

**KEY FOCUS AREA:** A Cleaner, Healthier City Environment

**AGENDA DATE:** April 24, 2013

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Business Development & Procurement Services  
Housing/Community Services

**CMO:** Jeanne Chipperfield, 670-7804  
Ryan S. Evans, 670-3314

**MAPSCO:** N/A

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**SUBJECT**

Authorize Supplemental Agreement No. 1 to exercise the one-year contract renewal for general home repairs under the People Helping People Program administered by Housing/Community Services – Nationwide Carpet Cleaning Service, Inc. dba Nationwide Contractors – Not to exceed \$121,952 – Financing: 2011-12 Community Development Block Grant Funds

**BACKGROUND**

This item authorizes the one-year renewal option for a service contract to provide contractor labor for minor home repairs for the People Helping People (PHP) Program.

This service contract will provide contractor labor for minor home repairs for the People Helping People (PHP) Program. The PHP program is designed to help low-income, elderly (62 or older) and disabled residents of Dallas to receive minor exterior home repairs. Available funds will serve households that meet low-income level guidelines established by the U.S. Department of Housing and Urban Development (HUD). It is estimated that each repair will average \$900 per household based on previous history of the program, however each household is allowed a maximum of \$5,000. This program previously relied solely on volunteers, the contracted vendor will be a supplement to the volunteers and will be used when special expertise is required.

**BACKGROUND (Continued)**

The goal of this year’s program is to assist approximately 200 households utilizing grant funds. Once a home is verified as meeting the guidelines of the program, a Housing Inspector is sent out to the home to assess the work to be done. If the scope of repairs is beyond the skills and experience of a volunteer group the Housing Inspector then provides a work write up to the contractor to execute the repairs. Some examples of repairs to be provided by the contractor under this program are:

- Repair the exterior of homes
- Repair porches and steps
- Install/repair ramps and handrails
- Remove unsafe garages and sheds
- Remove trash and debris

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

On April 25, 2012, the City Council authorized a one-year service contract, with a one-year renewal option, for general home repairs under the People Helping People Program administered by Housing/Community Services by Resolution No. 12-1167.

**FISCAL INFORMATION**

\$121,952.00 - 2011-12 Community Development Block Grant Funds

**ETHNIC COMPOSITION**

Nationwide Carpet Cleaning Service, Inc. dba Nationwide Contractors

White Male	0	White Female	0
Black Male	0	Black Female	5
Hispanic Male	0	Hispanic Female	1
Other Male	0	Other Female	0

**OWNER**

**Nationwide Carpet Cleaning Service, Inc. dba Nationwide Contractors**

Franklin Harris, President

April 24, 2013

**WHEREAS**, on April 25, 2012, the City Council authorized a one-year service contract, with a one-year renewal option, for general home repairs under the People Helping People Program administered by Housing/Community Services by Resolution No. 12-1167;

**NOW, THEREFORE,**

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

**Section 1.** That the City Manager is authorized to execute Supplemental Agreement No. 1 to exercise the one-year contract renewal option with Nationwide Carpet Cleaning Service, Inc. dba Nationwide Contractors (242068) for general home repairs under the People Helping People Program administered by Housing/Community Services for a term of one-year, in an amount not to exceed \$121,952.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Nationwide Carpet Cleaning Service, Inc. dba Nationwide Contractors shall be based only on the amount of the services directed to be performed by the City and properly performed by Nationwide Carpet Cleaning Service, Inc. dba Nationwide Contractors under the contract.

**Section 2.** That the City Controller is authorized to disburse funds from the following appropriation in an amount not to exceed \$121,952.00:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJECT</u>	<u>ENCUMBRANCE</u>	<u>AMOUNT</u>
CD11	HOU	721D	3099	HOU721D F099	\$121,952.00

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

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 24, 2013  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Ryan S. Evans, 670-3314  
**MAPSCO:** N/A

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## **SUBJECT**

Authorize **(1)** the acceptance of additional grant funds from the Dallas Housing Finance Corporation (DHFC) for the purpose of providing warranty home repairs for low-income qualified families under the Home Repair Program; and **(2)** an increase in appropriations in the amount of \$50,000, from \$263,272 to \$313,272 for warranty home repairs - Not to exceed \$50,000 - Financing: Dallas Housing Finance Corporation Grant Funds

## **BACKGROUND**

The City created the Dallas Housing Finance Corporation (DHFC) in April of 1984 to provide financing for affordable single-family home ownership and multifamily rehabilitation and development within the City.

Periodically the DHFC makes funds available for additional affordable housing purposes. In 2004, the DHFC voted to provide \$27,300 to the City of Dallas to continue to provide low-income and moderate-income elderly and/or disabled homeowners with minor home repair services. The City accepted the funding and appropriated it for those services.

In June 2006, the Dallas Housing Finance Corporation voted to provide \$100,000 to the Home Repair Program for necessary and emergency home repair services for low-income families.

In December 2011, the DHFC voted to provide \$100,000 to the Home Repair Program for necessary warranty repair services for low-income families.

The City's Home Repair Program receives and processes applications on a first come - first serve basis given available grant funding. Currently, there is no available funding for income-eligible homeowners facing minor home warranty repairs.

## **BACKGROUND (continued)**

This resolution authorizes the City of Dallas to accept \$50,000 from the Dallas Housing Finance Corporation (DHFC) 2013 Fiscal Year for warranty home repairs; authorizes the City Controller to deposit the funds and disburse the funds; and authorizes the City Manager to appropriate the funds for warranty repairs in the Home Repair Program.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program by Resolution No. 98-3157.

On August 23, 2000, the City Council authorized approval of the program statement for the Home Improvement Loan Program by Resolution No. 00-2656.

On June 27, 2001, the City Council authorized approval of a program statement for the Home Repair Program by Resolution No. 01-2049.

On August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272.

On October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047.

On May 26, 2004, the City Council accepted \$27,300 from the Dallas Housing Finance Corporation by Resolution No. 93-1822.

On February 14, 2007, the City Council accepted \$100,000 from the Dallas Housing Finance Corporation by Resolution No. 07-0521.

On December 10, 2008, the City Council accepted \$125,000 from the Dallas Housing Finance Corporation by Resolution No. 08-3342.

On February 22, 2012, the City Council accepted \$50,000 from the Dallas Housing Finance Corporation by Resolution No. 12-0551.

On September 12, 2012, the City Council accepted \$50,000 from the Dallas Housing Finance Corporation by Resolution No. 12-2251.

## **FISCAL INFORMATION**

Dallas Housing Finance Corporation Grant Funds- \$50,000

April 24, 2013

**WHEREAS**, the City has previously accepted Dallas Housing Finance Corporation funds to provide Dallas low-income and moderate-income elderly and/or disabled homeowners with minor repair services; and

**WHEREAS**, on May 26, 2004, the City Council accepted \$27,300 from the Dallas Housing Finance Corporation by Resolution No. 04-1725; and

**WHEREAS**, on February 14, 2007, the City Council accepted \$100,000 from the Dallas Housing Finance Corporation by Resolution No. 07-0521; and

**WHEREAS**, on December 10, 2008, the City Council accepted \$125,000 from the Dallas Housing Finance Corporation by Resolution No. 08-3342; and

**WHEREAS**, on February 22, 2012, the City Council accepted \$50,000 from the Dallas Housing Finance Corporation for the purpose of providing warranty repair services for low income families under the Home Repair Program by Resolution No. 12-0551; and

**WHEREAS**, on September 12, 2012, the City Council accepted \$50,000 from the Dallas Housing Finance Corporation for the purpose of providing warranty repair services for low income families under the Home Repair Program by Resolution No. 12-2251; and

**WHEREAS**, the Dallas Housing Finance Corporation has voted to provide \$50,000 funding to the City of Dallas to provide warranty home repair services to low-income homeowners; and

**WHEREAS**, the City Council desires to offer health and safety solutions for low-income homeowners with warranty repair services; **NOW, THEREFORE,**

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

**Section 1.** That the City of Dallas accepts \$50,000 from the Dallas Housing Finance Corporation for the purpose of funding warranty repair services for low-income families under the Home Repair Program.

**Section 2.** That the City Controller is authorized to deposit funds in an amount not to exceed \$50,000 into Fund 0319, Agency HOU, Unit 9815, Revenue Source 8411.

**Section 3.** That the City Manager is authorized to increase appropriations in the amount of \$50,000 from \$263,272 to \$313,272 in Fund 0319, Agency HOU, Unit 9815, OBJ 3099.

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**Section 4.** That the City Controller is authorized to disburse these funds under the Home Repair Program as follows: Fund 0319, Agency HOU, Unit 9815, OBJ 3099.

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

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 24, 2013  
**COUNCIL DISTRICT(S):** 5  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Ryan S. Evans, 670-3314  
**MAPSCO:** 48Z

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### **SUBJECT**

Authorize a housing development loan in an amount not to exceed \$713,675 with Neighborhood Builders Community Development Corporation (NBCDC), a certified nonprofit organization, for the development of six affordable single family homes to be located between 8502- 8645 Bearden Lane – Not to exceed \$713,675 - Financing: 2011-12 HOME Investment Partnership Program Funds

### **BACKGROUND**

In February 2013, Neighborhood Builders Community Development Corporation submitted a proposal to the City of Dallas for the development of six (6) affordable housing units for low and moderate income families.

Neighborhood Builders Community Development Corporation (NBCDC) is a certified nonprofit organization and has a current contract with the City of Dallas to construct and rent or sell eight (8) homes along the 8500 Block of Bearden. The homes are complete and occupants have been identified to rent and/or buy the units.

The funds for the housing development loan will be provided through FY 2011-12 HOME Investment Partnership Program Funds from the Department of Housing and Urban Development (HUD) which the City Council appropriated for housing developments such as this. The City of Dallas would provide interim construction financing for the units to be built and rented or sold to eligible low and moderate income families. The construction work will be completed within a year with occupancy within the same year. NBCDC will repay the loan minus allowable closing costs upon the sale of each home. If the home is rented, NBCDC must remit rental payments to the City of Dallas minus: property management costs, taxes, insurance, or other agreed upon costs for the rental of the units.



**BACKGROUND (continued)**

City Council approval of this agenda item will authorize the City Manager to execute the loan documents with Neighborhood Builders Community Development Corporation for these HOME Investment Partnership Funds, subject to environmental review by the City of Dallas and HUD.

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

On June 22, 2011, the City Council approved the FY 2011-12 Consolidated Plan Budget which included the HOME Investment Partnership Program Funds by Resolution No. 11-1679.

On August 22, 2012, the City Council approved a housing development loan in the amount of \$554,659 to Neighborhood Builders Community Development Corporation (NBCDC) for the development of five affordable single family homes by Resolution No. 12-2162.

**FISCAL INFORMATION**

2011-12 HOME Investment Partnership Program Funds - \$713,675

**OWNERS**

**Neighborhood Builders  
Community Development  
Corporation**

Yigal Lelah, Executive Director

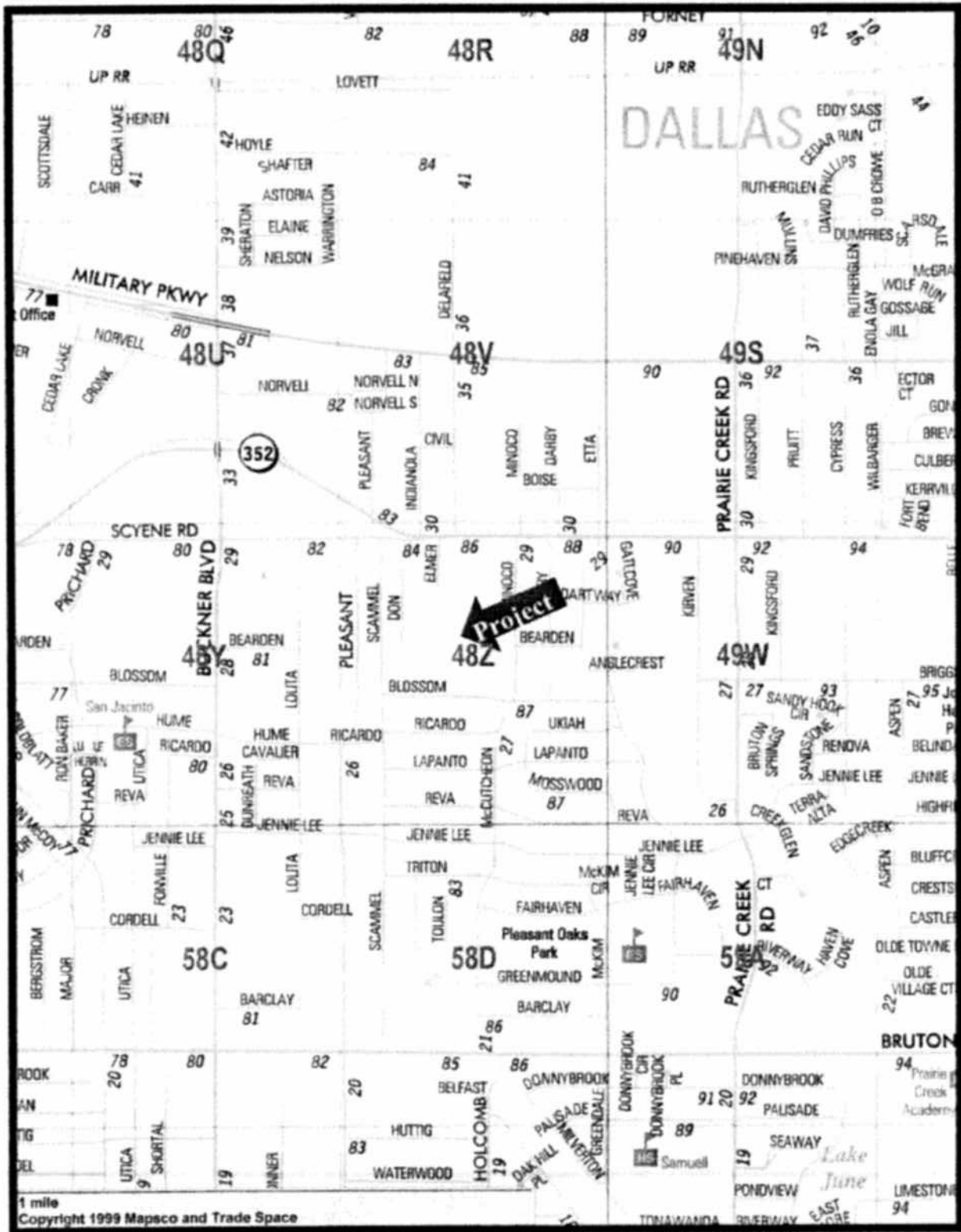
**DEVELOPER**

**Neighborhood Builders  
Community Development  
Corporation**

Yigal Lelah, Executive Director

**MAP(S)**

Attached



**MAPSCO 48Z**

April 24, 2013

**WHEREAS**, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

**WHEREAS**, on June 22, 2011, the City Council approved the FY 2011-12 Consolidated Plan Budget which included the HOME Investment Partnership Program Funds by Resolution No. 11-1679; and

**WHEREAS**, on August 22, 2012, the City Council approved a housing development loan in the amount of \$554,659 to Neighborhood Builders Community Development Corporation (NBCDC) for the development of five affordable single family homes by Resolution No. 12-2162; and

**WHEREAS**, Neighborhood Builders Community Development Corporation proposed to work with the City of Dallas to undertake the development of six (6) affordable units on Bearden Street; and

**WHEREAS**, the City desires for Neighborhood Builders Community Development Corporation to develop affordable units for low and moderate income families, **NOW THEREFORE**,

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

**Section 1.** That following approval as to form by the City Attorney, the City Manager is authorized to execute a housing development loan in an amount not to exceed \$713,675 with Neighborhood Builders Community Development Corporation (NBCDC), a certified nonprofit organization, for the development of six (6) affordable single family homes to be located between 8502- 8645 Bearden Lane

**Section 2.** The terms of the loan agreement include:

- (a) Neighborhood Builders Community Development Corporation (NBCDC) must execute a note payable to the City of Dallas for \$713,675 for the loan.
- (b) NBCDC will execute a lien through a Deed of Trust and a Deed Restriction on the property which will carry a 20 year term for the affordable units.
- (c) NBCDC will repay the loan minus allowable closing costs upon the sale of each home.
- (d) If the home is rented, NBCDC must remit rental payments to the City of Dallas minus: property management costs, taxes, insurance, or other agreed upon costs for the rental of the units.

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**Section 2. (continued)**

- (e) NBCDC will have one (1) year to fully complete the project.
- (f) NBCDC must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income.

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

**Section 4.** That the City Controller is hereby authorized to disburse funds in accordance with this Resolution and the terms and conditions of the loan agreement as follows:

Neighborhood Builders Community Development Corporation  
 VENDOR # VS0000070076

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
HM11	HOU	745D	3015	HOU745DG104	\$713,675

**Section 5.** That the City Controller is hereby authorized to set up Notes Receivable-NBCDC balance sheet account 033F and Interest Receivable Accrual due from NBCDC balance sheet account 028C.

**Section 6.** That the City Controller is hereby authorized to modify receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund HM11, for the amount of the loan.

**Section 7.** 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 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.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 24, 2013  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Ryan S. Evans, 670-3314  
**MAPSCO:** 56C

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**SUBJECT**

Authorize a loan in the amount of \$250,000 at 0% interest to East Dallas Community Organization (EDCO) for the development of unimproved properties located at 5300 Bexar Street to construct a portion of the residential component of the Economic Development Project on Bexar Street - Not to exceed \$250,000 - Financing: 2006 Bond Funds

**BACKGROUND**

On February 26, 2003, City Council approved the Neighborhood Investment Program (NIP) target areas. The Bexar Street Redevelopment Project was one of the approved target areas (CT 39.02/115.00). The Bexar Street Redevelopment Project is being implemented in two phases. Phase I is north of Interstate 175 and Phase II is south of Interstate 175. Phase IV of townhomes will be built along the 5300 block of Bexar, north of 175.

East Dallas Community Organization (EDCO) proposed to work with the City of Dallas to undertake the development of townhomes along Bexar Street. The Bexar Street Redevelopment Project is a component of the Economic Development master plan. EDCO began construction of townhome units in August 2008. Since that time, EDCO has built twenty-one (21) units and sold seventeen (17) of the units. Phase IV of the townhomes will be built on the west side of Bexar Street at the 5300 block and include six (6) homes. Bond funding will be combined with Community Development Block Grant funds to allow for low and middle income homebuyers.

City Council approval of this agenda item from 2006 Bond proceeds will provide a loan in the amount of \$250,000 at 0% interest to EDCO for the development of the residential portion of the Economic Development Project on Bexar Street. This Council action will allow for construction of two townhomes at 5300 Bexar Street which facilitates implementation of master planned economic development projects.

## **BACKGROUND (continued)**

EDCO's loan will carry zero interest with a two year term subject to acceleration for failure to complete and sell the residential housing to eligible persons. EDCO will be required to file deed restrictions and liens on developed properties in order to assure their redevelopment in accordance with Bond Program requirements. The loan to EDCO will be forgiven upon sale or transfer to the eligible buyer. Deed Restrictions will remain on the property to limit subsequent sales or transfers for a five year period.

The 2006 Bond Election provided \$41,495,000 in general obligation bonds to provide funds for promoting economic development in the Southern Sector. On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to set forth the Economic Development Program for Southern Dallas. This project will be implemented under the amended program.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements.

On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas.

## **FISCAL INFORMATION**

2006 Bond Funds - \$250,000

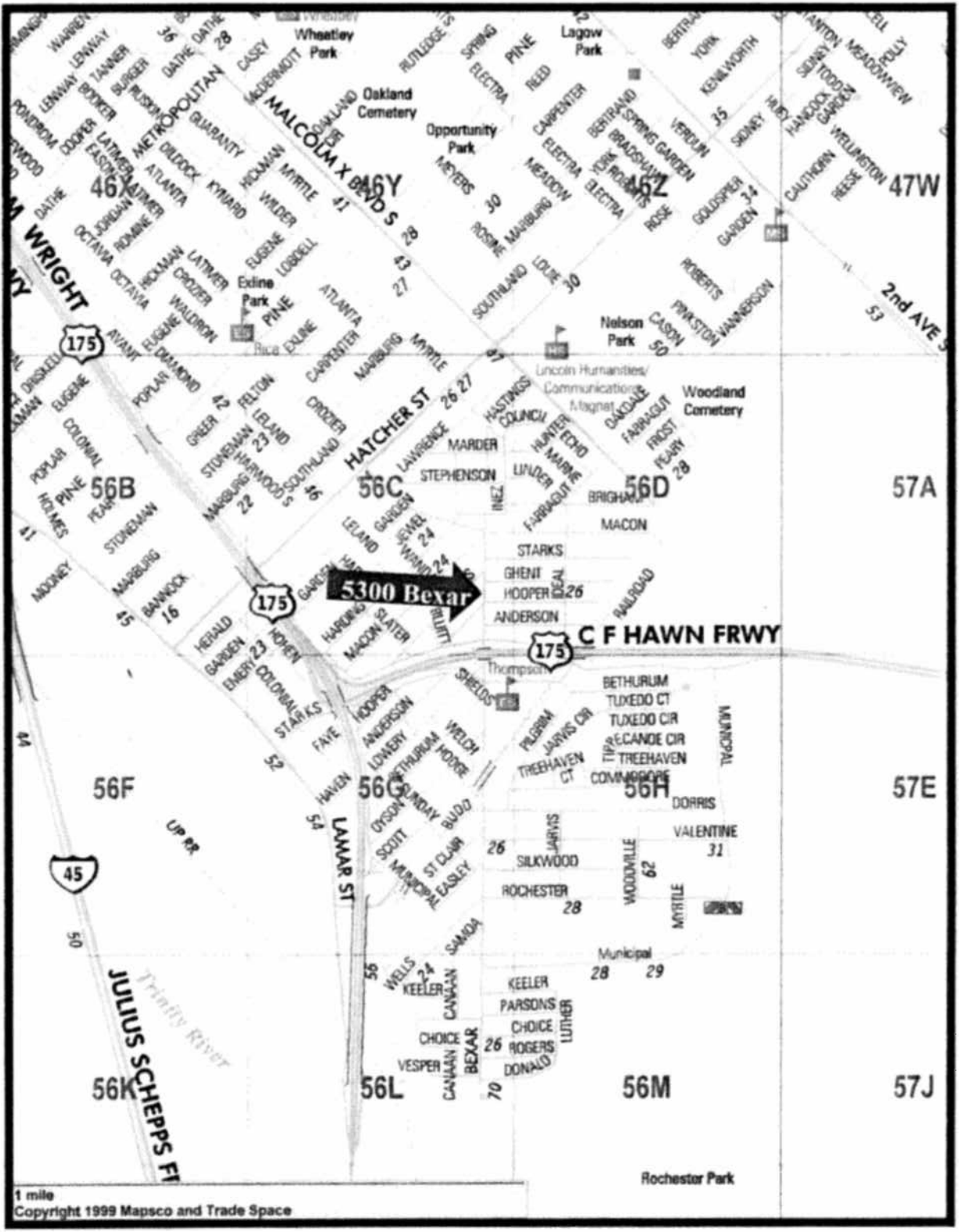
## **OWNERS**

### **East Dallas Community Organization (EDCO)**

Gerald Carlton, Chief Operating Officer

## **MAP**

Attached



**MAPSCO 56C**

April 24, 2013

**WHEREAS**, the City of Dallas seeks to increase the supply of new affordable workforce housing in order to attract and retain economic growth; and

**WHEREAS**, on February 26, 2003, the City Council approved the designation of five (5) census tracts, (CT 25.00, CT 39.02, CT 49.00, CT 89.00, and CT 101.01) as Neighborhood Investment Program (NIP) target areas; and

**WHEREAS**, on August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements; and

**WHEREAS**, On November 7, 2006, the voters of Dallas approved a \$1.35 billion General Obligation Bond Program of which \$41,495,000 was set aside for the purpose of providing funds for promoting economic development in the Southern area of the city, and promoting economic development in other areas of the city in connection with transit-oriented development.

**WHEREAS**, on December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas; and,

**WHEREAS**, East Dallas Community Organization (EDCO) proposes to work with the City of Dallas for the Bexar Street Redevelopment Project; **NOW, THEREFORE,**

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

**Section 1.** That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to execute loan documents for the City's loan in the amount of \$250,000 at 0% interest to East Dallas Community Organization (EDCO) for the development of unimproved properties located at 5300 Bexar Street to construct a portion of the residential component of the Economic Development Project on Bexar Street

**Section 2.** That some of the terms of the loan documents include:

- a. Borrower's note payable to the City of Dallas will have a maturity date of two (2) years; provided, however, if Borrower fails to complete and sell the residential housing to eligible persons, then the entire amount of the loan becomes due and payable. To be considered "completed," the properties must be residential units that have all been constructed and sold, as evidenced by a certificate of occupancy having been obtained from the City of Dallas for each unit in all the structures or projects and settlement statements from each homebuyer closing.



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- b. If Borrower fails to timely comply with the expenditure or construction requirements in Section 2(a) hereof, the City of Dallas has the option to require Borrower to convey fee simple title to the properties acquired with the bond funds under the loan to the City of Dallas, free of any liens or encumbrances not acceptable to the City.
- c. Borrower shall execute deed restrictions and a deed of trust on each property developed for which construction costs have been expended from loan proceeds.
- d. No approval by the City of the expenditure of any loan funds shall bind or obligate the City to approve any zoning or replat change that Borrower may request for the properties.
- e. Borrower will be forgiven of the loan upon sale or transfer of each of the two homes to City approved homebuyers.
- f. Deed Restrictions will remain with the property for five years to maintain homeownership use.

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute lien releases and terminate deed restrictions on the properties upon compliance with the terms.

**Section 4** That the Controller is hereby authorized to encumber and disburse funds in accordance with the terms and conditions of the contracts as follows:

East Dallas Community Organization      Vendor # 354413  
Fund 8T52 Dept HOU, Unit T807 Obj 3015,  
CT HOU&807F104 - in an amount not to exceed \$250,000

**Section 5.** That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in funds 8T52 for the amount of the loan.

**Section 6.** 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 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.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 24, 2013  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Ryan S. Evans, 670-3314  
**MAPSCO:** 47N

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## **SUBJECT**

Authorize an amendment to Resolution No. 12-3019, previously approved on December 12, 2012, to increase the existing economic development loan with South Dallas/Fair Park Innercity Community Development Corporation (ICDC) for the acquisition of improved and unimproved properties, located within the Frazier Neighborhood Investment Program (NIP) area, including associated closing costs, relocation, environmental remediation, demolition costs, predevelopment costs and development costs for the purpose of constructing residential, retail, commercial, or mixed-use redevelopment as part of the Economic Development Plan for the Frazier area – Not to exceed \$200,000, from \$3,100,000 to \$3,300,000 - Financing: 2006 Bond Funds

## **BACKGROUND**

Over the period of 2003-2008, master planning, leveraging of capital investments, public/private developments, and redevelopment has begun in the Frazier Neighborhood Investment Program (NIP) Area. In order to implement components of the master plan, catalyst projects for new public/private development and redevelopment have been considered by the City Council on an individual basis.

The 2006 Bond Election provided \$41.495 million in general obligation bonds to provide funds for promoting economic development in the Southern Sector. On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to set forth the Economic Development Program for Southern Dallas. This project will be implemented under the amended program.

One of the key Frazier Neighborhood community stakeholders, South Dallas/Fair Park Innercity Community Development Corporation (ICDC), who is a certified Community Housing Development Organization (CHDO), proposed to work with the City of Dallas to undertake the Spring Avenue Revitalization which is a component of the master plan.

## **BACKGROUND (continued)**

On February 20, 2008, the City Council approved an the first economic development loan for ICDC to begin acquisition of improved and unimproved properties, address any relocation issues, address environmental remediation, and demolish existing improvements in order to begin revitalization efforts.

ICDC has already purchased a number of improved and unimproved properties within the Frazier area. To date, they have expended \$2,212,912 of the allocated amounts. The additional \$200,000 will allow ICDC to continue their efforts to construct residential, retail, commercial, or mixed-use redevelopment in accordance with the Economic Development Master Plan for the Frazier area.

ICDC's loan will continue to be a zero percent interest rate, subject to multiple acceleration for failure to expend the additional funds within two years or complete and sell or lease the residential housing to persons at 140% or less of area median family income or obtain a certificate of occupancy for completed non-residential structures and projects within two years of execution of the amended note. ICDC will have to continue to file deed restrictions and liens on acquired properties in order to assure their redevelopment in accordance with Bond Program requirements.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On February 26, 2003, the City Council approved the designation of five (5) census tracts, (CT 25.00, CT 39.02, CT 49.00, CT 89.00, and CT 101.01) as Neighborhood Investment Program (NIP) target areas for two years beginning October 1, 2003.

On September 28, 2005, the City Council approved the redesignation and expansion of three of the existing five NIP targeted areas as follows: CT 25.00 expanded to include CT 27.01 and CT 27.02; CT 39.02 expanded to include CT 115.00 (part); and CT 101.01 expanded to include CT 101.02. These census tracts were designated for a minimum of three years, beginning October 1, 2005.

On August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements.

On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas.

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

On January 22, 2008, the Housing Committee of the City Council was briefed on the Frazier Neighborhood Investment Area and the Spring Avenue Revitalization Project.

On February 20, 2008, the City Council approved an economic development loan in the amount of \$500,000 at 0% interest to South Dallas/Fair Park Innercity Community Development Corporation by Resolution No. 08-0595.

On August 26, 2009, April 28, 2010, and September 22, 2010, the City Council approved increases in the economic development loan to ICDC from \$500,000 to \$2,500,000 by Resolutions No. 09-2085, 10-1101, and 10-2419 respectively.

On December 12, 2012, the City Council approved an increase in the economic development loan to ICDC from \$2,500,000 to \$3,100,000 by Resolution No. 12-3019

**FISCAL INFORMATION**

2006 Bond Funds - \$200,000

**OWNERS**

**South Dallas/Fair Park Innercity  
Community Development  
Corporation**

Diane Ragsdale, Executive Director

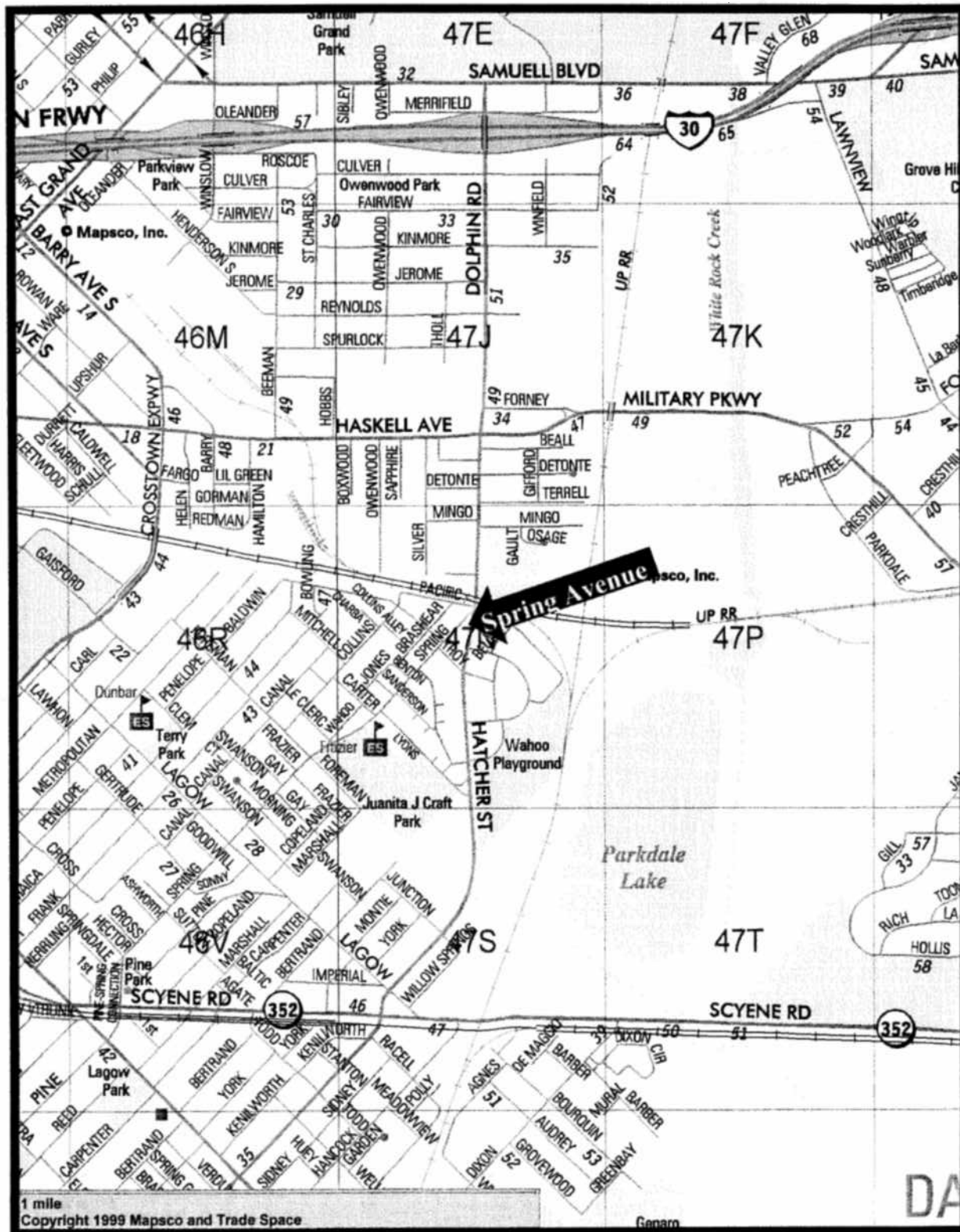
**DEVELOPER**

**South Dallas/Fair Park Innercity  
Community Development  
Corporation**

Diane Ragsdale, Executive Director

**MAP(S)**

Attached



**MAPSCO 47N**

April 24, 2013

**WHEREAS**, the City of Dallas seeks to increase the supply of new affordable workforce housing in order to attract and retain economic growth; and

**WHEREAS**, on February 26, 2003, the City Council approved the designation of five (5) census tracts, (CT 25.00, CT 39.02, CT 49.00, CT 89.00, and CT 101.01) as Neighborhood Investment Program (NIP) target areas for two years beginning October 1, 2003; and

**WHEREAS**, on September 28, 2005, the City Council approved the redesignation and expansion of three of the existing five NIP targeted areas as follows: CT 25.00 expanded to include CT 27.01 and CT 27.02; CT 39.02 expanded to include CT 115.00 (part); and CT 101.01 expanded to include CT 101.02. These census tracts were designated for a minimum of three years, beginning October 1, 2005; and

**WHEREAS**, on August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements; and

**WHEREAS**, On November 7, 2006, the voters of Dallas approved a \$1.35 billion General Obligation Bond Program of which \$41,495,000 was set aside for the purpose of providing funds for promoting economic development in the Southern area of the city, and promoting economic development in other areas of the city in connection with transit-oriented development; and

**WHEREAS**, on December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas; and

**WHEREAS**, on January 22, 2008, the Housing Committee of the City Council was briefed on the Frazier Neighborhood Investment Area and the Spring Avenue Revitalization Project; and

**WHEREAS**, on February 20, 2008, the City Council approved an economic development loan in the amount of \$500,000 at 0% interest to South Dallas/Fair Park Inncity Community Development Corporation; and

**WHEREAS**, On August 26, 2009, April 28, 2010, September 22, 2010, and December 12, 2012, the City Council approved increases in the economic development loan to ICDC from \$500,000 to \$3,100,000 to further the redevelopment efforts; and

April 24, 2013

**WHEREAS**, South Dallas/Fair Park Inncity Community Development Corporation (ICDC) proposes to continue to work with the City of Dallas for the Frazier Neighborhood Investment Program Area-Spring Avenue Revitalization Project; **NOW, THEREFORE**,

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

**Section 1.** That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to increase the existing economic development loan with South Dallas/Fair Park Inncity Community Development Corporation (ICDC) by \$200,000, from \$3,100,000 to \$3,300,000 for the acquisition of improved and unimproved properties, located within the Frazier Neighborhood Investment Program (NIP) area, including associated closing costs, relocation, environmental remediation, demolition costs, predevelopment costs and development costs for the purpose of constructing residential, retail, commercial, or mixed-use redevelopment as part of the Economic Development Plan for the Frazier area.

**Section 2.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute modifications to South Dallas/Fair Park Inncity Community Development Corporation's (ICDC's) loan documents.

**Section 3.** That the Controller is hereby authorized to encumber and disburse funds in accordance with the terms and conditions of the contracts as follows:

South Dallas/Fair Park Inncity Development Corp. Vendor # VS266539  
Fund 8T52, Dept HOU, Unit T807, Act AQDM, Obj 3015 - \$108,443  
Fund 9T52, Dept HOU, Unit T808, Act AQDM, Obj 3015 - \$ 91,557  
Program # FRAZIER1, CT HOUT807F105 - in an amount not to exceed \$200,000

**Section 4.** That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in funds 8T52 and 9T52 for the amount of the loan.

**Section 5.** That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available bond funding, and there will be no liability or obligation on the City until final contract documents are approved, executed, and final closing completed.

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

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 24, 2013  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Ryan S. Evans, 670-3314  
**MAPSCO:** 55X

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## **SUBJECT**

Authorize an amendment to Resolution No. 12-3075, previously approved on December 12, 2012, to increase the existing economic development loan with City Wide Community Development Corporation for acquisition of improved and unimproved properties, including associated closing costs, relocation, environmental, and predevelopment costs - Not to exceed 150,000, from \$450,000 to \$600,000 - Financing: 2006 Bond Funds

## **BACKGROUND**

The 2006 Bond Election provided \$41,495,000 in general obligation bonds to provide funds for promoting economic development in the Southern Sector. On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to set forth the Economic Development Program for Southern Dallas. This project is being implemented under the amended program.

One of the key Lancaster Corridor stakeholders, City Wide Community Development Corporation (CWCDC), who is a certified Community Based Development Organization (CBDO), proposed to work with the City of Dallas to undertake the Lancaster/Kiest Redevelopment Project which is a part of the Economic Development Plan for the Lancaster Corridor.

The project is proposed to be four phases of redevelopment: 1) Retail Redevelopment, 2) Retail/Office New Construction, 3) High Density Live/Work affordable housing, and 4) High Density Multifamily affordable housing. CWCDC is currently under a contract for sale with multiple property owners for the purchase of their property (Property) for the use in this redevelopment and has requested that the City accept assignment of CWCDC's purchase rights and proceed with the acquisition of the Property in order to secure it for redevelopment, pending additional financing for the construction of each phase.



**BACKGROUND (continued)**

CWCDC has already purchased a number of improved and unimproved properties for the Lancaster/Kiest redevelopment. To date, they have expended \$403,008 of the original \$450,000 loan. The additional \$150,000 will allow CWCDC to continue their efforts to work on all four Phases of redevelopment in accordance with the Economic Development Master Plan for the Lancaster Corridor, particularly with appraisals, environmental reviews, relocation costs, demolition costs, and other predevelopment costs. The loan will remain at 0% interest with a maturity date of December 2015.

The acquisition and redevelopment of the property will further the City’s goals for economic development in the Southern Sector.

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

On August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements.

On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas.

On December 12, 2012, the City Council approved an economic development loan in the amount of \$450,000 with City Wide CDC for the Lancaster/Kiest project by Resolution No. 12-3075.

**FISCAL INFORMATION**

2006 Bond Funds - \$150,000

**OWNER(S)**

**City Wide CDC**

Sherman Roberts, President

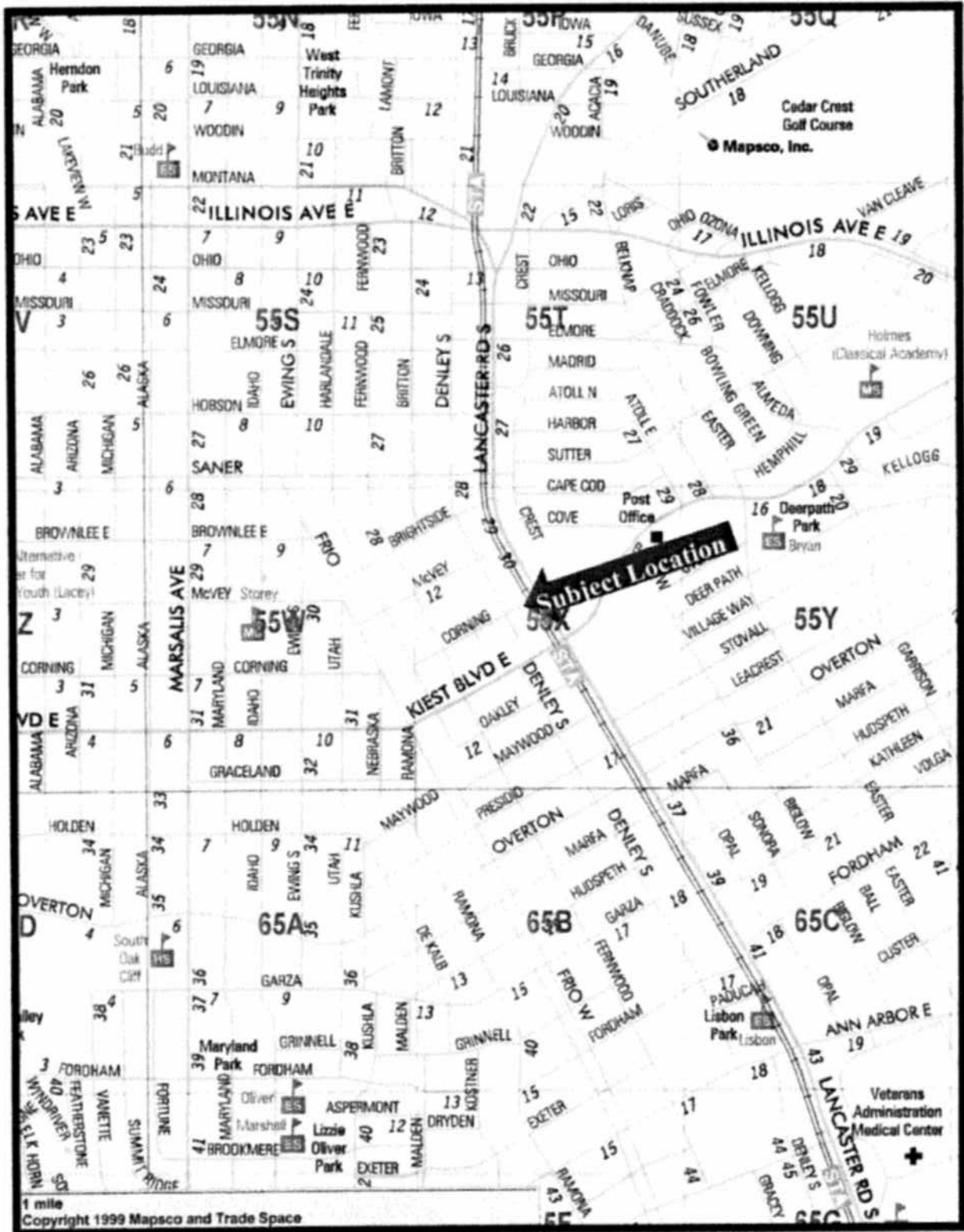
**DEVELOPER**

**City Wide CDC**

Sherman Roberts, President

**MAP**

Attached



**MAPSCO 55X**

April 24, 2013

**WHEREAS**, on August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements; and

**WHEREAS**, on November 7, 2006, the voters of Dallas approved a \$1.35 billion General Obligation Bond Program of which \$41,495,000 was set aside for the purpose of providing funds for promoting economic development in the Southern area of the city, and promoting economic development in other areas of the city in connection with transit-oriented development; and

**WHEREAS**, on December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas by Resolution No. 12-3075; and

**WHEREAS**, City Wide CDC proposes to continue to work with the City of Dallas for the Lancaster/Kiest Project; and

**WHEREAS**, the acquisition and redevelopment of the Property will further the City's goals for economic development in the Southern Sector; **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 increase the loan amount on an existing economic development loan with City Wide Community Development Corporation for acquisition of improved and unimproved properties, including associated closing costs, relocation, environmental, and predevelopment costs

**SECTION 2.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute modifications to City Wide Community Development Corporation's (CWCDC's) loan documents.

**SECTION 3.** That the Controller is hereby authorized to encumber and disburse funds in accordance with the terms and conditions of the contracts as follows:

City Wide Community Development Corp. Vendor #VS0000026872  
Fund 9T52, Dept HOU, Unit T808, Act AQDM, Obj 3015  
In an amount not to exceed \$150,000

April 24, 2013

**SECTION 4.** That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund 9T52 for the amount of the loan.

**SECTION 5.** That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available bond funding, and there will be no liability or obligation on the City until final contract documents are approved, executed and final closing completed.

**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.