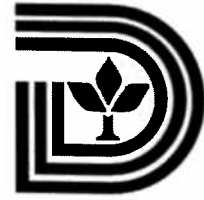


# Memorandum



CITY OF DALLAS

DATE October 2, 2009

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

SUBJECT Shared Housing Center, Inc. – Residential Development Acquisition Loan Project

On Monday, October 5, 2009, you will be briefed on Shared Housing Center, Inc. – Residential Development Acquisition Loan Project. 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 'A.C. Gonzalez'.

A.C. 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, Judiciary  
Ryan S. Evans, First Assistant City Manager  
Forest Turner, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Dave Cook, Chief Financial Officer  
Jerry Killingsworth, Housing Director  
Jeanne Chipperfield, Director, Budget and Management Services  
Helena Stevens-Thompson, Assistant to the City Manager

**SHARED HOUSING CENTER, INC. -  
RESIDENTIAL DEVELOPMENT ACQUISITION  
LOAN PROJECT**

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**A Briefing to the  
Housing Committee**

**Housing Department  
October 5, 2009**



# **KEY FOCUS AREA: ECONOMIC VIBRANCY**

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## **PURPOSE**

Provide a recommendation on a Residential Development Acquisition Loan Program (RDALP) proposal from Shared Housing Center, Inc. (SHC) for the acquisition of one unimproved lot using \$380,000 of Community Development Block Grant Funds.

# Shared Housing Center, Inc. (SHC)

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- SHC was established in 1984
- Main office at 402 Good Latimer Expressway
- SHC mission is to break the cycle of homelessness for the elderly, single-parents with children, and persons with special needs.
- SHC offers non-traditional permanent and transitional housing solutions, programs, and services that create independence, empowerment, and self-worth

# SHC Programs & Services

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- SHC offers two direct housing services with comprehensive supportive services
  - Homeshare - facilitate shared living arrangements between the person who has housing with a person in need of housing
    - In 2008, 221 arrangements were facilitated which impacted 442 individuals
  - Transitional Group Residence – provides housing for 12-18 months to homeless woman with dependent children and older single women; special attention is paid to immediate needs including mental health, employment, and education
    - In 2008, 95 individuals (24 single moms, 66 children, and 5 older women) were assisted
    - Four homes located in Oak Cliff and East Dallas are used for this program. Two homes are duplexes which can house 2 families each and the other two homes can house between 6 -8 families

# SHC Project Location



# Shared Housing Center, Inc. Proposal

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- Shared Housing Center, Inc. has requested assistance in acquiring land for a new facility at 4611 East Side Avenue, located in Council District 2
- The request was \$362,500 plus associated closing costs
- Funds to build out the facility would come from SHC fundraising and a private lender
- The facility will be built to “Green” standards

# SHC Proposed Facility

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- The new facility will be a 20 unit apartment complex for transitional housing for homeless single-parent families
  - ❑ The complex will consist of 2 and 3 bedroom units
  - ❑ Provide transitional housing for 12 months
  - ❑ Offer food, clothing, case management, child care, and mental health counseling
  - ❑ Offer an after school program with a computer lab
  - ❑ Offer job search assistance



# SHC Proposed Facility

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- Complex will have:

- Central resident's space with each unit opening onto garden and play area
- Covered parking and shade from western and southern exposure
- Offset from adjacent buildings to create long views and emphasize central space
- Thin buildings facilitating interior daylight
- Majority of units will have windows that can open for natural ventilation
- Rainwater collection from larger structures
- LEED Certified Project

# SHC Development Budget for New Facility

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## Sources

Private Lender or other Fundraising	2,000,000
City of Dallas	380,000
Shared Housing Center	<u>394,626</u>
<b>Total Sources</b>	<b>\$2,774,626</b>

## Uses

Lot Acquisition	380,000
Soft Costs	67,500
(environmental, construction overhead, closing costs)	
Hard Construction Costs	<u>2,327,126</u>
<b>Total Uses</b>	<b>\$2,774,626</b>

# SHC Loan Terms

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- The City would loan SCH \$380,000 at 0% interest. The loan will include the following terms:
  - 0% interest with a five-year maturity requiring 3 year completion and 5 year occupancy of the site with low and moderate-income families by the maturity date.
  - Prior to maturity date, SCH will be released from \$76,000 (1/5<sup>th</sup> of the \$380,000) liability on the Note provided that the project continues to comply with the deed restrictions.
  - The developed property will be deed restricted for affordability at 80% or less of AMFI for rent to eligible families for a period of five years from the date of completion and full occupancy.
  - SCH will provide the City with appraisals and environmental assessments for approval prior to the purchase.

# DISD Schools Servicing New Facility

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## Elementary (PK thru 5)

Zaragoza Elementary  
4550 Worth Street  
Dallas, Texas 75246  
Enrollment: 539 kids  
Building Utilization 82%

## Middle School (6 thru 8)

Spence Middle School  
4001 Capitol Avenue  
Dallas, Texas 75204  
Enrollment: 1085 kids  
Building Utilization 116%

## High School (9 thru 12)

North Dallas High School  
3120 N. Haskell Avenue  
Dallas, Texas 75204  
Enrollment: 1482 kids  
Building Utilization 120%

# Staff Recommendation

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That the Housing Committee approve this proposal for Council consideration to:

- Authorize a secured, no interest, forgivable loan pursuant to the Residential Development Acquisition Loan Program in the amount of \$380,000 to Shared Housing Center, Inc. for the acquisition of unimproved property located at 4611 East Avenue for the development of a low to moderate income apartment complex

# NEXT STEPS

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- November 9, 2009 - City Council Item to authorize CDBG-Residential Development Acquisition Loan Funds for Shared Housing Center, Inc.