

Memorandum



CITY OF DALLAS

DATE August 17, 2012

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

SUBJECT Veteran's Housing Projects

On Monday, August 20, 2012, you will be briefed on the Veteran's Housing Projects. 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 'Ry - S E' with a long horizontal line extending to the right.

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
C. Victor Lander, 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

Veteran's Housing Projects

Briefing for the
Housing Committee
August 20, 2012





PURPOSE

- To present two projects which will provide affordable housing opportunities for Veterans in Dallas



Defenders of Freedom Project

- Located at 8714 and 8718 Diceman Drive, east of White Rock Lake
- Council District 9
- Two single-family units to be built for Wounded Veterans

8714 & 8718 Diceman





Developer Information

- Defenders of Freedom is a nonprofit 501(c)(3) organization that supports active duty and wounded men and women serving our nation
 - Donna Cranston, Chairwoman and Founder
- The organization was formed in 2004 to provide for the needs of the Troops
 - The organization provides an avenue for the community to support the Troops through in-kind and monetary donations
- The organization proposed to build two single-family homes for wounded Veterans

Defenders of Freedom Sources & Uses

Donations	\$261,671
City of Dallas	<u>\$200,000</u>
Total Sources	\$461,671
Acquisition	\$254,000
Direct Construction Costs	<u>\$207,671</u>
Total Uses	\$461,671



Heroes' House Project

- Located at 2122 Highland Road, North of I-30 at Ferguson Road
- City Council District 7
- Twenty-four unit vacant apartment complex
 - Built in 1964
 - 19,017 square feet
 - Two story

2122 Highland Road





Developer Information

- 2122 Highland LLC
 - Gary Hasty, CEO, Karrington & Co.
 - General Construction Management & Real Estate Services
 - Bryan Brown, Partner, Porter Hedges LLP
 - Legal Services, Mergers, Acquisitions, and other business matters
- Developer will rehabilitate the complex to include 30 one-bedroom units

Heroes' House Sources & Uses

Veritex Community Bank	\$500,000
City of Dallas	<u>\$400,000</u>
Total Sources	\$900,000
Acquisition	\$162,000
Site Work	\$ 34,900
Direct Construction Costs	\$486,529
Other Construction Costs	\$140,000
Indirect Construction Costs	<u>\$ 76,571</u>
Total Uses	\$900,000

Note: Costs are estimates and may change before final approval

2122 Highland Road-Future



New Front Elevation



New Front Elevation



SCALE: 3/8" = 1'-0"
Heroes' House
2122 Highland Drive

February 15, 2012

Dallas, Texas

Next Steps

- The City Council authorized a loan for the Defender's of Freedom Project in the amount of \$200,000 on May 23, 2012
 - Expected to be complete by May 31, 2013
- Heroes' House Project will be presented to the City Council in September or October to consider providing a \$400,000 HOME loan for rehabilitation to the complex
 - A ten year affordability period will be required on all 30 units