

Memorandum



CITY OF DALLAS

DATE January 16, 2015

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Single Family Notice Of Funding Availability (NOFA)

On Tuesday January 20, 2015, you will be briefed on Single Family Notice Of Funding Availability (NOFA). 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 'Theresa O'Donnell'.

Theresa O'Donnell
Chief Planning Officer

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

Single Family Notice of Funding Availability

A Briefing to the Housing Committee
Housing/Community Services Department
January 20, 2015



Purpose

- ▶ Discuss the issuance of a Notice of Funding Availability for Single Family Home Development
- ▶ Review the eligible projects, funding, and process for reviewing and approving projects
- ▶ Recommend next steps

Notice of Funding Availability (NOFA)

- ▶ The purpose of providing a NOFA:
 - ▶ Full disclosure about available City funding
 - ▶ Information is provided regarding the City Council priorities
 - ▶ Provides a level playing field for anyone interested in applying for funds
 - ▶ All applicants' requests and status of applications will be posted for availability to the public

Priorities for Projects

- ▶ Mixed-Income Housing
- ▶ Mixed-Use Projects with no more than 20 rental units
- ▶ Permanent Supportive Housing or other special needs housing
- ▶ New Construction
- ▶ Duplex and Quadplex projects
- ▶ Located within Neighborhood Investment Plan Areas, Transited Oriented Areas, or Master Planned Areas
- ▶ Projects that address Slum and Blight

Other Qualitative Concerns

- ▶ Does the project fit in the City's priorities?
- ▶ Has the City already provided financial assistance?
- ▶ Quality of proposed project
- ▶ Project design and special accommodations for expected occupants
- ▶ Is the project compatible with existing or anticipated development of area?
- ▶ Existing or proposed public transit availability
- ▶ Preservation of environmental assets and energy conservation
- ▶ Financial capacity of applicant to complete the project
- ▶ Any other factor relevant to the best interest of the City (includes consideration for fair housing)
- ▶ Is the project "shovel-ready"?

City of Dallas Available Funds

- ▶ The Housing/Community Services Department has approximately \$4 million in funds available to commit to gap financing these projects
 - ▶ \$2M in federal funds which includes \$1M designated for certified Community Housing Development Organizations
 - ▶ \$2M in general obligation bond funds for southern Dallas projects and transit oriented development projects
- ▶ Other sources may include:
 - ▶ Land Bank or City owned properties
 - ▶ Mortgage Assistance Program
 - ▶ Tax Increment Financing District Funds
 - ▶ Section 108 Loan Funds

Process for Reviewing & Approving Projects

- ▶ The City will review proposals for completion for content and pertinent information to make a determination of feasibility and reasonableness. At a minimum, the following steps will occur on a first-come first-serve basis:
 - ▶ Submissions will be date & time stamped
 - ▶ Preliminary review by staff
 - ▶ Developer discussions
 - ▶ Loan Committee review
 - ▶ Briefing to the Housing Committee
 - ▶ City Council approval
- ▶ Priority reviews will be provided to currently certified Community Housing Development Organizations (CHDOs).

Next Steps

- ▶ Issue Single Family NOFA on February 2, 2015
- ▶ Provide a Question & Answer Meeting on February 10, 2015
- ▶ NOFAs will be due on March 6, 2015
- ▶ Project applications to be posted on the City of Dallas website by March 13, 2015
- ▶ Staff will begin processing applications in March