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**DALLAS NEIGHBORHOOD ALLIANCE FOR  
HABITAT  
SCATTERED-SITE CONTRACT**

**A Briefing to the  
Economic Development  
and  
Housing Committee**

**Housing Department  
October 16, 2006**

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# PURPOSE

To consider the award of a contract to Dallas Neighborhood Alliance for Habitat (DNAfH) to acquire improved properties in the City's Neighborhood Investment Program Areas

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# DNAfH's Proposal for Scattered-site Acquisition

- On August 18, 2006, DNAfH proposed that the City consider funding a contract that would provide for acquisition of individual lots, having single-family structures in need of demolition, within the City's NIP areas

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# DNAfH's Proposal for Scattered-site Acquisition (Cont'd)

- The Neighborhood Investment Program (NIP) areas are burdened with improved properties deteriorating from deferred maintenance and disinvestment
  - Code compliance violations are commonplace
  - Criminal activity and drug enforcement is on the rise
  - Homebuyers are reluctant to purchase homes in the neighborhood under these conditions

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# DNAfH's Proposal for Scattered-site Acquisition (Cont'd)

- DNAfH's proposal focuses on:
  - The elimination of vacant structures, safety concerns, and crime ridden properties in NIP areas
    - Identification of unoccupied properties with substandard single-family structures
    - The acquisition and demolition of scattered properties for reconstruction of affordable housing
    - Works hand-in-hand with the City's Land Bank Program

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# Dallas Neighborhood Alliance for Habitat Contract Funding

- \$1M for Acquisition and Demolition Loans
  - \$700,000 from CDBG Residential Development Acquisition Loan Program (RDALP)
  - \$300,000 from HOME CHDO

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# DNAfH's Proposal for Scattered-site Acquisition (Cont'd)

- Terms and Conditions for property acquisition:
  - ❑ Only lots with **unoccupied dwellings** in the NIPs
  - ❑ City funding, up to \$30,000 per acquisition, will be limited to the appraised value of that property plus the environmental assessment and demolition costs
  - ❑ DNAfH will build approximately 1/3 of the buildable sites acquired and contract with a for-profit builder to build the remaining two-thirds of the homes

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# DNAfH's Proposal for Scattered-site Acquisition (Cont'd)

- ❑ Habitat homes will be reconstructed at a minimum of 1200 sq. ft. with an average sales price of \$75,000
- ❑ For-profit builder will build homes that exceed the Habitat minimums
- ❑ Properties will be deed restricted for affordability @ 80% or less of Area Median Family Income for resale to eligible homebuyers for a period of ten years
- ❑ Housing designs must be compatible with houses being built in the Land Bank areas



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# RECOMMENDATION

- That the Economic Development and Housing Committee recommend approval of \$1M for acquisition and development loans with the Dallas Neighborhood Alliance for Habitat to the Dallas City Council

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# NEXT STEPS

- December 13, 2006 , City Council Action Item to authorize funding for the DNAfH Scattered-Site contract