards meeting their goals of becoming self-sufficient. My Residence Program (Rapid Re-housing) is considered a permanent housing program under HUD guidelines.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of a Transitional Supportive Housing Grant to provide tenant-based rental assistance and case management for homeless families and single homeless persons on April 25, 2012, by Resolution No. 12-1182.

Authorized the acceptance of a Transitional Supportive Housing Grant to provide tenant-based rental assistance and case management homeless families and single homeless persons on April 25, 2012, by Resolution No. 12-1183.

Authorized the acceptance of a Continuum of Care Transitional Supportive Housing Grant to provide tenant-based rental assistance and case management for homeless families and single homeless persons on August 14, 2013, by Resolution No. 13-1297.

Authorized acceptance of a Continuum of Care Rapid Re-Housing Grant to provide tenant-based rental assistance and case management for homeless families and single homeless persons on September 10, 2014, by Resolution No. 14-1459.

Authorized acceptance of a Continuum of Care Rapid Re-Housing Grant to provide tenant-based rental assistance and case management for homeless families and single homeless persons on August 12, 2015, by Resolution No. 15-1363.

FISCAL INFORMATION

\$491,080 - U.S. Department of Housing and Urban Development Grant Funds

\$122,770 - Current Funds (subject to appropriations)

August 24, 2016

WHEREAS, there is a need to assist homeless persons by providing rental assistance in conjunction with support services; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides funds to assist the homeless with rental assistance; and

WHEREAS, under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, all eligible funding costs except leasing cost must be matched with no less than a 25 percent cash or In-Kind Contribution; and

WHEREAS, the total match for this grant equals \$122,770 in cash match; and

WHEREAS, the City of Dallas was awarded \$491,080 to provide rental assistance under My Residence Program to quickly transition homeless individuals and families from shelters into permanent housing; and

WHEREAS, communities have demonstrated and research has shown that Rapid Re-housing is a valuable strategy for quickly transitioning individuals and families from shelters into permanent housing; and

WHEREAS, the City of Dallas is converting its transitional housing program into a Rapid Re-Housing model for permanent housing;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to: (1) accept a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for My Residence Program (Rapid Re-housing) (Grant No. TX0085L6T001508 and CFDA No. 14.267) in the amount of \$491,080, to provide tenant-based rental assistance and case management for homeless families and single homeless persons and to provide funding for two staff position to administer the program for the period October 1, 2016 through September 30, 2017; (2) provide a local match in an amount not to exceed \$122,770; and (3) execute the grant agreement and all documents required by the grant.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund F496, Dept. HOU, Unit 1965, Revenue Source 6506, in an amount not to exceed \$491,080.

August 24, 2016

Section 3. That the City Manager is hereby authorized to establish appropriations in Fund F496, Dept. HOU, Unit 1965, various Object Codes in an amount not to exceed \$491,080, according to the attached Schedule.

Section 4. That the Chief Financial Officer is hereby authorized to disburse grant funds from Fund F496, Dept. HOU, Unit 1965 in an amount not to exceed \$491,080, according to the attached Schedule.

Section 5. That the Chief Financial Officer is hereby authorized to disburse a local match from Fund 0001, Dept. HOU, Unit 4308, in an amount not to exceed \$122,770 (subject to Appropriations), according to the attached Schedule.

Section 6. That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible That the City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

Section 7. That the City Manager is hereby authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

Section 8. 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.

SCHEDULE

**Continuum of Care Grant
My Residence Program
Tenant-Based Rental Assistance
Fund F496, Dept. HOU, Unit 1965, Revenue Source Code 6506
October 1, 2016 through September 30, 2017**

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salary	\$118,683
1106	Merits	\$ 2,719
1203	SIP	\$ 1,200
1301	Pension	\$ 17,179
1303	Life Insurance	\$ 48
1304	Health Insurance	\$ 12,334
1306	FICA	\$ 1,738
1309	Wellness Program	\$ 50
3330	Rents	<u>\$ 337,129</u>
	Total	\$491,080

**Matching Funds
Cash
Fund 0001, Dept. HOU, Unit 4308**

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salary	\$90,647
1106	Merits	\$ 2,719
1206	SIP	\$ 2,304
1301	Pension	\$13,320
1303	Benefits	\$ 48
1304	Health Insurance	\$12,334
1306	FICA	1,348
1309	Wellness Program	<u>\$ 50</u>
	Total	\$122,770

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: August 24, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize (1) the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for the Shelter Plus Care Program through the Operation Relief Center, Inc. in the amount of \$101,408, to provide sponsor-based rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2016 through September 30, 2017; (2) a contract between the City of Dallas and Operation Relief Center, Inc. to provide sponsor-based rental assistance to homeless veterans with disabilities and an In-Kind Contribution in the amount of \$25,352 as match; and (3) execution of the grant agreement - Not to exceed \$101,408 - Financing: U.S. Department of Housing and Urban Development Grant Funds

BACKGROUND

The City of Dallas Housing/Community Services Department will continue using Continuum of Care Grant funds for Shelter Plus Care (Permanent Supportive Housing) to provide housing to homeless veterans. As grantee, the City of Dallas has applied for and has been awarded Continuum of Care Shelter Plus Care Grants for the past sixteen years, for sponsored-based rental assistance to provide housing assistance to homeless veterans with disabilities who are disabled by chronic mental illness and/or substance abuse.

Accordingly, the City of Dallas and the U.S. Department of Housing and Urban Development (HUD) entered into an agreement dated October 1, 2000 for rental assistance, and subsequently sub-contracted to Operation Relief Center, Inc. (ORC). ORC is a 501(c) (3) nonprofit, community-based organization that evolved from the social outreach program. The Center is located at 1811 South Boulevard. The agency was incorporated in 1991 and has been providing services to the needy for the past 24 years.

BACKGROUND (Continued)

Under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, all eligible funding costs except leasing must be matched with no less than a 25 percent cash match or In-Kind Contribution. The total match for this grant equals \$25,352. ORC will provide \$25,352 In-Kind Contribution as match for the grant.

Under the grant agreement, the program will provide full or partial rental payments for ten veterans. Rental payments will be made at the reasonable rate for the area. Clients with income are required to pay 30% of their adjusted income for rent.

The Permanent Supportive Housing Program requires that social or rehabilitative services be provided to all persons for whom rental payments are made. These services are provided by community agencies and Veterans Administration.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of grant funds to provide sponsor-based rental assistance for homeless veterans with disabilities on April 25, 2012, by Resolution No. 12-1180.

Authorized the acceptance of grant funds to provide sponsor-based rental assistance for homeless veterans with disabilities on August 14, 2013, by Resolution No. 13-1295.

Authorized the acceptance of Continuum of Care funds to provide sponsor-based rental assistance for homeless veterans with disabilities on September 10, 2014, by Resolution No. 14-1458.

Authorized the acceptance of grant funds to provide sponsor-based rental assistance for homeless veterans with disabilities on August 12, 2015, by Resolution No. 15-1362.

Information about this item will be provided to the Housing Committee on August 15, 2016.

FISCAL INFORMATION

\$101,408 - U.S. Department of Housing and Urban Development Grant Funds
\$ 25,352 - In-Kind Contribution (Provided by Agency)

August 24, 2016

WHEREAS, there is a need to assist homeless veterans by providing sponsor-based rental assistance, in conjunction with support services; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides Continuum of Care Shelter Plus Care Grant funds to assist veterans with sponsor-based rental assistance; and

WHEREAS, under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, all eligible funding costs accepted must be matched with no less than a 25 percent cash match or In-Kind Contribution; and

WHEREAS, the total match required for this grant is \$25,352, and Operation Relief Center, Inc. will provide an In-Kind Contribution totaling \$25,352; and

WHEREAS, HUD approved the City of Dallas' renewal application for Continuum of Care Shelter Plus Care Grant totaling \$101,408; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to: **(1)** accept a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for the Shelter Plus Care Program through the Operation Care Relief Center, Inc. (Grant No. TX0050L6T001508 and CFDA No. 14.267) in the amount of \$101,408, to provide sponsor-based rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2016 through September 30, 2017; **(2)** approve a contract between the City of Dallas and Operation Relief Center, Inc. to provide sponsor-based rental assistance to homeless veterans with disabilities and an In-Kind Contribution in the amount of \$25,352 as match; and **(3)** execute the grant agreement and all documents required by the grant.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund F498, Dept. HOU, Unit 1967, Revenue Source Code 6506, in an amount not to exceed \$101,408.

Section 3. That the City Manager is hereby authorized to establish appropriations in Fund F498, Dept. HOU, Unit 1967, Object Code 3099, in an amount not to exceed \$101,408.

Section 4. That the Chief Financial Officer is hereby authorized to disburse grant funds from Fund F498, Dept. HOU, Unit 1967, Object Code 3099, Encumbrance No. MASC-ORC1967-FY17, in an amount not to exceed \$101,408.

August 24, 2016

Section 5. That the City Manager is hereby authorized to provide an In-Kind Contribution by Operation Relief Center, Inc. in the amount of \$25,352 as the required match.

Section 6. That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

Section 7. That the City Manager is hereby authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

Section 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: August 24, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize (1) the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for the Shelter Plus Care Program (Permanent Supportive Housing) in the amount of \$1,540,810, to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities for the period October 1, 2016 through September 30, 2017; (2) a local cash match in the amount of \$385,203; (3) a Memorandum of Understanding between the City of Dallas and AIDS Arms, Inc. to provide an In-Kind Contribution in the amount of \$74,960; (4) a Memorandum of Understanding between the City of Dallas and Metrocare Services to provide an In-Kind Contribution in the amount of \$74,990; (5) a Memorandum of Understanding between the City of Dallas and ABC Behavioral Health to provide an In-Kind Contribution in the amount of \$41,250; and (6) execution of the grant agreement - Total not to exceed \$2,117,213 - Financing: U.S. Department of Housing and Urban Development Grant Funds (\$1,540,810), In-Kind Contribution (\$191,200) and Current Funds (\$385,203) (subject to appropriations)

BACKGROUND

Continuum of Care Grant funds for Shelter Plus Care (Permanent Supportive Housing) (Grant No. TX0072L6T001508 and CFDA No. 14.267) are used to provide rental assistance to hard-to-serve homeless persons with disabilities and their families. This includes homeless persons who are seriously mentally ill, have chronic problems with alcohol, drugs or both or have AIDS and related diseases.

Under the grant agreement, the program will provide full or partial rental payments for 150 clients. Clients will select the site in which they choose to reside based on their individual needs. Rental payments will be made at the reasonable rate for the area. Clients with income are required to pay 30% of their adjusted annual income for rent or 10% of the family's monthly income whichever is greater. If the family is receiving welfare assistance and portions of the welfare assistance is adjusted for housing costs, the portion of the payment designated for housing costs.

BACKGROUND (Continued)

Under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, all eligible funding costs accepted must be matched with no less than a 25 percent cash match or In-Kind Contribution. The total match for this grant equals \$576,403 (of which \$385,203 is cash match and \$191,200 In-Kind Contribution).

The Shelter Plus Care program requires that social or rehabilitative services be provided to all persons for whom rental payments are made. These services are provided by community agencies, through non-financial agreements with the City, and direct service delivery by city caseworkers. These services include case management, drug treatment, medication, psychiatric counseling, legal aid, employment, AIDS related services, and training classes. ABC Behavioral Health and Metrocare Services have agreed to provide mental health services and medications as in-kind matches under the grant. AIDS Arms, Inc. has agreed to provide care coordination, case management and outpatient medical care under the grant.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the consolidation of the Shelter Plus Care I and Shelter Plus Care II grant agreements into one grant on October 8, 2013, by Resolution No. 13-1790.

Authorized the acceptance of Continuum of Care Grant funds to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities on August 13, 2014, by Resolution No. 14-1216.

Authorized the an amendment to the FY 2013 Continuum of Care Grant Agreement with the U.S. Department of Housing and Urban Development for the Shelter Plus Care Grant to provide tenant-based rental assistance for permanent housing and supportive services for homeless person with disabilities, to create a new budget line item for Supportive Services; and establishment of a new Casework II position funded by the grant on February 11, 2015, by Resolution No. 15-0275.

Authorized the acceptance of Continuum of Care Grant funds to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities on August 12, 2015, by Resolution No. 15-1365.

Authorized an amendment to Resolution No. 15-1365, to provide tenant-based rental assistance for permanent housing and supportive services for homeless person with disabilities on October 14, 2015, by Resolution No. 15-1873.

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

Authorized the acceptance of Continuum of Care Grant funds to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities on August 14, 2013, by Resolution No. 13-1294.

Authorized the acceptance of Shelter Plus Care Grant funds to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities on April 25, 2012, by Resolution No. 12-1181.

FISCAL INFORMATION

\$1,540,810 - U.S. Department of Housing and Urban Development Grant Funds

\$ 385,203 - Current Funds (subject to appropriations)

\$ 191,200 - In-Kind Contribution

August 24, 2016

WHEREAS, there is a need to assist homeless persons by providing rental assistance, in conjunction with support services; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides Shelter Plus Care Grant funds to assist the homeless with rental assistance; and

WHEREAS, under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, all eligible funding costs accepted must be matched with no less than a 25 percent cash match or In-Kind Contribution; and

WHEREAS, HUD approved the City of Dallas' renewal application for the FY 2015 Continuum of Care Grant (Shelter Plus Care) totaling \$1,540,810;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to: **(1)** accept a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for the Shelter Plus Care Program (Permanent Supportive Housing) (Grant No. TX0072L6T001508 and CFDA No. 14.267) in the amount of \$1,540,810, to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities for the period October 1, 2016 through September 30, 2017; **(2)** provide a local cash match in the amount of \$385,203; **(3)** a Memorandum of Understanding between the City of Dallas and AIDS Arms, Inc. to provide an In-Kind Contribution in the amount of \$74,960; **(4)** a Memorandum of Understanding between the City of Dallas and Metrocare Services to provide an In-Kind Contribution in the amount of \$74,990; **(5)** a Memorandum of Understanding between the City of Dallas and ABC Behavioral Health to provide an In-Kind Contribution in the amount of \$41,250; and **(6)** execute the grant agreement and all documents required by the grant.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund F497, Dept. HOU, Unit 1966, Revenue Source 6506, in an amount not to exceed \$1,540,810.

Section 3. That the City Manager is hereby authorized to establish appropriations in Fund F497, Dept. HOU, Unit 1966, in an amount not to exceed \$1,540,810.

Section 4. That the Chief Financial Officer is hereby authorized to disburse grant funds from Fund F497, Dept. HOU, Unit 1966, in an amount not to exceed \$1,540,810, according to the attached Schedule.

August 24, 2016

Section 5. That the Chief Financial Officer is hereby authorized to disburse a local match from Fund 0001, Dept. HOU, Unit 4308, in an amount not to exceed \$385,203 (subject to appropriations), according to the attached Schedule.

Section 6. That the City Manager is hereby authorized to provide an In-Kind Contribution in the amount of \$191,200, according to the attached schedule.

Section 7. That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible. That the City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

Section 8. That the City Manager be authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

Section 9. 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.

SCHEDULE
Continuum of Care
Shelter Plus Care (Permanent Supportive Housing)
Tenant-Based Rental Assistance
Fund F497, Dept. HOU, Unit 1966, Revenue Source Code 6506
October 1, 2016 through September 30, 2017

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salary	\$ 124,424
1301	Pension	\$ 17,830
1303	Benefits	\$ 48
1304	Health Insurance	\$ 12,334
1306	FICA	\$ 1,804
1309	Wellness Program	\$ 50
3330	Rent	<u>\$ 1,384,320</u>
	Total	\$ 1,540,810

Matching Funds
Cash Match
Fund 0001, Dept. HOU, Unit 4308

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salary	<u>\$385,203</u>
	Total	\$385,203

In-Kind Contributions

<u>Description</u>	<u>Amount</u>
AIDS Arms, Inc. /Miscellaneous Services	\$ 74,960
Metrocare Services/Miscellaneous Services	\$ 74,990
ABC Behavioral Health/Miscellaneous Services	<u>\$ 41,250</u>
Total	\$191,200

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 24, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

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

MAPSCO: N/A

SUBJECT

Authorize a contract with the Texas Department of State Health Services, Office of Title V and Family Health, Division for Family and Community Health Services and the City of Dallas Women, Infants and Children Program to continue the Lactation Resource and Training Center Strategic Expansion Program for the period September 1, 2016 through August 31, 2017 - Not to exceed \$260,000 - Financing: Department of State Health Services Grant Funds

BACKGROUND

Since 2010, the Department of State Health Services (DSHS) funded the Dallas Lactation Care Center through a grant contract with the City of Dallas Women, Infants and Children Program (WIC) Program. The Dallas Lactation Care Center is a specialty walk-in clinic located in the heart of the Dallas Medical District. The staff includes a Registered Nurse, Internationally Board Certified Lactation Consultants (IBCLC) and Senior Breastfeeding Peer Counselors who provide comprehensive breastfeeding support and assistance to mothers currently enrolled in the WIC Program. The Dallas Lactation Care Center also serves as a training center for students and resident physicians who want to expand their knowledge in the field of lactation. In 2014, the Dallas Lactation Care Center received the IBCLC Care Award which is recognition by the International Board of Lactation Consultant Examiners (IBCLE) and International Lactation Consultant Association (ILCA) for excellence in lactation care.

BACKGROUND (Continued)

The Lactation Resource Training Center Strategic Expansion Program through the Dallas Lactation Care Center shall provide population-based public health services and implement strategies that will increase accessibility, quality and coordination of breastfeeding support services in the contractor's service delivery area. The services provided under this contract complement and expand upon the services by the Contractor under the DSHS contract, Special Provision No. 9, by which the DSHS WIC Program pays Contractor to act as: (1) a lactation resource center for the Special Supplemental Nutrition Program for (WIC) mothers with breastfeeding problems, (2) a training center for WIC local agency staff and other health providers to receive clinical experience working with breastfeeding mothers, and (3) a statewide Breastfeeding Resource Center for health providers to utilize for information and assistance when working with pregnant and breastfeeding women.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an amendment to Resolution No. 15-0272 with the Department of State Health Services, Office of Title V and Family Health, Division for Family and Community Health Services and the City of Dallas Women, Infants and Children Program for the development and implementation of a Lactation Resource and Training Center Strategic Expansion Program to revise the contract term and Schedule A on June 10, 2015, by Resolution No. 15-1053.

Authorized a contract for the City of Dallas WIC Program to develop and implement the Lactation Resource and Training Center Strategic Expansion Program for FY 2015-16 on February 11, 2015, by Resolution No. 15-0272.

FISCAL INFORMATION

\$260,000 - Department of State Health Services Grant Funds

August 24, 2016

WHEREAS, the Department of State Health Services Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) has awarded \$260,000 to the City of Dallas WIC Program for fiscal year 2016-17; and

WHEREAS, there are funds available to continue expanded population-based lactation promotion and support activities through the Dallas Lactation Care Center administered by City of Dallas WIC Program, and funded through the Department of State Health Services;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute a contract with the Texas Department of State Health Services, Office of Title V and Family Health, Division for Family and Community Health Services, for the City of Dallas Women, Infants and Children Program to continue the Lactation Resource and Training Center Expansion Program for the period September 1, 2016 through August 31, 2017, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds from the Texas Department of State Health Services in Fund S307, Dept. HOU, Unit 1958, Revenue Source 6509, in an amount not to exceed \$260,000.

Section 3. That the City Manager is hereby authorized to establish appropriations in Fund S307, Dept. HOU, Unit 1958, using specified Object Codes according to the attached Schedule, in an amount not to exceed \$260,000.

Section 4. That the Chief Financial Officer is hereby authorized to disburse grant funds from the Texas Department of State Health Services in Fund S307, Dept. HOU, Unit 1958, using specified Object Codes according to the attached Schedule, in an amount not to exceed \$260,000.

Section 5. That the City Manager is hereby authorized to reimburse to the Texas Department of State Health Services any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

August 24, 2016

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.

SCHEDULE

**Department of State Health Services
Office of Title V and Family Health, Division for Family and Community Health
Services
and the City of Dallas Women, Infants and Children Program
Lactation Resource and Training Center Strategic Expansion Program
September 1, 2016 through August 31, 2017**

Fund F491, Dept. HOU, Unit 1958, Revenue Source 6509

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1101	Salaries	\$143,520
1301	Pension	\$ 20,566
1303	Life Insurance	\$ 72
1304	Health Insurance	\$ 18,501
1306	FICA (Medicare Only)	\$ 2,081
1309	Wellness Program	\$ 75
2140	Light & Power (10%)	\$ 480
2200	Chemical/Med/Surgical	\$ 58,010
3091	Custodial Services (10%)	\$ 708
3099	Miscellaneous Special Services	\$ 156
3330	Rent (15%)	\$ 11,452
3361	Professional Development	\$ <u>4,379</u>
	Total	\$ 260,000

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 24, 2016
COUNCIL DISTRICT(S): 2, 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46L M 47J N 56C

SUBJECT

Authorize a public hearing to be held on September 28, 2016 to receive comments on the proposed sale of six unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to East Dallas Community Organization, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

BACKGROUND

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

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

BACKGROUND (continued)

East Dallas Community Organization, (EDCO), submitted a proposal to construct six (6) single-family homes containing approximately 1,221 to 1,500 square feet on the six (6) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price of approximately \$120,500 to \$138,800 with construction to begin in April 2017.

This item calls for a public hearing on September 28, 2016, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the six (6) unimproved properties to EDCO. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to EDCO by quitclaim deeds and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Information about this item will be provided to the Housing Committee on August 15, 2016.

FISCAL INFORMATION

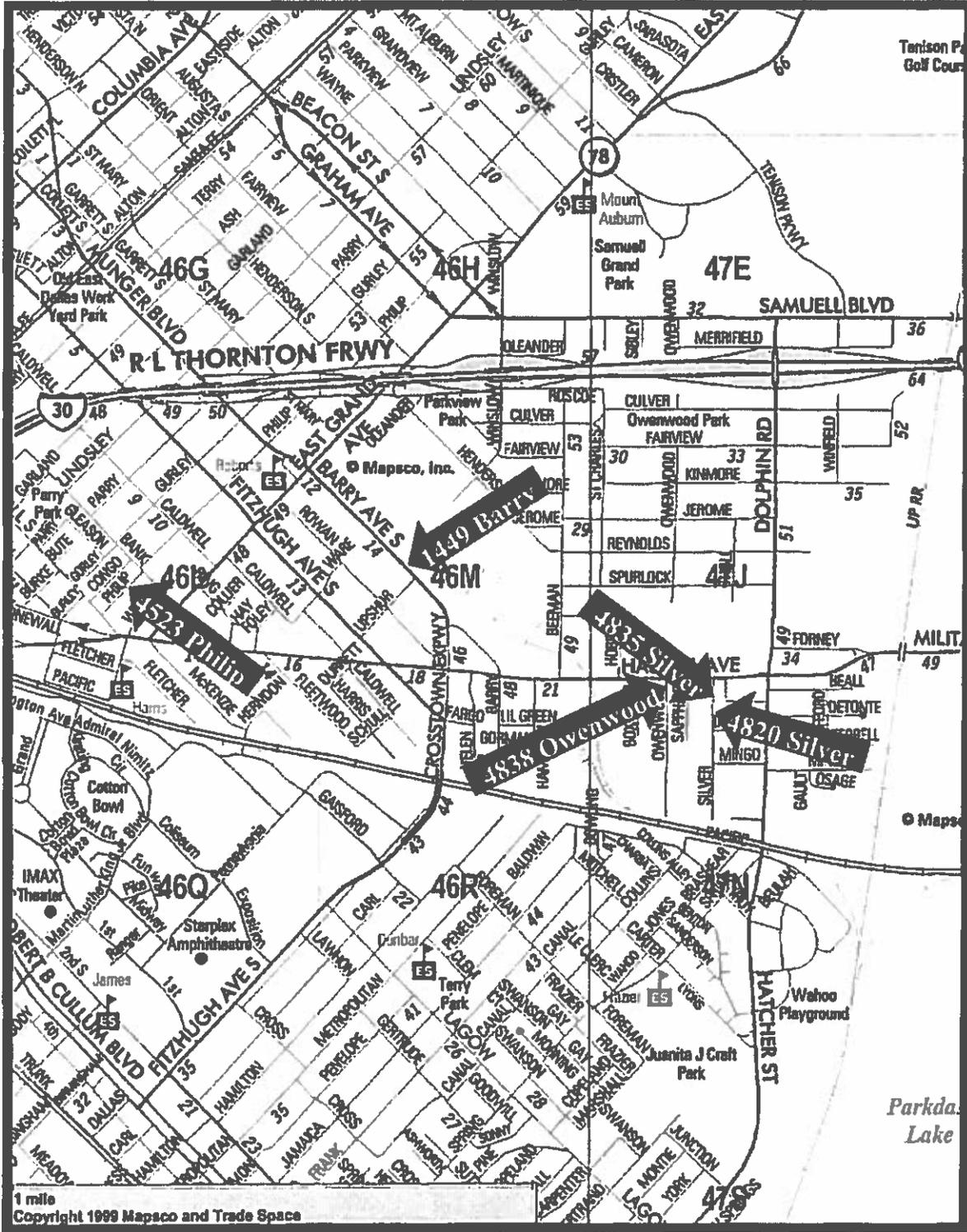
No cost consideration to the City

MAPS

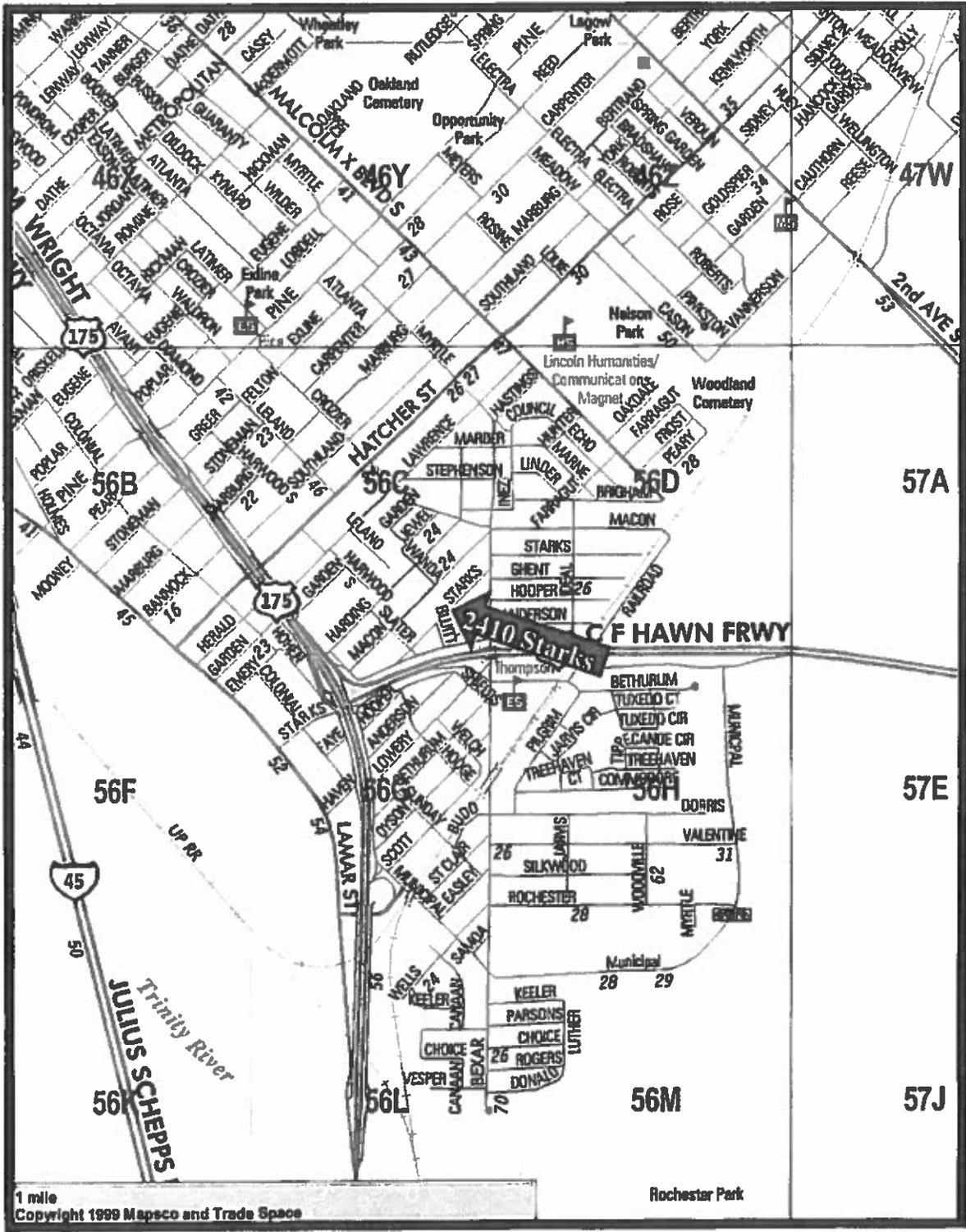
Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>	<u>Council District</u>
1.	1449 Barry	East Dallas Community Organization	46M	\$8,650	\$1,192.85	V	MF-2(A)	2
2.	4523 Philip	East Dallas Community Organization	46L	\$4,450	\$1,000.00	V	CH	2
3.	4635 Silver	East Dallas Community Organization	47J	\$6,190	\$1,000.00	V	R-5(A)	7
4.	4820 Silver	East Dallas Community Organization	47J	\$5,850	\$1,000.00	V	R-5(A)	7
5.	2410 Starks	East Dallas Community Organization	56C	\$4,000	\$1,000.00	V	PD-595	7
6.	4838 Owenwood	East Dallas Community Organization	47J	\$7,510	\$1,000.00	V	R-5(A)	7



MAPSCO 46L, 46M, 47J



1 mile
 Copyright 1989 Mapco and Trade Space

Rochester Park

MAPSCO 56C

August 24, 2016

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

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

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

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

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

WHEREAS, East Dallas Community Organization, (EDCO) submitted a proposal to construct six (6) single-family homes containing approximately 1,221 to 1,500 square feet on the six (6) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto, for purchase by low to moderate income homebuyers at a proposed sales price from approximately \$120,500 to \$138,800 with construction to begin in April 2017; and

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

NOW, THEREFORE,

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

August 24, 2016

Section 1. That the public hearing shall be held at 1:00 p.m. on September 28, 2016 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deeds of six (6) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to EDCO, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

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

EXHIBIT "A"

LAND TRANSFER PROPERTIES					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
1	1449 Barry SE Part Lot 28, D Rowans Addition Block 1454	East Dallas Community Development (EDCO)	1	\$1,192.85	
2	4523 Philip Lot 7, Camoll Avenue Heights Addition Block B/1403	East Dallas Community Development (EDCO)	1	\$1,000.00	
3	4635 Silver Lot 9, White Rock Heights Addition Block F/2625	East Dallas Community Development (EDCO)	1	\$1,000.00	
4	4820 Silver Lot 8, White Rock Heights Addition Block B/2623	East Dallas Community Development (EDCO)	1	\$1,000.00	
5	2410 Starks Lots 6 & 7, Lincoln Manor Addition Block 2/2539	East Dallas Community Development (EDCO)	1	\$1,000.00	
6	4838 Owenwood Lot 10, Sapphire Addition Block 2619	East Dallas Community Development (EDCO)	1	\$1,000.00	
TOTAL				\$6,192.85	

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: August 24, 2016
COUNCIL DISTRICT(S): 1, 2, 5, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 34L 43G 53M 56C 59H 68C

SUBJECT

Authorize on-site reconstruction of six homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4102 Baker Avenue in the amount of \$103,000; 10904 Oakview Drive in the amount of \$103,000; 2447 Brandon Street in the amount of \$103,000; 931 Lawton Drive in the amount of \$103,000; 6615 Lockheed Avenue in the amount of \$103,000; and 2612 Stephenson Street in the amount of \$103,000 - Total not to exceed \$618,000 - Financing: 2015-16 Community Development Block Grant Funds

BACKGROUND

The homeowners and the properties herein described are eligible for Reconstruction Program loans. The homeowners are below 80% AMFI and their names, ages and property addresses are as follows: Rita M. Sauseda, a female, 81 years old, residing at 4102 Baker Avenue; Paschal Eugene Dale & Linda K. Dale, an elderly couple, 66 & 64 years old, residing at 10904 Oakview Drive; Irene Palomine, a disabled female, 60 years old, residing at 2447 Brandon Street; Nerea Zamora, a female, 75 years old, residing at 931 Lawton Drive; Edwine L. Howard, a male, 91 years old, residing at 6615 Lockheed Avenue; and Ethel Alexander, a female, 74 years old, residing at 2612 Stephenson Street.

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

BACKGROUND (Continued)

This action provides the authority to proceed with on-site reconstruction of six (6) single-family homes. Homeowners are allowed to select their builder from a certified list of contractors. The City provides the financing for the complete demolition and reconstruction for eligible homeowners. A lien and deed restrictions are placed on the home for twenty (20) years to ensure occupancy.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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

Information about this item will be provided to the Housing Committee on August 15, 2016.

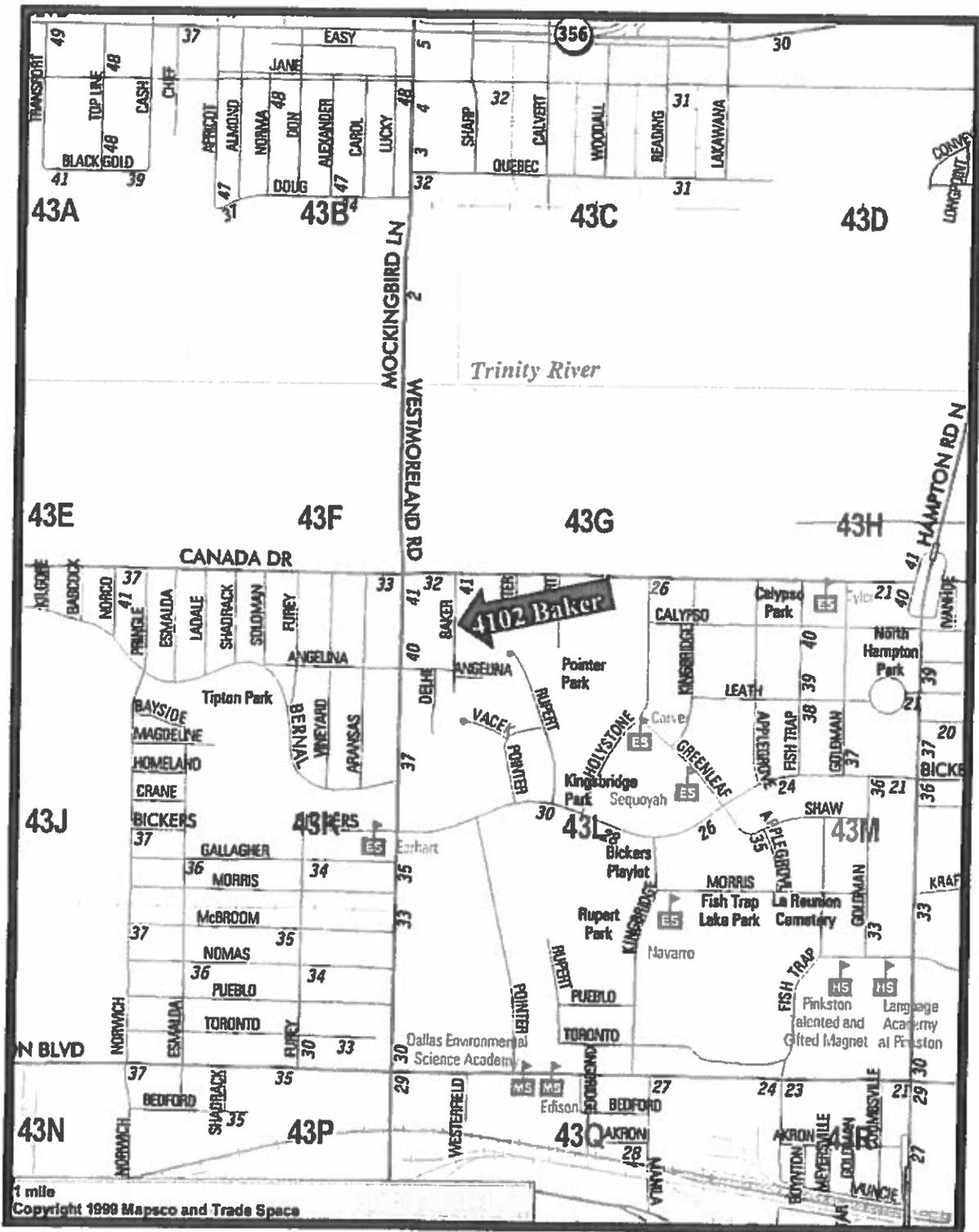
FISCAL INFORMATION

2015-16 Community Development Block Grant Funds - \$618,000

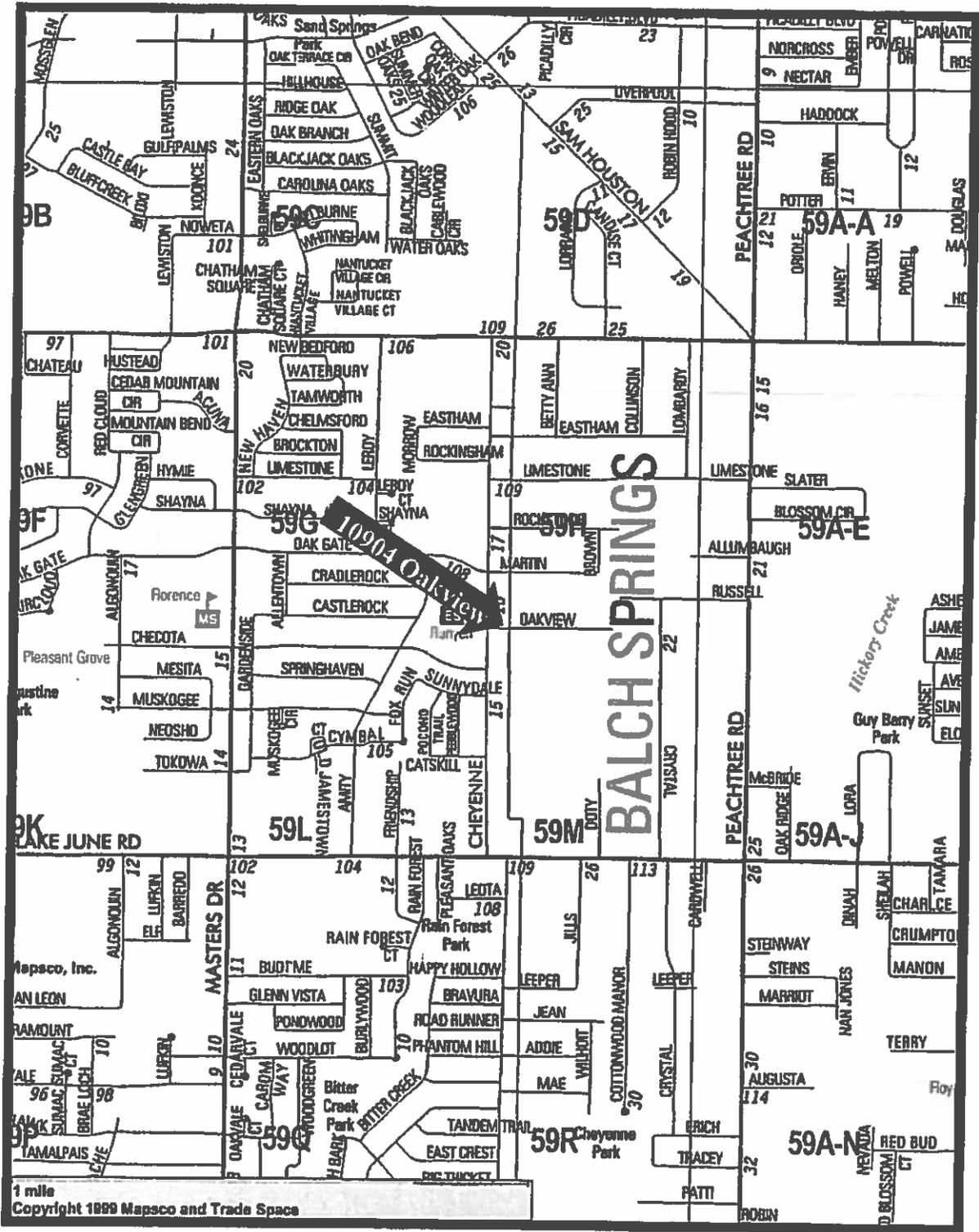
<u>Council District</u>	<u>Amount</u>
1	\$103,000
2	\$103,000
5	\$103,000
6	\$103,000
7	\$103,000
8	<u>\$103,000</u>
Total	\$618,000

MAPS

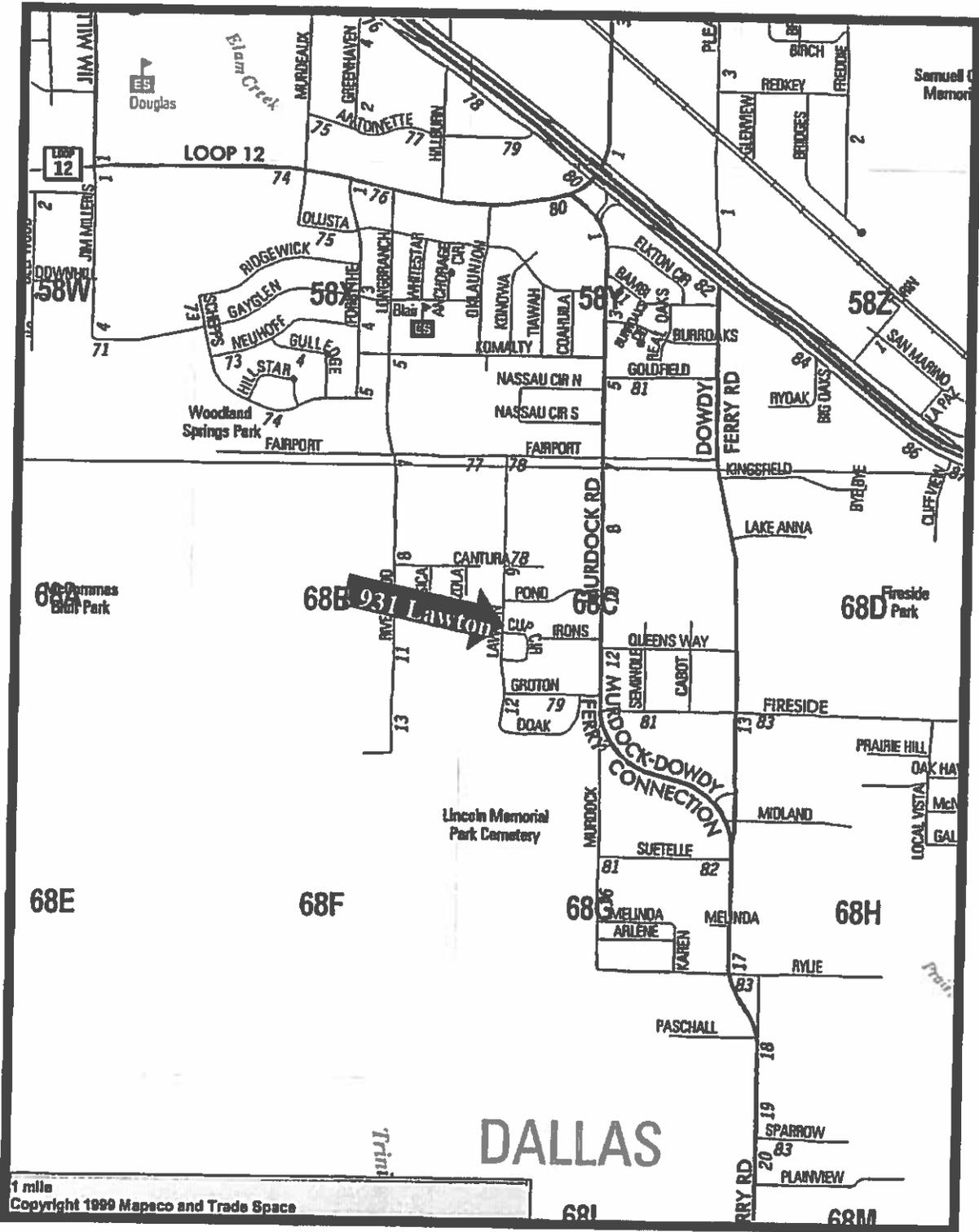
Attached



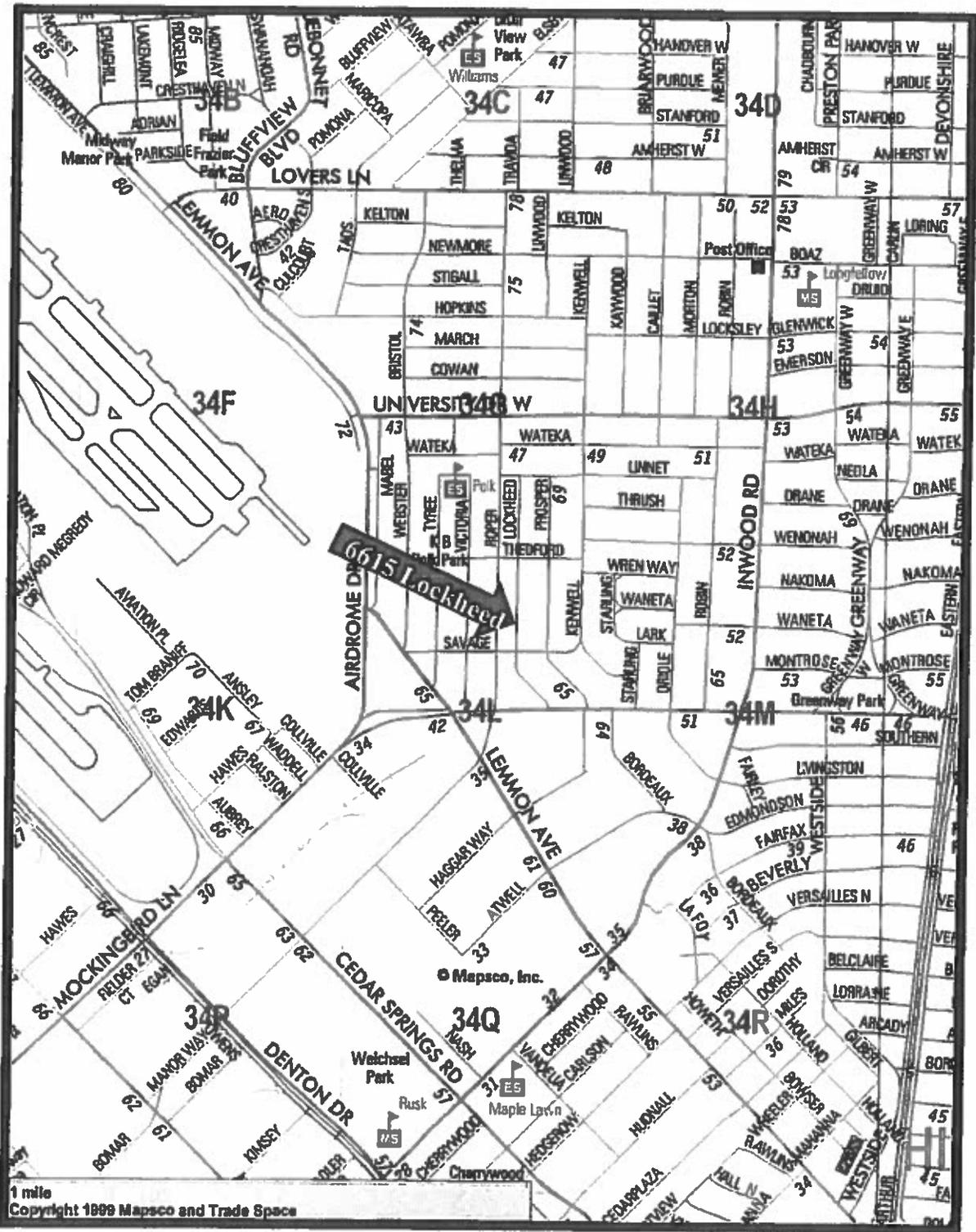
MAPSCO 43G



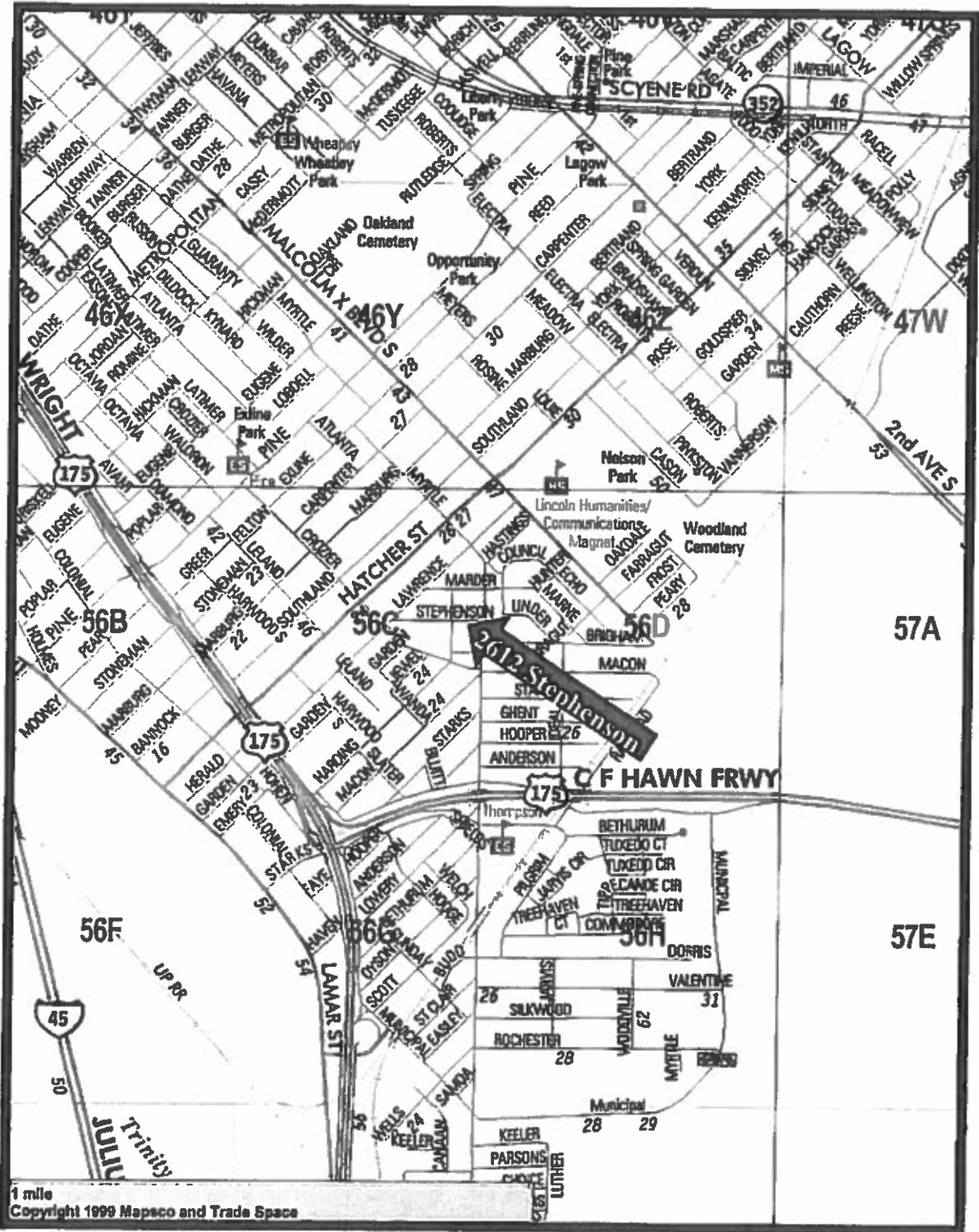
MAPSCO 59H



MAPSCO 68C



MAPSCO 34L



1 mile
Copyright 1993 Mapsco and Trade Space

MAPSCO 56C

August 24, 2016

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

WHEREAS, the homeowners at the addresses herein described have made applications to the Home Repair Program: Rita M. Sauseda at 4102 Baker Avenue; Paschal Eugene Dale & Linda K. Dale at 10904 Oakview Drive; Irene Palomine at 2447 Brandon Street; Nerea Zamora at 931 Lawton Drive; Edwine L. Howard at 6615 Lockheed Avenue; and Ethel Alexander at 2612 Stephenson Street; and

WHEREAS, all three conditions outlined in the Reconstruction Program Statement for on-site reconstruction of the homes were met for the property owners: Rita M. Sauseda; Paschal Eugene Dale & Linda K. Dale; Irene Palomine; Nerea Zamora; Edwine L. Howard; and Ethel Alexander;

NOW, THEREFORE,

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

Section 1. That the City Manager, can approve the on-site reconstruction of six homes in accordance with the requirements of the Reconstruction Program Statement for properties for: Rita M. Sauseda at 4102 Baker Avenue; Paschal Eugene Dale & Linda K. Dale at 10904 Oakview Drive; Irene Palomine at 2447 Brandon Street; Nerea Zamora 931 Lawton Drive; Edwine L. Howard at 6615 Lockheed Avenue; and Ethel Alexander at 2612 Stephenson Street.

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

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

Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HJ219 (\$103,000)
Vendor # VC14284 - Opportunity Construction LLC - 4102 Baker Avenue

Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HJ220 (\$103,000)
Vendor # VC14284 - Opportunity Construction LLC - 10904 Oakview Drive

Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HJ221 (\$103,000)
Vendor # VC14284 - Opportunity Construction LLC - 2447 Brandon Street

Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HJ222 (\$103,000)
Vendor # VC14284 - Opportunity Construction LLC - 931 Lawton Drive

August 24, 2016

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

Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HJ223 (\$103,000)
Vendor # VC14284 - Opportunity Construction LLC - 6615 Lockheed Avenue

Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HJ224 (\$103,000)
Vendor # VC15884 - Bethel Enterprise Inc. - 2612 Stephenson Street

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

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

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: August 24, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55S

SUBJECT

Authorize an amendment to Resolution No. 15-1586, previously approved on August 26, 2015, to change the awarded reconstruction contractor of one home located at 2507 Harlandale Avenue from Nickerson Construction Company to Weldon Harris DBA Weldon's Interprises - Total not to exceed \$103,000 - Financing: 2009-10 HOME Investment Partnership Program Grant Funds (\$7,927); 2011-12 HOME Investment Partnership Program Grant Funds (\$99); 2012-13 HOME Investment Partnership Program Grant Funds (\$94,974)

BACKGROUND

The homeowner and property herein described is eligible and qualified for the Reconstruction Program loan. The homeowner is at 80% or below Area Median Family Income: Sharon Beard, a 56 years old female, residing at 2507 Harlandale Avenue.

On September 22, 2010, City Council authorized 10% of funds to be used to assist persons younger than 62 years of age, or without a disability, and still meeting all other loan criteria. The homeowner, Sharon Beard, a 56 year old female, residing at 2507 Harlandale Avenue, has been found eligible for the Reconstruction Program.

Sharon Beard originally selected Nickerson Construction Company to rebuild her home but requested that another contractor be assigned, because the contractor is unable to build her home at this time due to medical reasons.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 26, 2015, City Council authorized an on-site reconstruction for the property located at 2507 Harlandale Avenue in the amount of \$103,000 by, Resolution No. 15-1586.

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

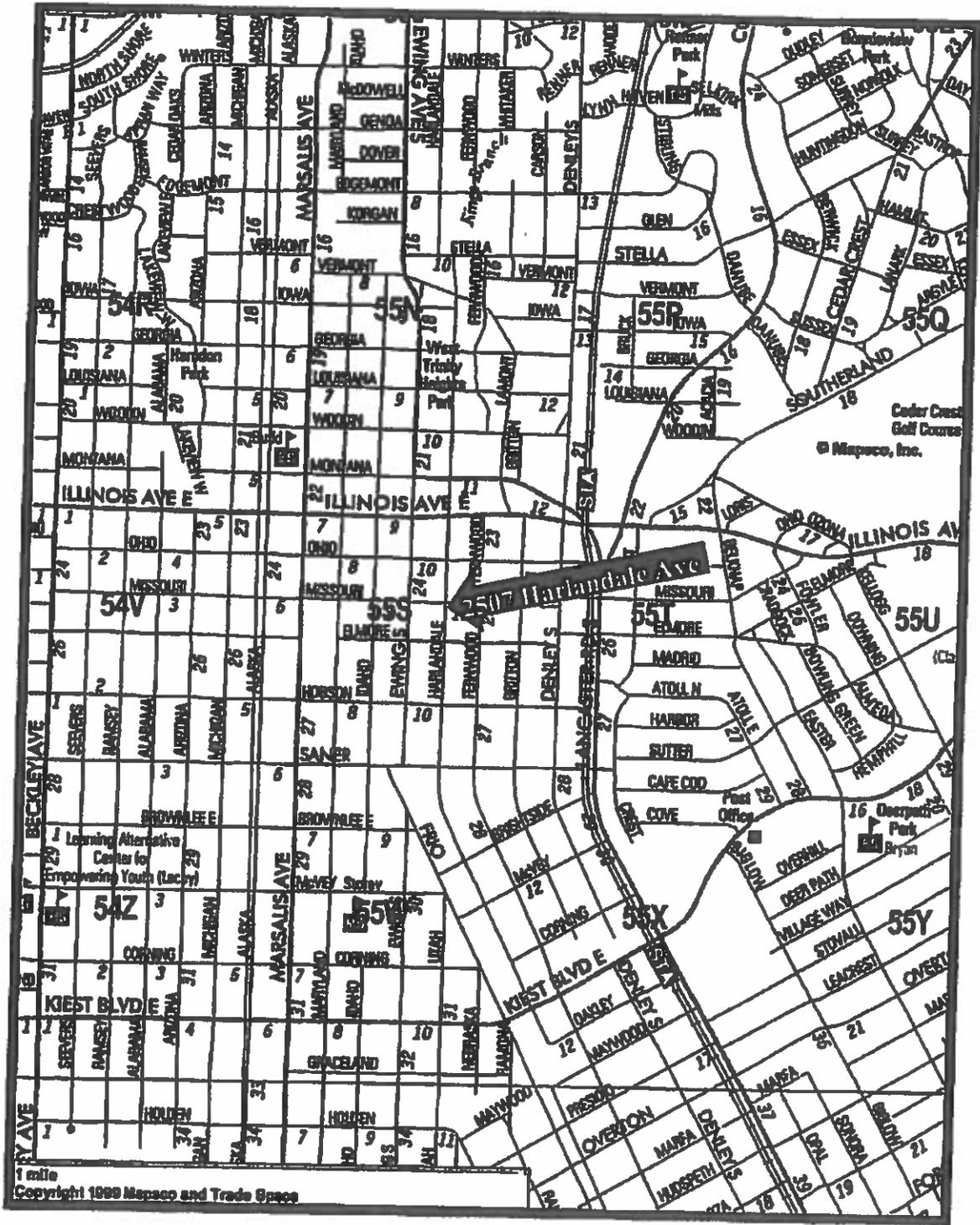
Information about this item will be provided to the Housing Committee on August 15, 2016.

FISCAL INFORMATION

2009-10 HOME Investment Partnership Program Grant Funds - \$7,927
2011-12 HOME Investment Partnership Program Grant Funds - \$99
2012-13 HOME Investment Partnership Program Grant Funds - \$94,974

MAP

Attached



MAPSCO 55S

August 24, 2016

WHEREAS, on August 26, 2015, City Council authorized an on-site reconstruction for the property located at 2507 Harlandale Avenue in the amount of \$103,000 by, Resolution No. 15-1586; and

WHEREAS, on June 9, 2016, Sharon Beard requested a contractor change to rebuild her home located at 2507 Harlandale Avenue;

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to change the awarded reconstruction contractor of one home located at 2507 Harlandale Avenue from Nickerson Construction Company to Weldon Harris DBA Weldon's Interprises.

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

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

Fund HM09, Dept HOU, Unit 663B, Object Code 3100, CT HOU633BJ218 (\$7,927)
Fund HM11, Dept HOU, Unit 744D, Object Code 3100, CT HOU633BJ218 (\$99)
Fund HM12, Dept HOU, Unit 896E, Object Code 3100, CT HOU633BJ218 (\$94,974)
~~Vendor # VC14424 - Nickerson Construction Company - 2507 Harlandale Avenue~~
Vendor # VS91045 - Weldon Harris DBA Weldon's Interprises - 2507 Harlandale Avenue

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 24, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55B

SUBJECT

Authorize an amendment to Resolution No.15-1988 approved on October 28, 2015 for a housing development loan to Dallas Housing Acquisition and Development Corporation for construction of ten single family homes located on scattered sites in the Bottom Neighborhood to **(1)** increase the loan amount from \$1,500,000 to \$2,300,000; **(2)** increase the number of homes to be constructed from 10 to 11; and **(3)** extend the completion date from September 9, 2017 to December 31, 2017 – Not to exceed \$800,000 - Financing: FY 2012-13 HOME Investment Partnership Program Grant Funds (\$488,913) and FY 2013-14 HOME Investment Partnership Program Grant Funds (\$311,087)

BACKGROUND

In July 2015, City Council was briefed on the City of Dallas Housing Plus Plan that included a goal of retaining middle income families and developing single family units for mixed-income neighborhoods. The Dallas Housing Acquisition and Development Corporation (DHADC), a nonprofit entity, pursuant to the provisions of Article 4.03 of the Texas Non-Profit Corporation Act, acts on behalf of and as directed and ordered by the City of Dallas for this purpose. On October 28, 2015, as a Pilot Program, City Council approved \$1.5 M to develop ten lots as single family ownership opportunities with total costs estimated at \$150,000 per unit.

In April 2016, DHADC posted a Contractor Application for builders to submit company information, budgets, plans, specifications and elevations for construction of homes in the Bottom Neighborhood. DHADC received six (6) applications that are currently under review. The HUD environmental review of the 10 vacant lots has been completed.

After reviewing the information from builders and looking at possible design elements, staff proposes, adding funding to allow for total costs up to \$200,000 per home, adding an additional lot, for a total of eleven lots, and allowing up to \$100,000 for soft costs.

BACKGROUND (continued)

As each unit is sold to a family at or below 80% of Area Median Family Income, the proceeds to DHADC from the sales will be reused for additional homes for low income families to be built. The deed restrictions for each unit will remain on the property for 15 years from the date that the initial family purchases the home.

City Council approval of this agenda item will authorize the City Manager to execute an amendment to the loan documents with Dallas Housing Acquisition and Development Corporation 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 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 Housing Development Loan in the HOME Investment Partnership Funds.

On October 28, 2015, City Council approved a housing development loan to Dallas Housing Acquisition and Development Corporation, by Resolution No. 15-1988.

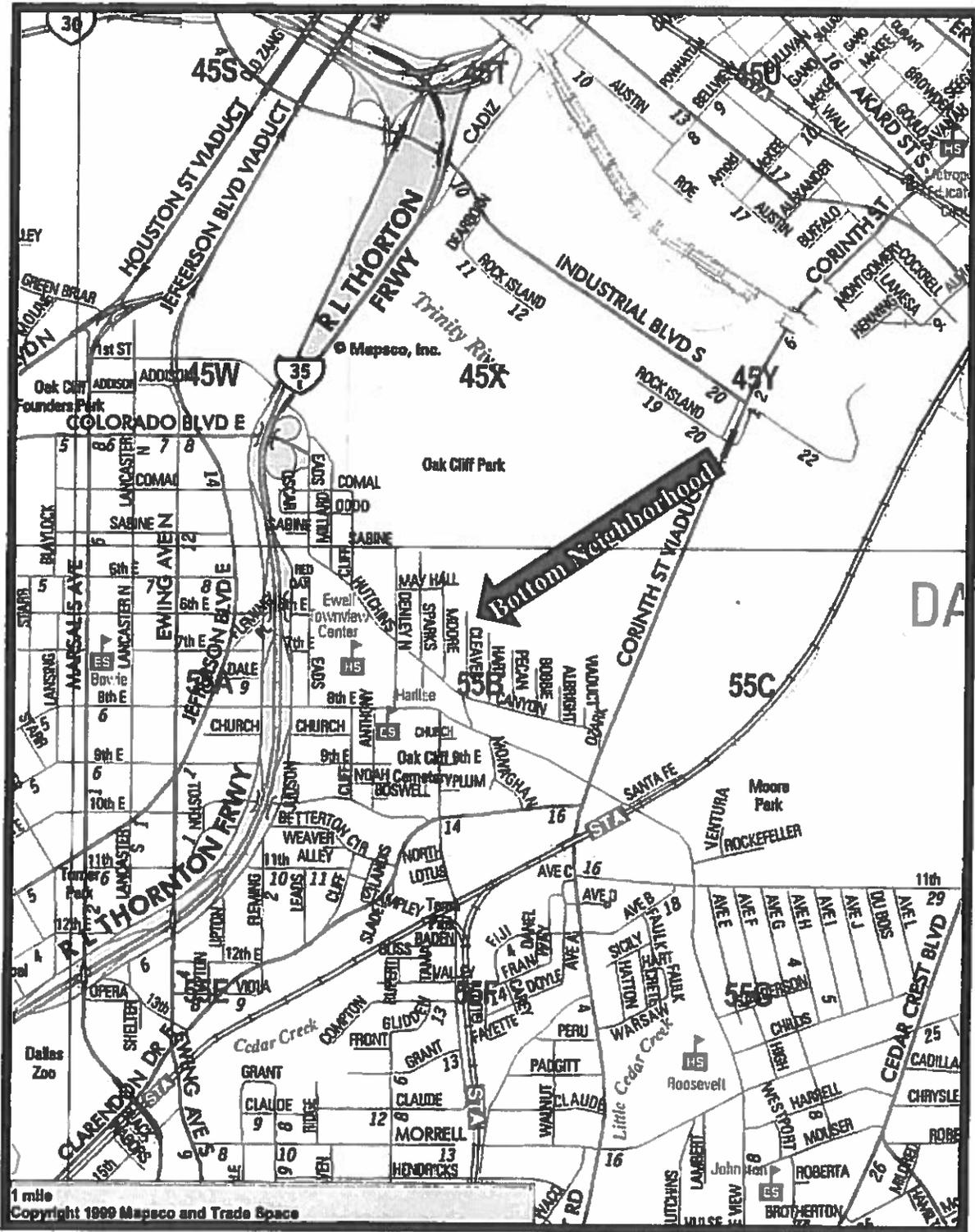
Information about this item will be provided to the Housing Committee on August 15, 2016.

FISCAL INFORMATION

FY 2012-13 - HOME Investment Partnership Program Grant Funds - \$488,913.38
FY 2013-14 - HOME Investment Partnership Program Grant Funds - \$311,086.62

MAP

Attached



MAPSCO 55B

August 24, 2016

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

WHEREAS, on June 25, 2014, City Council approved the FY 2014-15 Consolidated Plan Budget for the U.S. Department 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 October 28, 2015, City Council approved a housing development loan to Dallas Housing Acquisition and Development Corporation, by Resolution No. 15-1988; and

WHEREAS, Dallas Housing Acquisition and Development Corporation proposes to work with the City of Dallas to undertake the development of eleven (11) single family homes located on scattered sites in the Bottom Neighborhood; and

WHEREAS, the City desires for Dallas Housing Acquisition and Development Corporation to develop housing units for low and moderate income families; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute an amendment to the housing development loan to Dallas Housing Acquisition and Development Corporation for construction of ten single family homes located on scattered sites in the Bottom Neighborhood to (1) increase the amount from \$1,500,000 to \$2,300,000; (2) increase the number of homes to be constructed from 10 to 11; and (3) extend the completion date from September 9, 2017 to December 31, 2017.

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

- (a) DHADC must execute an amended note in the amount of \$2,300,000 payable to the City of Dallas.
- (b) DHADC has executed a lien through a Deed of Trust and deed restriction for a 15-year term for the affordable units.
- (c) DHADC will use the funds for land, soft costs, construction costs, and allowable closing costs.
- (d) DHADC will retain the proceeds from the sales and utilize the proceeds from the sales to build additional homes in the Bottom Neighborhood with the same 15 year affordability restrictions.
- (e) DHADC will have until December 31, 2017 to build and sell the 11 homes to income eligible buyers.

August 24, 2016

- (f) DHADC must build and sell the units to low and moderate income families with incomes at or below 80% of area median family income (AMFI).
- (g) The City will release DHADC's lien and forgive the debt on a prorata basis as each home is sold to a homebuyer with an income at or below 80% AMFI.

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

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

Dallas Housing Acquisition and Development Corporation Vendor # 516925

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Encumbrance</u>	<u>Amount</u>
HM12	HOU	893E	3016	HM12BOTTOM	HOU893EJ227	\$488,913.38
HM13	HOU	236F	3016	HM12BOTTOM	HOU893EJ227	\$311,086.62

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 loan, until such time as the loan documents are duly approved by all parties and executed.

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

Memorandum



DATE August 12, 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 **Upcoming Addendum Agenda Item on the August 24, 2016 Council Agenda – Authorize an amendment to Resolution No. 15 an acceptance of an HCC grant**

This item authorizes (1) an amendment to Resolution No. 15-1893 approved on October 14, 2015, to extend the FY2016 grant from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from the period of September 1, 2015 through August 31, 2016 to September 1, 2015 through August 31, 2017 and (2) acceptance of an HCC grant from DSHS in the amount of \$2,613,607 for the period of September 1, 2016 through August 31, 2017.

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
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