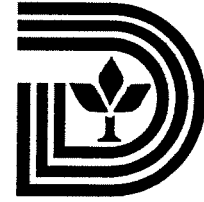


Memorandum



CITY OF DALLAS

DATE April 30, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT Community Housing Development Organizations (CHDOs) Update

On Monday, May 3, 2010, you will be briefed on Community Housing Development Organizations (CHDOs) Update. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to be 'A. Gonzalez', written over a circular stamp or mark.

A. Gonzalez, Assistant City Manager

- c. The Honorable Mayor and Members of the City Council
- Mary K. Suhm, City Manager
- Deborah Watkins, City Secretary
- Tom P. Perkins, Jr., City Attorney
- Craig Kinton, City Auditor
- C. Victor Lander, Administrative Judge, Municipal Court
- Ryan S. Evans, First Assistant City Manager
- Forest Turner, Assistant City Manager
- Jill A. Jordan, P.E., Assistant City Manager
- Jeanne Chipperfield, Chief Financial Officer
- Jerry Killingsworth, Housing/Community Services Director
- Helena Stevens-Thompson, Assistant to the City Manager



Community Housing Development Organizations (CHDOs) Update

A Briefing to the Housing Committee

**Housing Department
May 3, 2010**



Key Focus Area: Economic Vibrancy



PURPOSE

- To provide an update
 - ◆ On the current activities of Community Housing Development Organizations (CHDOs) that work with the City of Dallas
 - ◆ On actions taken to address concerns raised by CHDOs at the August 17, 2009 Housing Committee briefing



CHDOs in Dallas

- The City of Dallas currently has seventeen certified CHDOs which are certified annually
- Nine CHDOs are active and represent 100% of production
- The City of Dallas has approximately \$19.6 million in active loans and commitments with area CHDOs
- The majority of CHDOs are engaged in single family development (new construction)
- A few CHDOs are engaged in special needs housing and multifamily rehabilitation



CHDO Production



Fiscal Year	05-06	06-07	07-08	08-09	09-10
# of Homes Completed with City Assistance	101	39	61	71	56

Note#1 Numbers do not include any multifamily units produced

Note #2 – Of the 328 units produced over the last five years, approximately 50% have been built by Habitat for Humanity

Prominent CHDO Projects



Builders of Hope: Eagle Ford-60 single family homes (CD6) & Prairie Creek-55 single family homes (CD4)

Central Dallas CDC: 511 N. Akard-200 single room apartments with 50 permanent supportive housing units (CD14)

City Wide CDC: Lancaster Corridor Revitalization (CD4) & 5650 Gaston-12 senior units (CD14)

Dallas Neighborhood Alliance for Habitat: Cedar Creek-94 single family homes (CD8) & Hickory Creek-50 single family homes (CD8)

East Dallas Community Organization: Bexar Street-28 townhomes (CD7) & Thornton Heights-29 single family homes (CD8)

South Dallas/Fair Park Innerscity CDC: Pittman Place-19 single family homes (CD7) & Spring Street Revitalization (CD7)





Steps Forward

- With the City's commitment to local CHDO capacity and production, we have achieved the following:
 - ◆ CHDOs are thinking outside the box
 - ◆ CHDOs are taking on cutting edge projects
 - ◆ CHDOs are better able to utilize all the tools available
 - ◆ CHDOs are realizing growth

Challenges Identified & Progress Made



- Effectively utilizing the City CHDO liaison
 - ◆ The liaison has been utilized by CHDOs to facilitate development work with other Departments

- MAP Program changes-increase subsidy, transparent guidelines, and streamline approvals
 - ◆ MAP subsidies were increased from \$10,000 to \$25,000 in Oct. 2009
 - ◆ Review of other cities MAP programs completed Dec. 2009
 - ◆ Procedures were changed to allow one approval from Enterprise for CHDOs
 - ◆ City staff facilitated meeting between CHDOs and Enterprise to clarify guidelines and procedures for approvals

- Allow for CHDO identification of Land Bank lots
 - ◆ CHDOs have provided 130 lots for research and foreclosure

Challenges Identified & Progress Made (continued)



- Expand performance measures for CHDOs beyond # of units produced
 - ◆ The Housing Department instituted a format for reporting under the operating assistance grant contracts that allow for the CHDO to report anything of significance in their business to the City

- Implement creative funding strategies
 - ◆ Staff has been working more closely with CHDOs to develop their specific project funding needs
 - ◆ Four projects are now receiving 0% interim construction financing
 - ◆ Two projects are being undertaken in close partnership with lenders

Challenges Identified & Progress Made (continued)



- Allow CHDOs to expand marketing efforts
 - ◆ Staff has redesigned the Housing/Community Services website to allow for links to all certified CHDOs to market their services and products
 - ◆ Funding has been availed to cover marketing costs for one project per CHDO
 - ◆ Staff has worked closely with CHDOs to develop specific marketing plans for projects
 - ◆ City staff facilitated meeting between CHDOs and North Texas Housing Coalition for marketing and attracting potential homebuyers

- Expand boundaries of NIP areas
 - ◆ Department staff continues to work on NIP recommendations and research for further City Council consideration

Challenges Identified & Progress Made (continued)



- Initiate \$50M bond fund for housing to increase available funding
 - ◆ Bond initiatives will continue to be discussed in the upcoming fiscal year
 - ◆ Department staff continues to identify available funds based on project applications for immediate needs

- CHDOS to meet once a quarter
 - ◆ First meeting held December 10, 2009
 - ◆ Second meeting held April 6, 2010
 - ◆ These meetings are well attended and have provided for meaningful discussions and communication
 - ◆ CHDOs have asked for training to be part of these meetings in the future



Next Steps

- Consolidated Plan funding for CHDOs will be considered by City Council on May 12, 2010 for preliminary budget adoption
- Final adoption for the Consolidated Plan will be considered by City Council on June 23, 2010
- Next CHDO quarterly meeting to be held in July 2010