

Memorandum



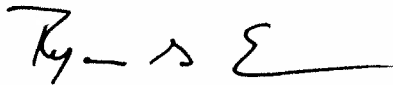
DATE September 30, 2011

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

SUBJECT Housing/Community Services Department Overview

On Monday, October 3, 2011, you will be briefed on Housing/Community Services Department Overview. 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, Acting 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, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Helena Stevens-Thompson, Assistant to the City Manager

Housing/Community Services Department Overview

A Briefing to the
Housing Committee
October 3, 2011

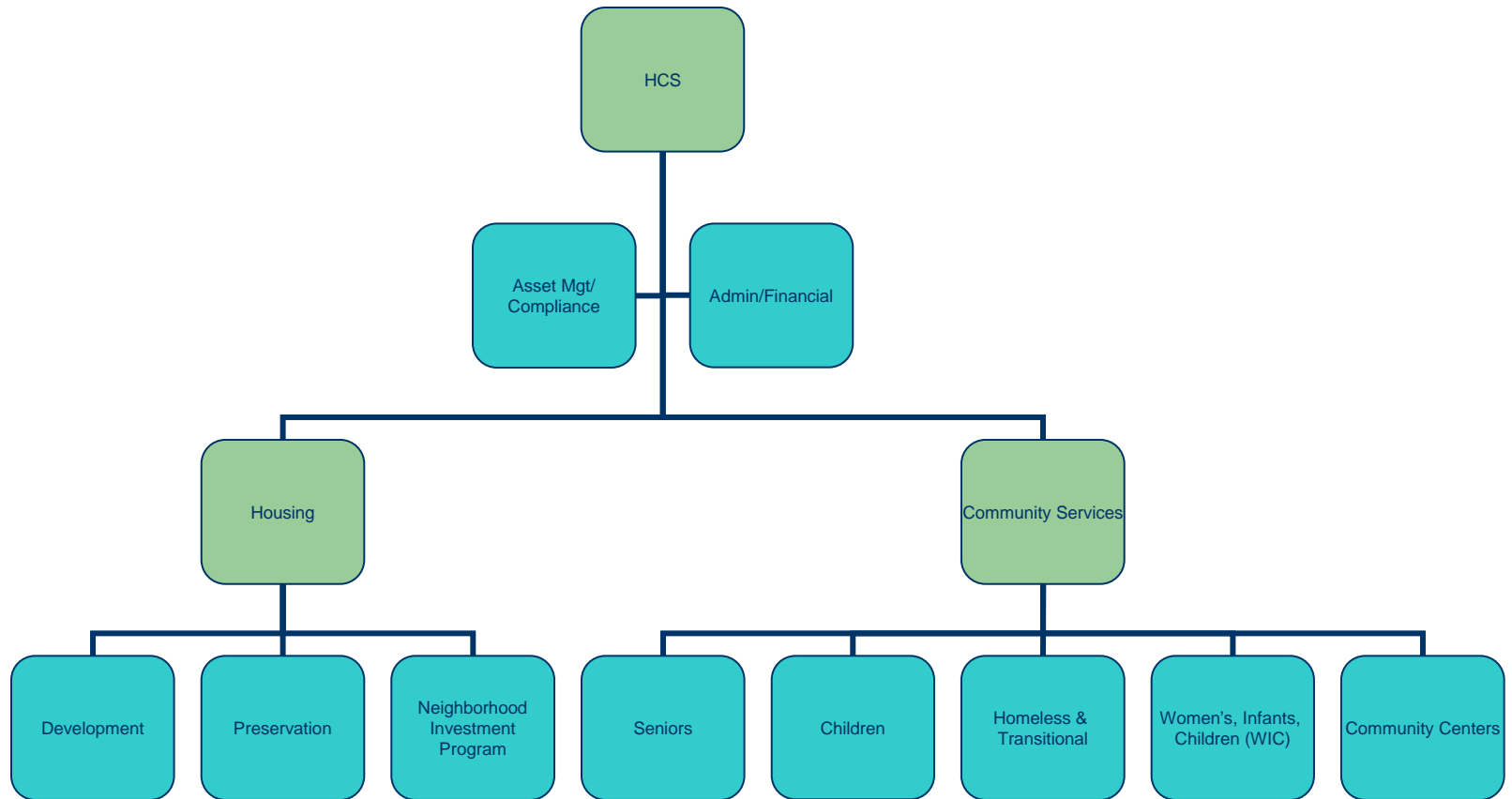
Housing/Community Services
Department



Purpose

Provide an overview of the City's Housing and Community Services Department Programs and FY 2010-11 Budget

Housing/Community Services Department



Department Staff & Locations

- 435 Full Time Staff
- Services offered at 26 locations
 - City Hall
 - West Dallas Multipurpose Center
 - Martin Luther King Community Center
 - 4607 S. Lancaster
 - The Bridge
 - WIC sites (21)

Housing and Community Services FY 2010-11 Budget

Community Development Block Grant (CDBG)	\$16,345,827
HOME Investment Partnerships (HOME)	\$8,675,864
Neighborhood Stabilization Program	\$2,356,962
2006 GO Bond Program	\$5,000,000
Certificates of Obligation	\$2,000,000
Downtown Connection TIF District Affordable Housing	\$2,000,000
City Center TIF	\$1,200,000
Emergency Shelter Grant (ESG)	\$770,512
Section 108 Loans	\$75,000,000

Housing and Community Services FY 2010-11 Budget

Housing Opportunities for Persons with AIDS (HOPWA)	\$3,642,608
Other grants-Shelter Plus, Transitional Housing, Department of Justice, Permanent Supportive Housing	\$3,622,759
State Homeless Housing and Services	\$1,680,682
Women Infants & Children (WIC)	\$15,623,130
General Fund	\$7,437,584
Weatherization	\$6,591,590
Homeless Prevention and Rapid Re-housing (HPRP)	\$7,761,673
Total Funding	\$159,709,191

Housing Development Programs

Residential Development Acquisition Loan Program (RDALP)

- Provides nonprofit developers with loans/grants for acquisition of vacant and improved properties, related acquisition costs, environmental costs, relocation costs, and demolition costs for affordable housing
- FY 2010-11 budget is \$1,000,000 (CDBG)
- Projects underway:
 - Hickory Creek –New construction of 50 single family homes
 - Thornton Heights – New construction of 29 single family homes
 - Shared Housing –New construction of 24 multifamily PSH units
 - Oak Glen Apartments- Rehabilitation of 64 multifamily units

Housing Development Programs (cont.)

Community Based Development Organizations (CBDOs)

- Provides eligible community based development nonprofits with interim construction financing for building new homes in Neighborhood Investment Program areas
- FY 2010-11 budget is \$700,000 (CDBG)
- Projects underway:
 - Bexar Street Townhomes – New construction of 29 townhomes

Community Housing Development Organizations (CHDOs)

- Provides certified CHDOs with loans/grants for
 - Operating assistance and development funding, including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs, rehabilitation, lease purchase, and homebuyer subsidies
- The FY 2010-11 budget is \$3,126,556 (HOME)
- Projects underway:
 - Prairie Creek – New construction of 40 single family homes
 - Pittman Place – New construction of 19 single family homes
 - Fair Park Estates – New construction of 30 single family homes

Housing Development Programs (cont.)

Housing Services Program

- Provides funding to CHDOs for housing counseling, loan processing, and other services related to assisting potential homebuyers participating in HOME funded single family development projects.
- FY 2010-11 budget is \$100,000 (CDBG carryover)
- Projects underway:
 - Eight CHDOs received funding over the year

Housing Development Programs (cont.)

2006 General Obligation Bond

- Provides gap funding for promoting economic development in the Southern Sector and in connection with transit-oriented developments
- FY 2010-11 budget is \$5,000,000
- Projects underway:
 - Frazier Spring Street – Acquisition of properties along Spring Street
 - Jubilee Neighborhood – New Construction of 24 Seniors units
 - Lancaster Corridor
 - Acquisitions completed for Veteran's Place project
 - Acquisitions for Opal Street project
 - Turner Courts Project – DHA to construct 323 units

Housing Development Programs (cont.)

Certificates of Obligation

- Provides funding for public works projects
- FY 2010-11 budget is \$2,000,000 (carryover)
- Project underway:
 - Police Substation on Bexar Street

Housing Development Programs (cont.)

Downtown Connection TIF District Affordable Housing

- Provides downpayment assistance for ownership projects and gap financing for multifamily projects
- FY 2010-11 budget is \$2,000,000 (carryover)
- Project underway:
 - Continental Building -Conversion of commercial building to residential units with retail space also

City Center TIF Affordable Housing

- Provides funding for affordable housing development
- FY 2010-11 budget is \$1,850,000 (carryover)
- Project underway:
 - Atmos Building – Conversion of commercial building to residential units

Housing Development Programs (cont.)

Section 108 Loan Program

- A source of financing for mixed-use, housing and economic development projects including large-scale physical development projects through project gap financing or mezzanine debt necessary to move targeted development projects forward in today's financial market while minimizing the risk of needing future CDBG entitlement funds to make Section 108 loan payments.
- The City can apply to HUD for up to \$75M in Section 108 funds
- Status of applications
 - 6 applications under review at HUD
 - 1 project approved (Continental Building)
- Estimated Production for 12 projects
 - 109,200 square feet of retail and/or commercial
 - 2,308 multifamily units (1,242 affordable units)
 - \$75M leveraging \$358.4M in anticipated total development expenditures

Housing Development Programs (cont.)

Neighborhood Stabilization Program (NSP)

- Part 1 allows City through the Land Bank to purchase abandoned, blighted or unoccupied foreclosed property for future redevelopment
- Part 2 provides subcontractors with funds to purchase, rehabilitate and sell improved property that has been foreclosed
- Part 3 program administration
- Part 4 provides subcontractors with funds to redevelop abandoned and vacant foreclosed property
- Stimulus one time funding FY 2008-09 \$7,932,555
 - Part 1 - \$3,800,000 (NSP)
 - Part 2 - \$839,300 (NSP)
 - Part 3 - \$793,255 (NSP)
 - Part 4 - \$2,500,000 (NSP)
- Goal is to produce 50 single family homes for low/mod income persons or families within 4 years

Housing Development Programs (cont.)

Urban Land Bank Demonstration Program (Dallas Acquisition and Development Corporation)

- Acquires vacant tax-delinquent lots through tax-foreclosure lawsuits for re-sale at below market pricing to nonprofit and for-profit developers of single family homes that are constructed for sale to low-to-moderate income homebuyers
- FY 2010-11 budget is
 - \$1.2M in GO bond funds for acquisition, environmental, legal & title costs
 - Operation is self sufficient
- Historical production: 564 lots acquired, 92 lots sold and 152 lots approved by City Council for sale

Housing Development Programs (cont.)

Land Transfer Program

- Provides nonprofit developers tax-foreclosed property and surplus City property, and release of non-tax City liens on private properties that will be acquired for affordable housing development. Release of non-tax liens is also available to for-profit entities
- Unfunded program
- Annual production of 6-12 lots per year
- Program activity is absorbed through the Land Bank Program

Housing Development Programs (cont.)

Mortgage Assistance Program (MAP)

- Up to \$10,000 for down payment, closing costs and principle reduction for homebuyers purchasing an existing property
- Up to \$1,500 for minor repairs if needed for the home to qualify
- Up to \$25,000 for down payment, closing costs and principle reduction for homebuyers purchasing newly constructed homes
- The Enterprise Community Partners implements this program on behalf of the City of Dallas.
- FY 2010-11 budget is \$3,129,470 (CDBG)
- Annual production rate of approximately 200 units

Housing Preservation Programs

Major Systems Repair Program (MSRP)

- Provides up to \$15,000 grant for replacement of up to two major systems from among: electrical, plumbing, HVAC and roof, performed by certified contractors
- FY 2010-11 budget is \$1,498,372 (CDBG)
- Annual production rate is 145 repair projects

Home Reconstruction Program

- Provides up to \$103,000 zero-interest, deferred payment loan for demolition and on-site reconstruction of structures beyond economic feasibility for repair
- FY 2010-11 budget is \$1,932,527 (HOME)
- Annual production rate is 55 homes per year

Housing Preservation Programs (cont.)

Home Repair – South Dallas/Fair Park

- Provides up to \$8000 in grants for repairs for low income and elderly homeowners in the SDFP community
- FY 2010-11 budget is \$100,000 (CDBG)
- Annual production rate is 12 homes repaired per year

People Helping People Program (PHP)

- Provides up to a \$5,000 grant in materials and supplies for minor exterior repair provided by volunteer organizations
- FY 2010-11 budget is \$1,242,127 (CDBG), includes staff
- Annual production rate is 298 homes repaired per year

Neighborhood Investment Program

Neighborhood Investment Program (NIP)

- A vehicle for focusing Housing Department programs, as well as public improvements, code enforcement and City Attorney resources, within specific geographic areas of the city
- Planning, infrastructure improvements, and other quality of life enhancements in NIP target areas
- 5 current designated NIP target neighborhoods:
 - Jubilee, Owenwood, Dolphin Heights & Frazier Courts neighborhoods
 - West Dallas
 - North Oak Cliff
 - Ideal and Rochester Park neighborhoods
 - Lancaster Corridor / Cigarette Hill
- FY 2010-11 budget for public improvements and neighborhood enhancement is \$2,914,924 (CDBG)

Community Service Programs for Seniors

Senior Services Program

- Provides case management and other programs for seniors, as well as investigative support services in both community and institutional settings via contracts with three nonprofit agencies
- FY 2010-11 budget is \$85,000 (CDBG)
- Services provided by nonprofit contractors: Calumet Community Center, Senior Citizens of Greater Dallas and La Voz Del Anciano
- Approximately 1,300 seniors served annually

Senior Medical Transportation Services

- Provides transportation, including “door-to-door” service, to medical and health related destinations for senior citizens and disabled persons.
- FY 2010-11 budget is \$130,797 (General Fund)
- Approximately 4,700 van rides and 2,500 DART Para transit rides provided annually

Community Service Programs for Seniors (cont.)

City Geriatric Health

- Provides preventive health services for high-risk adults age 62 years and older for the purpose of identifying chronic and screenable disease conditions before they become debilitating
- FY 2010-11 budget is \$129,677 (CDBG)
- Contract with Parkland Hospital Systems
- 500 seniors served annually

City Office of Senior Affairs

- Provides direct and emergency support services and disseminates support services information to seniors
- FY 2010-11 budget is \$165,347 (CDBG)
- 4,000 seniors served annually

Community Service Programs for Seniors (cont.)

Senior Services/Ombudsman

- Provides education, outreach and referrals regarding senior issues for persons aged 60 and older, and staff support for the Senior Affairs Commission. The ombudsman resolves senior issues, coordinates services and informs seniors of changes to state and federal legislation. The senior employment initiative provides job training and placement
- FY 2010-11 budget is \$103,649 (General Fund)
- Approximately 900 seniors receiving services annually

Dental Health Program

- Provides preventative dental services to adults aged 60 and older at 4 dental clinics
- FY 2010-11 budget is \$100,000 (General Fund)
- Serves approximately 145 patients annually at a cost of \$23 per procedure or at an annual cost of \$663 per patient

Community Service Programs for Children

Child Care Services Program

- Provides after school programs and daycare for special needs children, homeless children and children with disabilities via contracts with nonprofit agencies
- FY 2010-11 budget is \$228,000 (CDBG)
- Four nonprofits on site or fund various sites to provide care for approximately 380 children for a year

City Child Care Services

- Provides child care subsidies for low and moderate income working parents and teenage parents who are attending school and do not qualify for any other form of public assistance
- FY 2010-11 budget is \$326,514 (CDBG)
- child care vouchers provided through MLK Community Center

Community Service Programs for Children (cont.)

Adolescent Substance Abuse - Inpatient

- Provides residential substance abuse treatment services and education for low-income, medically indigent youth via contract with Phoenix Houses of Texas
- FY 2010-11 budget is \$65,000 (CDBG)
- Funds partially pay for staff to aid approximately 15 clients each year

Teen Violence – Victim Outreach

- Provides programs in support of victims of teen violence and teen violence prevention through education and direct services via contract with Mothers (Fathers) for the Advancement of Social Systems, Inc.
- FY 2010-11 budget is \$31,000 (CDBG)
- Funds partially pay for staff at 5 different service locations for approximately 431 teens in attendance during the year

Community Service Programs for Children (cont.)

Clinical Dental Care Program

- Provides dental health services to low-income children and youth through age 19 via contract with Community Dental Care
- FY 2010-11 budget is \$200,000 (CDBG)
- Approximately 480 patients served annually at 4 dental clinics

Community Service Programs

Health Authority

- Provides funds for professional services of Dallas County acting as Public Health Authority for the City of Dallas including reporting and managing incidences of infectious, contagious and epidemic diseases
- FY 2010-11 budget is \$10,000 (General Fund)
- Services cover 1.3M residents

Parenting and Early Childhood Development

- Provides parenting and child development skills to adolescent parents (through age 18) of children 0-3 years old via contract with nonprofit agency AVANCE
- FY 2010-11 budget is \$25,000 (CDBG)
- Serves 25 families during the year

Community Service Programs for Homeless & Transitional

Comprehensive Homeless Services through the City of Dallas

- Provides oversight and management of homeless and ex-offender/re-entry programs
- Case management of clients in permanent or transitional housing, provide services for pre-qualification and benefit analysis, SSI, identification, and home visits to housing residence units
- Work directly with the Bridge to place clients in permanent housing
- FY 2010-11 Budget includes:
 - General Funds \$617,000
 - Housing & Urban Development Grants \$3,468,992
 - Department of Justice Grants \$1,040,000
 - Department of Health & Human Services \$247,311
 - State of Texas \$150,000

Community Service Programs for Homeless & Transitional (cont.)

Homeless & Transitional Services by Contract with City of Dallas

- Transitional housing facilities for homeless persons
 - The Family Place
 - Family Gateway
 - Housing Crisis Center
 - New Beginning Center
 - Promise House
 - Shared Housing Center
 - FY 2010-11 budget is \$142,200 (ESG)
 - 950 persons served per year
- Housing operation costs, including lease, maintenance, utilities, insurance and furnishings for facilities that provide assistance to persons with HIV/AIDS and their families
 - Health Services of North Texas (AIDS Services)
 - Legacy Counseling Center
 - My Second Chance, Inc.
 - FY 2010-11 budget is \$522,000 (HOPWA)
 - 225 households served annually

Community Service Programs for Homeless & Transitional (cont.)

Homeless & Transitional Services by Contract with City of Dallas

- **Job placement, job training, child care, substance abuse treatment and health prevention services to the homeless**
 - The Family Place
 - Legal Aid of Northwest Texas
 - Shared Housing Center
 - Vogel Alcove
 - FY 2010-11 budget is \$87,351 (ESG)
 - 295 persons served per year
- **Provide supportive services, information and referral, and outreach in conjunction with housing assistance to persons with HIV/AIDS and their families, including hospice/respice care for affected children**
 - Health Services of North Texas (AIDS Services)
 - Dallas County Health & Human Services
 - Legacy Counseling Center
 - My Second Chance, Inc.
 - Open Arms, Inc.
 - FY 2010-11 budget is \$1,338,330 (HOPWA)
 - 925 households served annually

Community Service Programs for Homeless & Transitional (cont.)

Homeless & Transitional Services by Contract with City of Dallas

- Rental assistance to homeless persons for a minimum of one year while the person becomes stabilized
 - Dallas County Health & Human Services
 - FY 2010-11 budget is \$770,000 (HOME)
 - Approximately 102 households are housed annually
- Provides long-term and transitional rental assistance to persons with HIV/AIDS and their families
 - Health Service of North Texas (AIDS Services)
 - Dallas County Health & Human Services
 - FY 2010-11 budget is \$1,020,000 (HOPWA)
 - 195 households housed annually

Women Infants and Children (WIC)

WIC Program

- Provides nutrition education, supplemental nutritious foods and referral to health care and community services to income eligible pregnant, postpartum and breastfeeding women and their children from birth to 5 years of age, at sites throughout Dallas and Dallas County, including a WIC Training Center
- FY 2010-11 budget is \$15,623,130
- WIC Grant through the Texas Department of State Health Services
- 112,000 participants served by 256 staff each month with a current staff to participant ratio averaging 634:1FTE.

Uses of Community Services Funds (cont.)

Community Centers

- Implement cultural and needs-based programs, and provide social services at the Martin Luther King, Jr. and West Dallas Multipurpose Community Centers
- FY 2010-11 budget is \$1,099,134 (General Fund)
- Approximately 334,000 annual Community Center visitors and 15,000 homeless clients



The End