

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 28, 2009
COUNCIL DISTRICT(S): 4, 7, 14
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 34H 55G 65D

SUBJECT

Authorize the reconstruction on-site of three homes in accordance with the Reconstruction/SHARE Program Statement requirements for the properties located at 522 Avenue I in the amount of \$87,500, 7714 Robin Road in the amount of \$87,500, and 2403 Locust Avenue in the amount of \$87,500 – Total not to exceed \$262,500 - Financing: 2007-08 Community Development Block Grant Funds (\$204,522), and 2007-08 Home Funds (\$57,978)

BACKGROUND

On November 12, 2007, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on site of new homes to low-income homeowners in Dallas earning less than 50% Citywide and 80% in NIP areas of Area Median Family Income (AMFI).

On April 23, 2008, City Council approved an amendment to the Program Statement for the Reconstruction/SHARE program to provide to the homeowners up to \$5,900 of the maximum \$87,500 for an amenities package. (Maximum Program funding is \$87,500 for a new home on-site of approximately 1,200 sq ft).

City Council authorization is also required prior to proceeding with reconstruction on site when all of the following conditions exist: (a) repairs necessary to meet the City's locally adopted Housing Rehabilitation Standards or Federal Housing Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the conditions of the home create an imminent danger to the life, health and/or safety of the residents and/or the neighborhood; and (c) repairs are not feasible in that they will not extend the life of the repaired structure beyond 15 years.

BACKGROUND (continued)

On October 8, 2008, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on site of new homes to low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI) and who are older than 62 years of age or disabled and provide assistance with one (1) tax and insurance payment.

The following homeowners are at 80% and below AMFI, are eligible for a loan to reconstruct the homes on-site and the properties described are eligible: an elderly female, Gladys Johnson, 78 years old, resides at 522 Avenue I; an elderly female, Willie D. Chattam, 81 years old, resides at 7714 Robin Road and an elderly female, Marie T. Lewis, 98 years old, resides at 2403 Locust Avenue.

This action provides authority to proceed with reconstruction of three (3) single-family homes on-site, as all conditions noted above have been met.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Council Resolution No. 98-3157.

On August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656.

On June 27, 2001, the City Council authorized approval of a Program Statement for the Home Repair Program by Resolution No. 01-2049.

On August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272.

On October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047.

On October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833.

On June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097.

On October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

On November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194.

On November 12, 2007, the City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site under certain conditions for assistance up to \$87,500 by Resolution No. 07-3307.

On April 23, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266.

On October 8, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI) and who are older than 62 years of age or disabled and provide assistance with one (1) tax and insurance payment by Resolution No. 08-2768.

FISCAL INFORMATION

2007-08 Community Development Block Grant Funds - \$204,522

2007-08 Home Funds - \$57,978

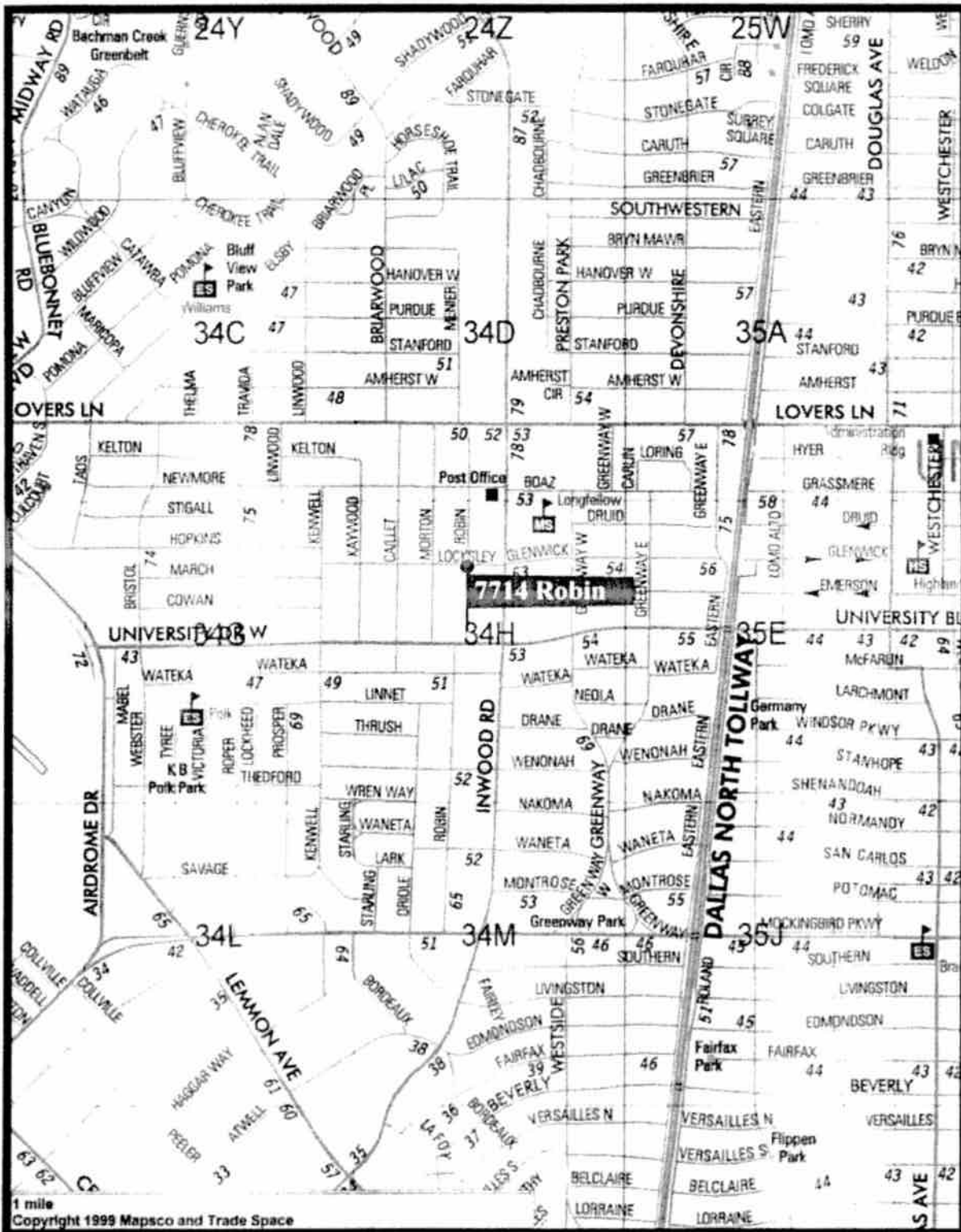
Council District 4 - \$87,500

Council District 7 - \$87,500

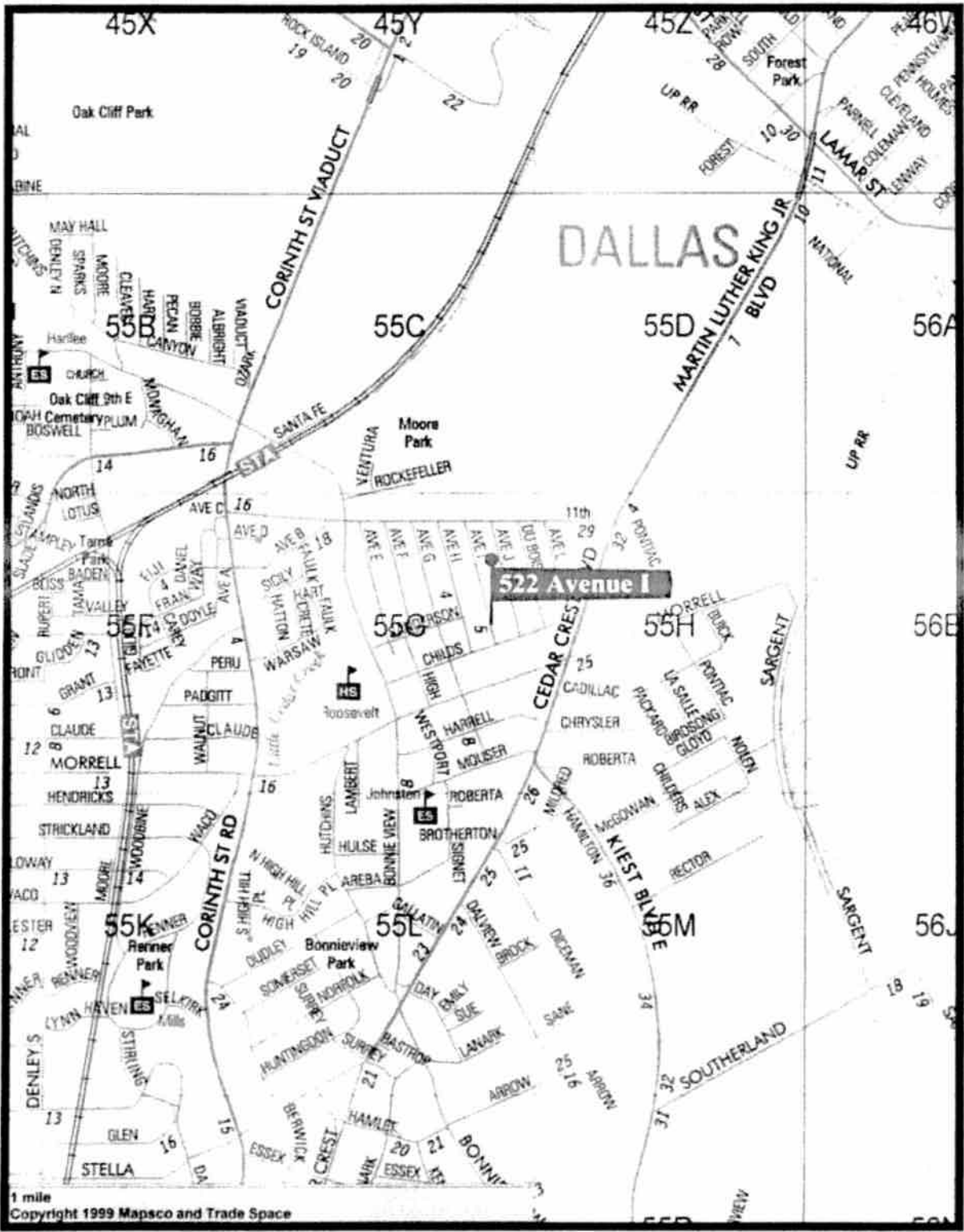
Council District 14 - \$87,500

MAP(S)

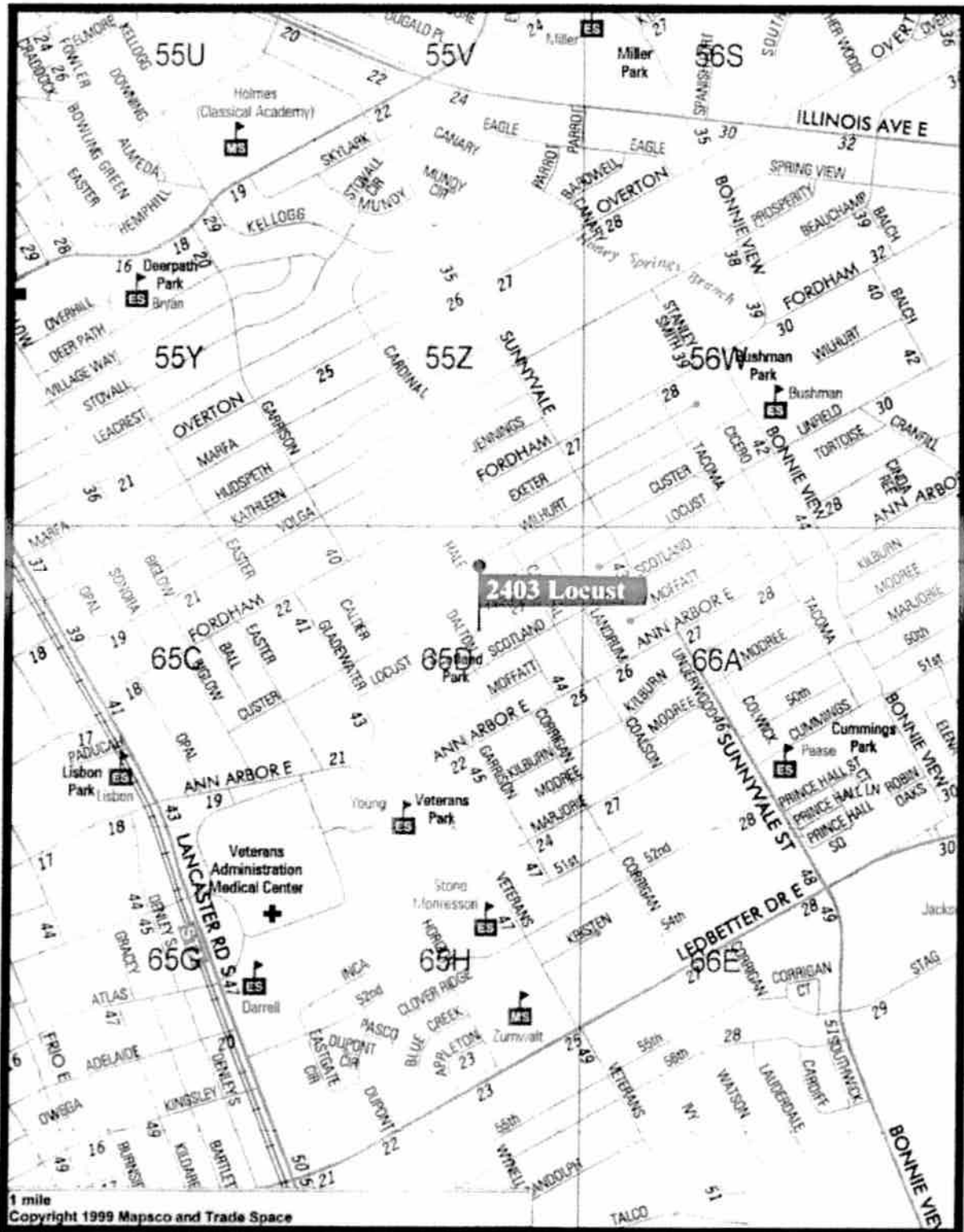
Attached



MAPSCO 34H



MAPSCO 55G



MAPSCO 65D

October 28, 2009

WHEREAS, on October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Resolution No. 98-3157; and

WHEREAS, on August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656; and

WHEREAS, on June 27, 2001, the City Council authorized approval of a Program Statement for the Home Repair Program by Resolution No. 01-2049; and

WHEREAS, on August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272; and

WHEREAS, on October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047; and

WHEREAS, on October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833; and

WHEREAS, on June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097; and

WHEREAS, on October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000; and

WHEREAS, on November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194; and

WHEREAS, on November 12, 2007, the City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site under certain conditions for assistance up to \$87,500 by Resolution No. 07-3307; and

WHEREAS, on April 23, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266; and

October 28, 2009

WHEREAS, on October 8, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners at 80% of AMFI who are older than 62 years old or disabled and to provide assistance with one (1) tax and insurance payment; and

WHEREAS, the homeowners described made application to the Home Repair Program; Gladys Johnson, at 522 Avenue I; Willie D. Chattam, at 7714 Robin Road and Marie T. Lewis, at 2403 Locust Avenue; and

WHEREAS, all three conditions outlined in the Reconstruction/SHARE Program Statement for reconstruction of a home on-site have been met for the property owners Gladys Johnson; Willie D. Chattam and Marie T. Lewis; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the application and property from homeowners described for a reconstruction loan be approved under the Reconstruction/SHARE Program: Gladys Johnson, 522 Avenue I; Willie D. Chattam, 7714 Robin Road and Marie T. Lewis, 2403 Locust Avenue: all in the amounts shown in Section 3 hereof.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute loan documents with Gladys Johnson, Willie D. Chattam and Marie T. Lewis for reconstruction on-site of the homes to be located at 522 Avenue I, 7714 Robin Road and 2403 Locust Avenue.

SECTION 3. That the City Controller is authorized to make payments for reconstruction of the home in accordance with the funding information listed according to:

Fund HM07 Dept HOU, Unit 3211, Obj 3100 CT HOU3211L292 (\$57,978.16)
Fund 07RP Dept HOU, Unit 305A, Obj 3100 (29,521.84)
Vendor # VS0000024909 – JB’s Kool Air & Painting Service – 522 Avenue I

Fund 07RP Dept HOU, Unit 305A, Obj 3100 CT HOU305AL294 (\$87,500)
Vendor # VC0000005552 – Eric Miller Homes, Inc. – 7714 Robin Road

Fund 07RP Dept HOU, Unit 305A, Obj 3100 CT HOU305AL293 (\$87,500)
Vendor # 337798 – Torres Construction – 2403 Locust Avenue

October 28, 2009

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

DISTRIBUTION:

Housing/Community Services Department
City Attorney's Office
Office of Financial Services/Community Development, 4FS

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 28, 2009
COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 43 44 45 46 47 55 56 65 66

SUBJECT

Authorize (1) the acceptance of grant funds from the Dallas Housing Finance Corporation for the Neighborhood Investment Program; (2) the receipt and deposit of funds in the Neighborhood Investment Program Fund in an amount not to exceed \$120,000; and, (3) the establishment of appropriations in the amount of \$120,000 in the Neighborhood Investment Program Fund - Not to exceed \$120,000 - Financing: Dallas Housing Finance Corporation Grant Funds

BACKGROUND

The City created the Dallas Housing Finance Corporation (DHFC) in April of 1984, to provide financing for affordable single family ownership and multifamily rehabilitation and development within the City. From time to time the DHFC has funds available for additional affordable housing purposes.

On February 26, 2003, the City Council approved the Neighborhood Investment Program (NIP) target areas which included five census tracts and later on September 28, 2005, approved the redesignation and expansion of three of the existing five NIP targeted areas. The purpose of the NIP is to focus and leverage resources for a greater impact on revitalization. The NIP has had increased financial demands for administrative assistance. As an optional source of funds the staff presented a two year budget to request to DHFC at their September 22, 2009 meeting and the DHFC awarded NIP \$120,000 over 2 years.

This resolution authorizes the City of Dallas to accept grant funds from the DHFC for the operation of NIP in the amount of \$120,000. This resolution also authorizes the City Controller to deposit and disburse the funds, and authorizes the City Manager to appropriate the funds for operating expenses within NIP areas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 26, 2003, the City Council approved selection criteria that designated certain census tracts (CT 25.00, CT 39.02, CT 101.01, CT 49.00 and CT 89.00) as NIP target areas for a two-year period, beginning October 1, 2003 by Resolution No. 03-0830.

On September 28, 2005, the City Council voted to re-designate three NIP target areas by expanding CT 101.01 to include 101.02, CT 25.00 to include 27.01 and 27.02, and CT 39.02 to include 115.00 (part) for a three-year period, beginning October 1, 2005 by Resolution No. 05-2795.

On September 24, 2008, the City Council voted to re-designate seven census tracts comprised of three NIP target areas and to designate ten census tracts comprising of two additional NIP target areas (CT 25.00, CT 27.01, CT 27.02, CT 101.01, CT 101.02, CT 39.02, CT 115.00 (part), CT 55.00 (part), CT 57.00, CT 87.04 (part), CT 87.05 (part), CT 88.01 (part), CT 88.02 (part), CT 113.00 (part), CT 114.01 (part), CT 20.00 (part) and CT 48.00 (part)) for a minimum of two years, beginning October 1, 2008 by Resolution No. 08-2559.

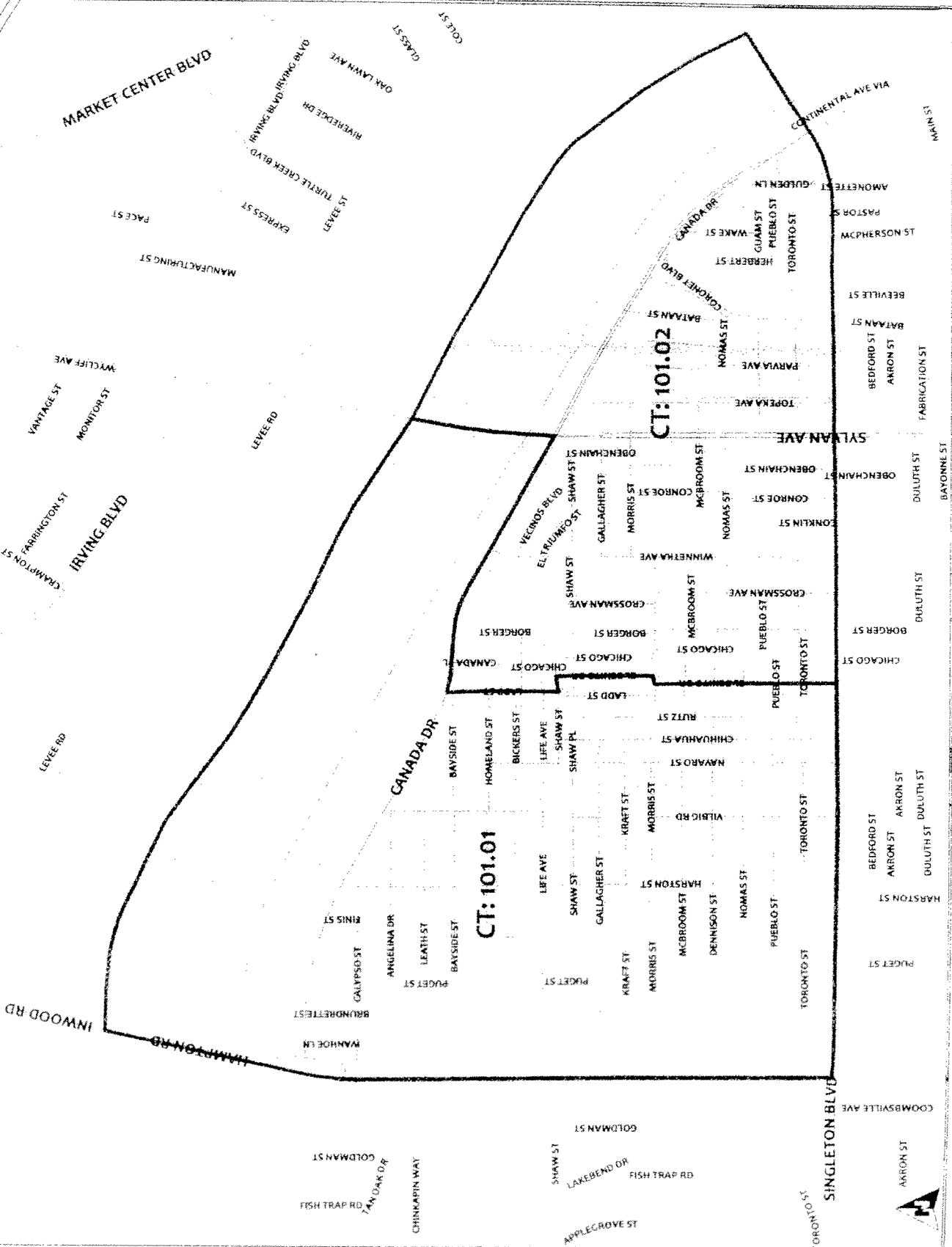
FISCAL INFORMATION

\$120,000 - Dallas Housing Finance Corporation Grant Funds

MAP(s)

Attached

CENSUS TRACT - 101.01 & 101.02



MARKET CENTER BLVD

IRVING BLVD

CT: 101.02

CT: 101.01

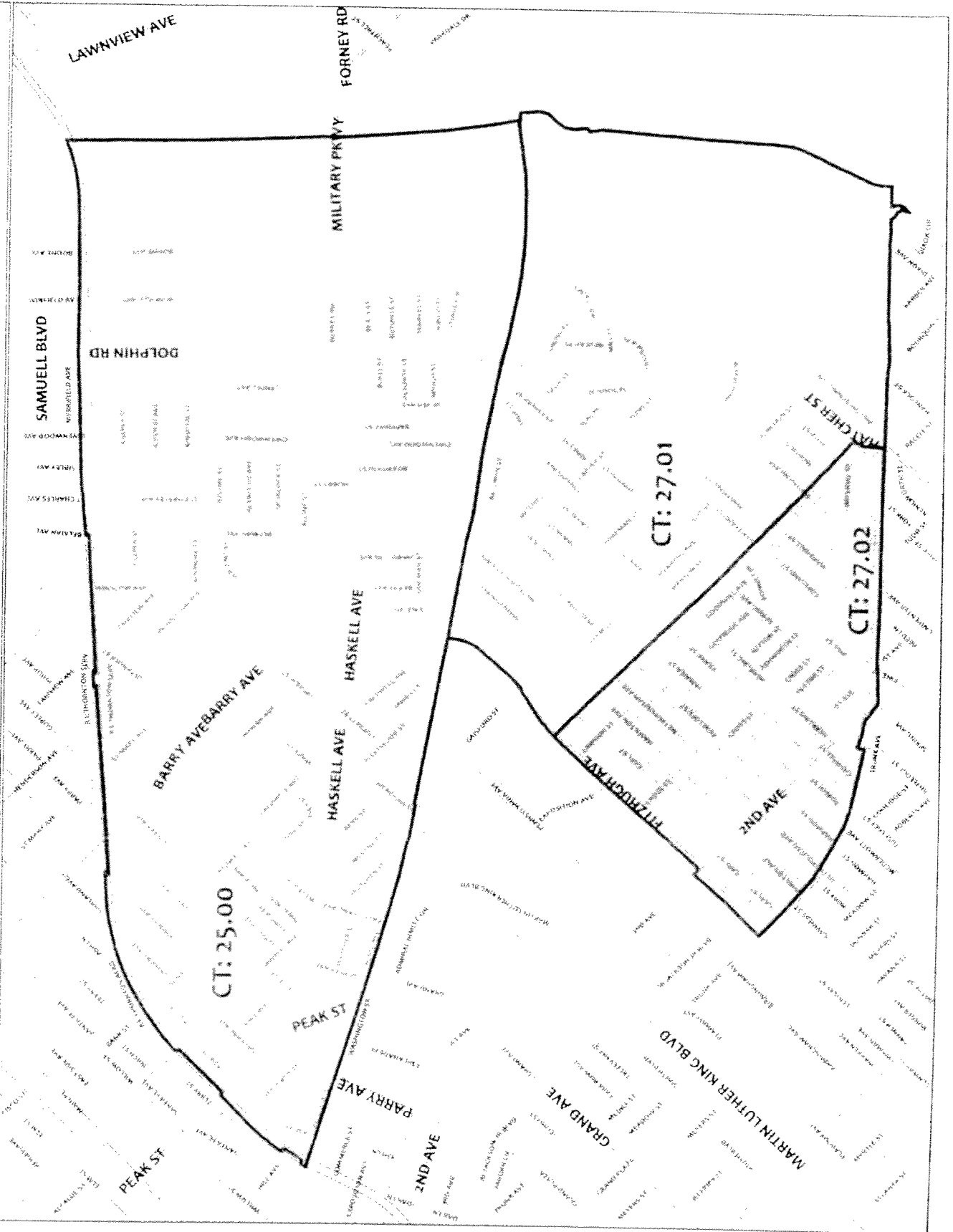
SYLAN AVE

CANADA DR

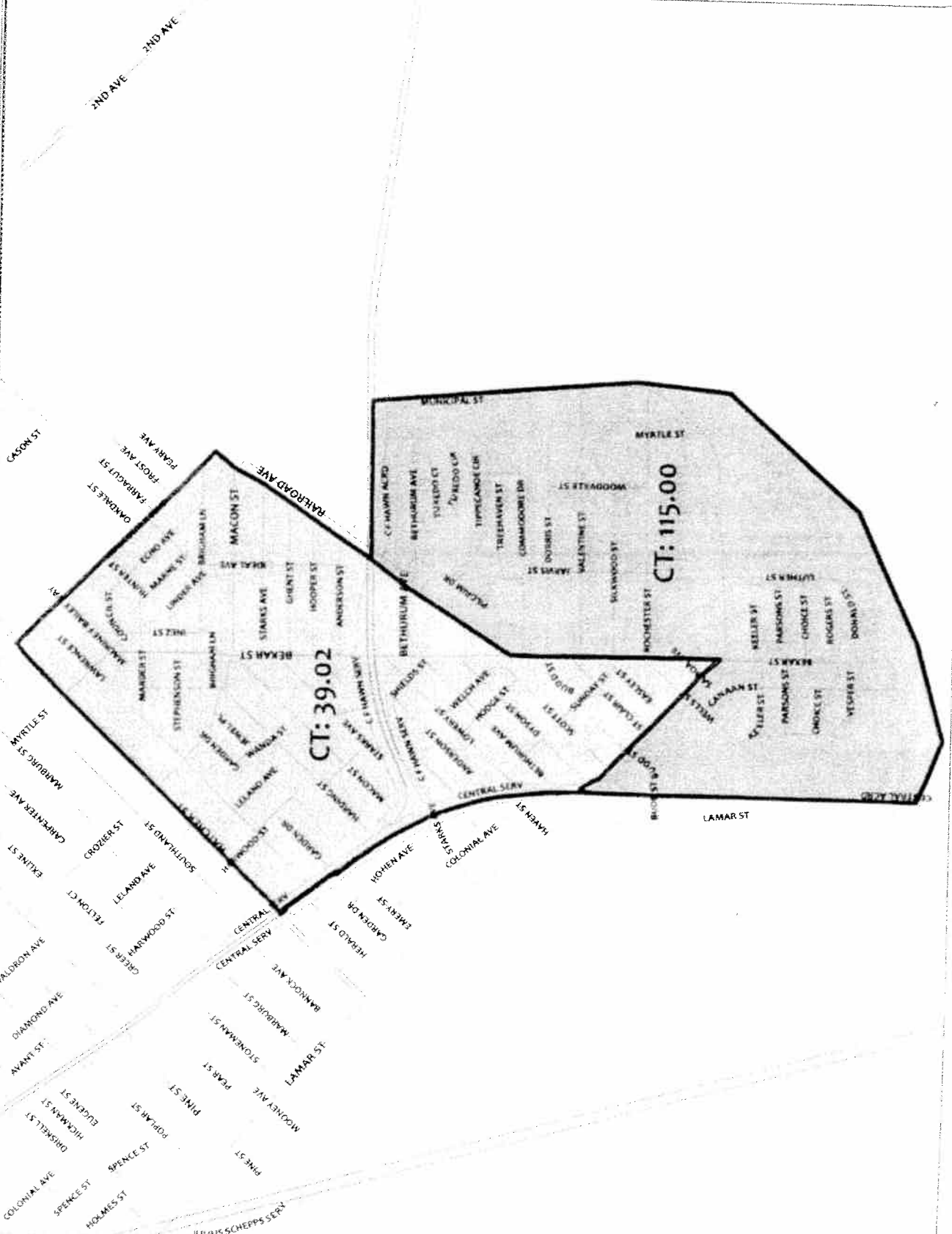
SINGLETON BLVD



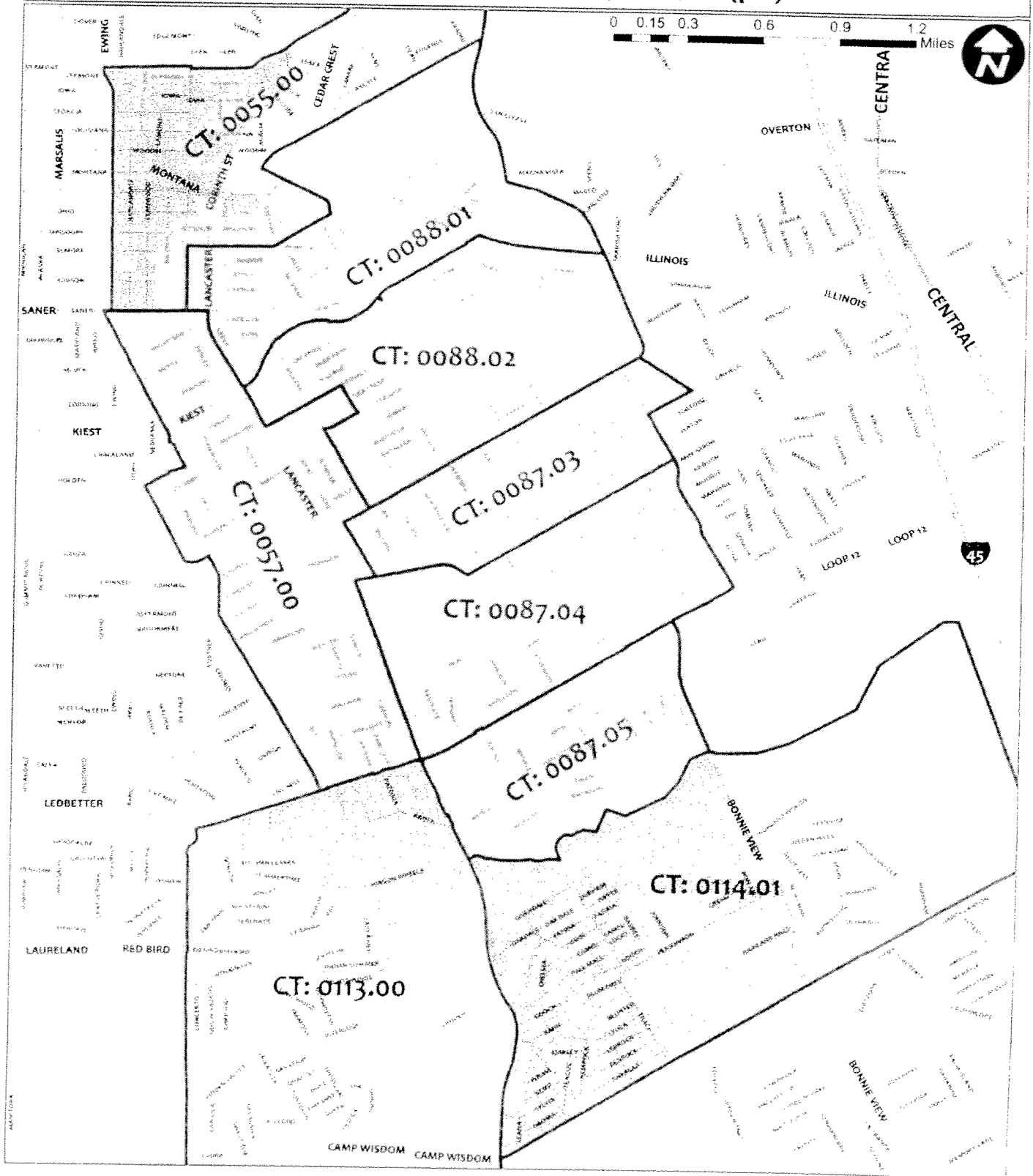
CENSUS TRACT - 25.00; 27.01 & 27.02



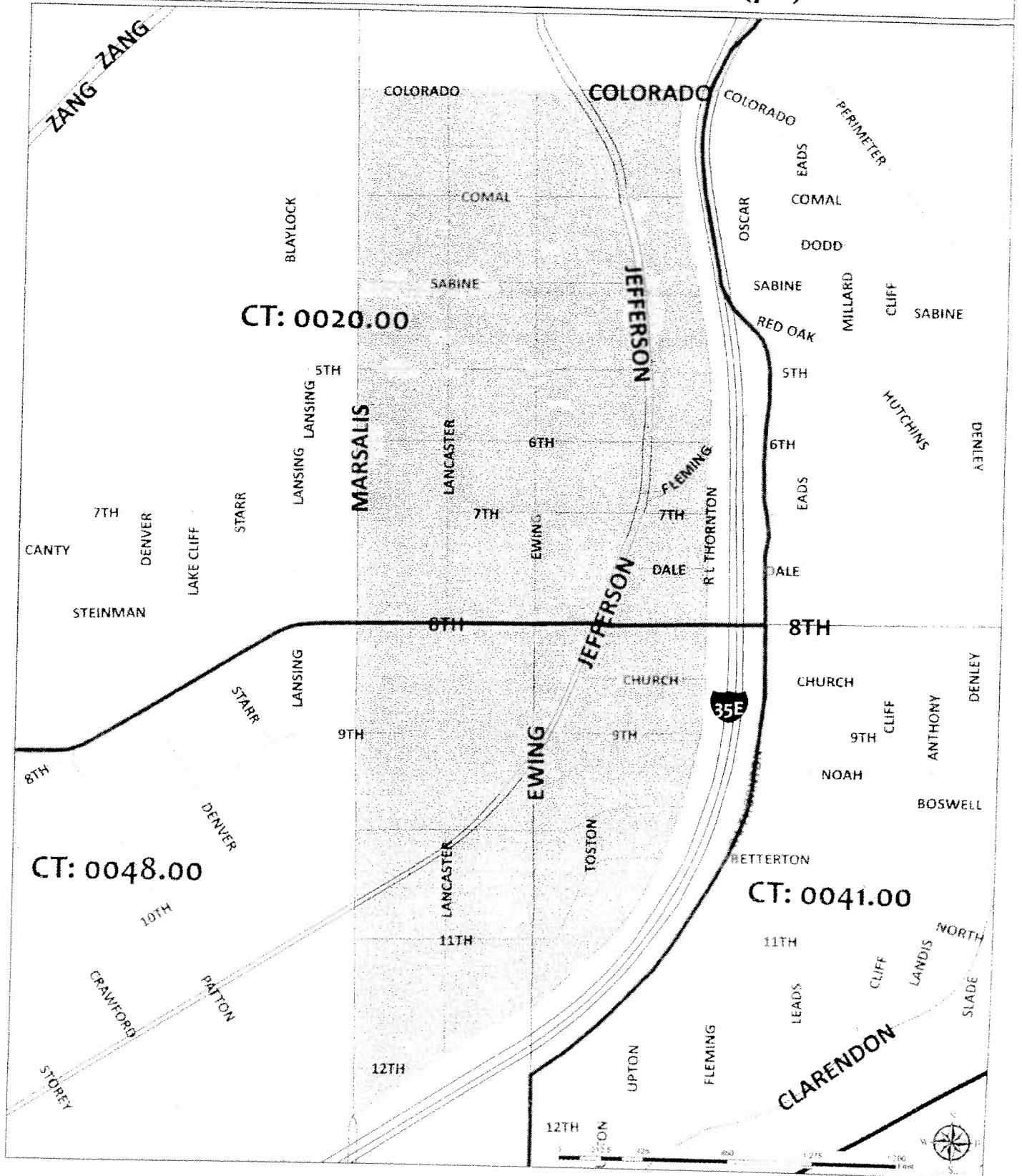
CENSUS TRACT - 39.02 & 115.00 (pt.)



CENSUS TRACT - 55.00 (pt.); 57.00; 87.03 (pt.); 87.04 (pt.); 87.05 (pt.); 88.01 (pt.); 88.02 (pt.); 113.00 (pt.) & 114.01 (pt.)



CENSUS TRACT - 20.00 (pt.) & 48.00 (pt.)



October 28, 2009

WHEREAS, the Dallas Housing Finance Corporation has voted to provide \$120,000 funding to the City of Dallas to provide operating assistance for the Neighborhood Investment Program;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager be and is hereby authorized to accept \$120,000 from the Dallas Housing Finance Corporation for the Neighborhood Investment Program (NIP).

Section 2. That the City Controller be and is hereby authorized to deposit funds in an amount not to exceed \$120,000 into Fund S206, Department HOU, Unit 2724, Revenue Sources 8411.

Section 3. That the City Manager be and is hereby authorized to establish appropriations in the amount of \$120,000 in Fund S206, Department HOU, Unit 2724.

Section 5. That the City Controller be and is hereby authorized to disburse these funds under the Neighborhood Investment Program as follows: Fund S206, Department HOU, Unit 2724, OBJ 3099 and 4210.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

Housing/Community Services Department
City Attorney's Office
Office of Financial Services/Community Development, 4FS