

# Memorandum



DATE May 31, 2013

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Jubilee Neighborhood Single Family Housing Project

On Monday, June 3, 2013, you will be briefed on Jubilee Neighborhood Single Family Housing Project. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans  
Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Rosa A. Rios, City Secretary  
Tom P. Perkins, Jr., City Attorney  
Craig Kinton, City Auditor  
Daniel Solis, Administrative Judge, Municipal Court  
A.C. Gonzalez, First Assistant City Manager  
Forest Turner, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Jerry Killingsworth, Housing/Community Services Director  
Stephanie Pegues-Cooper, Assistant to the City Manager

# ***Jubilee Neighborhood Single Family Housing Project***

A Briefing to the Housing Committee  
Housing/Community Services Department  
June 3, 2013



# Purpose

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





- Present a proposed single family housing project to be located in the Jubilee Neighborhood
- Request approval of the Housing Committee for City Council consideration on June 26, 2013

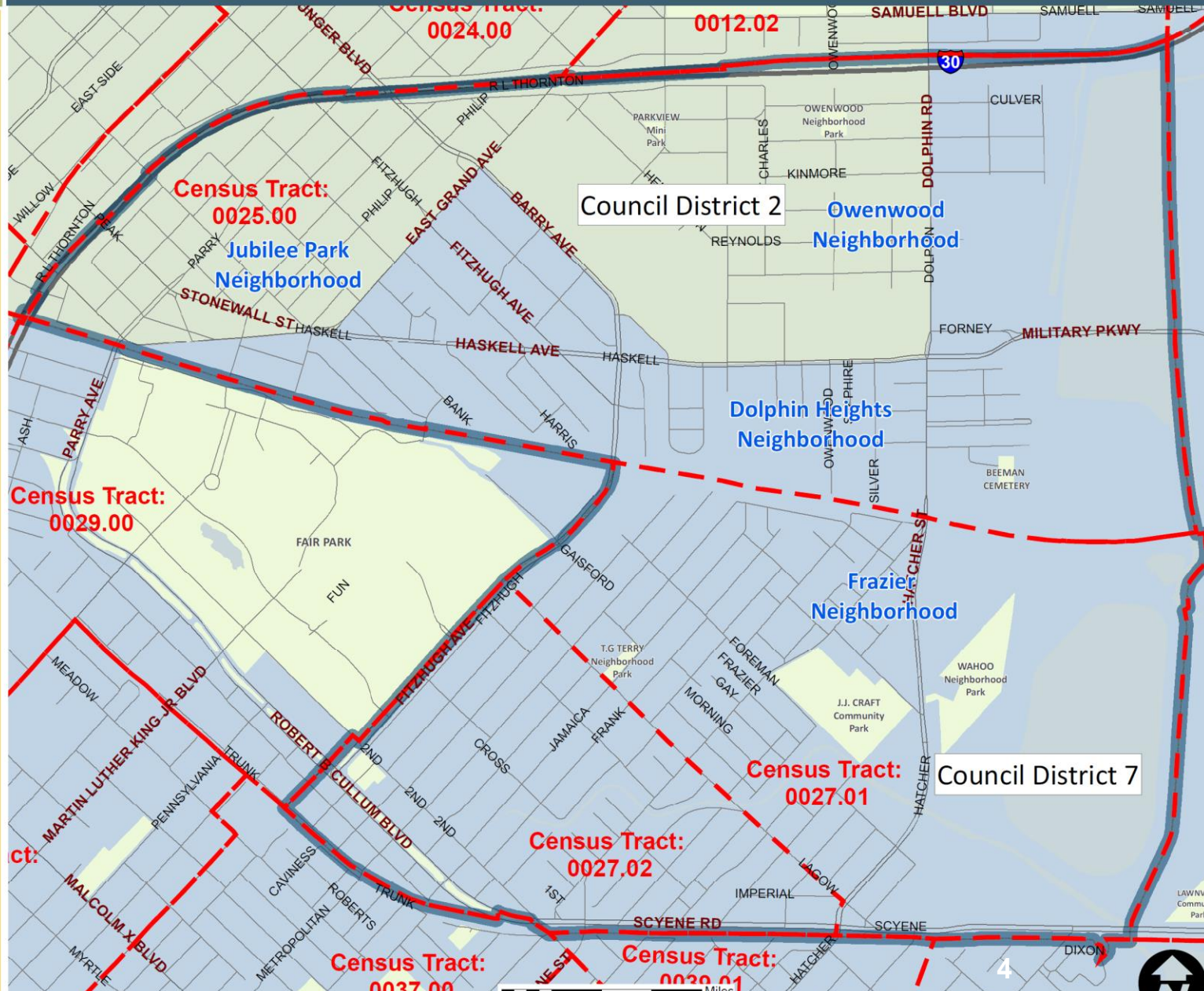
# Jubilee Neighborhood

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- Census Tract 25, Council District 2
- Located in South Dallas
- Bounded by I -30, East Grand, and Fair Park
- Neighborhood Investment Program Area
- Projects in the area: Jubilee Park, David's Place (Head Start school), Community & Resource Centers, Congo Street Homes, Land Bank projects, Jubilee Seniors Project

## COUNCILS DISTRICTS

-  Census Tracts
-  NIP Area Boundary
-  Highway
-  Major Arterial
-  Minor Arterial
-  Lakes and Rivers
-  Parks
-  Council District 2
-  Council District 7



# Location Map



# Background

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- The Jubilee Park Community Center Corporation (JPCCC) is a charitable organization founded by Saint Michael and All Angels Episcopal Church of Dallas in 1997
  - They have dedicated themselves to the revitalization of the Jubilee Neighborhood
  - Since inception, they have invested over \$11M in the neighborhood through foundations, charitable organizations, churches, individuals, and grants
  - JPCCC commissioned a Development Strategy for the neighborhood from Antonio Di Mambro
    - The single family project is part of that strategy

# Description of the Proposed Development

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- The proposed development includes nine homes in Phase I on 918 Ann Avenue and 1000 Ann Avenue
- Jubilee Park Community Center Corporation (JPCCC) would partner with East Dallas Community Organization (EDCO) to develop and manage the project
- As the first Phase is underway JPCCC and EDCO will identify additional land bank and infill lots on which to build more single family units



# East Dallas Community Organization

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- East Dallas Community Organization is a nonprofit housing developer with over 20 years of experience with Gerald Carlton as Executive Director
  - EDCO has built:
    - Grigsby Townhomes
    - Bexar Street Townhomes
    - Thornton Heights Subdivision
    - Dolphin Heights Infill
    - Neighborhood Stabilization Program Infill
  - EDCO is a certified Community Housing Development Organization (CHDO) through the City of Dallas

# Sources and Uses

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## Sources

City of Dallas-General Obligation Bonds	\$ 500,000
Match from JPCCC	\$ 500,000
Private Lender for Interim Construction	<u>\$ 720,000</u>
Total	\$1,720,000

## Uses

Land Costs	\$ 550,000
Soft Costs	\$ 180,000
Hard Costs	<u>\$ 990,000</u>
Total	\$1,720,000

# City of Dallas Investment

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- The City of Dallas would contract with JPCCC for a \$500,000 conditional grant to utilize for acquisition, demolition, relocation, predevelopment costs, and construction costs
  - JPCCC would be capped at \$50,000 for predevelopment costs
  - JPCCC would be capped at \$25,000 in construction assistance per home
  - JPCCC would provide a dollar for dollar match as a condition for the \$500,000 award
  - Low-to-Moderate Income Homebuyers would have to agree to a five year deed restriction to maintain occupancy and affordability

# City of Dallas Investment (continued)

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- In the event that JPCCC is successful in match funding and completing the construction of the first nine homes within one year of the first award, the City of Dallas will consider approval of a second \$500,000 conditional grant with similar conditions
  - JPCCC will have to match \$500,000 with this award as well
  - The combined funding of JPCCC & the City of Dallas is expected to produce 40 new homes and homebuyers for the Jubilee Neighborhood
- Eligible homebuyers with incomes at or below 80% AMFI may apply to the Mortgage Assistance Program for closing cost, downpayment, and principal reduction assistance
- JPCCC is expected to begin construction by the Fall of 2013

## **RECOMMENDATION**

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- City would provide \$500,000 conditional grant from 2012 General Obligation Bond Funds
- JPCCC would match fund \$500,000
- City of Dallas will require deed restrictions on each property benefiting from the grant
- JPCCC will have one year to complete Phase I of this project

## Next Steps

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- City Council consideration of \$500,000 grant to JPCCC on June 26, 2013
- Construction begins Fall 2013