



CITY OF DALLAS

2012 OCT 11 PM 9:03

**REVISED**  
CITY CLERK  
DALLAS, TEXAS

## Memorandum

DATE October 12, 2012

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

SUBJECT October 15, 2012 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, October 15, 2012, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, from 11:00 a.m. – 12:30 p.m. The agenda is as follows:

- |   |   |
|---|---|
| 1. Approval of October 1, 2012 Minutes                                    | Councilmember Carolyn R. Davis                            |
| 2. Low Income Housing Tax Credit & Neighborhood Investment Program Update | Ransom/Mitchell/Killingsworth (Estimated time 45 minutes) |
| 3. Upcoming Agenda Item<br>Housing item only (Addendum)                   | For Information Only                                      |
| a. Heroes House Rehabilitation Loan                                       |   |

Carolyn R. Davis, Chair  
Housing Committee

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  
Daniel Solis, Administrative Judge, Municipal Court  
A.C. Gonzalez, First Assistant City Manager  
Ryan S. Evans, 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  
Stephanie Pegues-Cooper, Assistant to the City Manager

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

# Housing Committee

## Meeting Record October 1, 2012

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department, Staff Coordinator at 214-670-3906.

Meeting Date: October 1, 2012

Meeting Start time: 11:07 A.M.

<b><u>Committee Members Present:</u></b> Carolyn R. Davis-(Chair) Scott Griggs (Vice-Chair) Dwayne Caraway Linda Koop Pauline Medrano	<b><u>Staff Present:</u></b> Ryan Evans-Asst. City Manager Jerry Killingsworth-Director/HOU Charles Brideau-Asst. Director/HOU Cynthia Rogers-Ellickson-HOU Angela Page-HOU Patrick Inyabiri-HOU Boadicea Mathis-HOU Carolyn Holland-HOU Michael Bostic-CAO Sean McGrew-CMO Doris Edmon-HOU Aldo Fritz-HOU Adelia Gonzalez-CSO Cassandra Luster-HOU Alida Allen-HOU
<b><u>Other Council Members Present:</u></b>	
<b><u>Committee Members Absent:</u></b>	<b><u>Other Attendees</u></b> Kristen Schulz-Dallas Area Habitat for Humanity

### AGENDA:

#### Housing Committee Meeting Called to Order by CM Carolyn R. Davis

- Approval of September 17, 2012 Minutes of the Housing Committee**  
Presenter(s): Council Member Scott Griggs

#### Action Taken/Committee Recommendation(s)

<b>Motion made by: CM Dwayne Caraway</b>	<b>Motion seconded by: CM Pauline Medrano</b>
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

2. People Helping People Program Update

Presenter(s): Evans, Asst. City Manager/Jerry Killingsworth, Director/Charles Brideau, Asst. Director

Information Only:  X

Action Taken/Committee Recommendation(s)

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

3. FY 2010-11 ICMA Benchmarking Results

Presenter(s): Evans, Asst. City Manager/LaToya Jackson, Asst. Director of Strategic Customer Service

Information Only:  X

Action Taken/Committee Recommendation(s)

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. FY 2011-12 Strategic Plan Review

Presenter(s): Evans, Asst. City Manager/LaToya Jackson, Asst. Director of Strategic Customer Service

Information Only:  X

Action Taken/Committee Recommendation(s)

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

**5. Upcoming Agenda Items  
(Housing Items only)**

- a. Business Initiative Program Statement Amendment
- b. Land Bank funding for Linebarger contract
- c. Land Transfer EDCO- 2 lots
- d. Public Hearing & Approval 2012-13 Land Bank Plan

**Action Taken/Committee Recommendation(s) Items will move forward to full Council**

<b>Motion made by:</b> _____	<b>Motion seconded by:</b> _____
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):** \_\_\_\_\_

**Meeting Adjourned by CM Carolyn R. Davis**

**Meeting Adjourned:** 11:35 A.M.

**Approved By:** \_\_\_\_\_

# Memorandum



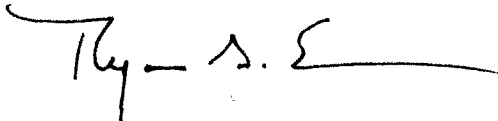
DATE October 12, 2012

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

SUBJECT Low Income Housing Tax Credit & Neighborhood Investment Program Update

On Monday, October 10, 2012, you will be briefed on the Low Income Housing Tax Credit & Neighborhood Investment Program Update. 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, City Secretary  
Tom P. Perkins, Jr., City Attorney  
Craig Kinton, City Auditor  
Daniel Solis, Administrative Judge, Municipal Court  
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Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Jerry Killingsworth, Housing/Community Services Director  
Stephanie Pegues-Cooper, Assistant to the City Manager

# Low Income Housing Tax Credit & Neighborhood Investment Program Updates

## A Briefing to the Housing Committee

Housing/Community Services Department  
October 15, 2012



# Purpose

The purpose of this briefing is to provide an update on the changes to the 2013 Qualified Allocation Plan (QAP) for Low Income Housing Tax Credits (LIHRC) and provide recommendations for changes to the Neighborhood Investment Program (NIP) to increase the competitiveness of low income census tracts receiving awards





# Low Income Housing Tax Credit Program

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- Draft Qualified Allocation Plan governing the 2013 Low Income Housing Tax Credit Program was provided to the public on September 21, 2012
- Public comment period runs through October 22, 2012
- Governor will approve a final QAP by November/December
- Application acceptance period begins December 17, 2012 with pre-applications due by January 8, 2013

# Significant Changes to Qualified Allocation Plan (QAP) for 2013

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- Affordability timeframe changed from 40 years to 35 years
- Opportunity Index (replaces High Opportunity Areas) – up to 7 points
  - Census tracts with poverty rate below 15%
  - Census tracts with income above the median household income for the county or MSA
  - Elementary school in the attendance zone is exemplary or recognized

# Significant Changes to QAP for 2013 (cont.)

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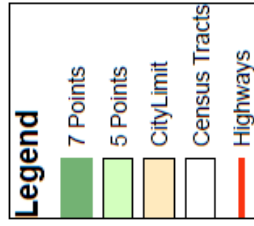
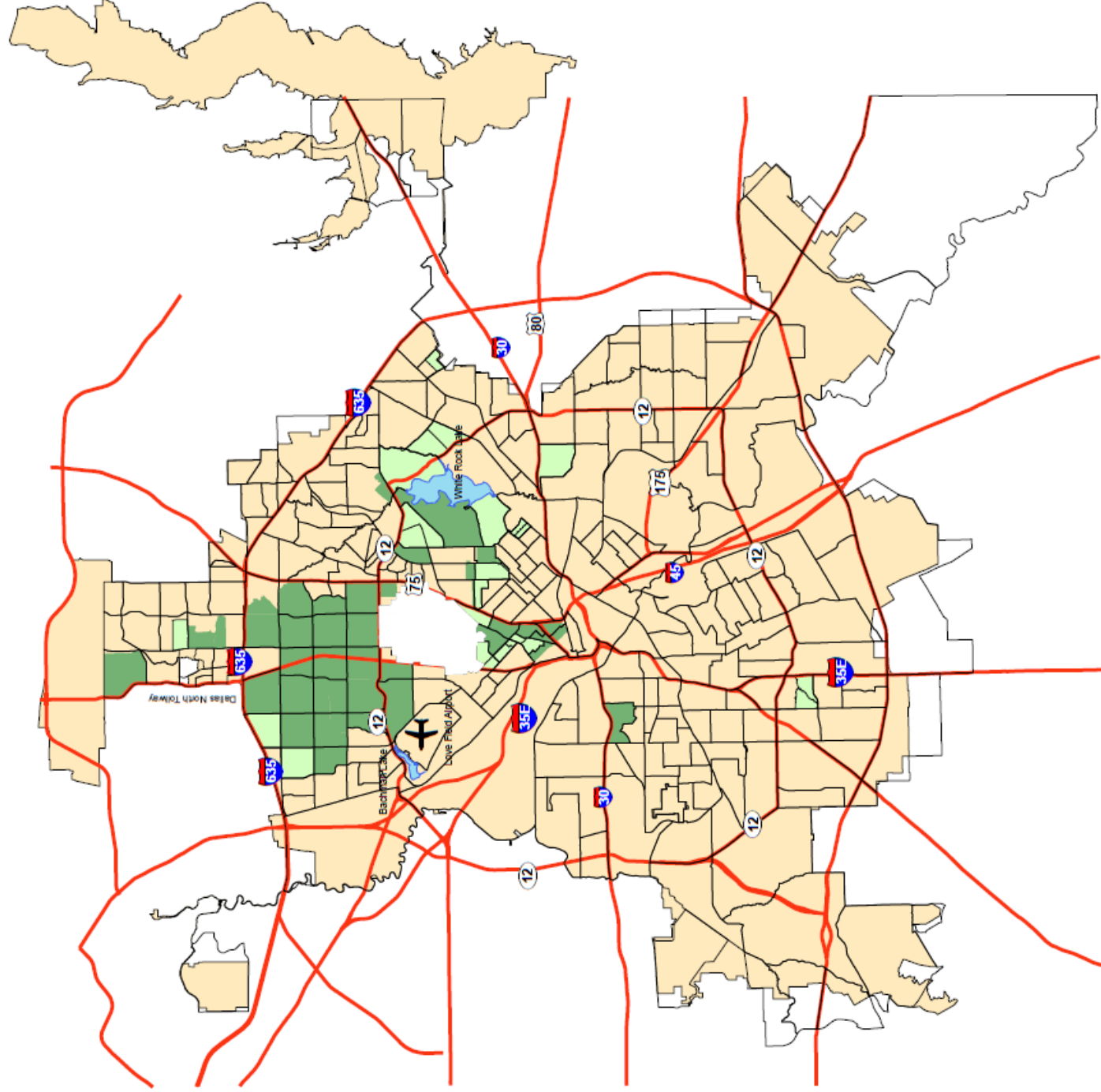
- **Educational Excellence – up to 3 points**
  - Development site is located within the attendance zone of public schools with academic ratings of recognized or exemplary
    - Elementary, middle and high school – 3 points
    - Elementary and middle or high school – 1 point
- **Community Revitalization Plan – up to 6 points**
  - A plan adopted by the municipality where the development is to be located
  - Assesses various revitalization factors
  - Must have goals and objectives
  - Must have funding committed to the Plan

# Impact of Changes to QAP

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- The addition of the Opportunity Index and Educational Excellence Scoring
  - Largely eliminates opportunities for 9% LIHTC projects in Southern Dallas to score maximum points
  - Removes the City's ability to leverage the 9% LIHTC funds with local and federal funds for the revitalization of neighborhoods
  - Limits the City's ability to fund 4% LIHTC projects due to funding gaps
- In order for the City of Dallas to advance our revitalization efforts in focus areas and try to maintain the LIHTC program leverage, we need to adopt the Neighborhood Investment Program areas as revitalization areas with a "Community Revitalization Plan"

# Opportunity Index



DRAFT

# Opportunity Index Map Summary

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- The intent of this index is to reward the greatest level of recognition for areas or projects located in top economic quartile that serve a general population
- The greatest opportunity for maximum point scoring is within North Dallas
- Largely eliminates the opportunity for maximum point scoring in Southern Dallas with only one area scoring the maximum 7 points and two areas scoring 5 points

Note: Actual census tract counts for the Opportunity Index map are not applicable as the education criteria utilizes attendance zone data which is not drawn on the tract level

# Community Revitalization Plan

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- For the past eight years, the City has committed nearly \$60M in public improvements and development assistance to its Neighborhood Investment Program target areas
- The opportunity for tax credit funding in these revitalization areas would help to leverage the City's investment in these communities
- Currently, there are five (5) designated Neighborhood Investment Program (NIP) target areas:
  - **South Dallas / Greater Fair Park**
  - **South Dallas / Ideal-Rochester Park**
  - **West Dallas**
  - **North Oak Cliff / Marsalis**
  - **Lancaster Corridor / Cigarette Hill**






\* See Appendix for NIP Highlights and Program Accomplishments

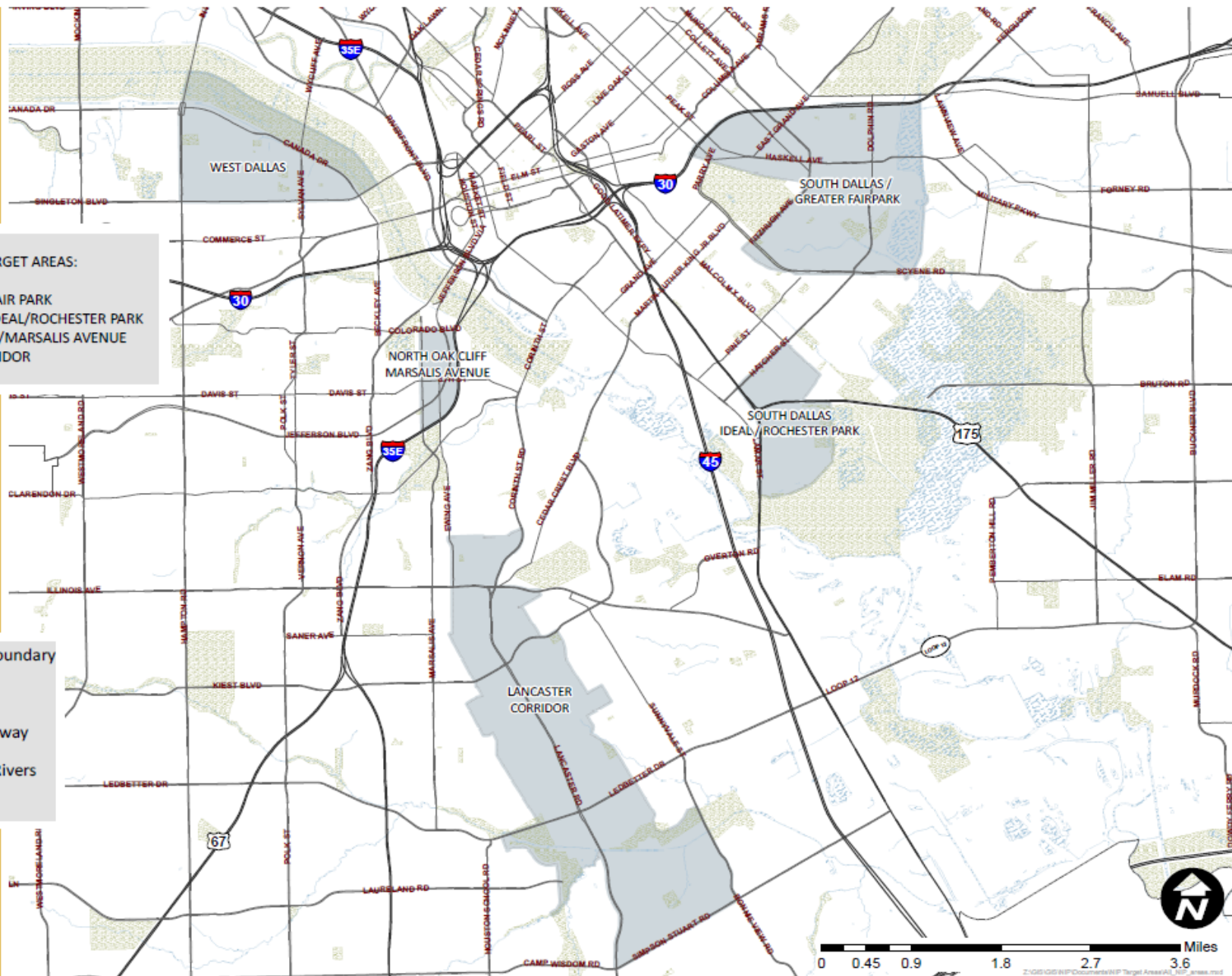
# Target Areas

## Neighborhood Investment Program

### NEIGHBORHOOD/TARGET AREAS:

WEST DALLAS  
SOUTH DALLAS/FAIR PARK  
SOUTH DALLAS/IDEAL/ROCHESTER PARK  
NORTH OAK CLIFF/MARSALIS AVENUE  
LANCASTER CORRIDOR

-  NIP Area Boundary
-  Highway
-  Major Highway
-  Lakes and Rivers
-  Parks



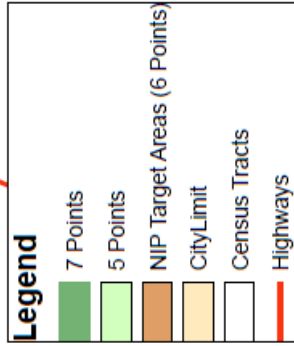
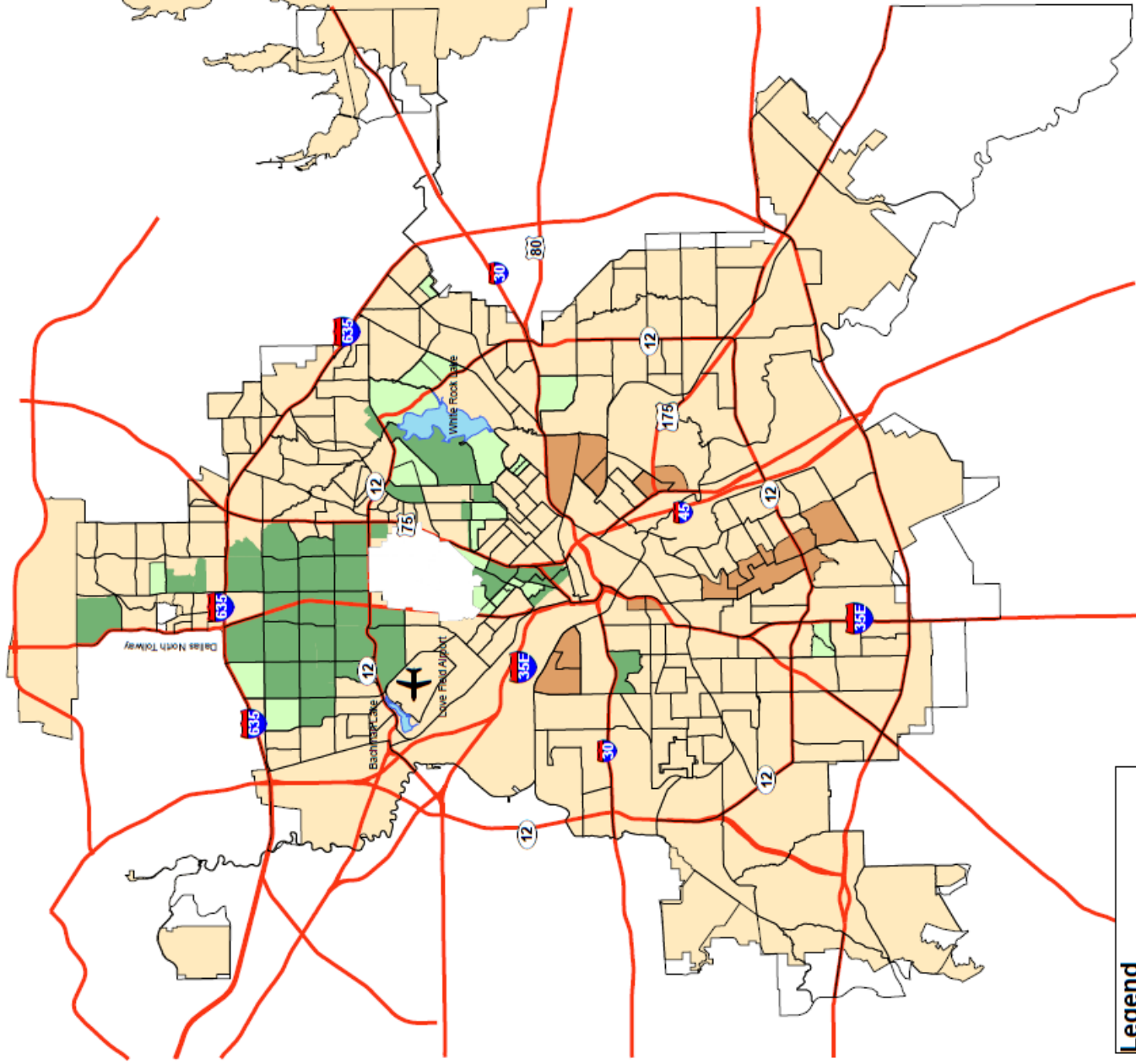


# Community Revitalization Plan (cont.)

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- The designations for the current NIP target areas were extended by City Council on September 22, 2010 and expired October 1, 2012
- The City could designate the areas as LIHTC “Community Revitalization Plan” neighborhoods which will:
  - Continue to leverage the city’s investment within targeted (NIP) low- to moderate-income areas
  - Allow projects within NIP areas a chance to be competitive for maximum QAP point scoring

# Opportunity Index and Community Revitalization Areas



# 2013 LIHTC QAP Community Revitalization Plan

In order to classify NIP's as Community Revitalization Plan areas, the following conditions must exist...or factors must be considered

## QAP Community Revitalization Plan Selection Criteria Factors\*

- Adverse environmental conditions (eg. flooding, hazardous waste sites, location near heavy industrial uses, etc.)
- Presence of blighted structures
- Presence of inadequate transportation
- Lack of access to public facilities (eg. fire, park, library, etc.)
- Presence of significant crime
- Lack of access to top rated primary public education
- Lack of access to local businesses providing employment opportunities \*

\*NOTE: A municipality is not required to identify and address all factors above

# NIP Selection Criteria

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## Initial 2003 Target Area Selection Criteria

- 100 point criteria developed and applied to all eligible CDBG census tracts (159) with populations 1000+
- The top 5 tracts with the highest point ranking were designated as NIP target areas

## 2005 Target Area Selection Criteria

- In 2005, the initial criteria was expanded to allow for greater staff discretion in “connecting the redevelopment dots”
- Applied to the expansion of 3 target areas (2005) and selection of 2 additional target areas (2008)

# Proposed Expanded NIP Selection Criteria

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A revised and expanded NIP selection criteria is proposed to include 2013 QAP Community Revitalization Plan factors

A. Presence of blighted structures	3 points
B. Presence of inadequate transportation	6 points
C. Lack of access to public facilities (park & library)	6 points
D. Presence of significant crime	4 points
E. Lack of access to local businesses providing employment opportunities	4 points
F. Total vacant residential tax delinquent lots	4 points
G. Percentage of owner-occupied units	<u>3 points</u>
Maximum	<b>30 points</b>

# Proposed Expanded NIP Selection Criteria (cont.)

Criteria to be applied to all eligible Community Development Block Grant (CDBG) census tracts 137

- Census tract must score/rank greater than 16 points to qualify for Final Consideration / Leveraging Assessment
- Tract designation: Staff recommendation to be made based on outcome of Leveraging Assessment
- Final Consideration / Leveraging Assessment to examine the potential to leverage city investments and resources to maximize neighborhood impact and/or connect to a broader economic development activity

## Leveraging Assessment Factors:

- Proximity to Dallas Housing Authority community that has undergone or is proposed to undergo redevelopment
- Proximity to or location within a CHDO, non-profit or other planning target area
- Market dynamics are such that area requires public intervention to spur private market investment
- Connectivity to a broader economic development activity
- Connectivity to a transit oriented development

# Application of Proposed Expanded NIP Criteria

- Criteria applied to all 137 eligible CDBG census tracts
- All current 5 NIP target areas scored greater than 16 points:
  - South Dallas / Greater Fair Park
  - South Dallas / Ideal-Rochester Park
  - West Dallas
  - North Oak Cliff / Marsalis
  - Lancaster Corridor / Cigarette Hill
- All current 5 NIP target areas met more than half of the leveraging assessment factors
- Recommend designation of NIP areas based on limited ongoing targeted investments by City (See Appendix for CDBG Census Tract Rankings)
  - Additional points are available if funding for Community Revitalization Plan areas has a total budget or projected economic value of:
    - \$6.0 M or greater (6 points)
    - \$4.0+ M (4 points)
    - \$2.0+ M (2 points)
  - Four of the five NIP areas meet the maximum investment requirements now

# Recommendations

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- Expand the existing NIP selection criteria to provide for designation of TDHCA LIHTC Community Revitalization Plan (CRP) areas
- Designate the existing NIP target areas as NIP/CRP areas
- Develop revitalization plans for NIP/CRP target areas
- Expand the designations for the existing 5 NIP target areas for two additional years, through October 1, 2014



# Next Steps

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- Briefing to Community Development Commission —
  - November 1, 2012
- Proposed City Council action to designate Neighborhood Investment Program / Community Revitalization target areas and initiate the development of Community Revitalization Plans for existing 5 target areas —
  - November 14, 2012
- City Council proposed action to adopt plans prior to the March 1, 2013 deadline to TDHCA for 2013 LIHTC 9% application—
  - Early 2013

# APPENDICES

## **Appendix I**

NIP Highlights and Program Accomplishments

## **Appendix II**

- 2003/2005 Selection Criteria
- Proposed NIP Ranking Criteria
- NIP CDBG Census Tract Rankings

# Appendix I

## NIP Highlights and Program Accomplishments



# Neighborhood Investment Program (NIP)

Authorized by City Council in February 2003 as a strategic approach to target and leverage public resources to achieve sustainable and visible community redevelopment in targeted neighborhoods

## **NIP Census Tracts** (Note: Date in parentheses represents the year NIP census tract was approved)

- **South Dallas / Greater Fair Park** - 25.00 (2003), 27.01 (2005) 27.02 (2005)
- **South Dallas / Ideal-Rochester Park** - 39.02 (2003), 115.00 pt. (2005)
- **West Dallas** -101.01 (2003),101.02 (2005)
- **North Oak Cliff / Marsalis** - 20.00 pt., 48.00 pt. (2008)
- **Lancaster Corridor / Cigarette Hill** - 55.0 pt., 57.00, 87.04 pt., 87.05 pt., 88.01, pt., 88.02 pt., 113.00 pt., 114.01 pt. (2008)

# NIP Companion Programs

## Neighborhood Enhancement Program (2008)

- Authorized by City Council in February 2008 to provide funding for neighborhood improvements (eg. pedestrian amenities, gateway enhancements, landscaping) to compliment community development efforts under the NIP

## Business Incentive Program (2011)

- Authorized by City Council in June 2011 to incentivize economic development through working capital loans/grants to neighborhood serving businesses
- Currently serves South Dallas-Ideal/Rochester Park (pilot program)

# Community Outreach

FY 11-12

## 2011

### October 2011

**Neighborhood Night Out – Jubilee Community Center** (10/11/11)  
-- Partnership with Jubilee Community Center

### December 2011

**Cigarette Hill Community Meeting – Alameda Heights Community Center** (12/15/11)

### April 2012

**Jubilee Park Health Fair – Jubilee Park** (04/14/12)  
-- Partnership with Jubilee Community Center

**Councilmember Davis Bexar Street Carnival & Plant Up – Bexar Street Corridor** (04/28/12)  
-- Partnership with Councilmember Carolyn Davis

### May 2011

**Bexar Street Celebration – Councilwoman Carolyn R. Davis / Ideal Neighborhood** (04/07/11)

**“Dallas Summer Programs” Informational Mailer – All NIP target areas**

## 2012

### January 2012

**“City Services Quick Reference” Mailer – All NIP target areas**

### March 2012

**Dolphin Heights / Terrell Avenue Median Tree Plant-up – Dolphin Heights** (3/17/12)  
-- Partnership with Dolphin Heights Neighborhood Association, City of Dallas Strategic Customer Service, East Dallas Development Organization, bcWORKSHOP

**Bexar Street Community Meeting – Body of Christ Assembly Church** (3/22/12)

### June 2012

**NIP Career Workshop – El Centro College / West Campus** (06/05/12)  
-- Partnership with Texas Workforce Alliance

### July 2012

**NIP Newsletter / “Sun Safety” – All NIP target areas**

**NIP Community Survey – All NIP target areas Texas**

# Project Snapshot

## South Dallas - Greater Frazier Courts

### Spring Avenue Redevelopment

- Phase I infrastructure: Construction start Winter 2012

### Dolphin Heights

- Master plan, pedestrian lighting and gateway improvements: In design

### Jubilee Park

- Congo Street Reconstruction: Underway

## West Dallas

### LaBajada

- Herbert Street Traffic Calming: Under construction
- Street/sidewalk Improvements: In planning Stage

## Lancaster Corridor / Cigarette Hill

### Cigarette Hill

- Additional street lighting: Underway
- Miller Family Park Improvements: Underway (erosion control/pavilion)

### Lancaster Corridor

- Lancaster Urban Village TOD: Site clearance underway

# Project Snapshot con't.

## South Dallas – Ideal / Rochester Park

### PHASE I

- Townhomes at Bexar Street Village- Phase III Underway; Construction start on Phase IV est. Winter 2012/13
- Bexar Street Redevelopment Investment Center (DPD): Construction start Winter 2012
- Bexar Street Senior Cottages: Under construction

### PHASE II

- Infrastructure Improvements: Underway
- DHA Buckeye Commons: Under construction

### PHASE III

- Infrastructure / Gateway Improvements: Construction Winter 2012

## North Oak Cliff-Marsalis

- Bishop Arts/Zoo Wayfinding Signage: Underway
- Zang/Davis Median Improvements: Property acquisition in negotiation; Design underway



# NIP Program Accomplishments

NIP Expended & Committed Investments FY 2003-2012

	West Dallas	South Dallas: Greater Fair Park	South Dallas: Ideal/Rochester Park	Lancaster Corridor +	Lancaster Corridor: Cigarette Hill	North Oak Cliff / Marsalis
<b>Public Improvements</b>	\$3,631,283	\$6,587,977	\$16,945,911	--	\$400,000	\$1,500,000
<b>Development Assistance / Land Acq.</b>	--	\$4,925,973	\$8,159,326	\$15,116,000	--	--
<b>Neighborhood Enhancement Program</b>	\$320,030	\$107,628	\$451,467	--	--	\$22,000
<b>Weatherization / Tx Tree Grant</b>	\$609,980	--	--	--	--	--
<b>Planning</b>	--	--	--	--	--	\$50,000
<b>Total Public Investment \$55,387,850 ++</b>	<b>\$4,561,293</b>	<b>\$11,621,578</b>	<b>\$25,556,704</b>	<b>\$15,116,000</b>	<b>\$400,000</b>	<b>\$1,572,000</b>

## NIP Land Bank Activity

Lawsuits Filed: 720 LB Lots Owned: 470 LB Lots Sold: 228

+ Includes ECO Funding

++ Sources of funding include: CDBG, HOME, Bond, DOE Grant, HFC, TX Tree Foundation Grant

**SEE APPENDIX I FOR DETAILED PROGRAM ACCOMPLISHMENTS**

# West Dallas NIP

## Project Funding Summary

FY 2003/04 – 2011/12

Project	Funding Amount	Source	Status
<b>Public Improvements</b> <ul style="list-style-type: none"> <li>• Bickers St.</li> <li>• Dennison St.</li> <li>• Bickers Park</li> <li>• Benito Juarez Park</li> <li>• Benito Juarez Park</li> <li>• Misc. Sidewalks</li> <li>• La Bajada Traffic Calming</li> </ul>	<ul style="list-style-type: none"> <li>\$ 590,000</li> <li>\$1,650,000</li> <li>\$ 96,708</li> <li>\$ 544,575</li> <li>\$ 100,000</li> <li>\$ 499,739</li> <li><u>\$ 150,261</u></li> <li>\$3,631,283</li> </ul>	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• CDBG</li> <li>• CDBG</li> <li>• CDBG</li> <li>• CDBG</li> <li>• CDBG</li> <li>• CDBG</li> </ul>	<ul style="list-style-type: none"> <li>• Expended</li> <li>• Expended</li> <li>• Expended</li> <li>• Expended</li> <li>• Expended</li> <li>• Expended</li> <li>• Underway</li> </ul>
<b>Weatherization Assistance</b>	\$ 600,000	• DOE Grant	• Expended
<b>Neighborhood Enhancement Program</b>	<ul style="list-style-type: none"> <li>\$ 152,900</li> <li>\$ 167,130</li> </ul>	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• CDBG</li> </ul>	<ul style="list-style-type: none"> <li>• Expended</li> <li>• Underway</li> </ul>
<b>West Dallas Plant Up</b>	\$ 9,980	• TX Trees Foundation	• Expended
<b>TOTAL</b>	<b>\$4,561,293</b>		

# South Dallas/Fair Park NIP

## Project Funding Summary

FY 2003/04 – 2011/12

Project	Funding Amount	Source	Status
<b>Public Improvements</b> <ul style="list-style-type: none"> <li>Frazier Courtyards (Infrastructure)</li> <li>Spring Avenue Redevelopment (Infrastructure)</li> <li>Dolphin Heights Public Improvements</li> <li>Owenwood Public Improvements</li> <li>Jubilee Park Public Improvements</li> <li>Congo Street Reconstruction</li> </ul>	\$ 265,000 \$3,036,127 \$1,200,000 \$ 552,000 \$1,200,000 <u>\$ 334,850</u> \$6,587,977	<ul style="list-style-type: none"> <li>Bond</li> <li>CDBG</li> <li>CDBG</li> <li>CDBG</li> <li>CDBG</li> <li>CDBG</li> </ul>	<ul style="list-style-type: none"> <li>Expended</li> <li>Committed</li> <li>Underway</li> <li>Expended</li> <li>Expended</li> <li>Underway</li> </ul>
<b>Housing Initiatives</b> <ul style="list-style-type: none"> <li>Frazier Courtyards Housing</li> <li>Frazier Courtyards Housing</li> <li>Carpenter's Point Senior Housing</li> <li>Congo Street Housing</li> <li>Jubilee Senior Housing</li> </ul>	\$1,460,000 \$ 291,500 \$ 928,473 \$ 100,000 <u>\$1,050,000</u> \$3,829,973	<ul style="list-style-type: none"> <li>CHDO</li> <li>HOME</li> <li>HOME</li> <li>Bond</li> <li>Bond/CDBG</li> </ul>	<ul style="list-style-type: none"> <li>Expended</li> <li>Expended</li> <li>Expended</li> <li>Expended</li> <li>Committed</li> </ul>
<b>Development Assistance</b> <ul style="list-style-type: none"> <li>Hatcher Square TOD (Acquisition)</li> <li>Second Avenue Entertainment (Planning)</li> <li>Second Avenue Entertainment (Development Assistance)</li> </ul>	\$ 750,000 \$ 148,000 <u>\$ 198,000</u> \$ 1,096,000	<ul style="list-style-type: none"> <li>PPP</li> <li>CDBG/EDI</li> <li>CDBG/EDI</li> </ul>	<ul style="list-style-type: none"> <li>Expended</li> <li>Expended</li> <li>Committed</li> </ul>
<b>Neighborhood Enhancement Program (NEP)</b> <ul style="list-style-type: none"> <li>Jubilee Park Neighborhood Banners/Landscaping</li> <li>Dolphin Heights Beautification</li> <li>Spring Avenue Redevelopment (Planning)</li> </ul>	\$ 14,358 \$ 68,270 <u>\$ 25,000</u> \$ 107,628	<ul style="list-style-type: none"> <li>CDBG</li> <li>CDBG</li> <li>CDBG</li> </ul>	<ul style="list-style-type: none"> <li>Expended</li> <li>Underway</li> <li>Expended</li> </ul>
<b>TOTAL</b>	<b>\$11,621,578</b>		

# South Dallas / Ideal - Rochester Park Dallas

## Project Funding Summary

FY 2003/04 – 2011/12

Project	Funding Amount	Source	Status
<b>Public Improvements</b> <ul style="list-style-type: none"> <li>• Bexar Phase I</li> <li>• Bexar Phase II</li> <li>• Bexar Phase III</li> <li>• Employment Center ( Bexar II)</li> </ul>	\$ 2,901,652 \$ 8,012,297 \$ 1,651,204 \$ 782,882	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• Bond</li> <li>• Bond, CDBG</li> <li>• Bond, CDBG</li> </ul>	<ul style="list-style-type: none"> <li>• Expended</li> <li>• Committed / Underway</li> <li>• Committed / Underway</li> <li>• Committed / Underway</li> </ul>
<b>Land Acquisition</b>	\$ 2,104,326	• CDBG	• Committed / Ongoing
<b>Development Assistance</b>	\$ 6,055,000	• Bond, HOME, CDBG, HFC	• Committed / Underway
<b>Neighborhood Enhancement</b>	\$ 451,467	• CDBG	• Committed / Expended
<b>Street Improvements</b> <ul style="list-style-type: none"> <li>• Ideal Neighborhood</li> <li>• Rochester Park Neighborhood</li> <li>• Ideal Neighborhood</li> </ul>	\$ 1,238,134 \$ 2,094,818 \$ 264,924	<ul style="list-style-type: none"> <li>• CDBG</li> <li>• CDBG</li> <li>• CDBG</li> </ul>	<ul style="list-style-type: none"> <li>• Expended</li> <li>• Expended</li> <li>• Committed</li> </ul>
<b>TOTAL</b>	<b>\$25,556,704</b>		

# Lancaster Corridor Project Funding Summary

FY 2008/09 – 2011/12

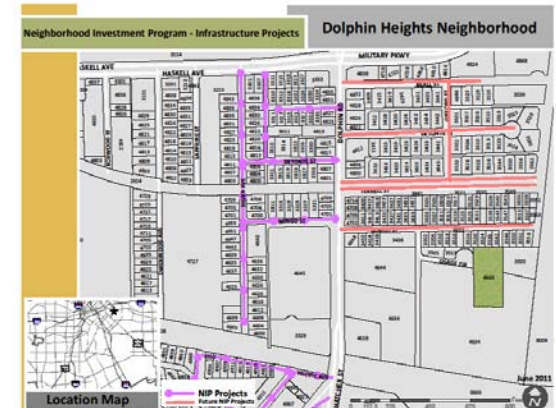
Project	Funding Amount	Source	Status
Cigarette Hill <b>Miller Family Park</b>	\$ 400,000	• CDBG	Committed / Underway
<b>Lancaster Urban Village TOD</b> <b>Lancaster / Opal TOD</b>	\$ 6,316,000 \$ 1,000,000	• Section 108 • Bond-Prop 8	Committed (HOU) Committed (HOU)
<b>Veteran's Place TOD</b>	\$ 2,700,000	• Bond-Prop 8	Committed (HOU)
<b>Crest Shopping Center</b>	\$ 200,000	• Public-Private	Expended (ECO)
<b>Crest Shopping Center</b>	\$ 250,000	• Public-Private	Expended (ECO)
<b>Dallas Urban League Expansion</b> (Acquisition)	\$ 800,000	• Public-Private	Committed (ECO)
<b>Dallas Urban League Expansion</b> (Construction)	\$ 3,850,000		
<b>TOTAL</b>	<b>\$15,516,000</b>		

# North Oak Cliff / Marsalis Project Funding Summary

FY 2008/09 – 2011/12

Project	Funding Amount	Source	Status
<b>Streetscape Improvement Plan</b> – Good Fulton & Farrell	\$ 50,000	• Bond	Committed / Underway
<b>Public Improvements</b> (Median Improvements)	\$1,500,000	• CDBG	Committed
<b>Neighborhood Enhancement</b> (Signage)	\$22,000	• CDBG	Committed
<b>TOTAL</b>	<b>\$1,572,000</b>		

- **2003/2005 Selection Criteria**
- **Proposed NIP Ranking Criteria**
- **NIP CDBG Census Tract Rankings**



# NIP Selection Criteria

## 2003 Selection Criteria Ranking

1. Total vacant residential tax delinquent lots	20 points
2. Percentage of owner-occupied units	20 points
3. Percentage of streets in unsatisfactory condition	20 points
4. Number of active structural code violations	20 points
5. Age of housing Stock	<u>20 points</u>
	100 maximum points

## 2005 Target Area Selection Criteria

In 2005, the initial criteria was expanded to allow for greater staff discretion in “connecting the redevelopment dots”

- 3 target areas were expanded to better leverage city resources, DART and DHA projects
- Applied to the selection of 2 additional target areas in 2008



# Proposed NIP Ranking Criteria Summary

October 2012

Criteria Element	Ranking Categories	Point Value
(1) Transportation (a) Bus Stop Proximity (b) Rail Station Proximity	0-.25 mile .25-.50 mile .50 or more mile 0-.50 mile .50-1 mile 1 mile or more	1 2 <u>3</u> 1 2 <u>3</u> 6 Total
(1) Amenities (a) Proximity to Park (b) Proximity to Library	0-.25 mile .25-.5 mile .5 or more mile 0-1 mile 1-2 miles 2 or more miles	1 2 <u>3</u> 1 2 <u>3</u> 6 Total
(1) Home Ownership	More than 50% Less than 50%	1 3
(1) Employment (# jobs)	Quartile 4 (most jobs) Quartile 3 Quartile 2 Quartile 1 (fewest jobs)	1 2 3 4
(1) Presence of Blighted Structures	0-69% possible points 70-79% 80% or more	1 2 3
(1) Crime	Quartile 1 (fewest crimes) Quartile 2 Quartile 3 Quartile 4 (most crimes)	1 2 3 4
(1) Tax Delinquency	0-40 TD structures 41-60 TD structures 61-80 TD structures 81 or more TD structures	1 2 3 4

**Total: 30**

# NIP Target Areas

2000 CDBG (Minus Incompatible Tracts)	Blight	Transportation	Amenities	Crime	Employment	Tax Delinquency	Home Ownership	Total	NIP Area	NIP Average
Census Tract 25	1	4	4	4	2	3	1	19	SD Greater Fair Park	19
Census Tract 27.01	1	3	3	3	3	3	3	19		
Census Tract 27.02	1	3	2	3	4	3	3	19		
Census Tract 39.02	1	4	4	3	4	3	1	20	SD Ideal/Rochester Park	21.5
Census Tract 115	2	6	4	2	4	2	3	23		
Census Tract 101.01	1	5	3	3	2	4	1	19	West Dallas	18
Census Tract 101.02	1	6	3	2	3	1	1	17		
Census Tract 20	2	4	3	4	1	1	3	18	N. Oak Cliff/ Marsalis Ave.	17
Census Tract 48	2	2	2	4	2	1	3	16		
Census Tract 55	1	3	2	4	4	3	1	18	Lancaster Corridor	17.25
Census Tract 57	1	5	5	4	1	3	1	20		
Census Tract 87.03	1	4	2	2	1	4	1	15		
Census Tract 87.04	2	4	3	2	1	1	3	16		
Census Tract 87.05	1	4	3	1	4	1	1	15		
Census Tract 88.01	2	4	2	2	3	1	1	15		
Census Tract 88.02	1	3	3	4	3	2	1	17		
Census Tract 114.01	2	4	2	3	4	4	3	22		

# All Census Tracts

2000 CDBG (Minus Incompatible Tracts)	Blight	Transportation	Amenities	Crime	Employment	Tax Delinquency	Home Ownership	Total
Census Tract 4.01	2	3	3	3	1	1	3	16
Census Tract 4.04	2	2	3	1	1	1	3	13
Census Tract 4.05	3	3	2	1	2	1	3	15
Census Tract 5	3	3	2	3	1	1	3	16
Census Tract 6.01	3	3	4	2	2	1	3	18
Census Tract 8	2	2	4	3	1	1	3	16
Census Tract 9	2	3	3	3	1	1	3	16
Census Tract 12.02	3	6	3	2	3	1	3	21
Census Tract 12.04	1	4	3	1	4	1	1	15
Census Tract 13.02	2	4	2	2	4	1	3	18
Census Tract 15.02	2	3	3	2	2	1	3	16
Census Tract 15.03	2	3	4	2	1	1	3	16
Census Tract 15.04	3	4	3	2	2	1	3	18
Census Tract 16	3	3	3	3	1	1	3	17
Census Tract 20	2	4	3	4	1	1	3	18
Census Tract 21	1	2	2	4	1	1	3	14
Census Tract 22	3	2	3	3	1	1	3	16
Census Tract 24	1	4	3	3	3	1	3	18
Census Tract 25	1	4	4	4	2	3	1	19
Census Tract 27.01	1	3	3	3	3	3	3	19
Census Tract 27.02	1	3	2	3	4	3	3	19
Census Tract 34	1	4	3	3	2	1	3	17

Census Tract 37	1	3	2	4	4	4	3	21
Census Tract 38	1	4	3	3	4	2	3	20
Census Tract 39.01	1	3	4	2	4	2	3	19
Census Tract 39.02	1	4	4	3	4	3	1	20
Census Tract 40	1	6	4	3	2	2	3	21
Census Tract 41	1	4	3	2	3	4	3	20
Census Tract 42.01	2	4	2	4	1	1	1	15
Census Tract 42.02	2	5	3	2	4	1	3	20
Census Tract 43	1	5	3	4	1	2	1	17
Census Tract 46	2	3	2	2	3	1	1	14
Census Tract 47	1	4	3	3	1	1	3	16
Census Tract 48	2	2	2	4	2	1	3	16
Census Tract 49	1	2	3	4	4	4	1	19
Census Tract 50	1	3	3	3	1	1	3	15
Census Tract 51	2	4	4	2	4	1	1	18
Census Tract 52	2	4	3	3	3	1	1	17
Census Tract 53	2	5	5	4	4	1	1	22
Census Tract 54	1	5	3	4	4	3	1	21
Census Tract 55	1	3	2	4	4	3	1	18
Census Tract 56	1	6	3	4	3	4	1	22
Census Tract 57	1	5	5	4	1	3	1	20
Census Tract 59.01	2	4	3	4	3	1	1	18
Census Tract 59.02	1	5	4	2	3	1	3	19
Census Tract 60.01	3	4	5	1	2	1	1	17
Census Tract 60.02	3	6	3	1	3	1	3	20 <sup>38</sup>
Census Tract 61	3	6	3	2	2	1	1	18

Census Tract 62	2	3	4	4	3	1	1	18
Census Tract 63.01	3	5	2	4	3	1	1	19
Census Tract 63.02	2	2	3	3	4	1	1	16
Census Tract 65.01	3	6	6	3	2	1	1	22
Census Tract 67	2	6	5	4	3	1	1	22
Census Tract 68	2	5	4	2	2	1	3	19
Census Tract 69	3	4	3	1	4	1	3	19
Census Tract 71.02	2	6	3	1	1	1	1	15
Census Tract 72.01	3	2	2	1	1	1	3	13
Census Tract 72.02	1	3	3	0	2	1	3	13
Census Tract 78.04	2	4	3	3	1	1	3	17
Census Tract 78.11	3	3	2	1	2	1	3	15
Census Tract 78.15	3	3	3	1	1	1	3	15
Census Tract 78.18	1	4	3	1	2	1	1	13
Census Tract 78.19	2	4	4	1	2	1	3	17
Census Tract 84	2	5	3	4	2	1	1	18
Census Tract 85	2	6	3	4	2	1	1	19
Census Tract 86.03	1	5	3	2	2	1	3	17
Census Tract 86.04	1	5	3	1	4	1	3	18
Census Tract 87.01	2	5	4	3	4	1	3	22
Census Tract 87.03	1	4	2	2	1	4	1	15
Census Tract 87.04	2	4	3	2	1	1	3	16
Census Tract 87.05	1	4	3	1	4	1	1	15
Census Tract 88.01	2	4	2	2	3	1	1	15
Census Tract 88.02	1	3	3	4	3	2	1	17
Census Tract 89	1	4	3	3	3	2	3	19

Census Tract 90	2	6	5	4	1	1	3	22
Census Tract 91.01	3	5	4	3	3	1	1	20
Census Tract 91.03	1	4	2	1	4	1	1	14
Census Tract 91.04	3	6	2	2	3	1	1	18
Census Tract 91.05	2	5	2	2	3	1	1	16
Census Tract 92.01	2	6	5	4	2	1	1	21
Census Tract 92.02	2	5	3	4	3	1	1	19
Census Tract 93.01	2	5	4	2	2	1	1	17
Census Tract 93.03	2	5	4	3	4	3	1	22
Census Tract 93.04	2	3	4	4	2	1	3	19
Census Tract 96.05	2	5	4	1	1	1	3	17
Census Tract 96.10	3	3	4	1	1	1	3	16
Census Tract 98.02	3	5	4	0	2	1	3	18
Census Tract 98.04	3	5	4	1	2	1	3	19
Census Tract 99	3	6	4	4	1	1	3	22
Census Tract 100	3	5	3	4	1	1	3	20
Census Tract 101.01	1	5	3	3	2	4	1	19
Census Tract 101.02	1	6	3	2	3	1	1	17
Census Tract 105	2	6	5	4	1	4	1	23
Census Tract 106.01	2	6	4	3	1	4	1	21
Census Tract 106.02	2	4	2	3	2	2	3	18
Census Tract 107.01	2	6	2	3	1	1	3	18
Census Tract 107.03	3	6	4	2	2	3	1	21
Census Tract 107.04	3	6	4	1	3	1	3	21
Census Tract 108.01	3	6	5	3	2	1	3	23 <sup>40</sup>
Census Tract 109.02	3	5	3	2	3	1	3	20

Census Tract 111.04	2	5	3	2	4	1	1	18
Census Tract 111.05	2	4	4	2	4	1	3	20
Census Tract 112	3	6	3	4	3	1	1	21
Census Tract 114.01	2	4	2	3	4	4	3	22
Census Tract 115	2	6	4	2	4	2	3	23
Census Tract 116.01	1	6	4	2	4	1	3	21
Census Tract 116.02	2	6	6	4	2	2	1	23
Census Tract 117.01	2	5	3	3	3	1	1	18
Census Tract 117.02	2	6	6	2	3	1	1	21
Census Tract 118	2	5	2	4	3	1	1	18
Census Tract 119	2	5	2	4	3	1	1	18
Census Tract 120	3	5	3	3	4	1	3	22
Census Tract 121	3	6	5	2	1	1	3	21
Census Tract 122.07	3	4	4	4	1	1	3	20
Census Tract 122.08	2	5	3	1	4	1	3	19
Census Tract 122.09	3	6	3	1	4	1	1	19
Census Tract 122.10	3	5	4	1	4	1	3	21
Census Tract 122.11	3	5	3	1	2	1	3	18
Census Tract 123.01	3	6	4	2	3	1	1	20
Census Tract 123.02	3	5	3	1	2	1	3	18
Census Tract 126.01	3	6	5	2	2	1	3	22
Census Tract 127.01	2	6	3	3	2	1	1	18
Census Tract 158	1	6	5	1	4	1	1	19
Census Tract 159	3	6	6	1	4	1	3	24
Census Tract 166.05	2	6	3	0	1	1	3	16

Census Tract 166.05	2	6	3	0	1	1	3	16
Census Tract 166.07	3	4	6	1	2	1	3	20
Census Tract 167.01	2	6	3	4	4	1	1	21
Census Tract 167.03	1	6	6	1	3	1	1	19
Census Tract 169.02	1	6	6	1	4	1	1	20
Census Tract 170.04	3	6	5	0	3	1	1	19
Census Tract 171.01	2	6	3	3	3	1	1	19
Census Tract 171.02	2	6	6	4	3	3	1	25
Census Tract 179	1	5	6	1	4	1	1	19
Census Tract 185.03	2	4	4	1	1	1	3	16
Census Tract 190.16	1	5	4	1	1	1	3	16
Census Tract 190.19	3	6	5	1	3	1	3	22
Census Tract 192.08	2	5	4	2	1	1	3	18



# Memorandum



DATE October 12, 2012

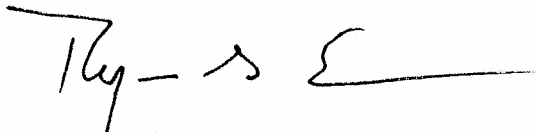
TO Members of the Housing Committee,  
Carolyn Davis (Chair), Scott Griggs (Vice-Chair), Linda Koop, Pauline Medrano,  
Dwayne Caraway

SUBJECT **Heroes House Rehabilitation Loan**

At the October 24, 2012 Council meeting, you will consider an item on the Addendum to authorize a loan with Gary Hasty, the CEO of Karrington & Company, for the rehabilitation of a 24-unit apartment complex at 2122 Highland Road, Dallas, Texas. The developer will perform substantial rehabilitation to the complex, including the construction of six additional units for a total of 30 units for low-income disabled veterans.

The proposed budget includes \$400,000 in City of Dallas funds for rehabilitation and associated development costs.

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans  
Assistant City Manager

C: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Rosa Rios, City Secretary  
Tom Perkins Jr., City Attorney  
Craig Kinton, City Auditor  
Daniel Solis, Administrative Judge, Municipal Court  
A.C. Gonzalez, First Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Forest Turner, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Jerry Killingsworth, Director, Housing/Community Services Department  
Bernadette Mitchell, Assistant Director, Housing/Community Services Department  
Stephanie Pegues-Cooper, Assistant to the City Manager