



CITY OF DALLAS

CITY SECRETARY
DALLAS, TEXAS

Memorandum

DATE November 30, 2012

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

SUBJECT December 5, 2012 - Housing Committee Agenda – **Special Meeting**

We will have a **special meeting** of the Housing Committee on Wednesday, December 5, 2012, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, from **4:00 p.m. – 6:00 p.m.** The agenda is as follows:

1. Approval of October 15, 2012 Minutes Councilmember Carolyn R. Davis
2. The Bridge Capital Improvements Killingsworth/Evans
(Estimated time 20 minutes)
3. Lancaster/Kiest Development Killingsworth/Evans
(Estimated time 20 minutes)
4. 1701 Canton Purchase Mitchell/Killingsworth
(Estimated time 20 minutes)
5. Community Development Block Grant Section 108 Guaranteed Loan Application for Holiday Inn & Suites Project Brideau/Killingsworth
(Estimated time 20 minutes)
6. Education and Economic Development in New York City Brett Wilkinson, Director Intergovernmental Services
(Estimated time 20 minutes)
7. Briefing Memo For Information Only
 - Neighborhood Investment Program Community Revitalization Plans

8. Upcoming Agenda Items For Information Only
Housing items only
- a. Land Bank Sale – Habitat (1 lot)
 - b. Acquisition Bexar Street Project (2 lots)
 - c. Amendment to Redevelopment Loan Wynnewood
 - d. Reconstruction Homes (10 homes)
 - e. Call Public Hearing-Substantial Amendment Section 108
Holiday Inn & Suites Project
 - f. Spring Street Commercial
 - g. Public Hearing Substantial Amendment NSP1
 - h. NIP Community Revitalization Plan Adoption (Addendum)
 - i. 1701 Canton Purchase Approval (Addendum)
 - j. Lancaster/Kiest Development (Addendum)



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
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Jeanne Chipperfield, Chief Financial Officer
Stephanie Pegues-Cooper, Assistant to the City Manager

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

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 15, 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 15, 2012

Meeting Start time: 11:10 A.M.

<p><u>Committee Members Present:</u> Carolyn R. Davis-(Chair) Scott Griggs (Vice-Chair) Dwaine Caraway Linda Koop Pauline Medrano</p>	<p><u>Staff Present:</u> Ryan Evans-Asst. City Manager Jerry Killingsworth-Director/HOU Theresa O'Donnell-DEV Charles Brideau-Asst. Director/HOU Cynthia Rogers-Ellickson-HOU Michael Bostic-CAO Sean McGrew-CMO Cynthia Brown-CMO Doris Edmon-HOU Aldo Fritz-HOU Dawna Brown-CSO Cassandra Luster-HOU Alida Allen-HOU</p>
<p><u>Other Council Members Present:</u> Delia Jasso</p>	
<p><u>Committee Members Absent:</u></p>	<p><u>Other Attendees</u> Kristen Schulz-Dallas Area Habitat for Humanity Dorothy Hopkins-Frazier Revitalization Inc.</p>

AGENDA:

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

1. Approval of October 1, 2012 Minutes of the Housing Committee
 Presenter(s): Council Member Carolyn R. Davis

Action Taken/Committee Recommendation(s)

<p>Motion made by: CM Dwaine Caraway</p>	<p>Motion seconded by: CM Linda Koop</p>
<p>Item passed unanimously: <input checked="" type="checkbox"/></p>	<p>Item passed on a divided vote: <input type="checkbox"/></p>
<p>Item failed unanimously: <input type="checkbox"/></p>	<p>Item failed on a divided vote: <input type="checkbox"/></p>

Follow-up (if necessary):

2. Low Income Housing Tax Credit & Neighborhood Investment Program Update
Presenter(s): Evans, Asst. City Manager/Jerry Killingsworth, Director/Bernadette Mitchell,
Asst. Director

Information Only: ___

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

Motion made by: CM Scott Griggs	Motion seconded by: CM Caraway
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):

3. Upcoming Agenda Items
Housing Items only (Addendum)

a. Heroes House Rehabilitation Loan

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

Motion made by: CM Linda Koop	Motion seconded by: CM Dwaine Caraway
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: 12:07 P.M.

Approved By: _____

Memorandum



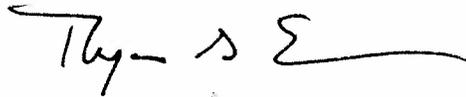
DATE November 30, 2012

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

SUBJECT The Bridge Capital Improvements

On Wednesday, December 5, 2012, you will be briefed on The Bridge Capital Improvements. 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
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Stephanie Pegues-Cooper, Assistant to the City Manager

The Bridge Capital Improvements

A Briefing to the
Housing Committee

Housing/Community Services Department
December 5, 2012



Purpose

- Seek approval to spend \$950K using \$620K in Homeless Bond funds and \$330K in Public/Private funds as part of a \$1.35M redesign @ the Bridge that will include up to \$400K in privately raised funds that together will improve the campus experience and help reduce loitering issues with the surrounding neighborhood and in particular, the developing Farmer's market area.

Background

- The Bridge was opened in 2008
- Much planning and community involvement was involved in the design
- While the campus is functioning well, there are some minor capital improvements needed
- Prior tours by the Housing Committee pointed out that moving the entrance should be considered
- Funds for the changes have been identified

Capital Improvements

- Move the existing “hard” entrance on Park on the East side to a soft entrance on St Paul on the West side
- Replace the parking spaces lost on the West side by utilizing a green area on the North side of the existing parking lot
- Move the client storage area from the East entrance to the new West entrance
- Reconfigure the Pavilion by expanding into the vacated storage space, enclose, and install central air and heat

Financial Overflow

- The City will contribute \$950K to cover the costs of the entrance move, reconfiguring the parking lot, and resetting the Pavilion and storage area
- The Bridge Board will be responsible for raising \$400K in private funds to climatize the Pavilion

Entrance Move

- The current entrance on Park is @ the side walk and experiences large groups of individuals gathering or loitering on the sidewalks and in the street
- The new entrance will have a 35 ft by 100 ft mostly covered entrance off of St Paul with large fans, bench seating, and water fountains
- The new entrance will be separated from the parking lot by a high decorative fence

Parking Lot

- Shift the parking lot to the North such that spaces lost from the new entrance are replaced
- The new configuration increases the parking spaces from 75 to 77

Storage Area

- Currently guests are able to store their belongings in an area near the current entrance on the East side of the Bridge
- This storage area will be “flipped” to the West side of the campus near the Security entrance on the West side

Pavilion

- The Pavilion will give up some of its current space to accommodate the relocation of the storage area and will expand into the vacated storage space on the East side
- The Pavilion will be enclosed and private funding will provide for central air and heat to be installed
- Televisions will be installed for viewing along with tables for other options for engagement with the guests

Entry Reconfiguration & Improvements



The Bridge
1818 Corsicana
Dallas, Texas 75201

Entry Reconfiguration and Improvements - Bird's Eye View

CaCo # 1205.001
09.21.2012

Copyright 2012



Entry Reconfiguration & Improvements



The Bridge
1818 Corsicana
Dallas, Texas 75201

Entry Reconfiguration and Improvements - Security Kiosk

CaCo # 1205.001
09.21.2012



Copyright 2012

Benefits

- The entrance move assists with many of the Farmer's Market infringement issues
- The new entrance offers shade, water, fans, seating and a more relaxed entry into the facility
- Security oversight will be simplified with the soft entrance vs. the current spill over on to the sidewalks and into the street
- Installing central air and heat in the Pavilion will make this space more attractive and should reduce loitering
- Experience with climate control and televisions in the Intake area of the Bridge has proven that this is a major attractor to coming in off of the street during the day

Next Steps

- Contract let in 1st quarter
- Construction start in 2nd quarter
- Construction completion by end of 2013

Memorandum



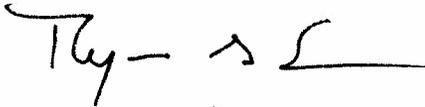
DATE November 30, 2012

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

SUBJECT Lancaster/Kiest Development

On Wednesday, December 5, 2012, you will be briefed on the Lancaster/Kiest Development. A copy of the briefing is attached.

Please let me know if you have any questions.



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Assistant City Manager

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Lancaster/Kiest Development



A Briefing To The
Housing Committee

Housing/Community Services Department
December 5, 2012



Purpose

2

- **Initiate the acquisition, demolition, and vertical construction for a four phase project in the Northwest quadrant of Lancaster and Kiest Blvd in the Grow South area allocating \$3.4M in 2006 bond funds**

Current Property Status

3

- A mix of 50 to 75 year old retail buildings and vacant lots



Project Description

4

- A four phase development involving 22 properties
- 16 properties will be acquired
- 2 properties are owned by the proposed developer
- 4 properties are owned by an existing retailer (Rudy's Chicken)
- 14 existing structures will be demolished

Site Plan

5



Lancaster Kiest Village
Land Ownership



Project Description

6

- 8 of the 16 properties to be acquired are under contract to City Wide CDC, a CHDO
- City Wide CDC will assign 7 of those contracts to the City for direct purchase and will be paid a broker fee for each property under contract, when closed
- City Wide CDC will have a 3 year exclusive right to develop on any of the 7 properties wherein an assignment was used
- City Wide CDC will assign the contracts to the City on all of the remaining 8 properties to be purchased and will be paid a broker fee and have the same 3 year development exclusivity

Phase Description

7

- Phase I- Relocation of Rudy's Chicken to a new building with more parking and better ingress/egress from Lancaster
- Phase II- Retail/Office encompassing 3 to 4 lots depending on Rudy's Chicken site requirement
- Phase III- High Density Live/Work townhouses
- Phase IV- High Density multifamily with possible Women with Children Housing for part of site

Phase I

8

- Relocate the existing Rudy's Chicken Sites (3,4) to sites (5,6,7)
- City will purchase the existing Rudy's site and improvements
- Rudy's owners will pledge the sales proceeds from the City's purchase to the new site
- City Wide CDC will assign Lot #7 to the City and Rudy's will pay the additional \$62K lot cost above the appraised value
- Rudy's owners will donate lots 5 and 6 to the new business location
- City will GAP fund any additional building costs to a maximum of \$250K
- City will pay for all demolition associated with Lots 3,4, and 7

Phase II

9

- Develop Retail and 2nd floor office on sites 2,3,4 and possibly 5 estimated @ about 8400 sq.ft.
- If Lot # 5 is not used by Rudy's, the City will purchase and include in the retail development
- City Wide CDC will not assign the contract on Lot #2
- City will provide \$250K of the \$300K purchase price for #2 and City Wide will provide the balance of \$50K
- City will include lots 3 and 4 acquired from the Rudy's owners as an equity contribution to the project
- City Wide CDC will have a 3 year exclusive right to develop

Phase III

10

- **Develop approx. 32 live/work townhomes on lots 8, 9, 10, 11 and 12 plus parking on 3022 Denley**
- **City owns Lot 8 (former library) and will include in development**
- **The remaining 5 lots are under contract to City Wide CDC and will be assigned to the City**
- **City Wide CDC will have a 3 year exclusive right to develop**

Phase IV

11

- Develop high density affordable housing on lots 14 through 22
- Lot 14 under contract and will be assigned to City while lots 15 and 16 are presently owned by City Wide with the City holding a 1st lien
- Discussions for purchases of lots 17 through 22 have begun and all of those lots, when purchased, will be acquired by the City
- As many as 75 units could be built in this Phase with initial planning for part of the site for a battered women/children facility

Site Plan

12



Next Steps

13

- **Council vote on December 12th**
- **Initiate contract closings and begin demolition immediately**
- **Initiate Phase I in Spring 2013**
- **Initiate Phase II by summer or fall of 2013**
- **Initiate Phase III in late 2013 or early 2014**
- **Initiate Phase IV in 2013 or 2014 depending on acquisition of last 6 lots not under contract**

Memorandum



CITY OF DALLAS

DATE November 30, 2012

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

SUBJECT 1701 Canton Purchase

On Wednesday, December 5, 2012, you will be briefed on the 1701 Canton Purchase. 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 'Ry - S E'.

Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
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1701 Canton Purchase

A Briefing To The
Housing Committee

Housing/Community Services Department
December 5, 2012



Key Focus Area: Economic Vibrancy

Purpose

- ❑ Provide information regarding a proposed affordable housing development
- ❑ Provide a recommendation regarding the purchase of the property at 1701 Canton presently owned and occupied by Oncor



1701 Canton Street
EVERgreen Residences

1925 San Jacinto #300
Dallas, TX 75201
214.954.0430 x 1

LOCATION MAP

-  Civic Center District
-  Farmer's Market District
-  Proposed Site
-  Dart Bus Line
-  Civic Parade Route



1701 Canton -Background

- In March 2012 EVERgreen Residential, Ltd., applied to the Texas Department of Housing and Community Affairs (TDHCA) for 9% low income housing tax credits

- The Developer/Partners included – FPC Housing, LLC. (affiliated with the First Presbyterian Church); GREENArc, Corp.
 - Rev.Dr. Bruce Buchanan
 - Graham Green
 - Buddy Jordan
 - Family Gateway, Inc.

- The project included:
 - New construction of 130 transitional and permanent supportive housing units for homeless families
 - 30 efficiency; 20 one-bedroom; 40 two-bedroom; 30 three-bedroom; 10 four-bedroom
 - Five story building with ground level parking, leasing services, and community space.

1701 Canton -Background

- The City Council supported this project and approved funding up to \$2.6M, conditioned on tax credit approval
 - The original project called for the City of Dallas to acquire the property and lease back the land for the vertical development
 - Under this structure, EVERgreen Residential, Ltd. would have assigned the Contract for Sale to the City of Dallas
 - 2012 LIHTC Criteria Review can be found in the Appendix
- The Farmer's Market Stakeholders also supported this project
- The project was unsuccessful in its application for tax credits in 2012

1701 Canton Street
EVERgreen Residences

1925 San Jacinto #300
Dallas, TX 75201
214.954.0430 x 1



MAY NOT BE USED FOR
REGULATORY APPROVAL
PERMITTING, OR
CONSTRUCTION



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Developer Request

- Due to the unsuccessful LIHTC application, EVERgreen Residential, Ltd. has requested that the City of Dallas move ahead with the acquisition of the site to maintain the viability of a supportive housing project for homeless families and an addition to the Family Gateway operations
 - this would include the demolition and clearance of the site to prepare for the vertical development
 - the Contract for Sale will expire in March 2013
- EVERgreen Residential, Ltd. has also requested a right to develop the property subject to further negotiations on a formal Development Agreement and Long Term Lease

Staff Recommendation

- Request that the City Council approve an Assignment of Purchase and Sale Agreement and Option to Develop with EVERgreen Residential, Ltd that allows for the purchase and allows the developer a right to develop the project for a period up to two years
- Request that the City Council allow the City of Dallas to purchase the property, to include demolition, clearance, and applicable closing costs in an amount not to exceed \$1,642,625, conditioned upon final appraisal and agreement on other settlement costs

Next Steps

- ❑ December 12, 2012 City Council will consider staff recommendations to approve the Assignment of Purchase and Sale Agreement and Option to Develop with EVERgreen Residential, Ltd
- ❑ December 12, 2012, City Council consider the purchase of the property at 1701 Canton, to include demolition, clearance, and applicable closing costs in an amount not to exceed \$1,642,625, conditioned upon final appraisal and agreement on other settlement costs
- ❑ March 31, 2012 or within 90 days following the purchase, a formal Development Agreement with EVERgreen Residential, Ltd is executed
- ❑ Development of the property would be initiated within a two year period

Appendix

2012 LIHTC Review Criteria
for 1701 Canton

LIHTC Criteria Review for 1701 Canton

1. Does the project fit in the City's priorities? Yes, the project contributes to the City's plan for the creation of supportive housing units and targets a particularly population of homeless families with children.
2. Has the City already provided financial assistance? No
3. Does the project eliminate slum or blight? Yes, the subject property has an old City property and an Oncor site.
4. Does the project have appropriate zoning? Yes, currently CA-1(A)-SP which allows for residential and non-residential uses
5. Proximity & capability of schools for project – MLK Jr. Elementary, Billy Earl Dade Middle School, James Madison High School; all have capacity for additional students
6. Comments of owners/residents surrounding project-supported by Downtown Resident Council and Farmer's Market Stakeholders; opposed by 2100 Downtown group
7. Concentration of multifamily projects in an area- mostly multifamily in downtown area but few are affordable and none serve homeless families with children
8. Has applicant agreed to incorporate safety/security features for project? Yes, security station is part of design plan
9. Willingness of applicant to address resident's concerns- Yes, with security and social services planned

LIHTC Criteria Review for 1701 Canton (continued)

10. Quality of proposed project- Yes, new construction, 5 story building with ground level parking; energy efficient
11. Project design and special accommodations for expected tenants- Yes, project will have four elevators, fire sprinklers in all residential areas, splash pool, recreational amenities
12. Will the project have adverse effect on the neighborhood? No, based on current use
13. Is the project compatible with existing or anticipated development of area? Yes in that additional multifamily housing is anticipated in the downtown area
14. Project compatibility with zoning in area- Yes, CA-1 (A), there are other multifamily units in the downtown area
15. Parking demand & undue burden on public facilities- Adequate number of parking spaces will be created; Most clients will not have vehicles
16. Traffic caused by the project- adjacent and nearby streets are adequate to handle additional traffic
17. Existing or proposed public transit availability- within one mile of Convention Center DART station and bus lines

LIHTC Criteria Review for 1701 Canton (continued)

18. Location, density, height of buildings effect on future development for area- Development will not be injurious or detrimental to future development of the surrounding area
19. Preservation of natural beauty and concern for landscaping- \$300,000 is being budget for landscape development with additional funds budgeted for ongoing maintenance
20. Managers reside on site- No
21. Financial capacity of applicant to complete & operate the project- Yes, staff has reviewed financials and proforma; vouchers have been committed to the project for clients
22. Can the market absorb the new rental units? Yes, clients will be consolidated to this site from other scattered sites
23. One mile concern- within one mile of Atmos Lofts which is a Low Income Housing Tax Credit Development which serves families
24. Applicant has presented a suitable development plan for the entire development site- Yes, site plan and architectural drawings
25. Any other factor relevant to the best interest of the City- Yes, continued development of the downtown area

Memorandum



CITY OF DALLAS

DATE November 30, 2012

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

SUBJECT Community Development Block Grant Section 108 Guaranteed Loan Application for Holiday Inn & Suites Project

On Wednesday December 5, 2012, you will be briefed on the Community Development Block Grant Section 108 Guaranteed Loan Application for Holiday Inn & Suites 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 'Ry - S E'.

Ryan S. Evans
Assistant City Manager

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Community Development Block Grant Section 108 Guaranteed Loan Application for Holiday Inn & Suites Project

Housing Committee
December 5, 2012

Housing/Community Services Department



Purpose

- Consideration of Community Development Block Grant Section 108 Guaranteed Loan application for Holiday Inn & Suites - Acquisition and Rehabilitation Financing
- Obtain Housing Committee approval for consideration of December 12, 2012 agenda item
 - Adding eliminating blight on a spot basis national objective to Consolidated Plan
 - Calling a January 23, 2013 public hearing and considering final approval for 108 loan application

Summary of Issues

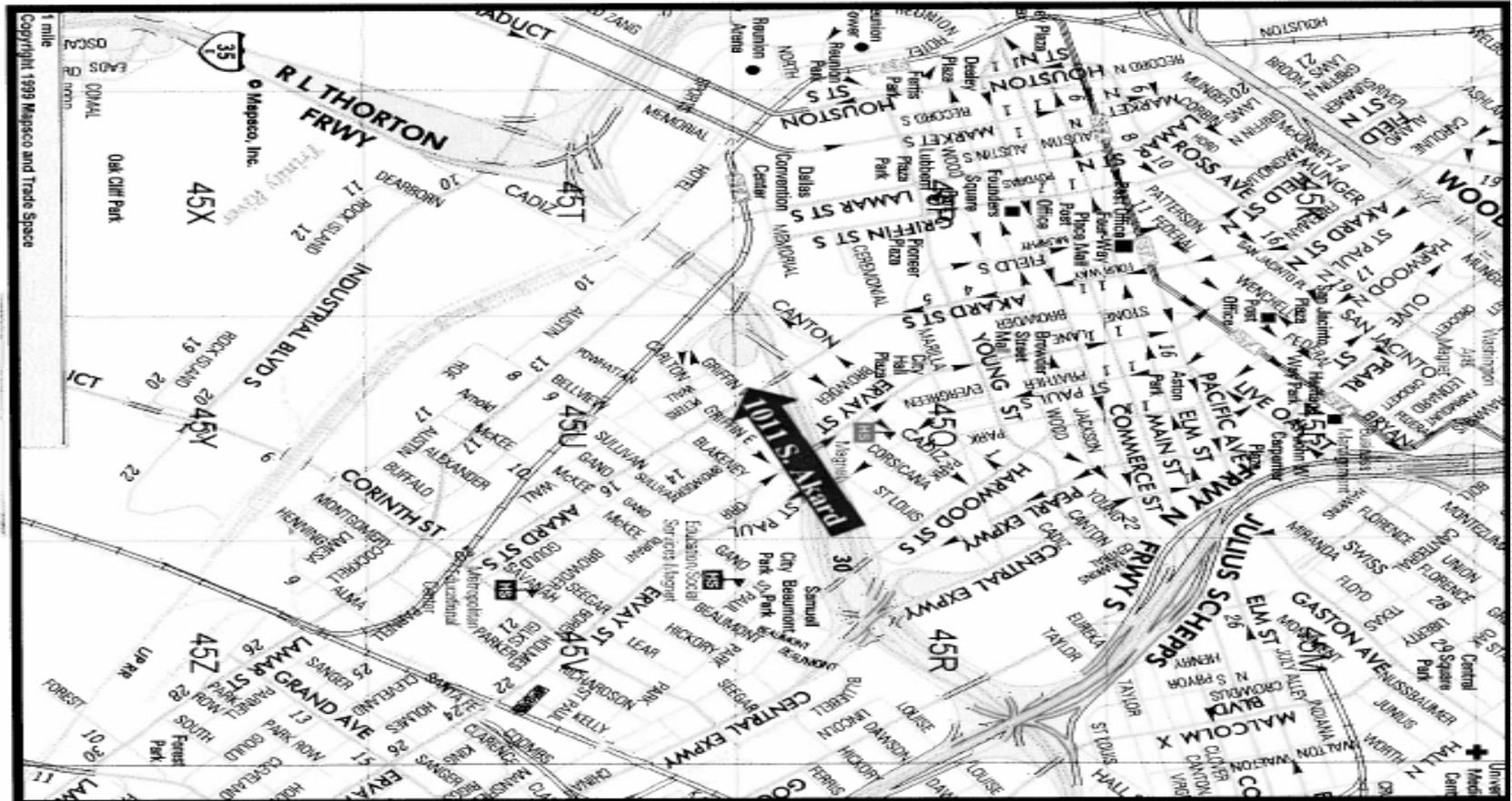
- Current project site is a 40-year old vacant hotel
 - Blighted conditions
 - Environmental remediation
- After exhausting sources of available construction financing, nonprofit developer has a funding gap to complete Holiday Inn rehabilitation
- Section 108 loan from HUD can provide needed gap financing
 - \$6.5M cost of acquisition by nonprofit to meet HUD spot blight national objective
 - \$4.5M cost of rehabilitation will create an estimated 110 jobs including 90 low/moderate income jobs to meet HUD job creation objective

Description of Development

Holiday Inn located at 1011 S. Akard St.

- ❑ Catalyst Project for Cedars neighborhood
- ❑ Public/Private Partnership – City and non-profit
- ❑ Proximity to major employment areas in Downtown Dallas CBD, Dallas Convention Center, and the Cedars area DART light rail
- ❑ Rehabilitation of blighted vacant hotel to eliminate conditions hazardous to health and safety
- ❑ Holiday Inn project site is situated on 1.97 acres of land including improvements
 - Renovate existing structure exterior/interior to meet Holiday Inn brand standards
 - 220 hotel rooms
 - Reuse existing infrastructure

Project Location



Project Aerial View



Current Condition



Project Rendering



Section 108 Funds Background

- ❑ Program established January 2009, when City Council adopted CDBG Section 108 Guarantee Loan Program Statement
- ❑ Since May 2009, each project has been individually briefed and Council has passed individual project resolutions to grant City Manager authority to apply to HUD for Section 108 loan funds and to execute loans with HUD and loans with developer/owner to fund individual projects

Section 108 Loan Parameters

- CDBG national objectives requirements
 - Elimination of blight on spot basis
 - Address health and safety conditions
 - National objective met at construction completion, no use or deed restrictions required
 - Job creation
 - \$50K for each FTE
 - Estimated 90 jobs will be created for LMI persons
 - Requires addition of elimination of blight on spot basis national objective to the Consolidated Plan
 - Requires amendment to CDBG Section 108 Program Statement to include elimination of blight on spot basis
-

Section 108 Loan Parameters (cont.)

- ❑ Loan must be secured and is backed by a pledge of current and future CDBG funds
- ❑ The maximum repayment period for a Section 108 loan is 20 years
- ❑ The loan can be structured to match the needs of the project(s) and the City
 - Each loan has a separate interest rate
 - ❑ Interim borrowing currently at .5 to .7% linked to 3 month LIBOR plus 20 basis points (0.2%)
 - ❑ Loans must be permanently financed through HUD public offerings pegged to yields on U.S. Treasury obligations of similar maturity to the principal amount with a small additional basis point spread added to the Treasury yield

Section 108 Active Applications and Projects

Project	Address	Location	Loan Amt	Council Approval	HUD Application Status	Project Status
Continental Building	1810 Commerce St.	Downtown	7,600,000	January 2010	Approved Aug. 2011	Loan closed Sept. 2011; project under construction
Atmos Lofts	Harwood & Wood Streets	Downtown	11,750,000	June 2009	Under review at HUD HQ, Wash DC	Loan closing pending
Lake Highlands Town Center	7100 Blocks of Skillman St.	North	13,350,000	January 2012	Approved July 2012	
Lancaster Urban Village	4300 S. Lancaster Rd.	So. Oak Cliff	8,492,000	June 2010	Approved Oct. 2011	Loan closed Sept. 2012; project under construction
Sphinx @ Fiji	Fiji & Compton	Oak Cliff	8,000,000	N/A	N/A	Project proposal under review

Section 108 Guaranteed Loan Application Process

- Post proposed draft HUD application for \$11,000,000
 - On City Hall internet site
 - At library branches city-wide
- Neighborhood Public Hearing
 - Hold hearing in the area in which funds will be used
 - Obtain views of citizens
 - Community development objectives
 - Housing and economic development needs
- Prepare Final HUD Application
 - Consider public comments and views
 - Finalize description of activities

Section 108 Guaranteed Loan Application Process (cont.)

- City Council Public Hearing to review
 - Description of contents of final HUD application
 - Summary of public comments
- Obtain City Council Approval for
 - Approval of addition or elimination of blight on a spot basis to Consolidated Plan
 - Final application for project
 - Schedule of repayment to HUD of the Section 108 guaranteed loan

Underwriting Standards

- ❑ Section 108 funding used as subordinate gap financing as a mezzanine refunding piece
- ❑ Total loan balance of the project, including first liens, cannot exceed 85% of the lower of total cost or appraised value of the completed stabilized project
- ❑ Debt service coverage ratio of 1.15 for all debt
- ❑ Additional credit enhancement to provide collateral support to insure that payments can be repaid

Non-Profit Owner

- Texas Educational Opportunity Fund (TEOF) experienced through affiliation with Board Chairman, John Greenan
 - Executive Director of Central Dallas Community Development Corp. (CDC) developing workforce and permanent supportive housing
 - CityWalk@Akard, an adaptive rehabilitated 15-story building into a mixed-income, mixed-use project with 200 apartment units, 6 for-sale condos, ground floor retail and two floors of offices completed in 2010
 - Ashby Commons, construction of 21-unit apartment complex in 2004
 - Gaston Commons, rehabilitation of 1-unit apartment complex in 2004
 - Reiger Commons, rehabilitation of 16-unit apartment complex in 2006
 - 5517 Columbia, construction of 4-unit apartment complex in 2008

Developer

- Hamilton Properties Corporation that has sponsored several developments in downtown Dallas including:
 - The Davis Building, 1309 Main Street, 183 loft apartments, 20,000 square feet of retail, and 12 story parking garage containing 608 parking stalls and 30,000 square feet of retail space
 - The Dallas Power & Light, 1508 Commerce, 158 loft apartments, 25,000 square feet of retail, and structured parking for 160 vehicles
 - Mosaic, 300 N. Akard Street, 440 loft apartment units, 20,000 square feet of retail, and an 8 story parking structure for 650 vehicles
 - Santa Fe IV, 1033 Young Street, conversion of 8 story commercial building into a 193 room Aloft Hotel that was completed in August 2009
 - Atmos Lofts Phase I, 1900 Jackson St., conversion of commercial building into 107 LIHTC affordable units completed in August 2012

Business Franchise

- Holiday Inn Headquarters at 11766 Wilshire Blvd., Suite 1450, Los Angeles, CA 90025
 - Founded August 1, 1952 in Memphis, TN
 - Locations
 - 1,301 hotels worldwide
 - 238,440 rooms worldwide
 - 1,874 locations in the U.S.
 - 100M guest nights booked annually
 - Holiday Inn & Suites offers all hotel amenities and consists of hotel rooms mixed with suites
 - Hotel services include lodging, food, conventions, meetings, and timeshares

Property Management

- 4G Hospitality LLC, 1033 Young St., Dallas, an affiliate of Sava Holdings / Aquila Management
 - Manages Aloft Hotel – 193 rooms in downtown Dallas
- Sava Holdings / Aquila Management
 - Manages 552 rooms in the Dallas area
 - Staybridge Suites – Plano/Richardson
 - Candlewood Suites – DFW Airport South
 - Holiday Inn – DFW Airport South
 - Element by Westin – DFW Airport North

Sources and Uses

SOURCES

First Lien Note (Conventional or Federal EB-5 Program)	\$ 8,500,000
Section 108 Loan	11,000,000
Equity Contribution	<u>5,500,000</u>
TOTAL SOURCES	\$25,000,000

USES

Acquisition & Sunk Costs	\$ 6,500,000
Construction	10,756,019
Environmental Abatement	400,000
FF&E OS&E	2,601,000
Soft Costs	2,357,981
Development Fee	2,000,000
Section 108 Interest Reserve	330,000
Payment of S108 Issuance	<u>55,000</u>
TOTAL USES	\$25,000,000

Pro Forma Analysis for Section 108 Loan

- Loan to Value ratio of 62% for all loans will meet underwriting standards based upon a capitalization rate of 8% of the net operating income
- Construction to begin in 2013 and to be completed in 2014
- Project to reach operation stabilization in 2015
- City's HUD loan of \$11,000,000 will be 2 years interest only amortized on 13 year schedule with principal and interest payments for years 3 through 13
- A \$450,000 Debt Service Reserve will be set up at closing with construction and Section 108 funds and will be increased by \$152,401 per year for 1st and 2nd liens until City's Section 108 HUD loan is paid in full
- Developer's interest rate on the project loan with the City will be .50% higher than the City's Section 108 loan from HUD and both loans will have matching amortization
- Debt Service Coverage Ratio for all debt is never below 1.36 for all lien debt
- All debt repayment is paid from cash flow*
- Construction loan will go to permanent loan in 6th year with lower payment

*See Pro Forma Attached

Credit Enhancement for Section 108 Loan

- City will take a second lien position in a financing structure with 62% LTV
- Project @ stabilization cash flows sufficient debt coverage to pay all lien debt with minimum Debt Service Coverage Ratio of 1.36 for the entire term of the City's HUD loan
- Interest Reserves of \$450,000 will be funded equally from construction loan funds and Section 108 loan funds to cover two year 108 loan interest only period if necessary
- Interest Reserves set aside at an annual rate of approximately \$152,401 will be greater than last Section 108 payment in year of City's final 108 loan payment to HUD
- Owner will supply necessary credit enhancement, if required by HUD, for interest payments and loan repayment

RECOMMENDATION

City apply for \$11,000,000 Community Development Block Grant Section 108 Guaranteed Loan in support of a commercial project located at 1011 S. Akard St. Loan proceeds may be used for:

- Acquisition by TEOF nonprofit
- Environmental remediation, asbestos removal, and elimination of conditions detrimental to public health & safety
- Costs of HUD loan sale in public offering

Next Steps

- ❑ December 6, 2012 presentation to the Community Development Commission
- ❑ December 12, 2012 City Council call for public hearing
- ❑ Hold neighborhood public hearing between December 20, 2012 and January 23, 2013
- ❑ January 23, 2013 City Council Public Hearing and final approval
 - Amend Consolidated Plan to include elimination of blight on a spot basis
 - Submit Section 108 Guaranteed Loan application to HUD

Pro Forma Attachment

	Year One			Year Two	Year Three	Year Four	Year Five	Year Six	Year	Year Eight	Year Nine	Year Ten
	220	220	220	220	220	220	220	220	220	220	220	220
Number of Guestrooms:	80,300	80,300	80,300	80,300	80,300	80,300	80,300	80,300	80,300	80,300	80,300	80,300
Rooms Available Annually:	46,976	46,976	51,392	52,998	53,801	54,604	54,604	54,604	54,604	54,604	54,604	54,604
Annual Rooms Occupied:	58.5%	58.5%	64.0%	66.0%	67.0%	68.0%	68.0%	68.0%	68.0%	68.0%	68.0%	68.0%
Occupancy Rate:	\$103.58	\$103.58	\$109.77	\$115.75	\$121.77	\$126.88	\$130.00	\$132.57	\$136.88	\$141.67	\$147.91	\$154.15
Average Daily Rate:	% Change:		6.0%	5.4%	5.2%	4.2%	2.5%	2.0%	3.3%	3.5%	4.4%	4.4%
% Change:	Revenue PAR:	\$60.59	\$70.25	\$76.40	\$81.59	\$86.28	\$88.40	\$90.15	\$93.08	\$96.34	\$100.58	\$105.82
Revenue PAR:	% Change:		15.9%	8.7%	6.8%	5.8%	2.5%	2.0%	3.3%	3.5%	4.4%	4.4%
% Change:												
REVENUES	Total	Per Key	Percent	Total	Total	Total						
Rooms	\$4,865,722	\$22,117	82.2%	\$5,641,300	\$6,134,519	\$6,551,348	\$6,928,156	\$7,098,520	\$7,238,852	\$7,474,196	\$7,735,749	\$8,076,478
Food & Beverage	\$916,022	\$4,164	15.5%	\$1,053,536	\$1,139,457	\$1,183,622	\$1,228,590	\$1,228,590	\$1,228,590	\$1,228,590	\$1,228,590	\$1,228,590
Telephone Revenue	\$4,200	\$19	0.1%	\$4,326	\$4,456	\$4,589	\$4,727	\$4,869	\$5,015	\$5,165	\$5,320	\$5,480
Parking	\$93,951	\$427	1.0%	\$102,784	\$105,996	\$107,620	\$109,208	\$109,208	\$109,208	\$109,208	\$109,208	\$109,208
Other	\$36,000	\$164	0.6%	\$36,600	\$43,560	\$44,867	\$46,213	\$47,599	\$52,350	\$57,595	\$59,323	\$61,103
TOTAL REVENUES	\$5,915,896	\$26,890	100.0%	\$6,841,546	\$7,427,987	\$7,892,028	\$8,316,893	\$8,488,780	\$8,634,024	\$8,874,754	\$9,138,190	\$9,480,858
DEPARTMENT PROFIT												
Rooms	\$3,746,606	\$17,030	77.0%	\$4,456,627	\$4,938,287	\$5,306,592	\$5,681,088	\$5,856,279	\$5,986,531	\$6,196,108	\$6,428,407	\$6,735,782
Food & Beverage	\$238,166	\$1,083	26.0%	\$294,990	\$330,443	\$355,087	\$368,577	\$368,577	\$368,577	\$368,577	\$368,577	\$368,577
Telephone	-\$630	-\$3	-15.0%	-\$649	-\$688	-\$709	-\$709	-\$752	-\$752	-\$775	-\$798	-\$822
Parking	\$86,435	\$393	92.0%	\$94,561	\$97,516	\$98,594	\$100,471	\$100,471	\$100,471	\$100,471	\$100,471	\$100,471
Other	\$10,800	\$49	30.0%	\$11,880	\$13,068	\$13,460	\$13,864	\$14,280	\$15,708	\$17,279	\$17,797	\$18,331
TOTAL DEPARTMENT PROF	\$4,081,377	\$18,552	69.0%	\$4,857,409	\$5,378,646	\$5,773,444	\$6,163,291	\$6,338,877	\$6,470,535	\$6,681,660	\$6,914,454	\$7,223,330
EXPENSES												
General & Admin.	\$343,122	\$1,560	5.8%	\$396,810	\$430,823	\$449,846	\$474,063	\$483,861	\$492,139	\$505,861	\$520,877	\$540,409
Marketing	\$364,929	\$1,659	7.5%	\$406,174	\$429,416	\$458,594	\$484,971	\$496,896	\$506,720	\$523,194	\$541,502	\$565,353
Utilities	\$402,281	\$1,829	6.8%	\$465,225	\$505,103	\$536,658	\$565,549	\$577,237	\$587,114	\$603,483	\$621,397	\$644,698
Franchise Fees	\$389,258	\$1,769	8.0%	\$451,304	\$552,107	\$655,135	\$692,816	\$709,852	\$723,885	\$747,420	\$773,575	\$801,851
Property Op. & Maint.	\$236,636	\$1,076	4.0%	\$273,662	\$297,119	\$315,681	\$332,676	\$339,551	\$345,361	\$354,000	\$365,528	\$379,234
Management Fees	\$236,636	\$1,076	4.0%	\$273,662	\$297,119	\$315,681	\$332,676	\$339,551	\$345,361	\$354,000	\$365,528	\$379,234
TOTAL EXPENSES	\$1,972,861	\$8,968	33.3%	\$2,266,836	\$2,511,688	\$2,731,595	\$2,882,750	\$2,968,172	\$3,026,482	\$3,116,562	\$3,215,821	\$3,315,222
OTHER DEDUCTIONS												
Property Taxes	\$379,556	\$1,725	6.4%	\$379,556	\$379,556	\$379,556	\$379,556	\$379,556	\$379,556	\$379,556	\$379,556	\$379,556
Property Insurance	\$72,920	\$331	1.2%	\$72,920	\$75,000	\$77,500	\$79,000	\$80,500	\$82,000	\$84,000	\$86,000	\$88,000
TOTAL OTHER DEDUCTS	\$72,920	\$331	1.2%	\$452,476	\$454,556	\$457,056	\$458,556	\$460,056	\$461,556	\$463,556	\$465,556	\$467,556
NET OPERATING INCOME	\$2,035,595	\$9,253	34.4%	\$2,138,097	\$2,412,401	\$2,584,793	\$2,821,985	\$2,910,649	\$2,982,496	\$3,101,542	\$3,233,077	\$3,599,561
FF&E Reserves	\$59,159	\$269	1.0%	\$102,623	\$148,560	\$315,681	\$332,676	\$339,551	\$345,361	\$354,990	\$365,528	\$379,234
Debt Serv. 1st EB-5	\$552,573			\$552,573	\$552,573	\$552,573	\$552,573	\$552,573	\$552,573	\$552,573	\$552,573	\$552,573
Debt Serv-2d Sec 108	\$330,000			\$1,022,896	\$1,022,896	\$1,022,896	\$1,022,896	\$1,022,896	\$1,022,896	\$1,022,896	\$1,022,896	\$1,022,896
Subtotal 1st + 2nd	\$882,573			\$1,575,469	\$1,575,469	\$1,575,469	\$1,575,469	\$1,575,469	\$1,575,469	\$1,575,469	\$1,575,469	\$1,575,469
DSCR	2.31			1.36	1.53	1.64	1.81	1.86	1.91	1.97	2.05	2.28
Debt Service Reserve for 1st & 2nd				\$ 152,401	\$ 152,401	\$ 152,401	\$ 152,401	\$ 152,401	\$ 152,401	\$ 152,401	\$ 152,401	\$ 152,401
Cumulative Reserve	\$330,000			\$482,401	\$634,802	\$787,203	\$1,396,807	\$1,854,010	\$2,463,614	\$3,073,218	\$3,682,822	\$4,292,426
Cash Flow After 1st, 2nd & Reserve	\$ 1,093,864			\$ 307,604	\$ 535,972	\$ 541,242	\$ 774,037	\$ 886,725	\$ 922,763	\$ 1,018,682	\$ 1,139,680	\$ 1,402,457
Debt Serv-Soft 3d Harn 1011	\$ 726,717			\$ 726,717	\$ 726,717	\$ 726,717	\$ 726,717	\$ 726,717	\$ 726,717	\$ 726,717	\$ 726,717	\$ 726,717
NET CASH FLOW	\$367,147	\$1,669	6.2%	-\$419,113	-\$190,745	-\$185,475	\$48,220	\$130,008	\$196,046	\$291,965	\$412,963	\$765,740
Value at Cap. Rate	8%				\$30,155,014							
Loan to Value % of 1st + 2nd												65%

Memorandum



DATE November 30, 2012

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

SUBJECT Education and Economic Development in New York City

On Wednesday, December 5th, 2012, Brett Wilkinson, Director of Intergovernmental Services, will brief the Housing Committee on, "Education and Economic Development in New York City." The briefing recaps a trip taken by a City of Dallas' delegation to New York City that focused on innovative practices in education and economic development. 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
A.C. Gonzalez, First 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
Brett Wilkinson, Director, Intergovernmental Services
Jerry Killingsworth, Director, Housing/Community Services
Stephanie Pegues-Cooper, Assistant to the City Manager

EDUCATION AND ECONOMIC DEVELOPMENT IN NEW YORK CITY



December 5, 2012

Housing Committee Briefing



Agenda

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- Trip Participants
 - ▣ Ashley Bryan (Commit!)
 - ▣ Carolyn Davis (Dallas City Council Member)
 - ▣ Lee McKinney (Assistant Director Economic Development)
 - ▣ Bernadette Nutall (DISD Board Member)
 - ▣ Brett Wilkinson (Managing Director Intergovernmental Services)
 - ▣ Shawn Williams (Mayor's Deputy Chief of Staff)
- Trip Objectives
- Trip Recap
- Key Lessons



Trip Objectives

3

- To identify innovative practices in education and economic development
- To learn from ongoing work in Harlem
- To establish relationships with the Harlem Children's Zone and New York City economic development teams



Trip Recap

4

□ Thursday, September 19

- ▣ Harlem Children's Zone

□ Friday, September 20

- ▣ Mayor Bloomberg's Economic Development Office
- ▣ Brooklyn Bridge Park
- ▣ Upper Manhattan Empowerment Zone



Overarching Themes

5

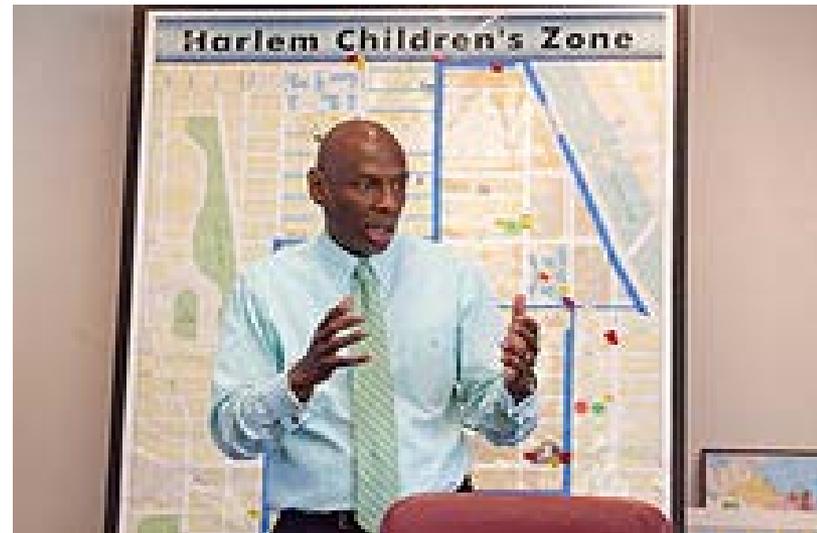
- ❑ Bold initiatives significantly impact a community
- ❑ New initiatives should be driven by and respond to community needs
- ❑ Crucial to improve neighborhood safety conditions
- ❑ Capital campaigns help build and sustain education and economic development



Key Lesson #1: Wraparound Services

6

- Harlem Children's Zone
 - A Promise Neighborhood committed to doing “whatever it takes”
 - Coordinates services in tightly-constructed support net



Key Lesson #2: Afterschool Programming

7

- Learn to Earn
 - ▣ Serves “disconnected” 14-21 year-olds
 - ▣ Supports students through tutoring, recreation and arts, academic case management, college- and career-awareness, crisis intervention, and community service projects



Key Lesson #3: Coordinated Economic Development

8

- New York City's economic development teams uses innovation and economic competitiveness to:
 - ▣ Improve quality of life (Brooklyn Bridge Park)
 - ▣ Create a pro-business environment (Upper Manhattan Empowerment Zone)
 - ▣ Invest in the future



Key Lesson #4: Strong Communities

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- Coordinate education and economic development
- Community-based approach to change
- Neighborhood leadership



Questions?



Memorandum



DATE November 30, 2012

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

SUBJECT Neighborhood Investment Program Community Revitalization Plans

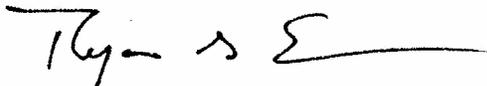
Background

On October 15, 2012, the Housing Committee was briefed on the Neighborhood Investment Program (NIP) and changes to the Low Income Housing Tax Credit (LIHTC) Program, to allow for the designation of Community Revitalization Plan (CRP) target areas. This designation will afford potential LIHTC projects located within NIP/CRP target areas the chance to be competitive for maximum LIHTC Qualified Action Plan (QAP) point scoring and will also continue to leverage the city's investment within our targeted NIP low- to moderate-income communities.

On November 14, 2012, the City Council authorized the designation of NIP target neighborhoods (also) as Community Revitalization Plan target areas and staff to initiate the development of Community Revitalization Plans for the five areas.

The Housing/Community Services Department has developed Community Revitalization Plans for the existing five NIP/CRP target areas, as authorized. On December 12, 2012, the City Council will be asked to approve the five NIP Community Revitalization Plans. NIP/CRP target area plans are attached for your review.

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



Ryan S. Evans
Assistant City Manager

Neighborhood Investment Program Community Revitalization Plans
November 30, 2012
Page 2

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
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City of Dallas

South Dallas Ideal/Rochester Park Community Revitalization Plan



*Adopted by the Dallas City Council
Date 2012*



TABLE OF CONTENTS

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- Introduction
- Plan Goals/Objectives
- Glossary of Elements
- Role of Affordable Housing in plan
- Plan Adoption Schedule & Community Outreach

NEIGHBORHOOD PROFILE

- Location Characteristics
- Neighborhood Character
- Demographic Snapshot

REVITALIZATION STRATGEY

- Community Participation (SWOT)
- City of Dallas NIP Neighborhood Partnerships
- Master Planning
- Project Status

Table 1: Summary of Projects, funding sources & elements addressed

OVERVIEW

Introduction

The South Dallas Ideal/Rochester Park Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP) serves as a guiding document that articulates a vision for the South Dallas Ideal/Rochester Park NIP. The Plan also: (1) provides a framework for designation as a “Community Revitalization Plan” (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning.

On February 26, 2003, the Dallas City Council authorized the Neighborhood Investment Program as a strategic approach to target and leverage public resources to achieve sustainable and visible community redevelopment in targeted areas. The South Dallas Ideal/Rochester Park NIP target area was authorized by the Dallas City Council on February 26, 2003. This current designation expires October 1, 2014.

On November 14, 2012, the Dallas City Council authorized the expansion of NIP selection criteria to also designate NIP target areas as “Community Revitalization Plan” areas. The Community Revitalization Plan for the South Dallas Ideal/Rochester Park NIP target area was approved by the Dallas City Council on December 12, 2012. The South Dallas Ideal/Rochester Park CRP area and NIP target area shall be used interchangeably.

Plan Goals/Objectives

The primary Goals of the Neighborhood Investment Program are summarized below. The Community Revitalization Plan provides for action items to address these Goals which support QAP revitalization factors.*

- Goal 1: Improve the quality of housing
- Goal 2: Improve the quality of public infrastructure and public facilities
- Goal 3: Facilitate and promote economic development opportunities for existing residents and businesses
- Goal 4: Strengthen linkages between land use and transportation
- Goal 5: Improve public safety
- Goal 6: Leverage resources for strategic neighborhood investments
- Goal 7: Assemble vacant tax delinquent land for redevelopment
- Goal 8: Stimulate and attract neighborhood investments
- Goal 9: Address neighborhood blight through coordinated code compliance and enforcement
- Goal 10: Foster community-wide participation in redevelopment processes

* Note - 2013 QAP Community Revitalization Plan factors to be addressed include:

- Presence of blighted structures
- Presence of inadequate transportation
- Lack of access to public facilities
- Presence of significant crime
- Lack of access to local businesses providing employment opportunities

Other factors include:

- Total vacant residential tax delinquent lots
- Percentage of owner-occupied housing units

Glossary of Elements

The following initiatives may be used to address Plan goals and objectives. A detailed schedule of all projects, including partnership initiatives, is listed in Table 1.

Business Incentive Program: Companion program to NIP. Provides for rental assistance to new businesses locating within the South Dallas Ideal/Rochester Park Bexar Street Corridor and façade improvement funding to help retain and improve the aesthetic appeal of existing business.

Community Prosecution: The Community Prosecution Team is comprised of highly skilled and dedicated attorneys and code officers that utilize strategic code enforcement and creative problem solving to improve the quality of life, increase public safety and strengthen communities.

Housing and Community Services: The NIP seeks to provide balanced housing opportunities in its neighborhoods by assisting in the development of for-sale, rental, and mixed-use housing projects for families, seniors and other populations. Development assistance may include funding for land acquisition, vertical construction, predevelopment and interim financing. In addition, a full compliment of housing products are afforded to NIP residents, including home repair, downpayment/closing cost assistance and housing counseling services.

Land banking: The City of Dallas offers opportunities for nonprofit groups to develop affordable housing by acquiring tax foreclosed vacant lots or surplus vacant lots from the City's inventory. The City of Dallas receives vacant lots as the result of property tax foreclosure and may sell some of those properties to eligible nonprofit groups at a below market price for the development of affordable housing. The City of Dallas may also sell surplus properties to other eligible entities at a below market price for the development of affordable housing.

Public Facilities and Amenities: The NIP seeks to enhance the quality of life in its neighborhoods through the improvement and support of public facilities and amenities. Community facilities provide needed services and activities for its residents such as tutoring, child care, job training, health care, and space for recreational activity. Amenities such as parks provide public space for recreation and social activities.

Public Improvements: One of the primary NIP strategies involves the targeting of public resources to improve the physical condition of neighborhood streets and infrastructure. Types of public infrastructure projects implemented under the NIP include (1) street, sidewalk, curb and gutter improvements, (2) water and wastewater, (3) streetscape improvements and pedestrian amenities including street benches, trees, lighting and wider sidewalks, and (4) gateway improvements and community features to create a distinctive neighborhood feel.

Neighborhood Enhancement Program: Companion Program to NIP. Provides assistance for neighborhood beautification projects such as landscaping, gateway improvements, fencing, banners, etc. to improve overall neighborhood appeal.

Retail/Mixed-Use Development: The NIP strives to create mixed use environments within neighborhoods that blend a combination of residential, commercial, cultural, or institutional uses and provide for pedestrian connections. The goal is to create settings where uses are physically and functionally integrated.

Transportation: Providing transportation options and opportunities for bike and pedestrian linkages for residents of all ages and incomes is essential for ensuring local and regional connectivity and paramount to achieving neighborhood sustainability.

Role of Affordable Housing in Plan

The Department of Housing and Community Services is guided by certain principles to assist in the allocation of local, state and federal resources in the provision of affordable housing. These principles seek to:

- Promote affordable homeownership, quality rental housing and sustainable mixed communities;
- Balance affordable and market-rate housing; and
- Link housing with other public/private investments, including transit-oriented development.

All available tools and resources will be used to promote healthy communities within NIP/CRP neighborhoods. The Low Income Housing Tax Credit Program is a critical resource for the City to help deliver high-quality rental housing in CRP areas and throughout the City of Dallas, alike.



Plan Adoption Schedule & Community Outreach

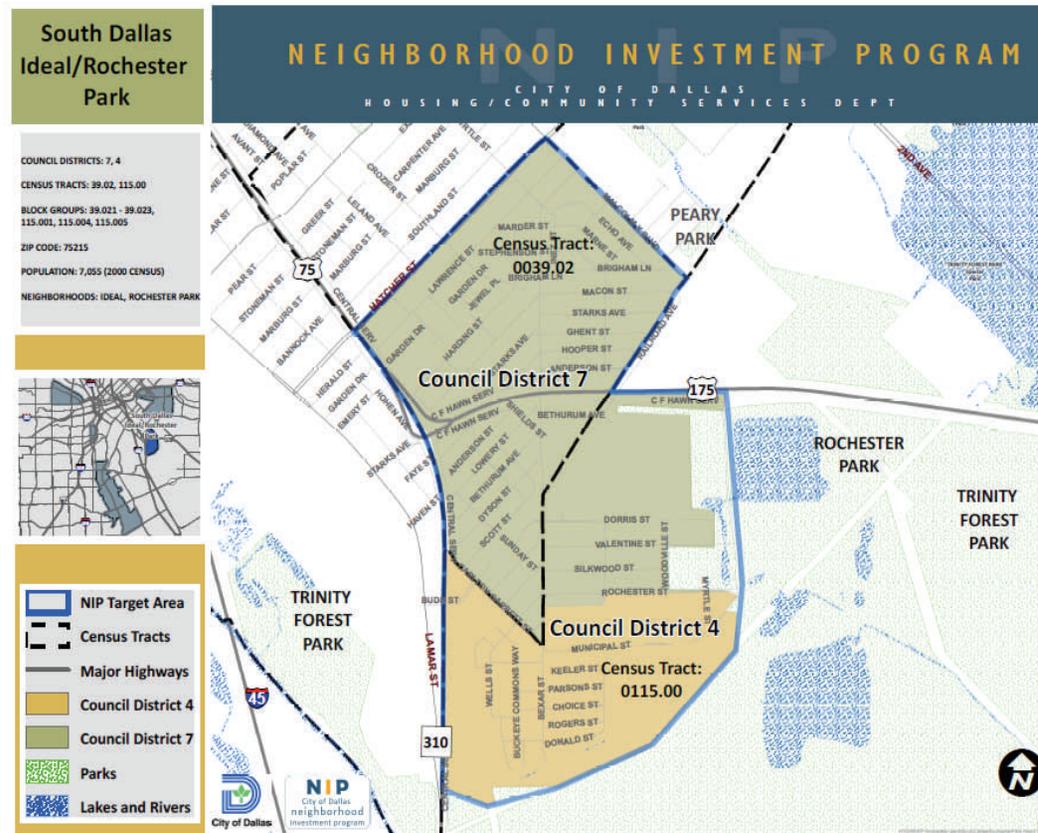
Action	Date
Neighborhood Investment Program Authorized by Dallas City Council	February 26, 2003
Dallas City Council Authorization to expand selection criteria to include CRP factors	November 14, 2012
Dallas City Council Approval of NIP Community Revitalization Plans	December 12, 2012
Community Outreach (Public Meetings)	Date
Dallas City Council Housing Committee – CRP briefing	October 15, 2012
Dallas Community Development Commission – CRP briefing	November 1, 2012
NIP / CRP Community Meetings	November 5-12, 2012
Dallas City Council Action – (Expansion of selection criteria to include CRP factors)	November 14, 2012
Dallas City Council Housing Committee – NIP/Community Revitalization Plans briefing	December 3, 2012
NIP / CRP Community Reception (Presentation of Community Revitalization Plans)	December 8, 2012
Dallas City Council Action – (Approval of NIP/Community Revitalization Plans)	December 12, 2012

NEIGHBORHOOD PROFILE

Location Characteristics

The South Dallas Ideal/Rochester Park target neighborhood is located within South Dallas, approximately 2.9 miles from the Dallas CBD. The neighborhood consists of Census Tracts 39.02 and 115.00 (part) and lies within City Council Districts 7 and 4. Target area boundaries generally include Hatcher Street to the north, Trinity River Levee to the south, Rochester Park and Malcolm X Boulevard to the east, and CF Hawn Freeway and HWY 310 to the west.

South Dallas Ideal/Rochester Park NIP/CRP Location Map



Neighborhood Character

The target area is largely single-family residential and comprises the Ideal and Rochester Park neighborhoods. Bexar Street bisects the community and provides for limited neighborhood retail services. In 2008, the Dallas Housing Authority demolished 650 public housing units between its Rhoads Terrace and Turner Courts communities located in Rochester Park. Today, Turner Courts is being rebuilt and rebranded as Buckeye Trail Commons. New infill housing, public improvements and mixed-use development, implemented with the assistance of numerous stakeholders under the NIP, are helping to stabilize and improve overall neighborhood conditions.



Demographic Snapshot

Census Tract 39.02	
Population	1,860
Ethnicity	Hispanic or Latino: 449 (24.1%) Black: 1,364 (73.3%) White: 22 (1.2%) American Indian: 2 (.1%) Other: 23 (1.3%)
Housing Tenure	Owner-occupied housing units: 365 Renter-occupied housing units: 299
Household Median Income	\$ 21,536
Housing Stock	Single-Family: 844 (90.9%) Multi-Family: 85 (9.1%) Other: 0 (0%)

Census Tract 115.00	
Population	3,185
Ethnicity	Hispanic or Latino: 2,145 (67.3%) Black: 983 (30.9%) White: 30 (.9%) American Indian: 4 (.1%) Asian: 3 (.1%) Native Hawaiian: 4 (.1%) Other: 16 (.6%)
Housing Tenure	Owner-occupied housing units: 517 (32.5%) Renter-occupied housing units: 1,076 (67.5%)
Household Median Income	\$16,719
Housing Stock	Single-Family: 391 (31.4%) Multi-Family: 854 (68.6%) Other: 0 (0%)

Sources: 2010 U.S. Census Bureau, 2010 5-year American Community Survey

REVITALIZATION STRATEGY

Community Participation

The City of Dallas worked with Ideal / Rochester Park residents and stakeholders early in the planning process to discuss and evaluate existing conditions of the CRP area. Commonly used in planning projects, a SWOT analysis was conducted by stakeholders to identify neighborhood Strengths, Weaknesses, Opportunities and Threats. An understanding of these conditions/ characteristics will help to develop strategies to build on neighborhood strengths/opportunities and address weaknesses/ threats.

STRENGTHS

- Proximity to CF Hawn Freeway, Downtown, and Fair Park
- Community residents
- Many active churches
- Neighborhood stakeholders
- H.S. Thompson Elementary School (recently closed/to reopen)
- NIP target area designation
- Active and supportive City Council representatives

WEAKNESSES

- Need for Code Enforcement
- Number of vacant lots
- High crime serves as deterrent for neighborhood investment
- Noise from trains
- Need for home repairs and new businesses
- Lack of job opportunities
- Need for neighborhood infrastructure improvements
- Lack of organized neighborhood recreation

OPPORTUNITIES

- Prevalence of vacant lots for new housing and development
- Creation of a Quiet Zone to mitigate noise from train
- Housing rehabilitation
- Redevelopment of Bexar Street commercial corridor
- Proximity to Trinity Buckeye Trail
- CF Hawn Freeway improvements
- Traffic calming along Bexar

THREATS

- Drug activity
- Lack of job skills training
- Crime
- Neighborhood perception and safety
- Speeding

City of Dallas NIP Neighborhood Partnerships

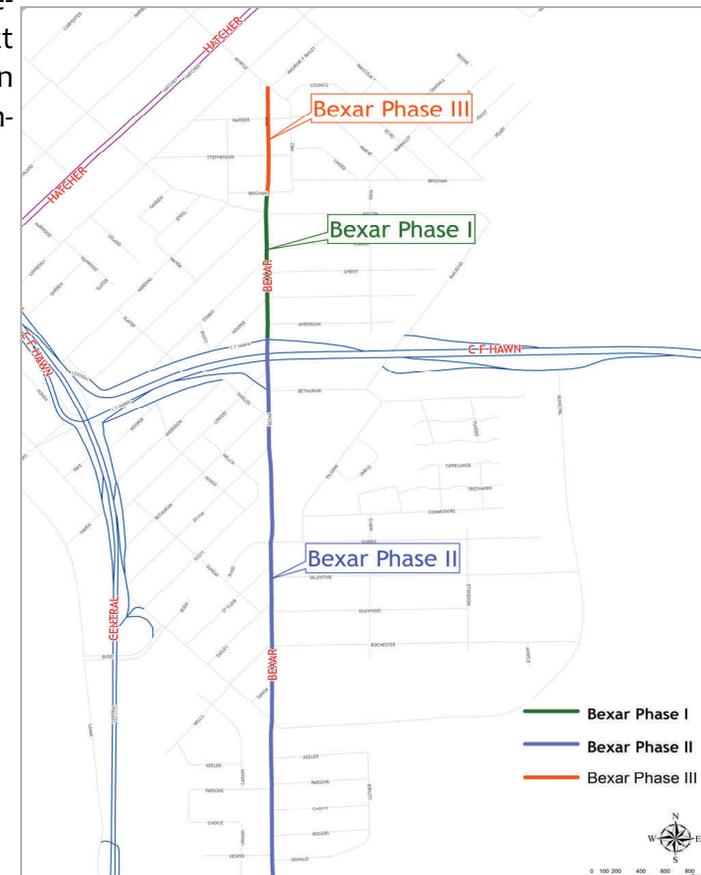
Bexar Street Community Focus Team	Ecological Community Builders
Body of Christ Assembly Church	GroundWorks
Central Dallas Ministries	Habitat for Humanity
City of Dallas	HIS Bridgebuilders
City Square	H.S. Thompson Elementary School
Community & Business Stakeholders	Ideal Neighborhood Association
Community Residents	Neighborhood Faith-based Community
Creative Supportive Services	NTTA (North Texas Tollway Authority)
Dallas Housing Authority	Operation Oasis
Dallas Housing Finance Corporation	Rebuilding Together of Greater Dallas
DART (Dallas Area Rapid Transit)	Texas Tree Foundation
Department of Housing and Urban Development (HUD)	TxDOT (Texas Department of Transportation)
East Dallas Community Organization	4E CDC

Master Planning

In 2004, NIP staff began working with Good, Fulton & Farrell Architects and the community to develop a comprehensive master plan for the Ideal/Rochester Park neighborhood and Bexar Street Corridor. This plan represents the shared long-term vision of residents and neighborhood stakeholders and was conceived over a series of meetings and planning/design workshops.

The master plan for the Ideal/Rochester Park neighborhood will be implemented in three phases and has been refined over the years to reflect evolving neighborhood needs and local market conditions. Good, Fulton & Farrell and the community remain integral players in this ongoing planning process.

- Phase I: CF Hawn Freeway to Brigham
- Phase II: CF Hawn Freeway to Trinity (dead end)
- Phase III: Brigham to Myrtle/Hatcher



Bexar Street-Phase II

- Redevelopment of Dallas Housing Authority’s Rhoads Terrace and Turner Courts Communities
- Public infrastructure, street and streetscape improvements
- Pedestrian amenities, community art and public green spaces
- Mixed-use buildings neighborhood-serving office/ retail / commercial space with possible residential rental housing integration
- Employment & Training Campus
- Targeted infill development on land bank lots, infrastructure improvements and code enforcement within abutting residential neighborhood



Bexar Street-Phase III

- Public infrastructure, street and neighborhood gateway improvements
- Targeted infill development on land bank lots, infrastructure improvements and code enforcement within abutting residential neighborhood



Project Status

Phase I

- Public infrastructure improvements - 99% complete
- Building A– Completed 2012
- Building B– Completed 2011
- Townhomes at Bexar Street Village– 21/37 units completed
- Building D (Police satellite station)– Construction start winter 2013
- Senior Housing – 3/5 units under construction
- Serenity Garden, Crozier Promenade, Crozier Park– Underway
- Habitat infill housing– Under construction
- Business façade improvement to TC Grocery- Completed

Phase II

- Public infrastructure improvements– Underway
- DHA Buckeye Trail Commons– Under construction
- Employment & Training Campus– Land acquisition underway
- Habitat infill housing blitz– Under construction
- Police satellite station (Building D)
- Senior housing pods
- Targeted infill development on Land Bank lots, infrastructure improvements and code enforcement within abutting residential neighborhood
- Serenity Garden

Phase III

- Public infrastructure improvements – Underway
- Gateway improvements – In design

A detailed list of projects which support neighborhood revitalization efforts is provided in Table 1.



TABLE 1- Sources and Uses

South Dallas Ideal/Rochester Park NIP/CRP Funding Plan (2003-Present)

QAP ELEMENT ADDRESSED *	Allocation	Funding Source	Use of Funds	Status
Presence of blighted structures				
<i>Projects</i>				
> Land bank Program activities	631,750	Bond	Land acquisition	Ongoing
> Housing + mixed-use developments	6,055,000	Bond, HOME, CDBG, HFC	Development Asst.	Funding Expended/Project Completed
> Housing + mixed-use developments	1,914,326	CDBG	Land acquisition	Funding Expended/Project Completed
> DHA Buckeye Trail Commons (Turner Courts)	2,500,000	Bond	Infrastructure	Underway
Presence of inadequate transportation				
<i>Projects</i>				
> Bexar Phase I infrastructure/streetscape improvements	2,901,652	CDBG	Construction	Funding Expended/Project Completed
> Bexar Phase II infrastructure/streetscape improvements	8,012,297	Bond, CDBG	Construction	Under construction
> Bexar Phase III infrastructure/streetscape improvements	1,651,204	Bond, CDBG	Construction	Under construction
> Neighborhood street improvements	3,597,876	CDBG	Construction	Funding Expended/Project Completed
Lack of access to public facilities				
<i>Projects</i>				
Presence of significant crime				
<i>Projects</i>				
> Community Prosecution Program (CPP)	--	Gen. Fund, JAG, CDBG	CPP activities	Ongoing
> Dallas Police Department Satellite Station	2,700,000	Cert. of Obligation, Bond, CDBG	Construction + Public improvements	Construction start Winter 2013
Lack of access to businesses providing employment opportunities				
<i>Projects</i>				
> Bexar Employment/Training Campus	190,000	Bond	Land acquisition	Ongoing
> Bexar Employment/Training Campus Area	782,882	CDGB, Bond	Public improvements	Construction start Spring 2013
Miscellaneous				
<i>Projects</i>				
> Neighborhood Enhancement Program activities	451,467	CDBG	Landscaping-beautification-public art	Funding Expended/ Project Completed
> Busienss Incentive Program	180,000	CDBG	Working capital + Façade improvements	Funding committed / Program implementation underway
Total CRP Investment	\$31,568,454			
* Note: Projects may address more than one QAP Element				



Neighborhood Investment Program
Housing/Community Services Department
Neighborhood Planning & Development Division
1500 Marilla 6DN
Dallas, Texas 75201
(214) 670-7851

Councilmember Carolyn Davis
City Council District 7

Councilmember Dwaine Caraway
City Council District 4

City of Dallas

Lancaster Corridor/Cigarette Hill Community Revitalization Plan

*Adopted by the Dallas City Council
Date 2012*



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- Neighborhood Character
- Demographic Snapshot

REVITALIZATION STRATGEY

- Community Participation (SWOT)
- Land Use / Zoning

Table 1: Summary of Projects, funding sources, & elements addressed

OVERVIEW

Introduction

The Lancaster Corridor/Cigarette Hill Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP) serves as a guiding document that articulates a vision for the Lancaster Corridor/Cigarette Hill NIP. The Plan also: (1) provides a framework for designation as a “Community Revitalization Plan” (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning.

On February 26, 2003, the Dallas City Council authorized the Neighborhood Investment Program as a strategic approach to target and leverage public resources to achieve sustainable and visible community redevelopment in targeted areas. The Lancaster Corridor/Cigarette Hill NIP target area was authorized by the Dallas City Council on September 24, 2008. The current designation expires October 1, 2014.

On November 14, 2012, the Dallas City Council authorized the expansion of NIP selection criteria to also designate NIP target areas as “Community Revitalization Plan” areas. The Community Revitalization Plan for the Lancaster Corridor/Cigarette Hill NIP target area was subsequently approved by the Dallas City Council on December 12, 2012. The Lancaster Corridor/Cigarette Hill CRP area and NIP target area shall be used interchangeably.

Plan Goals/Objectives

The primary Goals of the Neighborhood Investment Program are summarized below. The Community Revitalization Plan provides for action items to address these Goals which support QAP revitalization factors.*

- Goal 1: Improve the quality of housing
- Goal 2: Improve the quality of public infrastructure and public facilities
- Goal 3: Facilitate and promote economic development opportunities for existing residents and businesses
- Goal 4: Strengthen linkages between land use and transportation
- Goal 5: Improve public safety
- Goal 6: Leverage resources for strategic neighborhood investments
- Goal 7: Assemble vacant tax delinquent land for redevelopment
- Goal 8: Stimulate and attract neighborhood investments
- Goal 9: Address neighborhood blight through coordinated code compliance and enforcement
- Goal 10: Foster community-wide participation in redevelopment processes

* Note - 2013 QAP Community Revitalization Plan factors to be addressed include:

- Presence of blighted structures
- Presence of inadequate transportation
- Lack of access to public facilities
- Presence of significant crime
- Lack of access to local businesses providing employment opportunities

Other factors include:

- Total vacant residential tax delinquent lots
- Percentage of owner-occupied housing units

Glossary of Elements

The following initiatives may be used to address Plan goals and objectives. A detailed schedule of all projects, including partnership initiatives, is listed in Table 1.

Business Incentive Program: Companion program to NIP. Provides for rental assistance to new businesses locating within the South Dallas Ideal/Rochester Park Bexar Street Corridor and façade improvement funding to help retain and improve the aesthetic appeal of existing business.

Community Prosecution: The Community Prosecution Team is comprised of highly skilled and dedicated attorneys and code officers that utilize strategic code enforcement and creative problem solving to improve the quality of life, increase public safety and strengthen communities.

Housing and Community Services: The NIP seeks to provide balanced housing opportunities in its neighborhoods by assisting in the development of for-sale, rental, and mixed-use housing projects for families, seniors and other populations. Development assistance may include funding for land acquisition, vertical construction, predevelopment and interim financing. In addition, a full compliment of housing products are afforded to NIP residents, including home repair, downpayment/closing cost assistance and housing counseling services.

Land banking: The City of Dallas offers opportunities for nonprofit groups to develop affordable housing by acquiring tax foreclosed vacant lots or surplus vacant lots from the city's inventory. The City of Dallas receives vacant lots as the result of property tax foreclosure and may sell some of those properties to eligible nonprofit groups at a below market price for the development of affordable housing. The City of Dallas may also sell surplus properties to other eligible entities at a below market price for the development of affordable housing.

Public Facilities and Amenities: The NIP seeks to enhance the quality of life in its neighborhoods through the improvement and support of public facilities and amenities. Community facilities provide needed services and activities for its residents such as tutoring, child care, job training, health care, and space for recreational activity. Amenities such as parks provide public space for recreation and social activities.

Public Improvements: One of the primary NIP strategies involves the targeting of public resources to improve the physical condition of neighborhood streets and infrastructure. Types of public infrastructure projects implemented under the NIP include (1) street, sidewalk, curb and gutter improvements, (2) water and wastewater, (3) streetscape improvements and pedestrian amenities including street benches, trees, lighting and wider sidewalks, and (4) gateway improvements and community features to create a distinctive neighborhood feel.

Neighborhood Enhancement Program: Companion Program to NIP. Provides assistance for neighborhood beautification projects such as landscaping, gateway improvements, fencing, banners, etc. to improve overall neighborhood appeal

Retail/Mixed-Use Development: The NIP strives to create mixed-use environments within neighborhoods that blend a combination of residential, commercial, cultural, or institutional uses and provide for pedestrian connections. The goal is to create settings where uses are physically and functionally integrated.

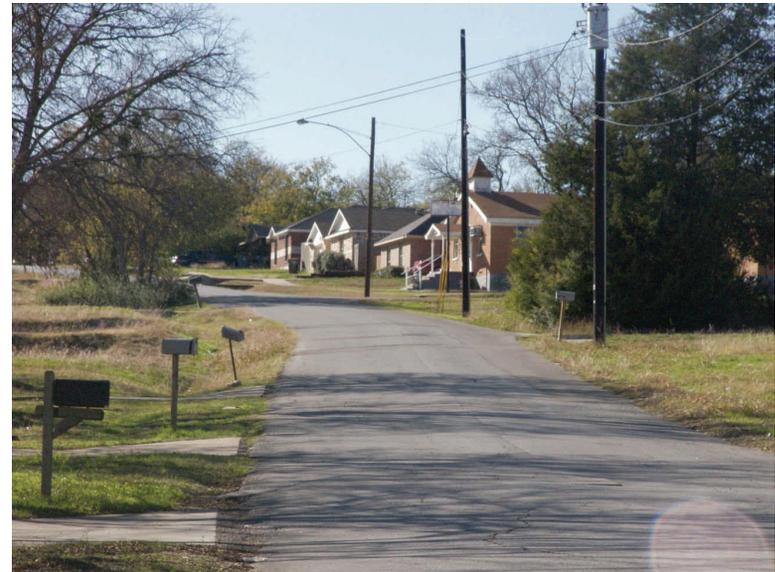
Transportation: Providing transportation options/enhancements and opportunities for bike and pedestrian linkages for residents of all ages and incomes is essential for ensuring local and regional connectivity and paramount to achieving neighborhood sustainability.

Role of Affordable Housing in Plan

The Department of Housing and Community Services is guided by certain principles to assist in the allocation of local, state and federal resources in the provision of affordable housing. These principles seek to:

- Promote affordable homeownership, quality rental housing and sustainable mixed communities;
- Balance affordable and market-rate housing; and
- Link housing with other public/private investments, including transit-oriented development.

All available tools and resources will be used to promote healthy communities within NIP/CRP neighborhoods. The Low Income Housing Tax Credit Program is a critical resource for the city to help deliver high-quality rental housing in CRP areas and throughout the City of Dallas, alike.



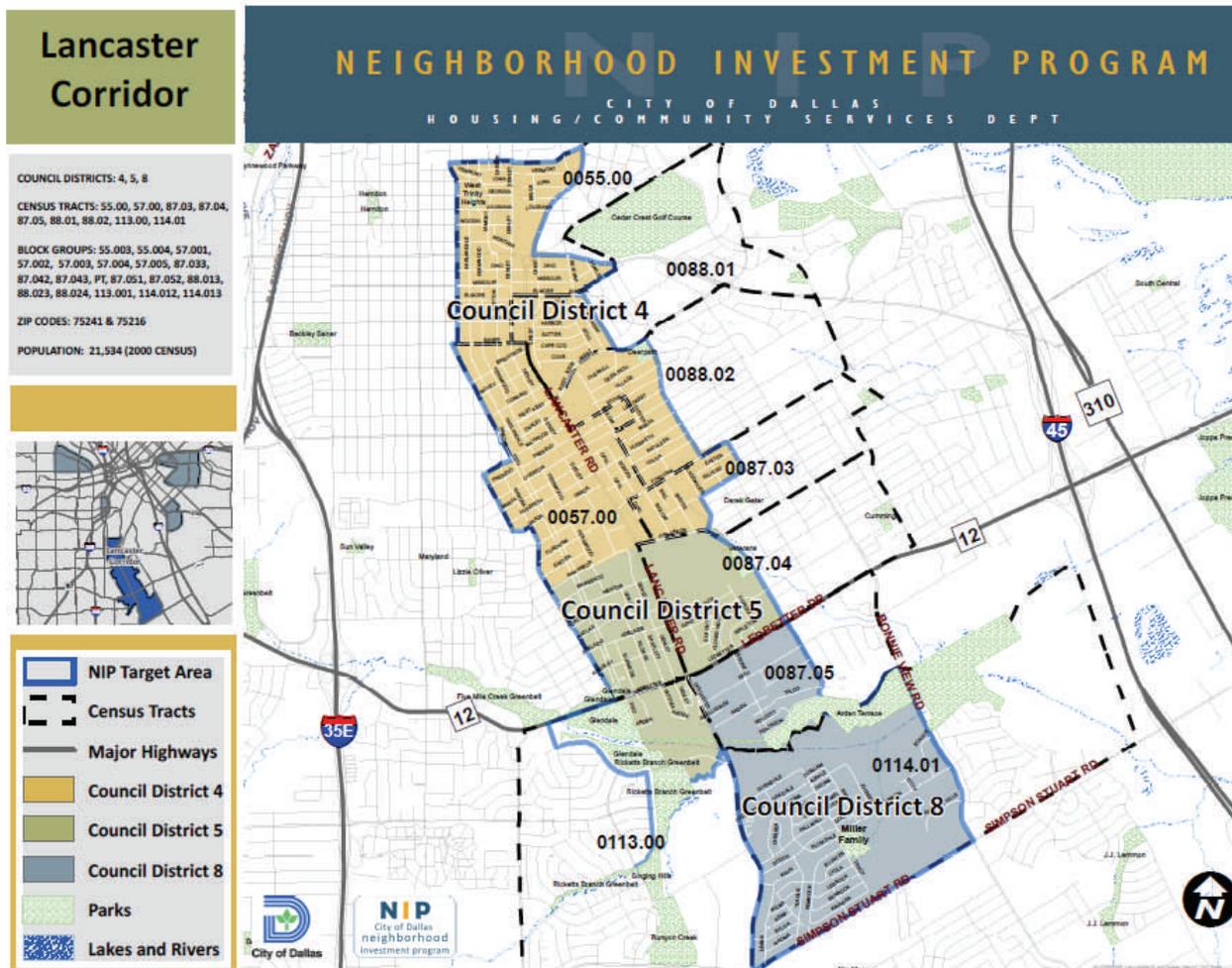
Plan Adoption Schedule & Community Outreach

Action	Date
Neighborhood Investment Program Authorized by Dallas City Council	February 26, 2003
Dallas City Council Authorization to expand selection criteria to include CRP factors	November 14, 2012
Dallas City Council Approval of NIP Community Revitalization Plans	December 12, 2012
Community Outreach (Public Meetings)	Date
Dallas City Council Housing Committee – CRP briefing	October 15, 2012
Dallas Community Development Commission – CRP briefing	November 1, 2012
NIP / CRP Community Meetings	November 5-12, 2012
Dallas City Council Action – (Expansion of selection criteria to include CRP factors)	November 14, 2012
Dallas City Council Housing Committee – NIP/Community Revitalization Plans briefing	December 3, 2012
NIP / CRP Community Reception (Presentation of Community Revitalization Plans)	December 8, 2012
Dallas City Council Action – (Approval of NIP/Community Revitalization Plans)	December 12, 2012

NEIGHBORHOOD PROFILE

Location Characteristics

The Lancaster Corridor/Cigarette Hill target area is located approximately 3 miles from the Dallas CBD and encompasses portions of Census Tracts 55.00, 57.00, 88.01, 88.02, 87.03, 87.04, 87.05, 113.00 and 114.01. The area lies within Council Districts 4, 5, and 8. The study area generally spans the Lancaster Corridor between Stella Rd. to the north and Simpson Stuart Rd. to the south.



NEIGHBORHOOD PROFILE

Neighborhood Character

The Lancaster Corridor is home to the Dallas VA Medical Center, Urban League of Greater Dallas, four DART Blue line rail stations and the aging, yet iconic Lancaster-Kiest Shopping Center. The corridor is vital to serving the commercial/retail needs of the South Central Dallas community.

Located approximately one mile from the Ledbetter Dart Station at the southern edge of the target area, Cigarette Hill is a single-family residential neighborhood that is rural in character with sloping topography and scenic views. Neighborhood infrastructure improvements (drainage, sidewalk, curb/gutter, and street lighting) are a major concern of community residents.



Demographic Snapshot

Census Tract 55.00	
Population	3,505
Ethnicity	Hispanic or Latino: 1,427 (40.7%) Black: 1,955 (55.8%) White: 77(2.2%) American Indian: 9(.3%) Other: 37(1.0%)
Housing Tenure	Owner-occupied housing units: 769(65.8%) Renter-occupied housing units: 400(34.2%)
Household Median Income	\$ 24,548
Housing Stock	Single-Family: 1232 (81.5%) Multi-Family: 280 (18.6%) Other: 0 (0%)

Census Tract 57.00	
Population	4,400
Ethnicity	Hispanic or Latino: 1,773(40.3%) Black: 2528 (57.5%) White: 61 (1.4%) American Indian: 7 (.2%) Other: 31 (.6%)
Housing Tenure	Owner-occupied housing units: 892 (64.5%) Renter-occupied housing units: 492 (35.5%)
Household Median Income	\$23,567
Housing Stock	Single-Family: 1,483(89.8%) Multi-Family: 135 (8.10%) Other: 33 (2%)

Census Tract 87.03	
Population	2,583
Ethnicity	Hispanic or Latino : 815 (31.6%) Black: 1,731 (67.00%) White : 12(.5%) American Indian: 6 (.2%) Other: 18 (.7%)
Housing Tenure	Owner-occupied housing units: 583 (66.3%) Renter-occupied housing units: 297 (33.8%)
Household Median Income	\$ 24,856
Housing Stock	Single-Family: 1,004 (100%) Multi-Family: 0 Other: 0

Census Tract 87.04	
Population	3,407
Ethnicity	Hispanic or Latino : 316(9.3%) Black: 2989(87.7%) White : 58(1.7%) American Indian: 8(.2%) Other: 36 (1.1%)
Housing Tenure	Owner-occupied housing units: 479 (37%) Renter-occupied housing units: 817 (63%)
Household Median Income	\$ 20,945
Housing Stock	Single-Family: 675 (38.8%) Multi-Family: 1,053 (60.60%) Other: 10 (.6%)

Census Tract 87.05	
Population	1,382
Ethnicity	Hispanic or Latino: 263 (19%) Black: 1,081(78.2%) White: 13(.9%) American Indian: 4(.3%) Other: 21 (1.6%)
Housing Tenure	Owner-occupied housing units: 315 (69.1%) Renter-occupied housing units: 141(30.9%)
Household Median Income	\$ 35,741
Housing Stock	Single-Family: 572 (100%) Multi-Family: 0 Other: 0

Census Tract 88.01	
Population	2,424
Ethnicity	Hispanic or Latino: 341 (14.1%) Black: 1,998 (82.4%) White: 65 (2.7%) American Indian: 2 (.1%) Other: 18 (.7%)
Housing Tenure	Owner-occupied housing units: 637 (65.5%) Renter-occupied housing units: 336 (34.5%)
Household Median Income	\$ 27,115
Housing Stock	Single-Family: 863(78.5%) Multi-Family: 212 (19.3%) Other: 25 (2.3%)

Census Tract 88.02	
Population	5,206
Ethnicity	Hispanic or Latino: 1183(22.7%) Black: 3,907 (75%) White: 45 (.9%) American Indian: 4 (.1%) Other: 67 (1.3%)
Housing Tenure	Owner-occupied housing units: 1,023 (56.1%) Renter-occupied housing units: 800 (43.9%)
Household Median Income	\$ 18,384
Housing Stock	Single-Family: 1,659 (77.80%) Multi-Family: 474 (22.2%) Other: 0

Census Tract 113.00	
Population	5,088
Ethnicity	Hispanic or Latino: 315 (6.2%) Black: 4,641 (91.2%) White: 88 (1.7%) American Indian: 8 (.2%) Other: 36 (.7%)
Housing Tenure	Owner-occupied housing units: 1,336 (76.4%) Renter-occupied housing units: 412 (23.6%)
Household Median Income	\$ 40,652
Housing Stock	Single-Family: 1,920 (99.6%) Multi-Family: 8 (.40%) Other: 0 (0%)

Census Tract 114.01	
Population	4,847
Ethnicity	Hispanic or Latino: 438 (9%) Black: 4,294 (88.6%) White: 66 (1.4%) American Indian: 23 (.5%) Other: 26 (.5%)
Housing Tenure	Owner-occupied housing units: 517 (32.5%) Renter-occupied housing units: 1,076 (67.5%)
Household Median Income	\$ 14,922
Housing Stock	Single-Family: 916 (45.8%) Multi-Family: 1034 (51.7%) Other: 48 (2.40%)

Sources: 2010 U.S. Census Bureau, 2010 5-year American Community Survey

REVITALIZATION STRATEGY

Community Participation

Cigarette Hill- The City of Dallas worked with Cigarette Hill residents early in the planning process to discuss and evaluate existing conditions of the CRP area. Commonly used in planning projects, a SWOT analysis was conducted by stakeholders to identify neighborhood Strengths, Weaknesses, Opportunities and Threats. An understanding of these conditions/ characteristics will help to develop strategies to build on neighborhood strengths/opportunities and address weaknesses/ threats.

STRENGTHS

- Neighborhood Character (picturesque)
- Proximity to UNT at Dallas, DART rail, shopping, I-45 & I-35, downtown
- Neighborhood residents
- Low density
- Alameda Heights Outreach Center
- Strong Community
- Miller Family Park

WEAKNESSES

- Inadequate Infrastructure (streets / SCG drainage / storm water run-off)
- Lack of resources for neighborhood
- Alameda Heights Outreach Center
- Poor lighting (reduced visibility)
- Illegal dumping
- Lack of branding (community name)

OPPORTUNITIES

- Capitalize on NIP target area status
- Potential for positive growth/development via UNT Area Plan
- *Complete Streets* on Simpson Stuart
- Proposed DART expansion
- Infill development / new housing

THREATS

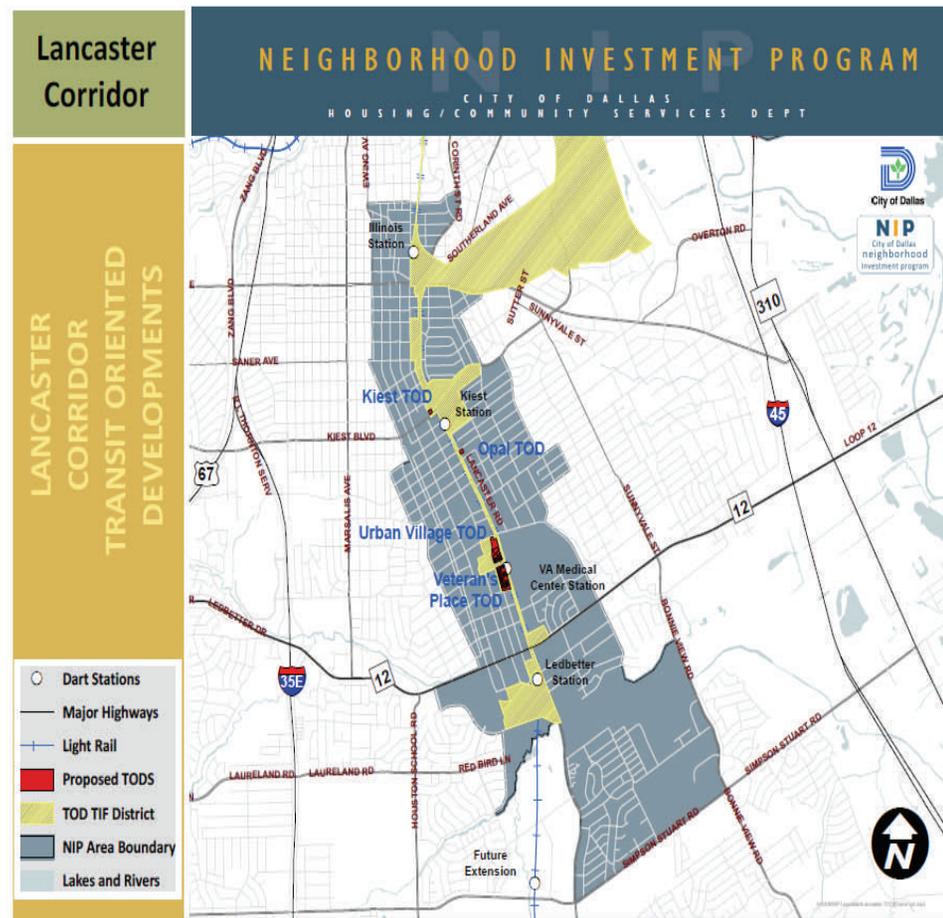
- Inadequate infrastructure creates run-off and drainage problems
- Low hanging branches/tree limbs
- Poor lighting (reduced visibility)
- Lack of pedestrian connections (sidewalks)
- Neighborhood vandalism

Lancaster Corridor– The build-out of the Lancaster Corridor is a top priority under Mayor Mike Rawling’s “Grow South” plan to reinvigorate Southern Dallas. The Departments of Sustainable Development & Construction and Economic Development are currently leading a Dallas Transit-Oriented Development (TOD) initiative to transform five DART station neighborhoods, including the Lancaster Corridor. The aim of the Dallas TOD Lancaster Station Area Plan will be to:

- Encourage reinvestment between Kiest station and the VA Medical Center to take advantage of housing, restaurant, shopping and entertainment opportunities;
- Increase DART ridership in the area for residents and employees of the VA Medical Center by increasing safety and aesthetics; and
- Increase access to amenities in the area through improved access to transit, bike and pedestrian trails.

In support of the City’s “Grow South” effort, the Housing/Community Services Department has been instrumental in providing acquisition and construction assistance to help facilitate the development of Lancaster Urban Village, Lancaster Opal and Veteran’s Place TODs. With over 142,000 square feet of proposed new office/retail/commercial/ restaurant space, these projects should have a transformative impact on the Lancaster Corridor.

Additional projects which support neighborhood revitalization efforts are listed in Table 1.



Cigarette Hill– In 2011, the Housing/Community Services Department partnered with the City DesignStudio to create a housing strategy for the Cigarette Hill neighborhood. Data shows that this neighborhood contains twice as many vacant lots as improved residential properties. The strategy recommends four potential redevelopment scenarios, including:

1. Full build-out of infill lots;
2. Two-fold approach of infill housing & rezoning to allow larger residential lots (1-5 ac.);
3. Create new neighborhood pattern by combining traditional residential infill with larger lot residential (1-5 ac.) and small scale agricultural tracts (10-20 ac.); and
4. Create “Village Zone” around existing recreation center in addition to residential infill, larger lot residential infill and smaller agricultural tracts. Adjacent flood plain would be dedicated for green spaces with walking trails and bike paths.

After sharing the study with the Cigarette Hill residents, a hybrid of Scenario 4 was recommended to include green spaces, the creation of a neighborhood core/village zone, infill development on smaller lots, and rezoning to allow for larger residential lots at the periphery of the neighborhood. Neighborhood discussion regarding this strategy is ongoing.

Initial improvements have been spearheaded under the NIP such as increased neighborhood lighting and park improvements. A Needs Assessment has been conducted by the Department of Public Works to address neighborhood infrastructure improvements.



TABLE 1- Sources and Uses

Lancaster Corridor / Cigarette Hill NIP/CRP Funding Plan (2008-Present)

QAP ELEMENT ADDRESSED *	Allocation	Funding Source	Use of Funds	Status
Presence of blighted structures				
<i>Projects</i>				
> Land bank Program activities	584,250	Bond	Land acquisition	Ongoing
Presence of inadequate transportation				
<i>Projects</i>				
Lack of access to public facilities				
<i>Projects</i>				
> Miller Family Park Improvements	400,000	CDBG	Construction	Funding Expended / Project Completed
Presence of significant crime				
<i>Projects</i>				
> Community Prosecution Program (CPP)	--	Gen. Fund, JAG, CDBG	CPP activities	Ongoing
Lack of access to businesses providing employment opportunities				
<i>Projects</i>				
> Crest Shopping Center	200,000	PPP	Façade improvements	Funding Expended / Project Completed
> Lancaster Urban Village TOD	4,650,000	PPP	Land acquisition + Construction assistance	Funding committed
> Lancaster Urban Village TOD	8,492,000	Section 108	Construction assistance	Funding committed / Project Underway
> Veteran's Place TOD	4,400,000	Bond	Property acquisition	Funding committed / Acquisition & demolition underway
> Lancaster/Opal TOD	1,275,000	Bond	Property acquisition	Funding committed / Acquisition & demolition underway
Miscellaneous				
<i>Projects</i>				
Total CRP Investment	\$20,001,250			
* Note: Projects may address more than one QAP Element				



Neighborhood Investment Program
Housing/Community Services Department
Neighborhood Planning & Development Division
1500 Marilla 6DN
Dallas, Texas 75201
(214) 670-7851

Deputy Mayor Pro Tem Tennell Atkins
City Council District 8

Councilmember Dwaine Caraway
City Council District 4

Councilmember Vonciel Jones Hill
Council District 5



City of Dallas

*North Oak Cliff
Community Revitalization Plan*

*Adopted by the Dallas City Council
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- Neighborhood Character
- Demographic Snapshot

REVITALIZATION STRATGEY

- Community Participation (SWOT)
- Land Use / Zoning

Table 1: Summary of Projects, funding sources & elements addressed

OVERVIEW

Introduction

The North Oak Cliff Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP) serves as a guiding document that articulates a vision for the North Oak Cliff NIP. The Plan also: (1) provides a framework for designation as a “Community Revitalization Plan” (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning.

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Plan Goals/Objectives

The primary Goals of the Neighborhood Investment Program are summarized below. The Community Revitalization Plan provides for action items to address these Goals which support QAP revitalization factors.*

- Goal 1: Improve the quality of housing
- Goal 2: Improve the quality of public infrastructure and public facilities
- Goal 3: Facilitate and promote economic development opportunities for existing residents and businesses
- Goal 4: Strengthen linkages between land use and transportation
- Goal 5: Improve public safety
- Goal 6: Leverage resources for strategic neighborhood investments
- Goal 7: Assemble vacant tax delinquent land for redevelopment
- Goal 8: Stimulate and attract neighborhood investments
- Goal 9: Address neighborhood blight through coordinated code compliance and enforcement
- Goal 10: Foster community-wide participation in redevelopment processes

* Note - 2013 QAP Community Revitalization Plan factors to be addressed include:

- Presence of blighted structures
- Presence of inadequate transportation
- Lack of access to public facilities
- Presence of significant crime
- Lack of access to local businesses providing employment opportunities

Other factors include:

- Total vacant residential tax delinquent lots
- Percentage of owner-occupied housing units

Glossary of Elements

The following initiatives may be used to address Plan goals and objectives. A detailed schedule of all projects, including partnership initiatives, is listed in Table 1.

Business Incentive Program: Companion program to NIP. Provides for rental assistance to new businesses locating within the South Dallas Ideal/Rochester Park Bexar Street Corridor and façade improvement funding to help retain and improve the aesthetic appeal of existing business.

Community Prosecution: The Community Prosecution Team is comprised of highly skilled and dedicated attorneys and code officers that utilize strategic code enforcement and creative problem solving to improve the quality of life, increase public safety and strengthen communities.

Housing and Community Services: The NIP seeks to provide balanced housing opportunities in its neighborhoods by assisting in the development of for-sale, rental, and mixed-use housing projects for families, seniors and other populations. Development assistance may include funding for land acquisition, vertical construction, predevelopment and interim financing. In addition, a full compliment of housing products are afforded to NIP residents, including home repair, downpayment/closing cost assistance and housing counseling services.

Land banking: The City of Dallas offers opportunities for nonprofit groups to develop affordable housing by acquiring tax foreclosed vacant lots or surplus vacant lots from the city's inventory. The City of Dallas receives vacant lots as the result of property tax foreclosure and may sell some of those properties to eligible nonprofit groups at a below market price for the development of affordable housing. The City of Dallas may also sell surplus properties to other eligible entities at a below market price for the development of affordable housing.

Public Facilities and Amenities: The NIP seeks to enhance the quality of life in its neighborhoods through the improvement and support of public facilities and amenities. Community facilities provide needed services and activities for its residents such as tutoring, child care, job training, health care, and space for recreational activity. Amenities such as parks provide public space for recreation and social activities.

Public Improvements: One of the primary NIP strategies involves the targeting of public resources to improve the physical condition of neighborhood streets and infrastructure. Types of public infrastructure projects implemented under the NIP include (1) street, sidewalk, curb and gutter improvements, (2) water and wastewater, (3) streetscape improvements and pedestrian amenities including street furniture, street trees, lighting and wider sidewalks, and (4) gateway improvements and community features to create a distinctive neighborhood feel.

Neighborhood Enhancement Program: Companion Program to NIP. Provides assistance for neighborhood beautification projects such as landscaping, gateway improvements, fencing, banners, etc. to improve overall neighborhood appeal.

Retail/Mixed-Use Development: The NIP strives to create mixed-use environments within neighborhoods that blend a combination of residential, commercial, cultural, or institutional uses and provide for pedestrian connections. The goal is to create settings where uses are physically and functionally integrated.

Transportation: Providing transportation options and opportunities for bike and pedestrian linkages for residents of all ages and incomes is essential for ensuring local and regional connectivity and paramount to achieving neighborhood sustainability.

Role of Affordable Housing in Plan

The Department of Housing and Community Services is guided by certain principles to assist in the allocation of local, state and federal resources in the provision of affordable housing. These principles seek to:

- Promote affordable homeownership, quality rental housing and sustainable mixed communities;
- Balance affordable and market-rate housing; and
- Link housing with other public/private investments, including transit-oriented development.

All available tools and resources will be used to promote healthy communities within NIP/CRP neighborhoods. The Low Income Housing Tax Credit Program is a critical resource for the City to help deliver high-quality rental housing in CRP areas and throughout the City of Dallas, alike.



Plan Adoption Schedule & Community Outreach

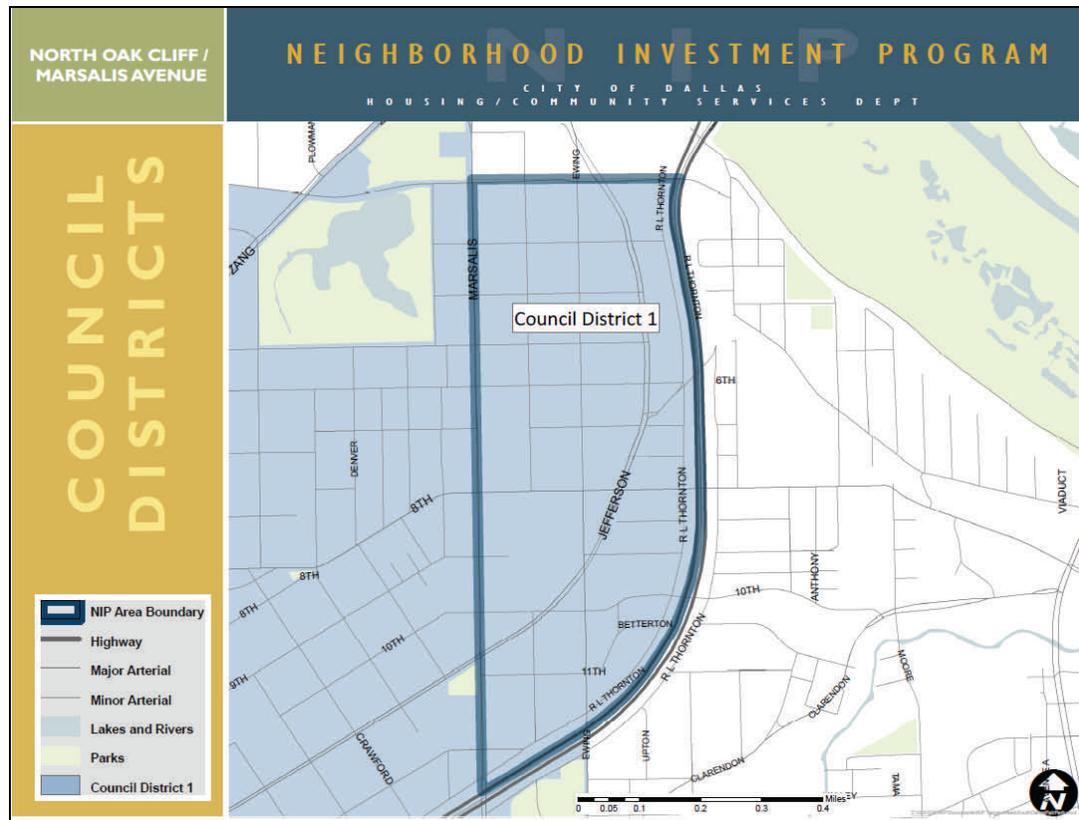
Action	Date
Neighborhood Investment Program Authorized by Dallas City Council	February 26, 2003
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NIP / CRP Community Reception (Presentation of Community Revitalization Plans)	December 8, 2012
Dallas City Council Action – (Approval of NIP/Community Revitalization Plans)	December 12, 2012

NEIGHBORHOOD PROFILE

Location Characteristics

The North Oak Cliff target area is conveniently located approximately two miles from the Dallas CBD, at the base of the Trinity River Corridor/ Jefferson Blvd Viaduct. The target area encompasses Census Tracts 20.00 and a portion of 48.00 and lies within City Council District 1. The neighborhood is bounded by Colorado Avenue to the north, Interstate 35 to the south and east, and Marsalis Avenue to the west.

North Oak Cliff NIP/CRP Location Map



Neighborhood Character

The neighborhood is largely multi-family residential, much of which is in poor or declining condition. Marsalis Avenue serves as a primary north/south connector between Oak Cliff and downtown and includes properties that warrant preservation. Non-residential uses (retail and automotive) are generally located along and south of 8th Street. The lack of architectural cohesion and prevalence of vacant lots within the community represent a tremendous opportunity for creative urban design, new housing and mixed-use development. The CRP abuts Lake Cliff, an established and stable residential neighborhood, the Trinity Corridor and the Jefferson Blvd. commercial corridor. Methodist Hospital, the Dallas Zoo and Bishop Arts district are located within proximity of the CRP.

Key institutional/religious/service-oriented target neighborhood stakeholders include Hector P. Garcia Middle School, James Bowie Elementary School, Trinity Basin Preparatory School, Blessed Sacrament Catholic Church, Oak Cliff United Methodist Church, and Aids Services of Dallas.



Demographic Snapshot

Census Tract 20.00		Census Tract 48.00	
Population	5,741	Population	3,205
Ethnicity	Hispanic or Latino: 4,098 (71.4%) Black: 942 (16.4%) White: 589 (10.3%) Other: 55 (0.9%) Asian: 32 (0.6%) American Indian: 24 (0.4%)	Ethnicity	Hispanic or Latino: 2,966 (92.5%) Black: 129 (4.0%) White: 83 (2.6%) American Indian: 16 (0.5%) Other: 10 (0.4%) Asian: 1 (0%)
Housing Tenure	Owner-occupied units: 309 (14.1%), Renter-occupied units: 1,890 (85.9%)	Housing Tenure	Owner-occupied units: 234 (27.5%) Renter-occupied units: 616 (72.5%)
Household Median Income	\$31,813	Household Median Income	\$34,455
Housing Stock	Single-Family: 365 (14.0%) Multi-Family: 2,164 (83.3%) Other: 70 (2.7%)	Housing Stock	Single-Family: 341 (35.3%) Multi-Family: 624 (64.7%) Other: 0 (0%)

Sources: 2010 U.S. Census Bureau, 2010 5-year American Community Survey

REVITALIZATION STRATEGY

Community Participation

North Oak Cliff SWOT Analysis- The City of Dallas worked with North Oak Cliff stakeholders early in the planning process to discuss and evaluate existing conditions of the CRP area. Commonly used in planning projects, a SWOT analysis was conducted by stakeholders to identify neighborhood Strengths, Weaknesses, Opportunities and Threats. An understanding of these conditions/characteristics will help to develop strategies to build on neighborhood strengths/opportunities and address weaknesses/threats.

STRENGTHS

- Access to Interstate 35, Downtown, Bishop Arts, Zoo, Methodist Hospital, Lake Cliff Park
- List big churches
- List schools
- Historic structures

OPPORTUNITIES

- New housing and mixed-use development
- Rehabilitation of historic structures
- Greater connectivity to proposed trolley, Trinity River and throughout immediate vicinity

WEAKNESSES

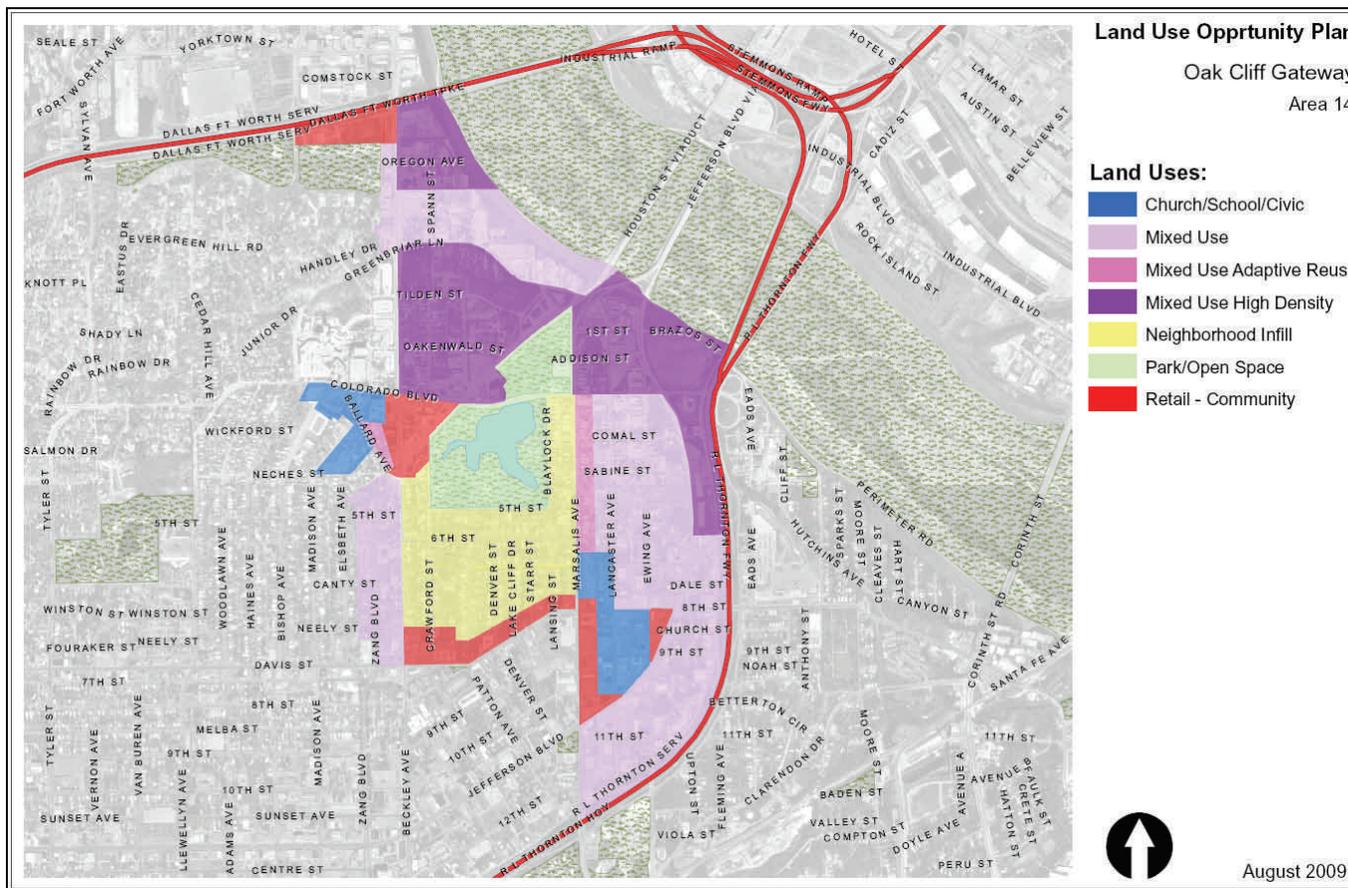
- Need for Code Enforcement
- Crime
- Poor Infrastructure and connectivity
- Multi-family buildings in poor condition

THREATS

- Multi-family property condition
- Multi-family overcrowding
- Crime
- Current Zoning

Land Use / Zoning

The NIP/CRP target area is located within the Trinity River Corridor Comprehensive Land Use Plan - Oak Cliff Gateway study area which connects Oak Cliff to the Trinity River. The Oak Cliff Gateway Plan, approved by the Dallas City Council on December 9, 2009, envisions mixed-use development within the core of the neighborhood, transitioning to higher intensity uses to the north and east toward the Trinity River and Interstate 35, and the adaptive reuse of historic structures along Marsalis Avenue.



The redevelopment strategy for the North Oak Cliff NIP seeks to advance the vision set forth in the Trinity River Corridor Comprehensive Land Use Plan for the Oak Cliff Gateway. A rezoning to support the plan is currently underway and being led by neighborhood stakeholders. Under the NIP, a streetscape program to help catalyze redevelopment activity was developed with the assistance Good, Fulton & Farrell Architects in 2010. The program provides for infrastructure/streetscape improvements and greater bike/pedestrian connectivity and access through the immediate vicinity. Gateway improvements are also underway for the area. Additional projects which support revitalization efforts within the CRP are listed in Table 1.

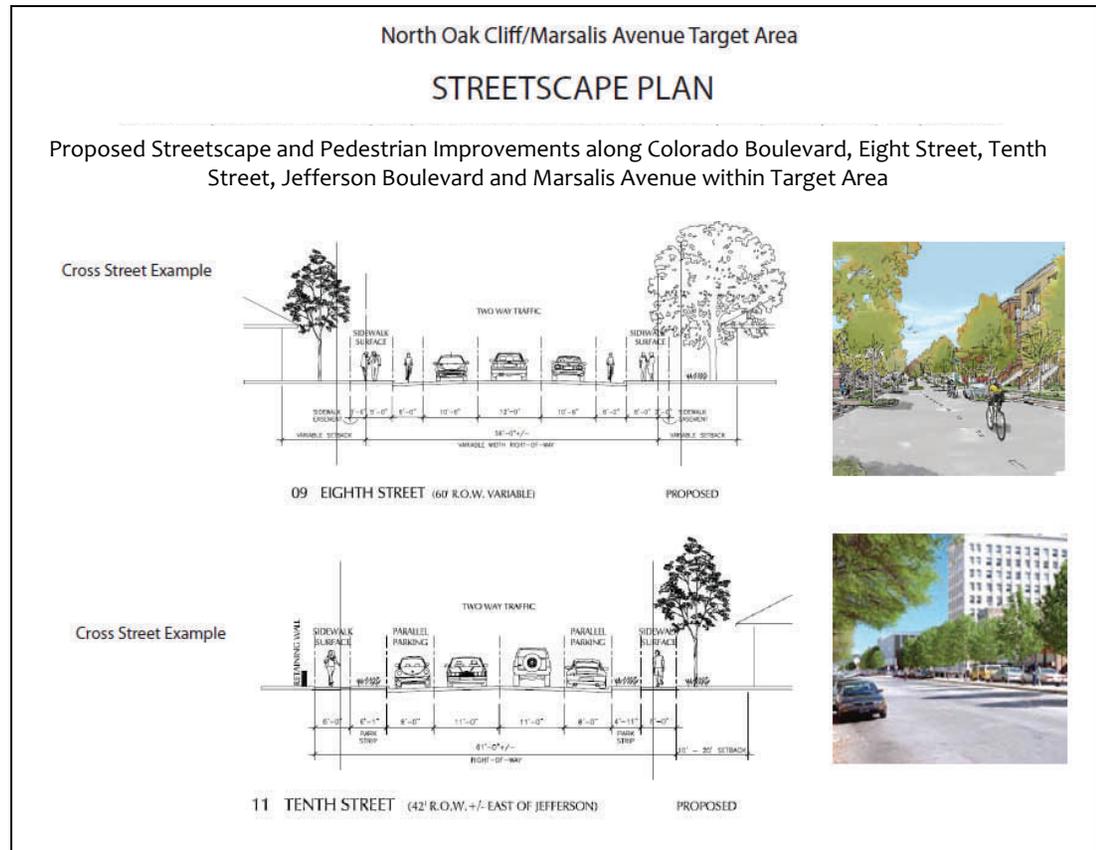
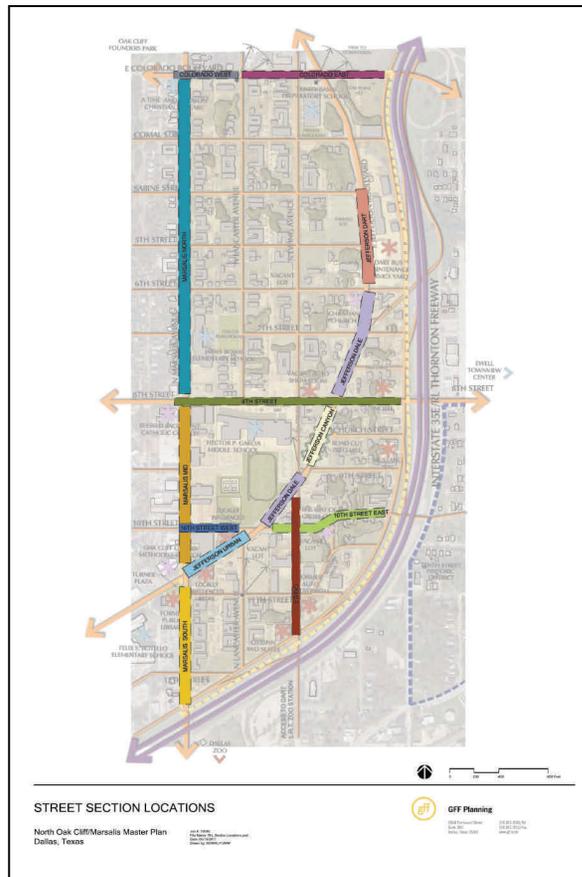


TABLE 1- Sources and Uses

North Oak Cliff NIP/CRP Funding Plan (2008-Present)

QAP ELEMENT ADDRESSED *	Allocation	Funding Source	Use of Funds	Status
Presence of blighted structures				
<i>Projects</i>				
> Streetscape improvements (NIP Redevelopment Catalyst Initiative)	--	--	Construction	Project unfunded (\$15,000,000)
Presence of inadequate transportation				
<i>Projects</i>				
> Streetscape Improvement Plan	50,000	CDBG	Construction	Funding Expended / Project Completed
> Bishop Arts gateway improvements	1,500,000	CDBG	Construction + Land acquisition	Project underway / Funding committed
> 8th (Patton- I-35)	460,361	Bond	Construction	Funding Expended / Project Completed
> Fleming (I-35-Jefferson)	30,631	Bond	Construction	Funding Expended / Project Completed
> Marsalis/Lancaster (11th-Jefferson)	59,731	Bond	Construction	Under construction
> Marsalis/Lancaster (E. 11th-E.9th))	118,501	Bond	Construction	Under construction
> 9th (Patton-Marsalis)	105,039	Bond	Construction	Funding Expended / Project Completed
> 5th (Lancaster-Ewing)	28,800	Bond	Construction	Funding Expended / Project Completed
Lack of access to public facilities				
<i>Projects</i>				
Presence of significant crime				
<i>Projects</i>				
> Community Prosecution Program (CPP)	--	Gen. fund, JAG, CDBG	CPP activities	Ongoing
Lack of access to businesses providing employment opportunities				
<i>Projects</i>				
> Oak Cliff Streetcar (Union Station to Methodist Hospital)	12,000,000	RTR local match	Construction	Funding committed
Miscellaneous				
<i>Projects</i>				
> Neighborhood Enhancement Program activities	22,000	CDBG	Wayfinding signage	Project underway / Funding committed
Total CRP Investment	\$14,375,063			
* Note: Projects may address more than one QAP Element				



Neighborhood Investment Program
Housing/Community Services Department
Neighborhood Planning & Development Division
1500 Marilla 6DN
Dallas, Texas 75201
(214) 670-7851

Councilmember Delia Jasso
City Council District 1

City of Dallas

South Dallas/ Greater Fair Park Community Revitalization Plan

*Adopted by the Dallas City Council
Date 2012*



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- Plan Adoption Schedule & Community Outreach

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- Community Participation (SWOT)
- Community Outreach and Planning Processes
- Catalyst Projects

Table 1: Summary of Projects, funding sources & elements addressed

OVERVIEW

Introduction

The South Dallas/Greater Fair Park Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP) serves as a guiding document that articulates a vision for the South Dallas/Greater Fair Park NIP. The Plan also: (1) provides a framework for designation as a “Community Revitalization Plan” (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning.

On February 26, 2003, the Dallas City Council authorized the Neighborhood Investment Program as a strategic approach to target and leverage public resources to achieve sustainable and visible community redevelopment in targeted areas. The South Dallas/Greater Fair Park NIP target area was authorized by the Dallas City Council on February 26, 2003. The target area boundary was further amended on September 28, 2005. The current designation expires October 1, 2014.

On November 14, 2012, the Dallas City Council authorized the expansion of NIP selection criteria to also designate NIP target areas as “Community Revitalization Plan” areas. The Community Revitalization Plan for the South Dallas/ Greater Fair Park target area was approved by the Dallas City Council on December 12, 2012. The South Dallas/ Greater Fair Park CRP area and NIP target area shall be used interchangeably.

Plan Goals/Objectives

The primary Goals of the Neighborhood Investment Program are summarized below. The Community Revitalization Plan provides for action items to address these Goals which support QAP revitalization factors.*

- Goal 1: Improve the quality of housing
- Goal 2: Improve the quality of public infrastructure and public facilities
- Goal 3: Facilitate and promote economic development opportunities for existing residents and businesses
- Goal 4: Strengthen linkages between land use and transportation
- Goal 5: Improve public safety
- Goal 6: Leverage resources for strategic neighborhood investments
- Goal 7: Assemble vacant tax delinquent land for redevelopment
- Goal 8: Stimulate and attract neighborhood investments
- Goal 9: Address neighborhood blight through coordinated code compliance and enforcement
- Goal 10: Foster community-wide participation in redevelopment processes

* Note - 2013 QAP Community Revitalization Plan factors to be addressed include:

- Presence of blighted structures
- Presence of inadequate transportation
- Lack of access to public facilities
- Presence of significant crime
- Lack of access to local businesses providing employment opportunities

Other factors include:

- Total vacant residential tax delinquent lots
- Percentage of owner-occupied housing units

Glossary of Elements

The following initiatives may be used to address Plan goals and objectives. A detailed schedule of all projects, including partnership initiatives, is listed in Table 1.

Business Incentive Program: Companion program to NIP. Provides for rental assistance to new businesses locating within the South Dallas Ideal/Rochester Park Bexar Street Corridor and façade improvement funding to help retain and improve the aesthetic appeal of existing business.

Community Prosecution: The Community Prosecution Team is comprised of highly skilled and dedicated attorneys and code officers that utilize strategic code enforcement and creative problem solving to improve the quality of life, increase public safety and strengthen communities.

Housing and Community Services: The NIP seeks to provide balanced housing opportunities in its neighborhoods by assisting in the development of for-sale, rental, and mixed-use housing projects for families, seniors and other populations. Development assistance may include funding for land acquisition, vertical construction, predevelopment and interim financing. In addition, a full compliment of housing products are afforded to NIP residents, including home repair, downpayment/closing cost assistance and housing counseling services.

Land banking: The City of Dallas offers opportunities for nonprofit groups to develop affordable housing by acquiring tax foreclosed vacant lots or surplus vacant lots from the City's inventory. The City of Dallas receives vacant lots as the result of property tax foreclosure and may sell some of those properties to eligible nonprofit groups at a below market price for the development of affordable housing. The City of Dallas may also sell surplus properties to other eligible entities at a below market price for the development of affordable housing.

Public Facilities and Amenities: The NIP seeks to enhance the quality of life in its neighborhoods through the improvement and support of public facilities and amenities. Community facilities provide needed services and activities for its residents such as tutoring, child care, job training, health care, and space for recreational activity. Amenities such as parks provide public space for recreation and social activities.

Public Improvements: One of the primary NIP strategies involves the targeting of public resources to improve the physical condition of neighborhood streets and infrastructure. Types of public infrastructure projects implemented under the NIP include (1) street, sidewalk, curb and gutter improvements, (2) water and wastewater, (3) streetscape improvements and pedestrian amenities including street benches, trees, lighting and wider sidewalks, and (4) gateway improvements and community features to create a distinctive neighborhood feel.

Neighborhood Enhancement Program: Companion Program to NIP. Provides assistance for neighborhood beautification projects such as landscaping, gateway improvements, fencing, banners, etc. to improve overall neighborhood appeal.

Retail/Mixed-Use Development: The NIP strives to create mixed-use environments within neighborhoods that blend a combination of residential, commercial, cultural, or institutional uses and provide for pedestrian connections. The goal is to create settings where uses are physically and functionally integrated.

Transportation: Providing transportation options and opportunities for bike and pedestrian linkages for residents of all ages and incomes is essential for ensuring local and regional connectivity and paramount to achieving neighborhood sustainability.

Role of Affordable Housing in Plan

The Department of Housing and Community Services is guided by certain principles to assist in the allocation of local, state and federal resources in the provision of affordable housing. These principles seek to:

- Promote affordable homeownership, quality rental housing and sustainable mixed communities;
- Balance affordable and market-rate housing; and
- Link housing with other public/private investments, including transit-oriented development.

All available tools and resources will be used to promote healthy communities within NIP/CRP neighborhoods. The Low Income Housing Tax Credit Program is a critical resource for the City to help deliver high-quality rental housing in CRP areas and throughout the City of Dallas, alike.



Plan Adoption Schedule & Community Outreach

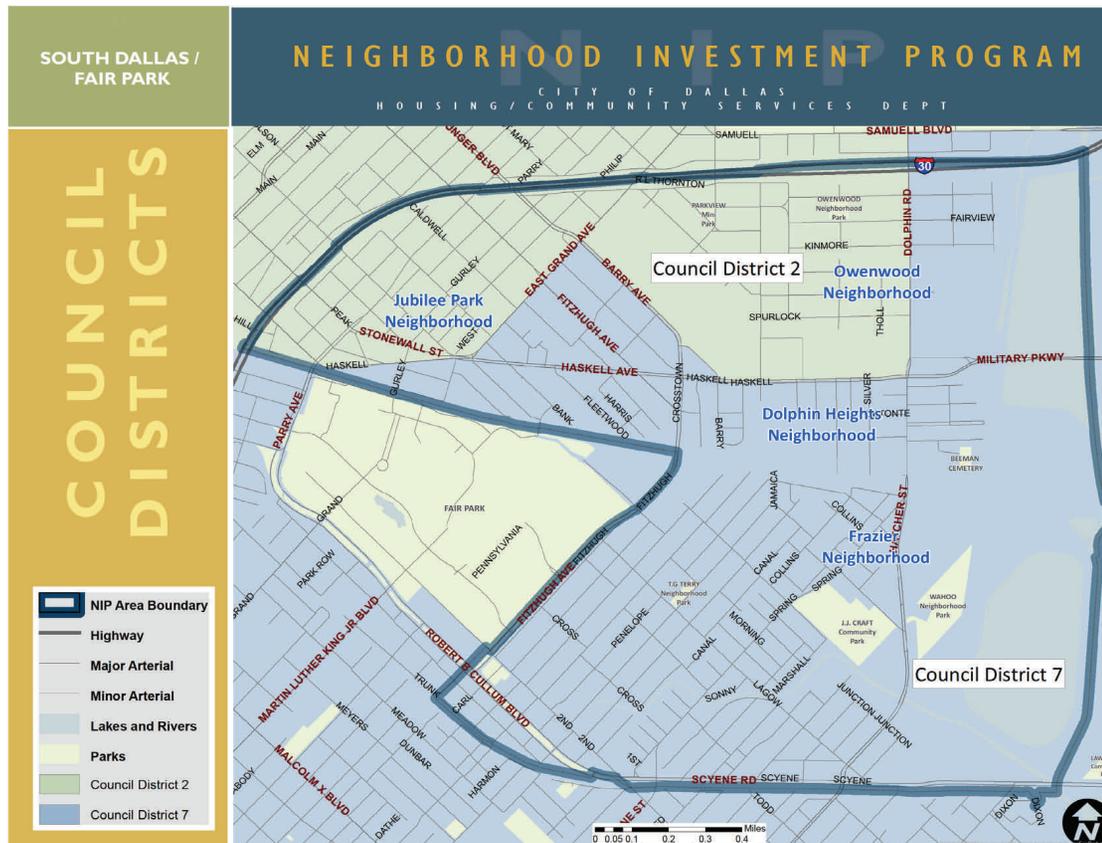
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NEIGHBORHOOD PROFILE

Location Characteristics

The South Dallas Greater Fair Park target neighborhood is located approximately three miles from the Dallas CBD and due east of Fair Park, home of the 1936 Texas Centennial Exposition. The neighborhood is bounded by R.L. Thorton Freeway (Interstate 30) to the north, Scyene Road to the south, Fair Park to the west, and Parkdale Lake to the east. The area consists of Census Tracts 25.00, 27.01, and 27.02 and lies within City Council Districts 2 and 7.

South Dallas/ Greater Fair Park NIP/CRP Location Map



Neighborhood Character

The CRP target area is comprised of multiple diverse neighborhoods and supported by a variety of community-based organizations and community retail establishments. Major neighborhood arterials include Dolphin Road/Hatcher Street (the main north/south connection from Interstate 30) and Haskell Avenue/Military Parkway (the main east/west connector).

Partner neighborhoods within the area include Jubilee Park, Owenwood, Dolphin Heights, and Mill City.

The Jubilee Park neighborhood is largely residential and has a strong presence of community service facilities. Over the years, the Jubilee Park Community Center Corporation has been instrumental in attracting support for development of a neighborhood park, and community and resource center. Crime reduction, new senior housing, public improvements and structured after school programming have been a key focus of the Community Center and Jubilee Neighborhood Association.

Owenwood is a stable residential neighborhood consisting primarily of well kept prairie- and cottage-styled single-family homes. Neighborhood association priorities include crime prevention, home repairs, code enforcement and infrastructure improvements.

The Dolphin Heights community has an active neighborhood association that has been successful in collaborating with outside organizations to attract community resources, including a community garden, community house, and KaBOOM playground. Neighborhood conditions are stabilizing as a result of new street/infrastructure improvements, single-family infill development, and crime watch measures.

The Mill City neighborhood is home to the Dallas Housing Authority's Frazier Courts community which was reconstructed in 2009. Derelict commercial structures which once lined Spring Avenue, a commercial neighborhood corridor, are being acquired and demolished for new mixed-used development by the South Dallas/Fair Park Inncity Development Corporation, the lead neighborhood non-profit developer. Habitat for Humanity, an active neighborhood partner, has constructed and/or improved nearly 130 single-family homes in the area. An additional 50 new houses are being planned.

Demographic Snapshot

Census Tract 25.00	
Population	5,308
Ethnicity	Hispanic or Latino: 3,666 (69.1%) Black: 1,383 (26.1%) White: 180 (3.3%) Other: 49 (0.9%) American Indian and Native Alaskan: 19 (0.4%) Asian: 2 (0.2%)
Housing Tenure	Owner-occupied housing units: 831 (54.1%) Renter-occupied housing units: 704 (45.9%)
Household Median Income	\$27,440
Housing Stock	Single-Family: 1,311 (69%) Multi-Family: 542 (28.6%) Other: 47 (2.4%)

Census Tract 27.01	
Population	3,033
Ethnicity	Black: 2,703 (89.1%) Hispanic or Latino: 278 (9.2%) White: 20 (0.7%) Other: 24 (0.8%) Asian: 7 (0.2%)
Housing Tenure	Owner-occupied housing units: 275 (24.3%) Renter-occupied housing units: 859 (75.7%)
Household Median Income	\$10,396
Housing Stock	Single-Family: 786 (64.9%) Multi-Family: 426 (35.1%) Other: 0 (0%)

Sources: 2010 U.S. Census Bureau, 2010 5-year American Community Survey

Census Tract 27.02

Census Tract 27.02	
Population	1,559
Ethnicity	Black: 1,363 (87.4%) Hispanic or Latino: 158 (10.1%) White: 19 (1.2%) Other: 11 (0.8%) Asian: 7 (0.4%) American Indian and Native Alaskan: 1 (0.1%)
Housing Tenure	Owner-occupied housing units: 254 (40.8%) Renter-occupied housing units: 369 (59.2%)
Household Median Income	\$18,494
Housing Stock	Single-Family: 532 (60.2%) Multi-Family: 323 (36.5%) Other: 29 (3.3%)

Sources: 2010 U.S. Census Bureau, 2010 5-year American Community Survey

REVITALIZATION STRATEGY

Community Participation

South Dallas/Greater Fair Park SWOT Analysis- The City of Dallas worked with neighborhood stakeholders early in the planning process to evaluate and discuss existing conditions of the CRP area. Commonly used in planning projects, a SWOT analysis was conducted by stakeholders to identify neighborhood Strengths, Weaknesses, Opportunities and Threats. An understanding of these conditions/characteristics will help to develop strategies to build on neighborhood strengths/opportunities and address weaknesses/threats.

STRENGTHS

- Proximity to Fair Park Complex
- Vacant developable land
- City view
- Proximity to downtown
- Many active churches
- Connectivity to regional DART system

WEAKNESSES

- Need for Code Enforcement
- Crime
- Poor infrastructure and connectivity
- Multi-family buildings in poor condition
- Lack of job opportunities in the area
- Drug activity

OPPORTUNITIES

- New housing and mixed-use development
- Cultural improvements
- Trinity River Project proximity

THREATS

- Multi-family property condition
- Multi-family overcrowding
- Crime
- Current zoning

Community Outreach and Planning Processes- Since 2003, the NIP has engaged community residents and stakeholders in formal planning and outreach processes as well as through numerous smaller, neighborhood focused meetings within the various target area communities. Additionally, community design and outreach facilitators were retained to work with residents of Mill City to develop a new vision for the Spring Avenue Corridor. Active community stakeholders include the following:

- BC Workshop
- City of Dallas
- Community Residents
- Dallas Housing Authority
- DART
- Department of Housing and Urban Development
- Dolphin Heights Neighborhood Association
- East Dallas Community Development Organization
- Foundation for Community Empowerment
- Habitat for Humanity
- Holt Lunsford Commercial
- Juanita Craft Recreation Center
- Jubilee Park Community Center Corporation
- Jubilee Park Neighborhood Association
- Local Churches/Religious Institutions
- Owenwood Neighborhood Association
- Schepps Dairy
- South Dallas/Fair Park Inncity Development Corporation
- The Dallas Leadership Foundation
- The Real Estate Council

Catalyst Projects

The NIP program focuses on a strategy to catalyze redevelopment in the South Dallas/Greater Fair Park target area while recognizing the diverse nature of individual neighborhoods and community partner's goals. Catalyst projects have been identified to enhance target area linkages and broader (regional) connectivity with the recent opening of the Hatcher Square transit station. These projects are identified in the accompanying Catalyst Project Map. Additional projects which support neighborhood revitalization efforts are listed in Table 1.



TABLE 1- Sources and Uses South Dallas/Greater Fair Park NIP/CRP Funding Plan (2003-Present)

QAP ELEMENT ADDRESSED *	Allocation	Funding Source	Use of Funds	Status
Presence of blighted structures				
<i>Projects</i>				
> Land bank Program activities	\$760,000	Bond	Land Acquisition	Underway
> Frazier Courtyards Single-Family Development	\$1,751,500	CHDO, HOME	Land Acquisition	Funding Expended / Project Completed
> Congo Street Single –Family Development	\$100,000	Bond	Reconstruction	Funding Expended / Project Completed
> DHA Frazier Courts Housing Community		HOPE VI GRANT		Funding Expended (\$20m)
> Carpenter’s Point Frazier/Berean Senior Housing	\$928,473	HOME	Land Acquisition	Funding Expended / Project Completed
> Jubilee Senior Housing	1,050,000	Bond/CDBG	Land Acquisition	Funding Expended / Project Completed
> Spring Ave. Redevelopment	3,100,000	Bond	Land Acquisition	Underway
Presence of inadequate transportation				
<i>Projects</i>				
> Street Improvements Jubilee Park Public Improvements	\$1,200,000	CDBG	Construction	Funding Expended / Project Completed
> Street Improvements Owenwood Public Improvements	\$552,000	CDBG	Construction	Funding Expended / Project Completed
> Street Improvements Dolphin Heights Public Improvements	\$1,200,000	CDBG	Construction	Project Underway
> Congo Street Reconstruction	\$334,850	CDBG	Construction	Project Underway
Lack of access to public facilities				
> Owenwood Park Improvements	31,857	CDBG	Construction	Funding Expended / Project Completed
> Parkview Park Improvements	58,678	CDBG	Construction	Funding Expended / Project Completed
Presence of significant crime				
<i>Projects</i>				
> Community Prosecution Program (CPP)	-	Gen. Fund, JAG, CDBG	CPP Activities	Ongoing
Lack of access to businesses providing employment opportunities				
<i>Projects</i>				
> Spring Ave. Redevelopment	\$3,036,127	CDBG/Bond	Construction	Funding Committed
> Hatcher Square TOD Mixed-Use Development	\$750,000	PPP	Acquisition	Funding Expended / Project Completed
> Second Ave. Entertainment District	\$346,000	HUD EDI	Planning Efforts and Land Acquisition	Project Underway
Miscellaneous				
<i>Projects</i>				
> Neighborhood Enhancement Program activities	107,628	CDBG	Landscaping/Beautification/Gateway Improvements	Funding Expended/ Project Completed
Total CRP Investment	\$15,307,113			

* Note: Projects may address more than one QAP Element



Neighborhood Investment Program
Housing/Community Services Department
Neighborhood Planning & Development Division
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Mayor Pro Tem Pauline Medrano
City Council District 2

Councilmember Carolyn Davis
City Council District 7

City of Dallas

West Dallas

Community Revitalization Plan

Adopted by the Dallas City Council

Date 2012



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- Community Participation (SWOT)
- Land Use / Zoning
- NIP Block By Block Initiative

Table 1: Summary of Projects, funding sources & elements addressed

OVERVIEW

Introduction

The West Dallas Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP) serves as a guiding document that articulates a vision for the West Dallas NIP. The Plan also: (1) provides a framework for designation as a “Community Revitalization Plan” (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning.

On February 26, 2003, the Dallas City Council authorized the Neighborhood Investment Program as a strategic approach to target and leverage public resources to achieve sustainable and visible community redevelopment in targeted areas. The West Dallas target area was authorized by the Dallas City Council on February 24, 2003. The target area was further amended on September 28, 2005. The current designation expires October 1, 2014.

On November 14, 2012, the Dallas City Council authorized the expansion of NIP selection criteria to also designate NIP target areas as “Community Revitalization Plan” areas. The Community Revitalization Plan for the West Dallas NIP target area was approved by the Dallas City Council on December 12, 2012. The West Dallas CRP area and NIP target area shall be used interchangeably.

Plan Goals/Objectives

The primary Goals of the Neighborhood Investment Program are summarized below. The Community Revitalization Plan provides for action items to address these Goals which support QAP revitalization factors.*

Goal 1: Improve the quality of housing

Goal 2: Improve the quality of public infrastructure and public facilities

Goal 3: Facilitate and promote economic development opportunities for existing residents and businesses

Goal 4: Strengthen linkages between land use and transportation

Goal 5: Improve public safety

Goal 6: Leverage resources for strategic neighborhood investments

Goal 7: Assemble vacant tax delinquent land for redevelopment

Goal 8: Stimulate and attract neighborhood investments

Goal 9: Address neighborhood blight through coordinated code compliance and enforcement

Goal 10: Foster community-wide participation in redevelopment processes

* Note - 2013 QAP Community Revitalization Plan factors to be addressed include:

- Presence of blighted structures
- Presence of inadequate transportation
- Lack of access to public facilities
- Presence of significant crime
- Lack of access to local businesses providing employment opportunities

Other factors include:

- Total vacant residential tax delinquent lots
- Percentage of owner-occupied housing units

Glossary of Elements

The following initiatives may be used to address Plan goals and objectives. A detailed schedule of all projects, including partnership initiatives, is listed in Table 1.

Business Incentive Program: Companion program to NIP. Provides for rental assistance to new businesses locating within the South Dallas Ideal/Rochester Park Bexar Street Corridor and façade improvement funding to help retain and improve the aesthetic appeal of existing business.

Community Prosecution: The Community Prosecution Team is comprised of highly skilled and dedicated attorneys and code officers that utilize strategic code enforcement and creative problem solving to improve the quality of life, increase public safety and strengthen communities.

Housing and Community Services: The NIP seeks to provide balanced housing opportunities in its neighborhoods by assisting in the development of for-sale, rental, and mixed-use housing projects for families, seniors and other populations. Development assistance may include funding for land acquisition, vertical construction, predevelopment and interim financing. In addition, a full compliment of housing products are afforded to NIP residents, including home repair, downpayment/closing cost assistance and housing counseling services.

Land banking: The City of Dallas offers opportunities for nonprofit groups to develop affordable housing by acquiring tax foreclosed vacant lots or surplus vacant lots from the city's inventory. The City of Dallas receives vacant lots as the result of property tax foreclosure and may sell some of those properties to eligible nonprofit groups at a below market price for the development of affordable housing. The City of Dallas may also sell surplus properties to other eligible entities at a below market price for the development of affordable housing.

Public Facilities and Amenities: The NIP seeks to enhance the quality of life in its neighborhoods through the improvement and support of public facilities and amenities. Community facilities provide needed services and activities for its residents such as tutoring, child care, job training, health care, and space for recreational activity. Amenities such as parks provide public space for recreation and social activities.

Public Improvements: One of the primary NIP strategies involves the targeting of public resources to improve the physical condition of neighborhood streets and infrastructure. Types of public infrastructure projects implemented under the NIP include (1) street, sidewalk, curb and gutter improvements, (2) water and wastewater, (3) streetscape improvements and pedestrian amenities including street benches, trees, lighting and wider sidewalks, and (4) gateway improvements and community features to create a distinctive neighborhood feel.

Neighborhood Enhancement Program: Companion Program to NIP. Provides assistance for neighborhood beautification projects such as landscaping, gateway improvements, fencing, banners, etc. to improve overall neighborhood appeal

Retail/Mixed-Use Development: The NIP strives to create mixed use environments within neighborhoods that blend a combination of residential, commercial, cultural, or institutional uses and provide for pedestrian connections. The goal is to create settings where uses are physically and functionally integrated.

Transportation: Providing transportation options/enhancements and opportunities for bike and pedestrian linkages for residents of all ages and incomes is essential for ensuring local and regional connectivity and paramount to achieving neighborhood sustainability.

Role of Affordable Housing in Plan

The Department of Housing and Community Services is guided by certain principles to assist in the allocation of local, state and federal resources in the provision of affordable housing. These principles seek to:

- Promote affordable homeownership, quality rental housing and sustainable mixed communities;
- Balance affordable and market-rate housing; and
- Link housing with other public/private investments, including transit-oriented development.

All available tools and resources will be used to promote healthy communities within NIP/CRP neighborhoods. The Low Income Housing Tax Credit Program is a critical resource for the City to help deliver high-quality rental housing in CRP areas and throughout the City of Dallas, alike.



Plan Adoption Schedule & Community Outreach

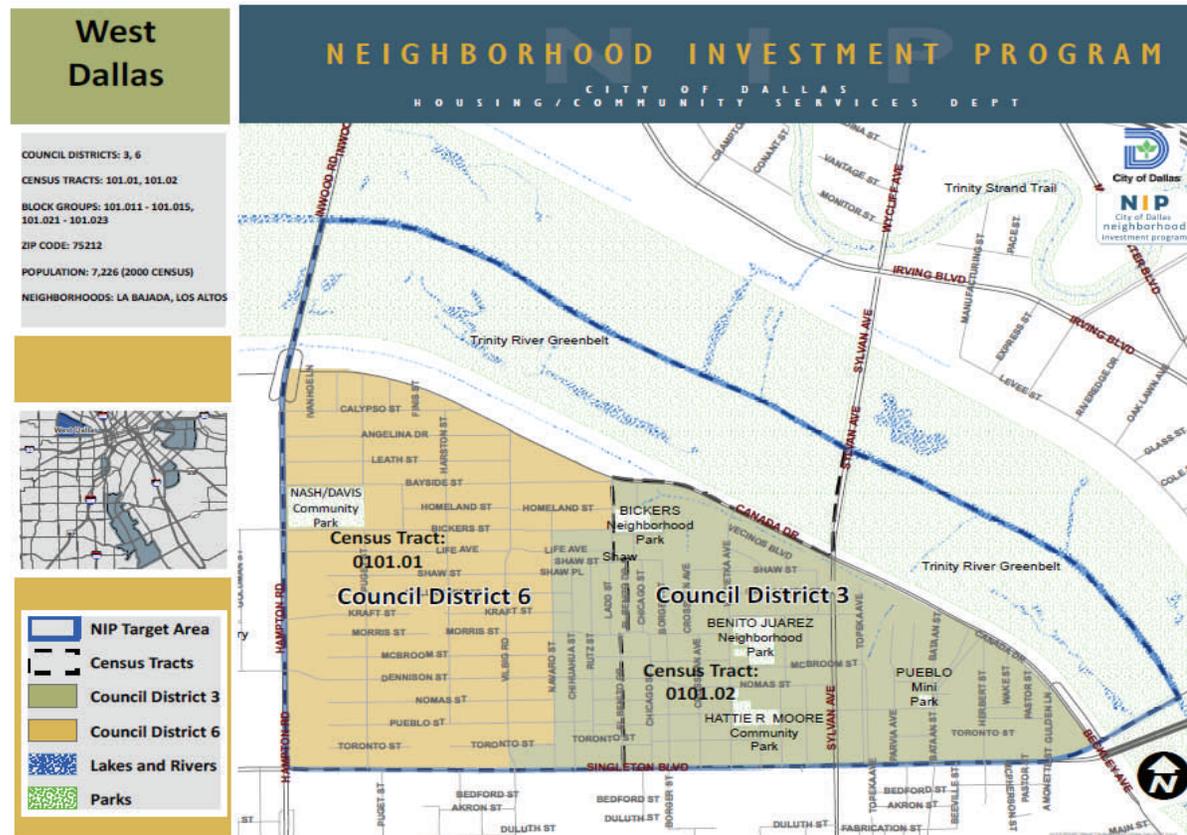
Action	Date
Neighborhood Investment Program Authorized by Dallas City Council	February 26, 2003
Dallas City Council Authorization to expand selection criteria to include CRP factors	November 14, 2012
Dallas City Council Approval of NIP Community Revitalization Plans	December 12, 2012
Community Outreach (Public Meetings)	Date
Dallas City Council Housing Committee – CRP briefing	October 15, 2012
Dallas Community Development Commission – CRP briefing	November 1, 2012
NIP / CRP Community Meetings	November 5-12, 2012
Dallas City Council Action – (Expansion of selection criteria to include CRP factors)	November 14, 2012
Dallas City Council Housing Committee – NIP/Community Revitalization Plans briefing	December 3, 2012
NIP / CRP Community Reception (Presentation of Community Revitalization Plans)	December 8, 2012
Dallas City Council Action – (Approval of NIP/Community Revitalization Plans)	December 12, 2012

NEIGHBORHOOD PROFILE

Location Characteristics

The West Dallas target neighborhood is conveniently located approximately 0.5 miles from the Dallas CBD, at the base of the Trinity River and Singleton Blvd. The area consists of census tracts 101.01 & 101.02 and lies within City Council Districts 3 and 6. The neighborhood is bounded by the Trinity River to the north and east, Singleton to the south and Hampton to the west.

West Dallas NIP/CRP Location Map



Neighborhood Character

Until recently, West Dallas was probably best known for a decaying 3,500-unit public housing community, lead contamination by the RSR smelter, and outlaws Bonnie and Clyde. West Dallas today, however, stands positioned to write a new chapter in its rich, yet much maligned history. A redeveloped Lakewest community by the Dallas Housing Authority, Trinity River Corridor developments, and new bridges/infrastructure combine to bring renewed hope, economic innovation and investment opportunities to this community.

The West Dallas CRP target area comprises two distinct neighborhoods: La Bajada and Los Altos. The La Bajada community is located at the base of the new Margaret Hunt Hill Bridge and consists primarily of smaller, wood-framed single-family homes. Led by a proud and vocal resident body, new zoning by the City of Dallas will help to preserve this neighborhood from abutting commercial encroachment, a longstanding fear of the neighborhood. The Los Altos community is primarily single-family and is well served by neighborhood parks and two city recreation centers.



Demographic Snapshot

Census Tract 101.01

Population	4,549
Ethnicity	Hispanic or Latino: 2216 (48.7%) Black: 2,245 (49.4%) White: 51 (1.1%) American Indian: 5 (.1%) Other: 32 (.7%)
Housing Tenure	Owner-occupied housing units: 782 (58.7%) Renter-occupied housing units: 551 (41.3%)
Household Median Income*	\$ 23,205
Housing Stock*	Single-Family: 1278 (88.9%) Multi-Family: 160 (11.30%) Other: 0

Census Tract 101.02

Population	3,178
Ethnicity	Hispanic or Latino: 2951 (92.9 %) Black: 152 (4.8%) White: 57 (1.8%) American Indian: 6 (.2%) Other: 12 (.3%)
Housing Tenure	Owner-occupied housing units: 541 (65.2%) Renter-occupied housing units: 289 (34.8%)
Household Median Income	\$28,847
Housing Stock	Single-Family: 946 (96%) Multi-Family: 32 (3.4%) Other: 6 (.6%)

Sources: 2010 U.S. Census Bureau, 2010 5-year American Community Survey

REVITALIZATION STRATEGY

Community Participation

West Dallas SWOT Analysis- The City of Dallas worked with West Dallas stakeholders early in the planning process to discuss and evaluate existing conditions of the CRP area. Commonly used in planning projects, a SWOT analysis was conducted by stakeholders to identify neighborhood Strengths, Weaknesses, Opportunities and Threats. An understanding of these conditions/characteristics will help to develop strategies to build on neighborhood strengths/opportunities and address weaknesses/threats.

STRENGTHS

- Proximity to Downtown
- Proximity to Major Highways
- Sense of Community
- Neighborhood Pride & Resiliency
- Neighborhood Churches
- Public/Private Recreation Centers
- La Bajada zoning restrictions
- Proximity to Trinity River Projects

WEAKNESSES

- Lack of job opportunities in the area
- Vacant Lots
- Need for Code Enforcement
- Crime
- Lack of pedestrian connectivity
- Need for housing rehabilitation
- Lack of neighborhood serving businesses

OPPORTUNITIES

- New housing on vacant lots
- New commercial/retail development
- Job training
- Greater connectivity to Trinity River

THREATS

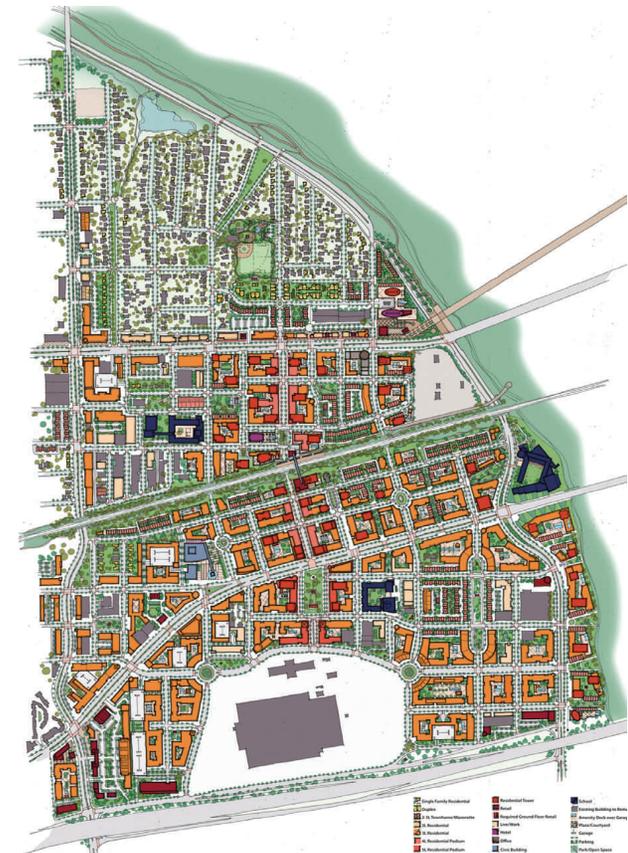
- Heavy traffic within residential neighborhood
- Commercial encroachment of residential neighborhood
- Crime

Land Use / Zoning

In September 2009, the Dallas CityDesign Studio conducted a “Dream Session” with the residents of the La Bajada neighborhood and other major stakeholders. This afforded residents in the neighborhood the opportunity to share their issues and concerns about the future of their community. The “West Dallas Comprehensive Urban Structure Plan” was created for the area to help guide where and how development should occur over the next thirty years. The Plan outlines seven major objectives:

- Preserve, conserve, and enhance La Bajada neighborhood in its entirety (eastern portion of the NIP target area)
- Re-create Singleton and Commerce as handsome “parkway” streets
- Create new neighborhood spine street (north-south) with high density mixed use clustered along it
- Step-down in density from new neighborhood spine east, west, and toward La Bajada
- Development of 3-4 active mixed use nodes at major intersections
- Allow for incremental rehabilitation and infill of properties east, west, and south of new neighborhood spine
- Create high-density, residential focused neighborhood along levee with connections into Trinity River

In order to accomplish the first fundamental objective, the Dallas City Council approved in September 2012, zoning protection for the La Bajada neighborhood. The new zoning ordinance limits the height of residential buildings in the West Dallas neighborhood to 27 feet. The zoning ordinance will serve to preserve the residential neighborhood and influence future development and higher densities south towards under-utilized light industrial areas.



Land Use / Zoning

Key market drivers are helping to reshape the urban landscape of the West Dallas community. These catalyst projects (1990-Present) include:

- Construction of the new Hampton Rd. Dallas Housing Authority Headquarters
- Clean-up of RSR Lead Smelter
- Redevelopment of DHA Lakewest community
- New single-family housing opportunities- Greenleaf Village I, II
- Dallas Faith Communities Coalition (300+ housing construction/preservation effort)
- Trinity River initiatives underway
- Widening of Singleton Blvd
- El Centro College – West Campus expansion
- City designStudio West Dallas Urban Structure and Guidelines
- Construction of Margaret Hunt Hill Bridge
- Re-imaging of Singleton Blvd to include adaptive reuse projects and other creative spaces



NIP Block-by-Block Initiative

A Block-by-Block approach to help stabilize La Bajada and Los Altos is being utilized to implement NIP improvement projects. This strategy acknowledges the external market forces at play and recognizes that the health & sustainability of each individual West Dallas neighborhood is linked to the overall economic vitality of the entire West Dallas community. Neighborhood improvement efforts include:

- Land banking for new infill housing– Dallas Faith Communities Coalition (Implementation partners: Builders of Hope, Habitat for Humanity, Rees-Jones Foundation, City of Dallas)
- Public Infrastructure Improvements-
 - Street resurfacing
 - Sidewalk, curb & gutter improvements
 - ADA accessibility
 - Traffic calming
- Neighborhood Park Improvements
 - Loop trails
 - Playground and soccer field
 - Fencing
 - Park furniture / Landscaping / Lighting
- Neighborhood Beautification
 - Tree planting
 - Gateway banners
 - Landscaping of public spaces
 - Neighborhood clean-ups

A list of projects which support neighborhood revitalization efforts is provided in Table 1.



TABLE 1- Sources and Uses
West Dallas NIP/CRP Funding Plan (2003-
Present)

QAP ELEMENT ADDRESSED *	Allocation	Funding Source	Use of Funds	Status
Presence of blighted structures				
<i>Projects</i>				
> Land Bank Program activities	508,250	Bond	Land acquisition	Ongoing
> Weatherization Initiative	600,000	DOE Grant	Weatherization	Funding Expended / Project Completed
Presence of inadequate transportation				
<i>Projects</i>				
> Street improvements/Traffic calming	3,631,283	CDBG	Construction	Funding Expended / Project Completed
> Street improvements/Traffic calming	400,000	CDBG	Construction	Funding committed / Project identification underway
Lack of access to public facilities				
<i>Projects</i>				
> Bickers Park	96,708	CDBG	Park improvements	Funding Expended / Project Completed
> Benito Juarez Park	544,576	CDBG	Park improvements	Funding Expended / Project Completed
Presence of significant crime				
<i>Projects</i>				
> Community Prosecution Program (CPP)	--	Gen. Fund, JAG, CDBG	CPP activities	Ongoing
Lack of access to businesses providing employment opportunities				
<i>Projects</i>				
> Margaret Hunt Hill Bridge	2,930,000	Bond	Construction	Funding Expended / Project Completed
Miscellaneous				
<i>Projects</i>				
> Neighborhood Enhancement Program	320,030	CDBG	Landscaping / beautification	Funding Expended / Project Completed
Total CRP Investment	\$9,030,847			
* Note: Projects may address more than one QAP Element				



Neighborhood Investment Program
Housing/Community Services Department
Neighborhood Planning & Development Division
1500 Marilla 6DN
Dallas, Texas 75201
(214) 670-7851

Councilmember Scott Griggs
Council District 3

Councilmember Monica Alonzo
City Council District 6

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 12, 2012
COUNCIL DISTRICT(S): 3
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 44J

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Neighborhood Alliance for Habitat for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Neighborhood Alliance for Habitat; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

On September 17, 2012, the Housing Committee received a briefing regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Dallas Neighborhood Alliance for Habitat (Habitat) has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval.

BACKGROUND (continued)

This item will authorize City Council approval of the development plan submitted by Habitat to the City's Land Bank, the sale of that lot from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and post-judgment non-tax liens, if any. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within three years of conveyance.

Habitat will build an affordable house on the lot. The approximate square footage and sales price of the house will be 1,400 square feet and from \$85,000 to \$90,000. The lot will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30% of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$4,575.00 for the sales price, as calculated from the 2012-13 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On October 18, 2012, DHADC approved the development plan and sale of 1 lot from DHADC to Habitat.

FISCAL INFORMATION

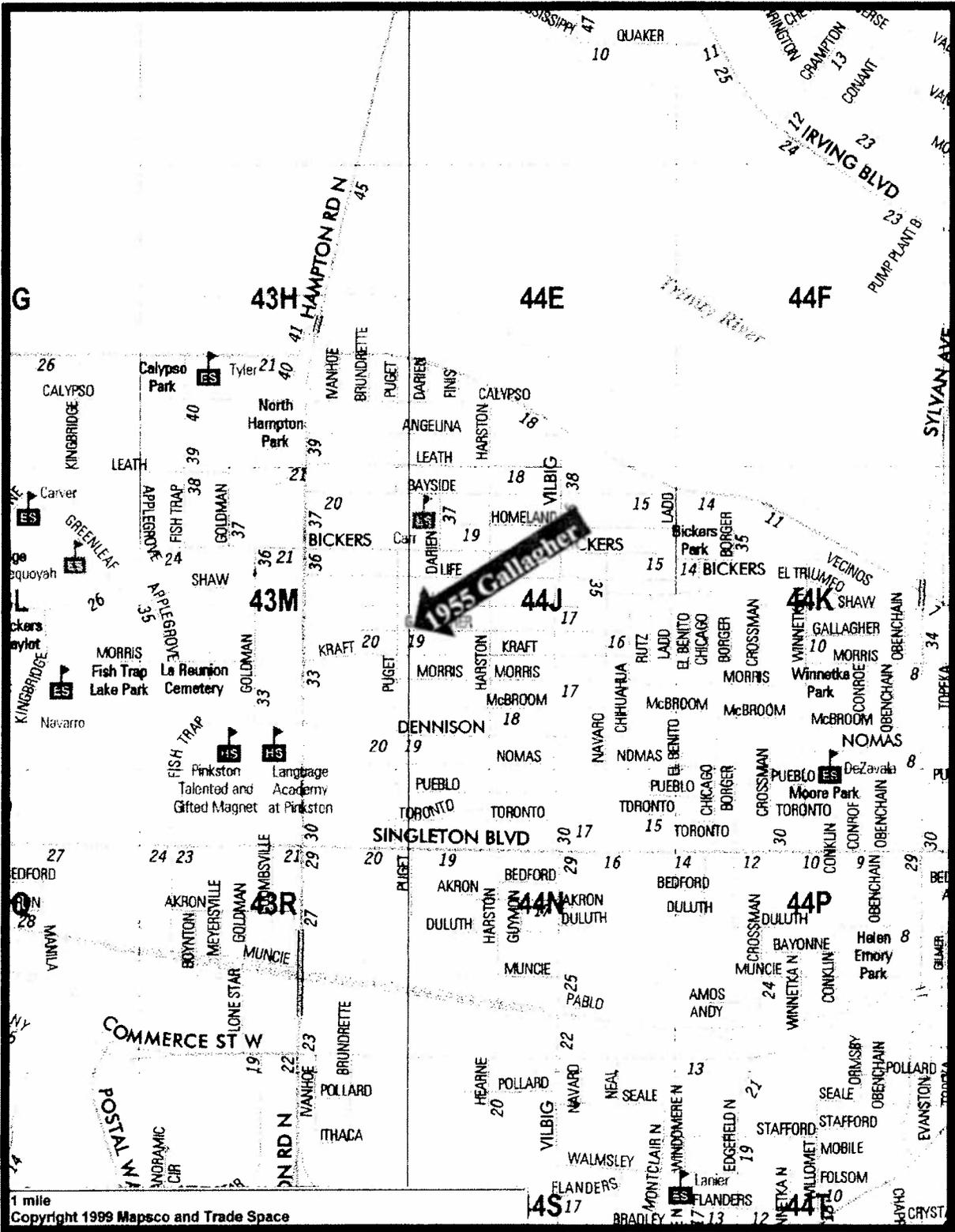
No cost consideration to the City

MAP

Attached

**LAND BANK (DHADC) SALE OF LOT
TO HABITAT**

<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>	<u>AMOUNT OF NON-TAX LIENS</u>
1. 1955 Gallagher Street	44J	3	\$10,915.46



MAPSCO 44J

December 12, 2012

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Dallas Neighborhood Alliance for Habitat (Habitat) submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Habitat and authorize the sale of the said 1 lot from DHADC to Habitat to build an affordable house;

NOW, THEREFORE;

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

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 1 lot shown on "Exhibit A" from DHADC to Habitat is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City, a release of lien for any non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment on the lot shown on "Exhibit A".

Section 3. 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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1955 Gallagher Lot 9, Victory Gardens 5 Addition Block 30-1727	Dallas Neighborhood Alliance for Habitat	1	\$4,575.00
TOTAL				\$4,575.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 1

(2) Land Bank name for this parcel of lots. West Dallas

(3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 1955 Gallagher, BLK 30//7127 LT 9 (101.01)

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1404
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Which sides 3 sides brick
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 85,000-90,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots
Square Footage of each home
Number of Bedrooms/Baths in each home /
Number of Garages Number of Carports Detached Attached
Type of Exterior Veneer Which sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots
Square Footage of each home
Number of Bedrooms/Baths in each home /
Number of Garages Number of Carports Detached Attached
Type of Exterior Veneer Which sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS. Please see attached

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 450 days
Completion of Construction 700 days
Sale of first affordable housing unit to low income households 1000 days
Sale of last affordable unit to low income households 1000 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 12, 2012
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 56L

SUBJECT

Authorize acquisition of two parcels located at 6309 Municipal Street and 6310 Canaan Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - \$29,000 (\$24,000, plus estimated closing costs and title expenses not to exceed \$5,000) - Financing: 2003-04 Community Development Block Grant Reprogramming Funds

BACKGROUND

This item authorizes the acquisition of a vacant lot located at 6309 Municipal Street and one parcel improved with a single family residence located at 6310 Canaan Street, both for \$24,000. The acquisition will be used for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program - Census Tract 39.02. The total consideration of \$24,000 is based upon an independent appraisal. Closing costs are estimated to be approximately \$5,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

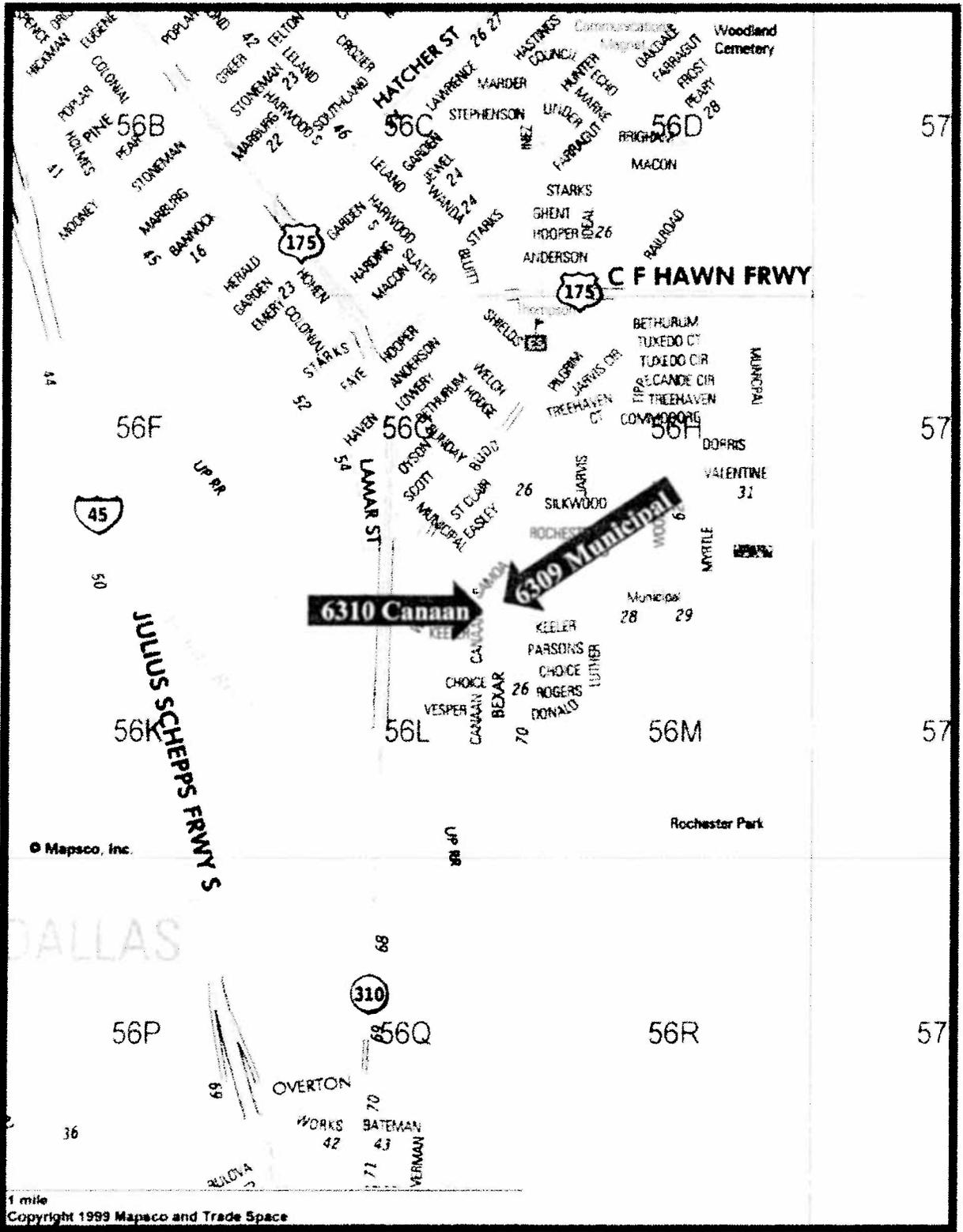
2003-04 Community Development Block Grant Reprogramming Funds - \$29,000 (\$24,000, plus estimated closing costs and title expenses not to exceed \$5,000)

MAP

Attached

Bexar Street Redevelopment Project

<u>Parcel No.</u>	<u>Owner</u>	<u>Property Address</u>	<u>Offer Amount</u>	<u>Mapsc</u>	<u>Council District</u>
A45	Larry Polk	6309 Municipal Street	\$5,000	56L	4
A49	Larry Polk	6310 Canaan Street	\$19,000	56L	4



MAPSCO 56L

December 12, 2012

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

SECTION 1. That for the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas.

"PROJECT": Bexar Street Redevelopment Project as part of the Neighborhood Investment Program - Census Tract 39.02.

"PROPERTY": Described in Exhibit A, attached hereto and made a part hereof for all purposes.

"PROPERTY INTEREST": Fee Simple

"OWNER(S)" and "OFFER AMOUNT": Described in Exhibit A, attached hereto and made a part hereof for all purposes.

All of the above PROPERTY being located in the City of Dallas, Dallas County, Texas.

SECTION 2. That it is hereby determined that public necessity requires that the CITY should acquire the PROPERTY INTEREST under, over and across the PROPERTY necessary for the PROJECT.

SECTION 3. That the PROPERTY is hereby determined to be necessary for the PROJECT. That for the purpose of acquiring the PROPERTY INTEREST, the Director of Sustainable Development and Construction, or such employee as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY to be acquired and full damages allowable by law, which amount represents its fair cash market value.

SECTION 4. That the CITY determines to appropriate the PROPERTY INTEREST under, over and across the PROPERTY for the PROJECT under the provisions of the Charter of the City of Dallas.

SECTION 5. That in the event the OWNER accepts the OFFER AMOUNT as authorized herein, the City Controller is authorized to draw a warrant in favor of the OWNER, or the then current owner of record, in the OFFER AMOUNT payable from the funding as shown below, for the properties shown on Exhibit A.

Republic Title of Texas

VENDOR # 342843

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>PROGRAM#</u>	<u>AMOUNT</u>
0R04	HOU	482C	4210	HOU482CL686	HOUBEXAR01	\$24,000

December 12, 2012

SECTION 6. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs in an estimated amount of \$5,000; and the City Controller is authorized to draw a warrant in favor of the OWNER, or the then current owner of record, payable from the funding as shown below, for the properties shown on Exhibit A.

Republic Title of Texas

VENDOR # 342843

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>PROGRAM#</u>	<u>AMOUNT</u>
0R04	HOU	482C	4210	HOU482CL687	HOUBEXAR01	\$5,000

SECTION 7. That the term OWNER in this resolution means all persons having an ownership interest in the PROPERTY regardless of whether those persons are actually named in Section 1. In the event of a conflict between this section and Section 1, this section controls.

SECTION 8. 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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 12, 2012
COUNCIL DISTRICT(S): 3
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 54Q

SUBJECT

Authorize an amendment to the terms of a housing redevelopment loan provided for the Parks at Wynnewood located at 1910 Argentia Drive to **(1)** remove the requirement for the current owners/developers to submit a Low Income Housing Tax Credit Program application for 2013; and **(2)** authorize the City Manager or a designee to waive this requirement in the future - Financing: No cost consideration to the City

BACKGROUND

The Parks at Wynnewood, located at 1910 Argentia Drive, is a 406-unit 1993 Texas Department of Housing and Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) project with 404 units use restricted in a TDHCA Land Use Restriction Agreement ("LURA") for rental to low income families on 48 acres in the Oak Cliff neighborhood of Dallas.

On December 31, 1993, the City of Dallas executed a housing redevelopment loan agreement with WCH Limited Partnership, a Texas Limited Partnership, comprised of two parties: Wynnewood Community Housing Corporation and Nationsbank Community Development Corporation for the Parks at Wynnewood apartments located at 1910 Argentia Drive.

On January 22, 2010, Brian Roop, developer, submitted an application to the City of Dallas on behalf of Wynnewood Seniors Housing, LP, for support of their application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2010 Low Income Housing Tax Credit Program. The Dallas City Council granted support of the application to TDHCA for the Wynnewood Seniors Housing project for the LIHTC program on February 24, 2010 and in the fall of 2010, Wynnewood Seniors Housing, L.P. received a forward commitment of tax credits for 2011 from TDHCA.

BACKGROUND (Continued)

One of the conditions for the support of the tax credit application and forgiveness of \$850,000 of the original loan was that the developer/owners would submit an application for Phase II of the redevelopment of the Parks at Wynnewood in the 2013 tax credit allocation round.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Due to the many changes in the Low Income Housing Tax Credit program for 2013, the developer/owner has asked for relief from this requirement. This agenda item also requests that the City Council allow the City Manager or designee to waive this requirement in the future.

On February 1, 2010, the Housing Committee of the City Council was briefed on the Low Income Housing Tax Credit Program and recommendation for policy change.

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credits financing, when the State of Texas does not require direct City of Dallas approval.

On February 16, 2010, the Wynnewood Seniors Housing Low Income Housing Tax Credit (LIHTC) multifamily project was briefed to the Housing Committee.

On February 24, 2010, the City Council provided support of the Wynnewood Seniors Housing LIHTC application to the Texas Department of Housing and Community Affairs.

On June 13, 2012, the City Council provided approval of the final terms for the forgiveness of existing loan debt and repayment of remaining debt.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

Wynnewood Senior Housing, LP

Bank of America CDC
Brian Roop, Senior VP

Central Dallas CDC
John Greenan, Executive Director

DEVELOPER

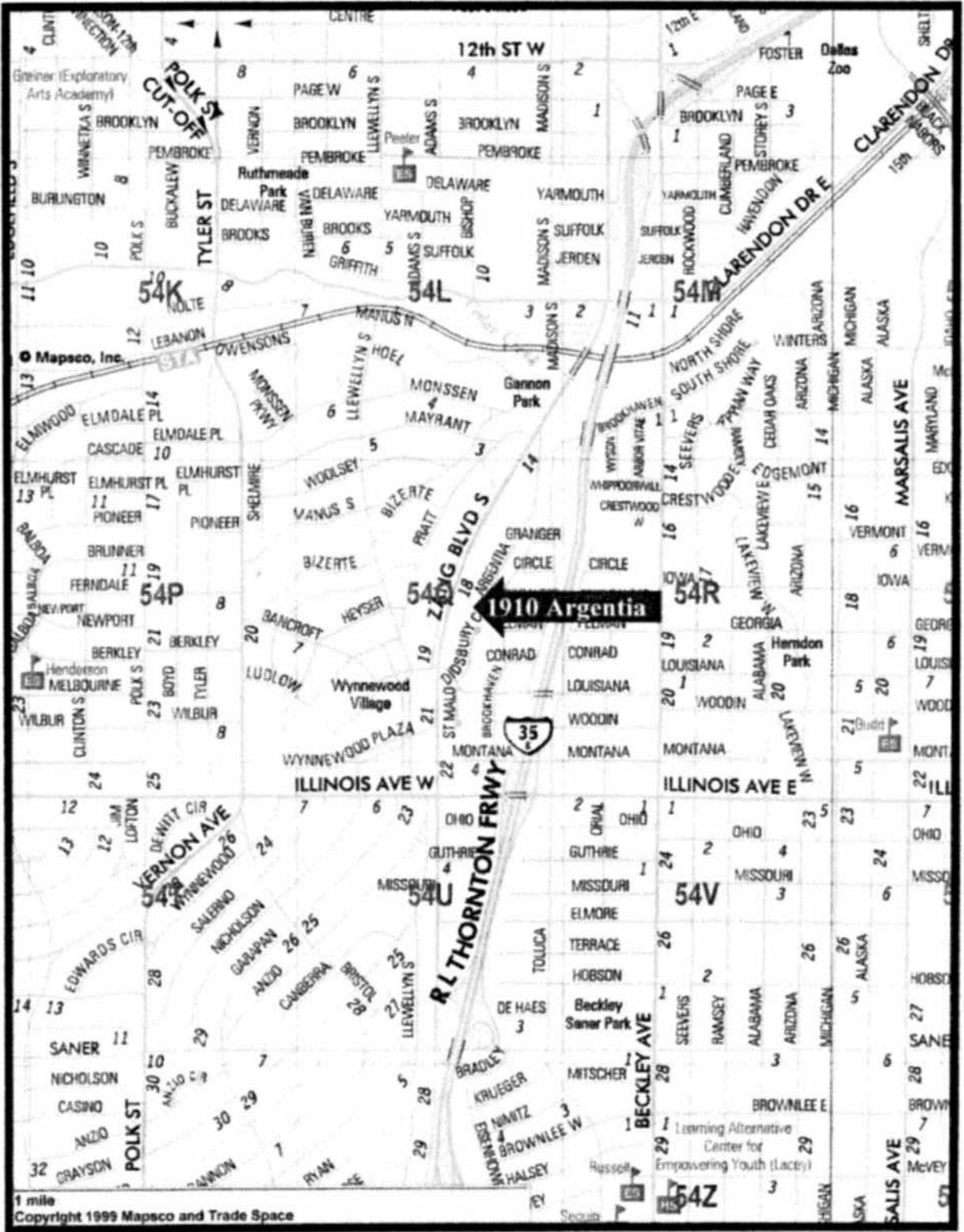
Wynnewood Senior Housing, LP

Bank of America CDC
Brian Roop, Senior VP

Central Dallas CDC
John Greenan, Executive Director

MAP

Attached



MAPSCO 54Q

December 12, 2012

WHEREAS, on January 11, 2006, the City Council decided for the 12 month period beginning January 11, 2006 not to approve any new tax credit transactions unless a pre-application waiver was granted by the City Council by Resolution No. 06-0136, and

WHEREAS, the Applicant, Brian Roop, developer, submitted an application to the City of Dallas on behalf of Wynnewood Seniors Housing, LP, for support of their application to TDHCA for the 2010 Low Income Housing Tax Credit Program; and

WHEREAS, on February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credits financing, when the State of Texas does not require direct City of Dallas approval; and

WHEREAS, on February 16, 2010, the Wynnewood Seniors Housing Low Income Housing Tax Credit (LIHTC) multifamily project was briefed to the Housing Committee; and

WHEREAS, on February 24, 2010, the City Council approved support of the Wynnewood Seniors Housing project; and

WHEREAS, on June 13, 2012, the City Council provided approval of the final terms for the forgiveness of existing loan debt and repayment of remaining debt; and,

WHEREAS, the City of Dallas desires to provide further support to the Wynnewood Seniors Housing project to redevelop affordable housing; **NOW, THEREFORE**

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to amend the terms of a housing redevelopment loan provided for the Parks at Wynnewood located at 1910 Argentia Drive to 1) remove the requirement for the current owners/developers to submit a Low Income Housing Tax Credit Program application for 2013 and 2) authorize the City Manager or a designee to waive this requirement in the future.

Section 2. 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.

KEY FOCUS AREA: A Cleaner, Healthier City Environment
AGENDA DATE: December 12, 2012
COUNCIL DISTRICT(S): 2, 4, 5, 6, 7
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 44N 46L 46R 55L 55Q 55W 55Y 59E 65D

SUBJECT

Authorize on-site reconstruction of nine homes in accordance with the requirements of the Reconstruction/SHARE Program Statement for the properties located at: 1906 Berwick Avenue in the amount of \$103,000; 910 Bank Street in the amount of \$103,000; 4310 Frank Street in the amount of \$103,000; 3111 Rutz Street in the amount of \$103,000; 2119 Hulse Boulevard in the amount of \$103,000; 1816 Overhill Lane in the amount of \$103,000; 1915 Riverway Drive in the amount of \$103,000; 2911 Harlandale Avenue in the amount of \$103,000; and 2210 Fordham Road in the amount of \$103,000 - Total not to exceed \$927,000,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds (\$723,777.96); 2011-12 HOME Investment Partnership Program Grant Funds (\$75,580.98); 2010-11 HOME Investment Partnership Program Grant Funds (\$94,749); 2009-10 Community Development Block Grant Reprogrammed Funds (\$1,691.06); 2008-09 HOME Investment Partnership Program Grant Funds (\$23,491); 2008-09 Community Development Block Grant Reprogrammed Funds (\$7,710)

BACKGROUND

The homeowners and the properties herein described and their properties are eligible for a Reconstruction/SHARE Program loan. The homeowners are below 80% AMFI and their names, ages and property addresses follow: Dora Fuller & Horace Fuller, an elderly couple, 62 & 65 years old, residing at 1906 Berwick Avenue; Yvette Laster, a disabled female, 52 years old, residing at 910 Bank Street; Maxine Hightower & Kevin Hightower, a married couple, 53 & 52 years old, residing at 4310 Frank Street; Esperanza Rodriguez, an elderly female, 62 years old, residing at 3111 Rutz Street; Frank Monk, an elderly male, 78 years old, residing at 1816 Overhill Lane; Adella Warren, an elderly female, 87 years old, residing at 2119 Hulse Boulevard; James Hardcastle & Frances Hardcastle, an elderly couple, 74 & 65 years old, residing at 1915 Riverway Drive; Ruth Sheppard, an elderly female, 84 years old, residing at 2210 Fordham Road; and Henry Foster & Mozelle Foster, an elderly couple, 68 & 76 years old, residing at 2911 Harlandale Avenue.

BACKGROUND Continued)

This item is to also authorize the inclusion of refinancing a lien in the amount of \$3,579.91 to Bank of America for Ruth Sheppard residing at 2210 Fordham and \$5,900.00 to Chase Bank for Henry Foster & Mozelle Foster residing at 2911 Harlandale.

Authorization by City Council is required before proceeding with on-site reconstruction of a home when all of the following conditions exist: (a) repairs necessary to meet the Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the condition of the home creates an imminent danger to the life, health and/or safety of the residents, and/or the neighborhood; and (c) repairs are not feasible to extend the life of the repaired structure beyond 15 years.

This action provides the authority to proceed with on-site reconstruction of nine (9) single-family homes in compliance with the conditions listed above.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

On April 23, 2008, 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, 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 are 62 years of age or older or disabled, and to provide assistance with one (1) tax and insurance payment by Resolution No. 08-2768.

On December 9, 2009, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from \$87,500 to \$93,400 by Resolution No. 09-2951.

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

On September 22, 2010, City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program to include reconstruction of homes with a failure of 3 systems and a foundation, and/or life, safety and health concerns. Allow payoff of secured housing liens up to the dollar amount of the amenities package of \$5,900.00; thereby reducing the dollar amount available for reconstruction to no less than \$87,500, but not changing the total loan amount of \$93,400. Annually 10% of funds may be used to assist persons younger than 62 years of age, or without a disability, and still meeting all other loan criteria by Resolution No. 10-2465.

On November 10, 2010, City Council authorized an amendment to the Home Repair Program Statement for Reconstruction/SHARE Program Statement previously approved on September 22, 2010 by Resolution No. 10-2465; allow payoff of liens up to the amount of the amenities package of \$5,900 amended to: allow refinancing of liens up to the amount of the amenities package of \$5,900 by Resolution No. 10-2884.

On May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to: (1) increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000; (2) provide assistance to the extent permitted under appropriate regulations to cover the difference in the amount needed to complete an on-site reconstruction when either the contractor or property owner terminates the existing contract; and (3) clarification to the use of funds and deleting the payment of taxes in accordance with directions from the U.S. Department of Housing and Urban Development (HUD) by Resolution No. 11-1349.

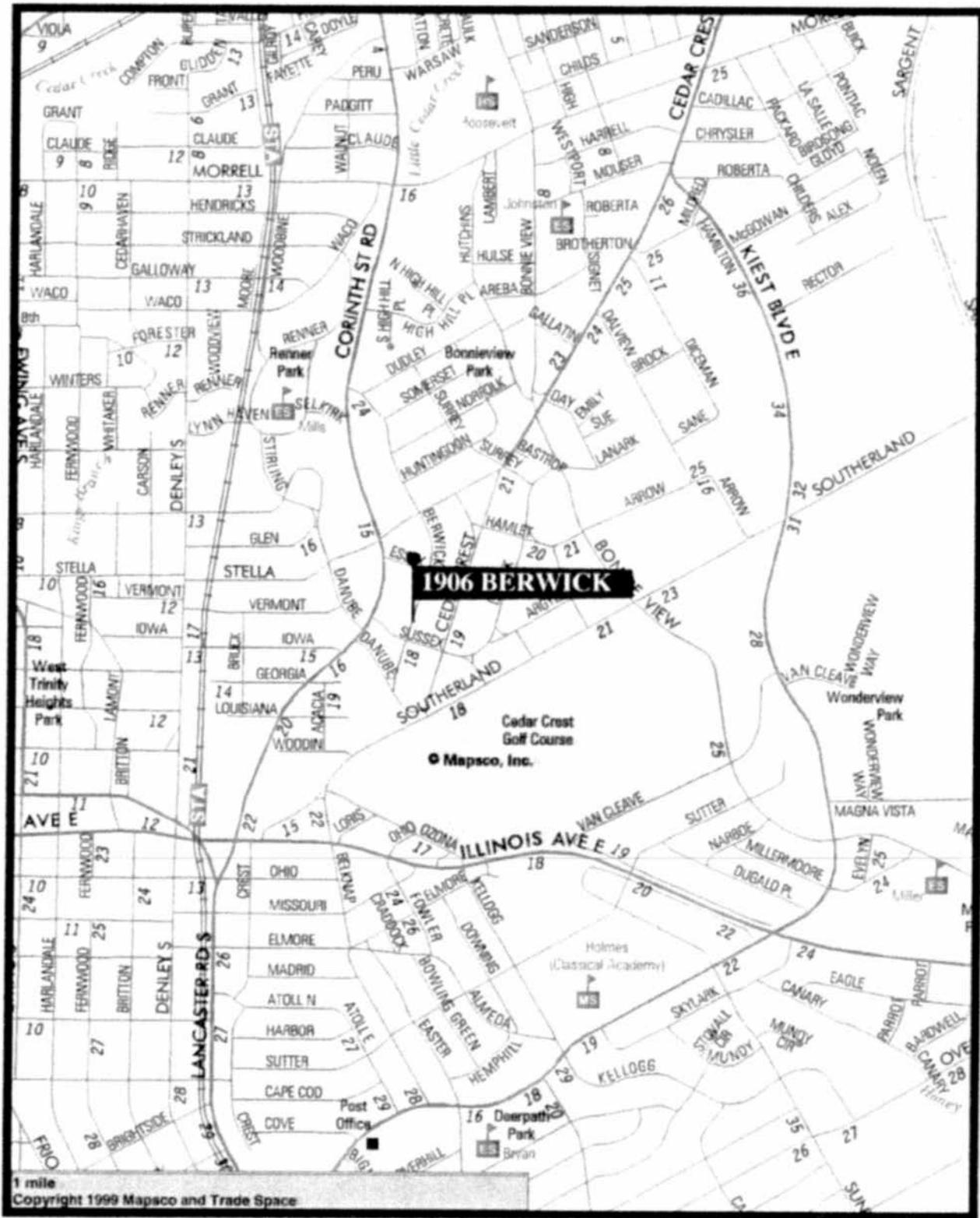
FISCAL INFORMATION

2012-13 HOME Investment Partnership Program Grant Funds - \$723,777.96
2011-12 HOME Investment Partnership Program Grant Funds - \$75,580.98
2010-11 HOME Investment Partnership Program Grant Funds - \$94,749
2008-09 HOME Investment Partnership Program Grant Funds - \$23,491
2009-10 Community Development Block Grant Reprogramming Funds - \$1,691.06
2008-09 Community Development Block Grant Reprogramming Funds - \$7,710

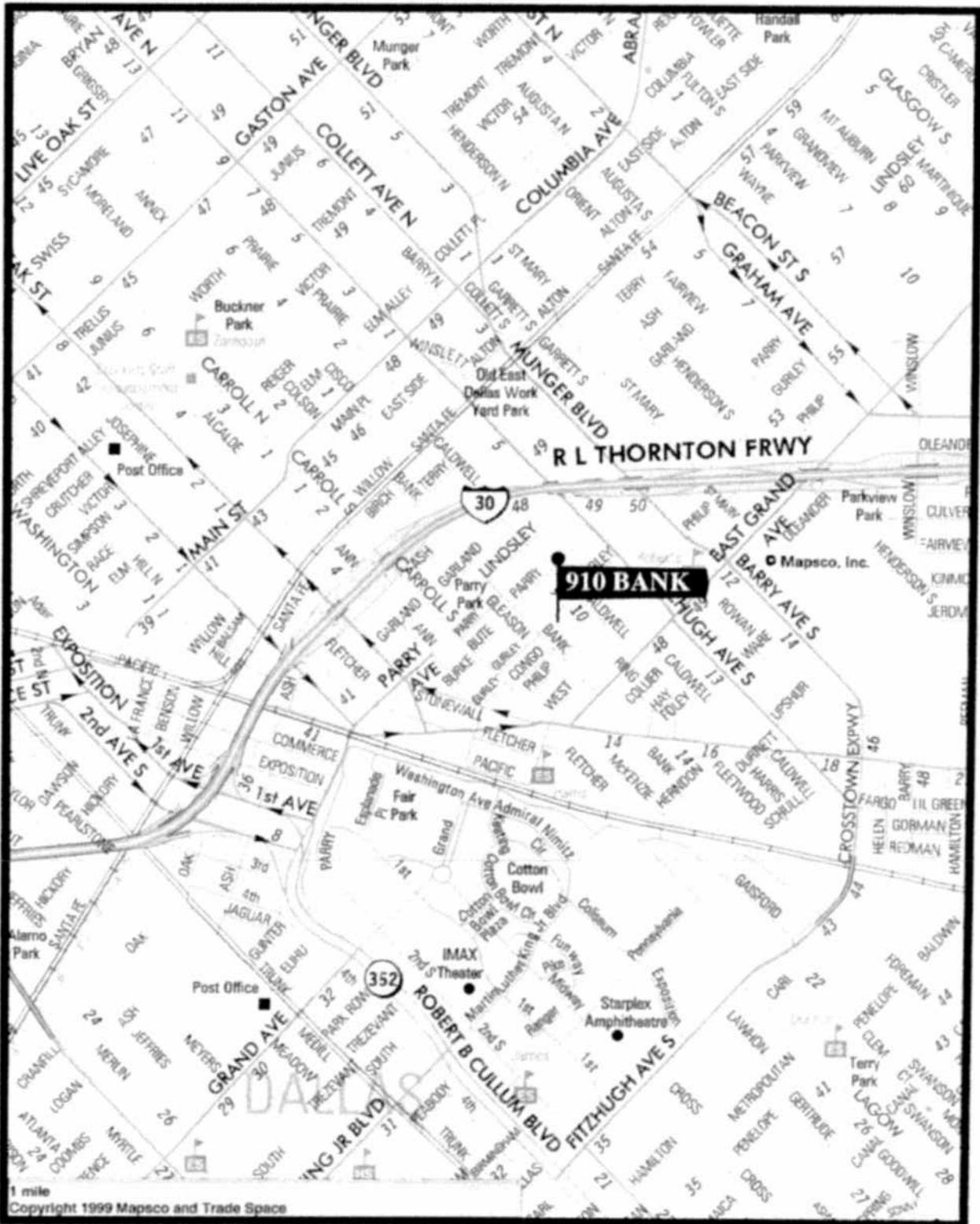
Council District 2 - \$103,000
Council District 4 - \$412,000
Council District 5 - \$103,000
Council District 6 - \$103,000
Council District 7 - \$206,000

MAP(S)

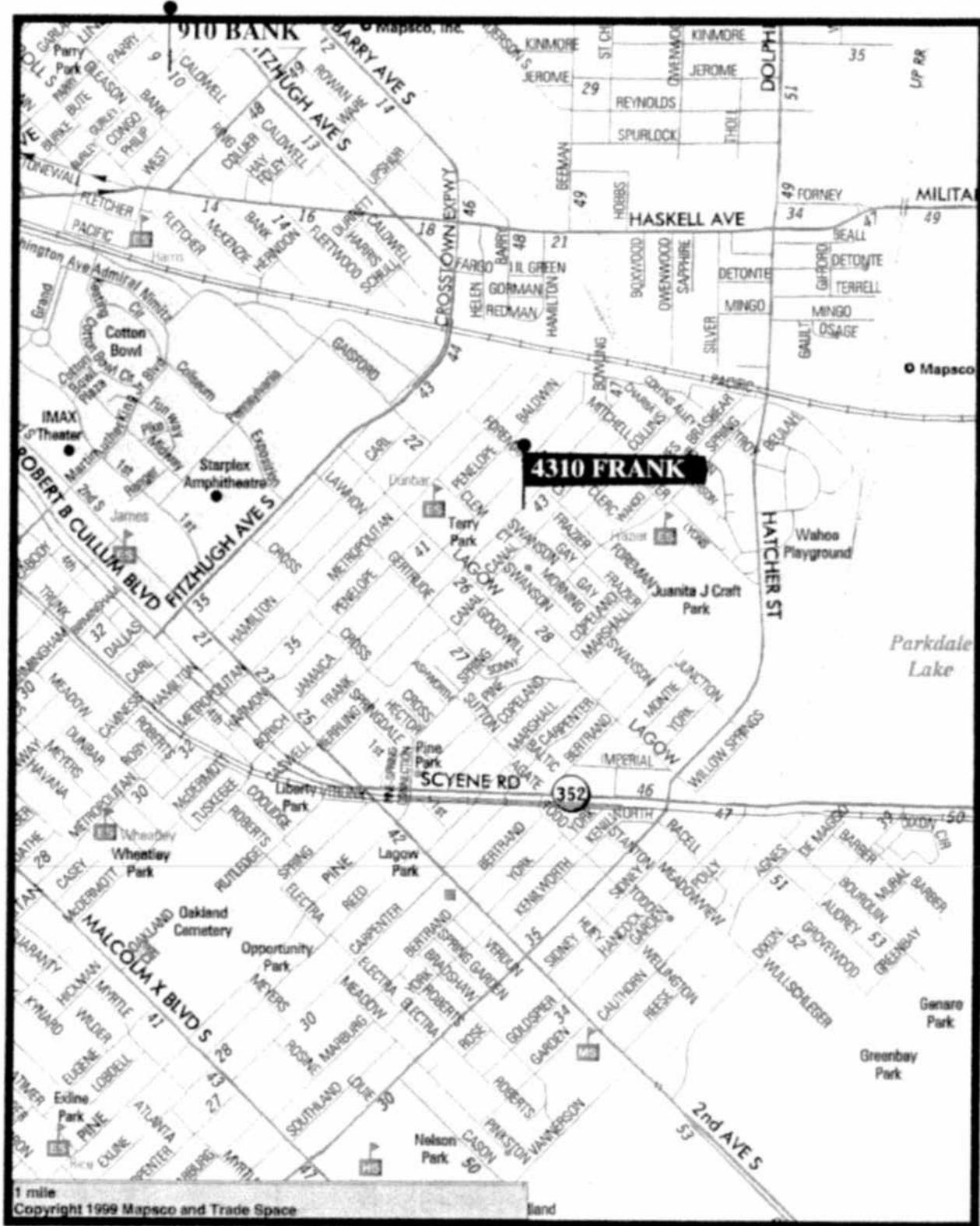
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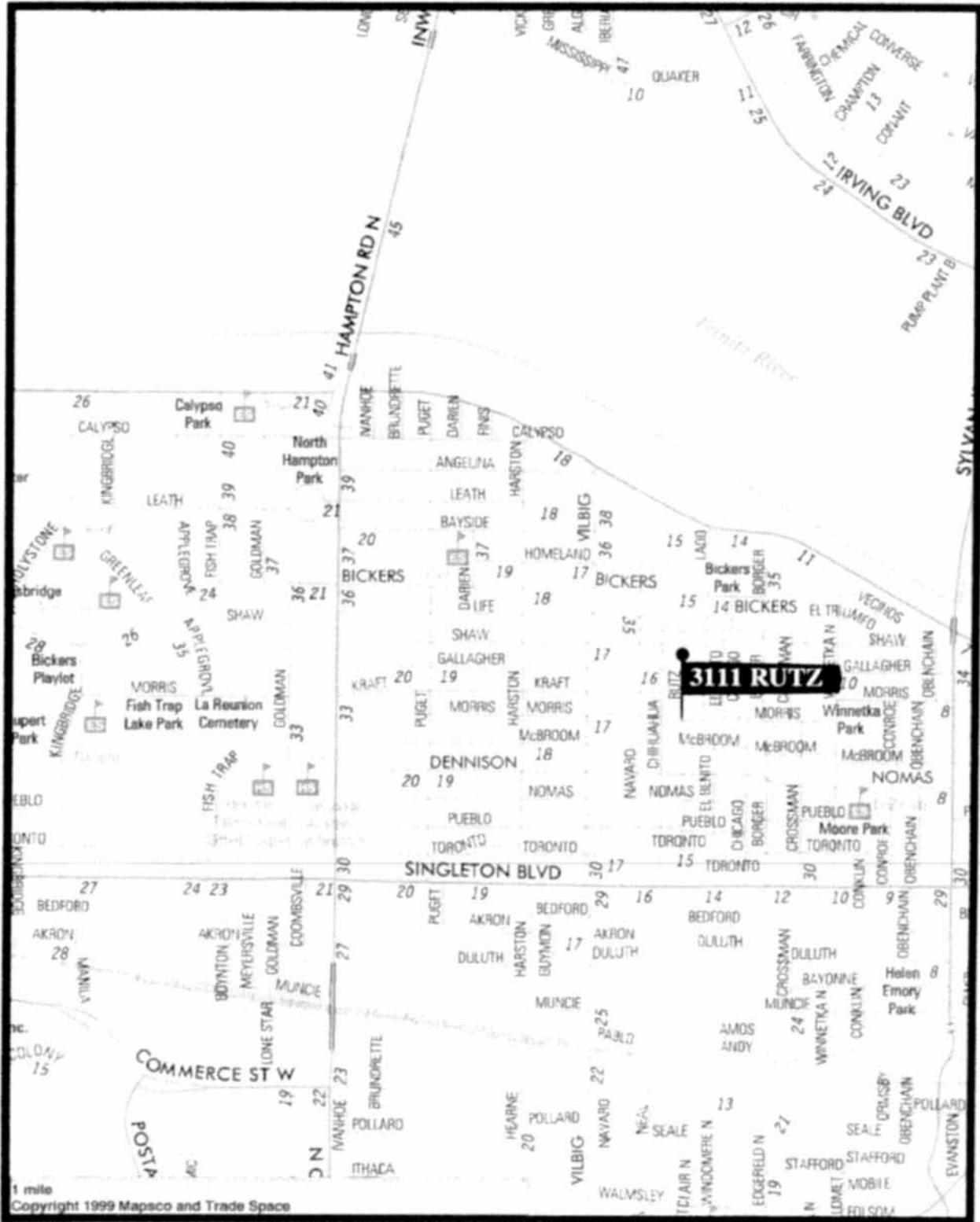
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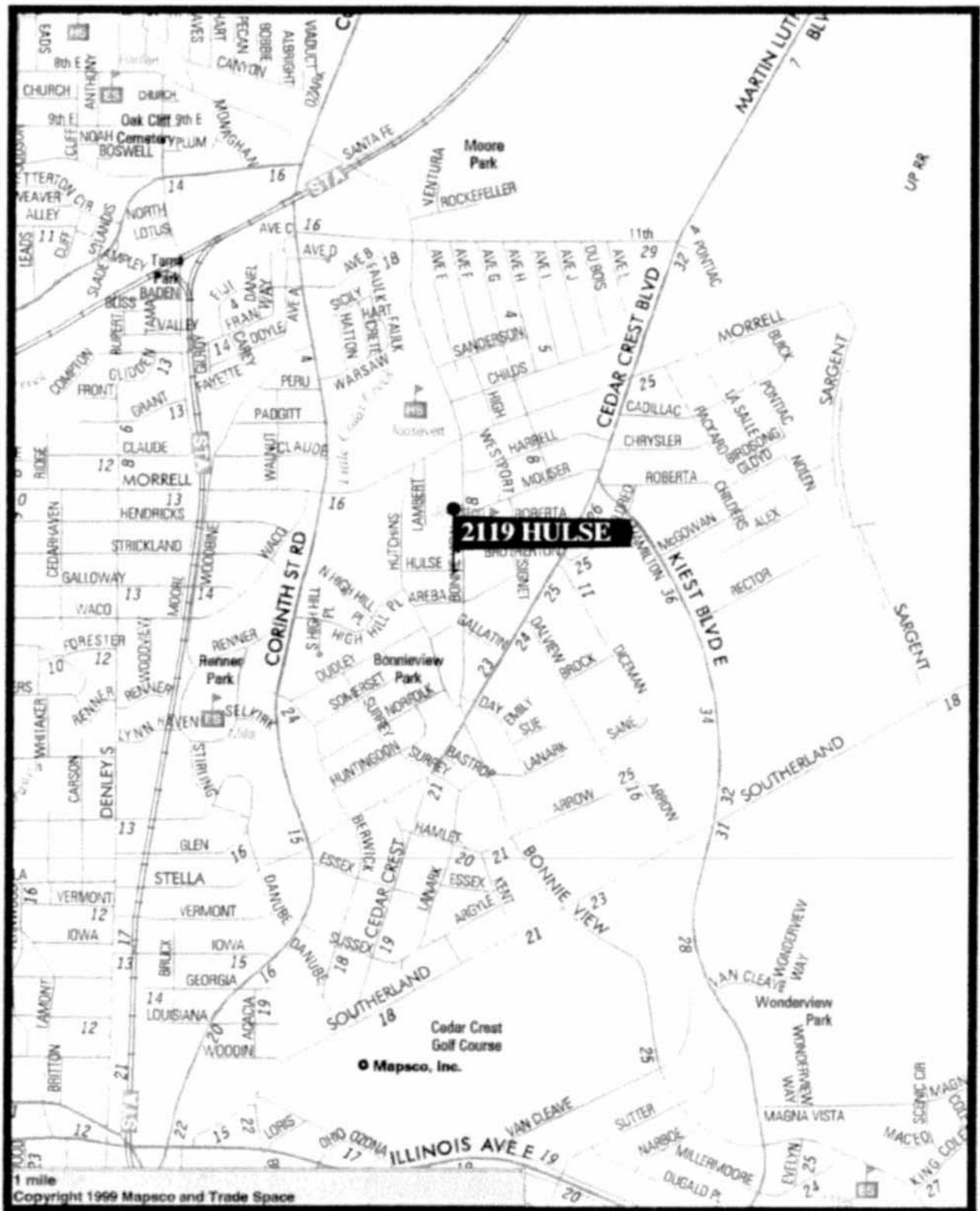
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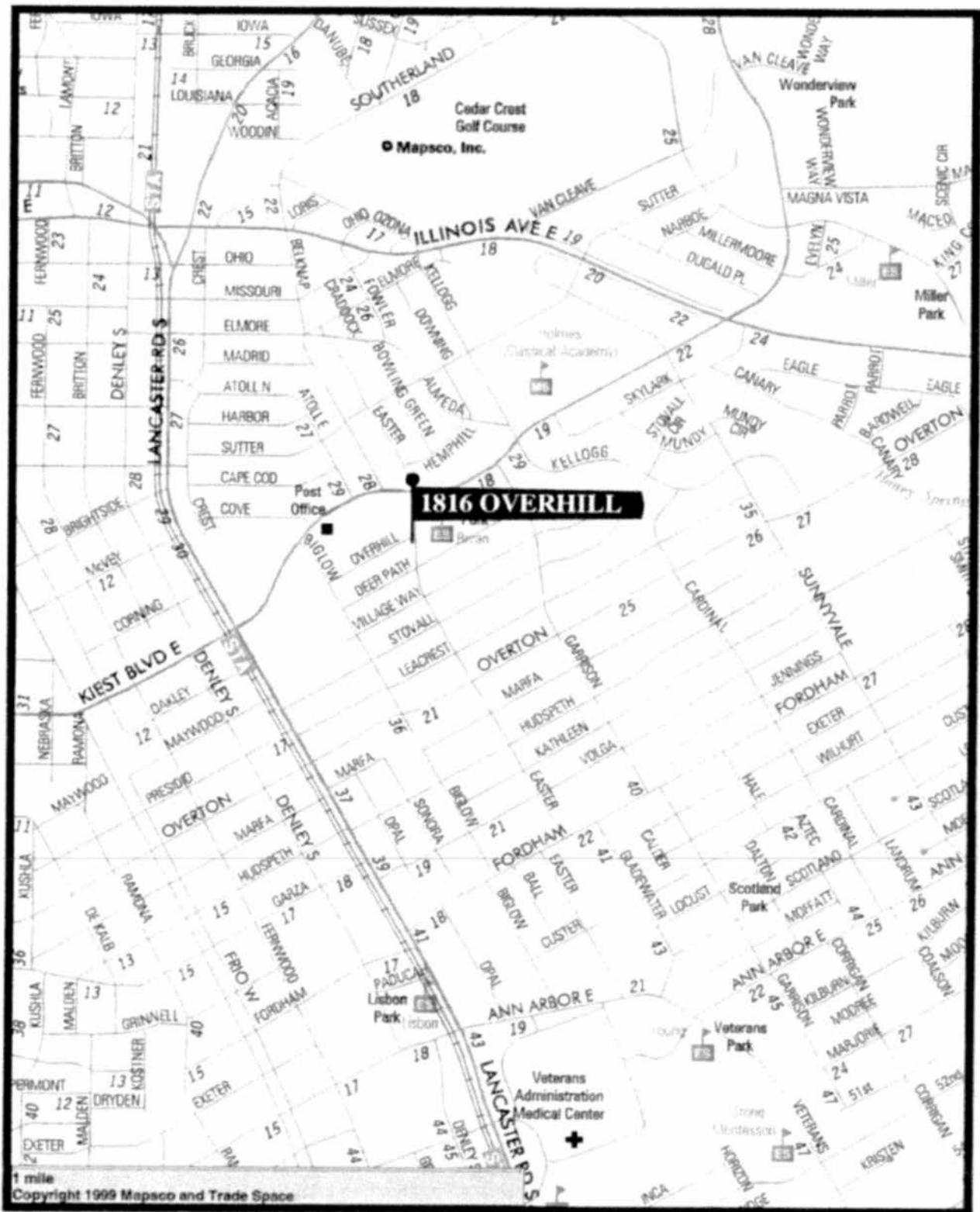
46R



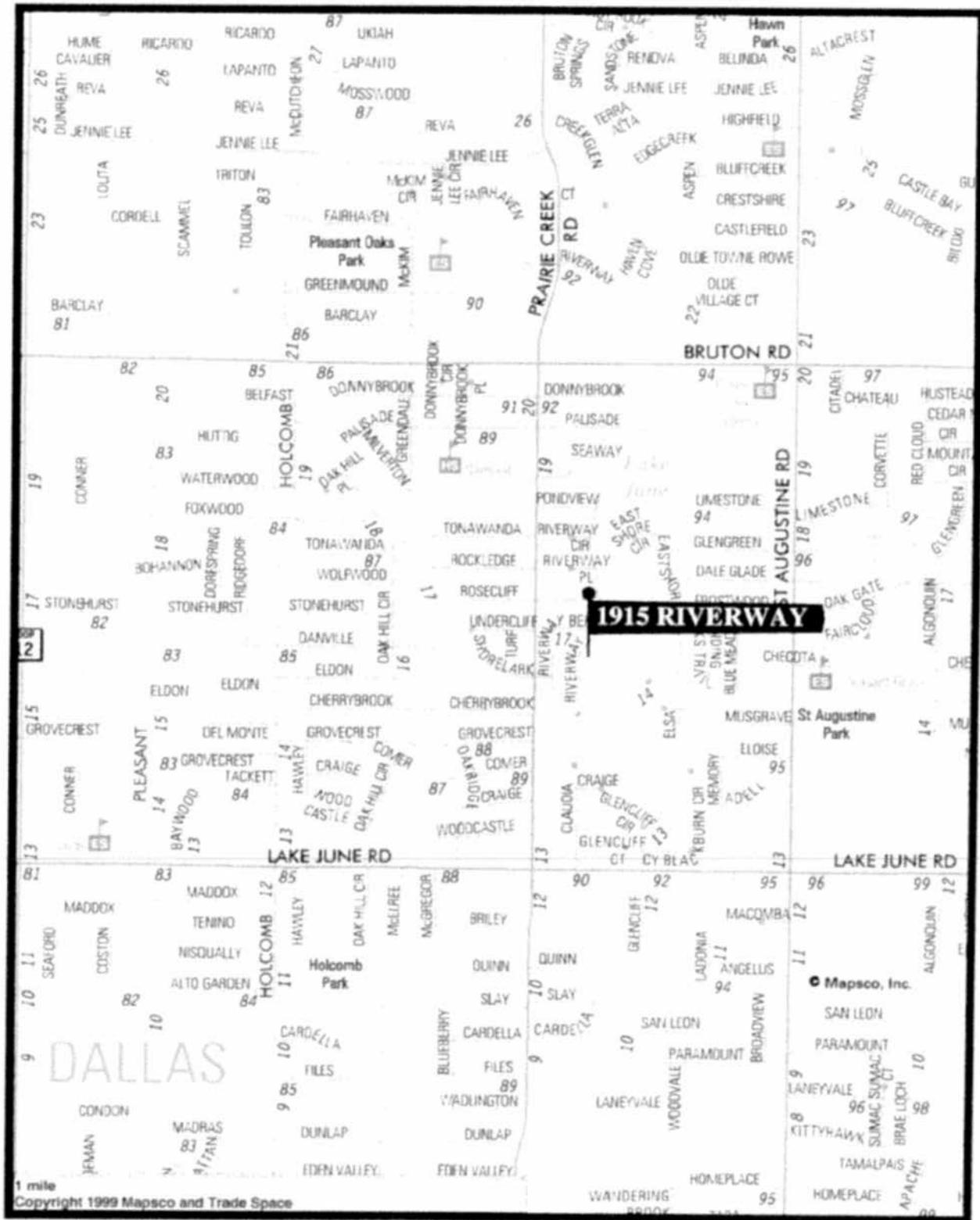
44N



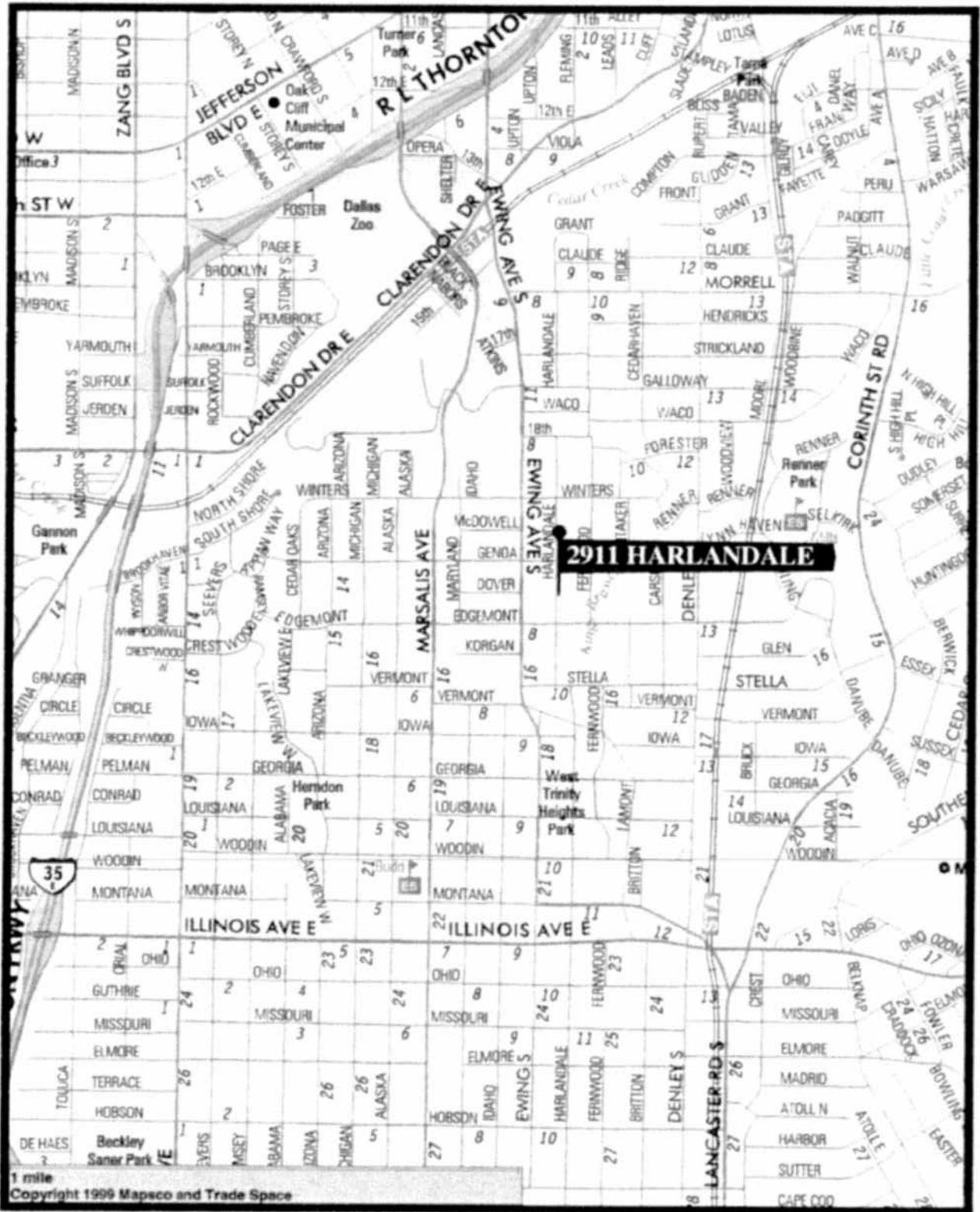
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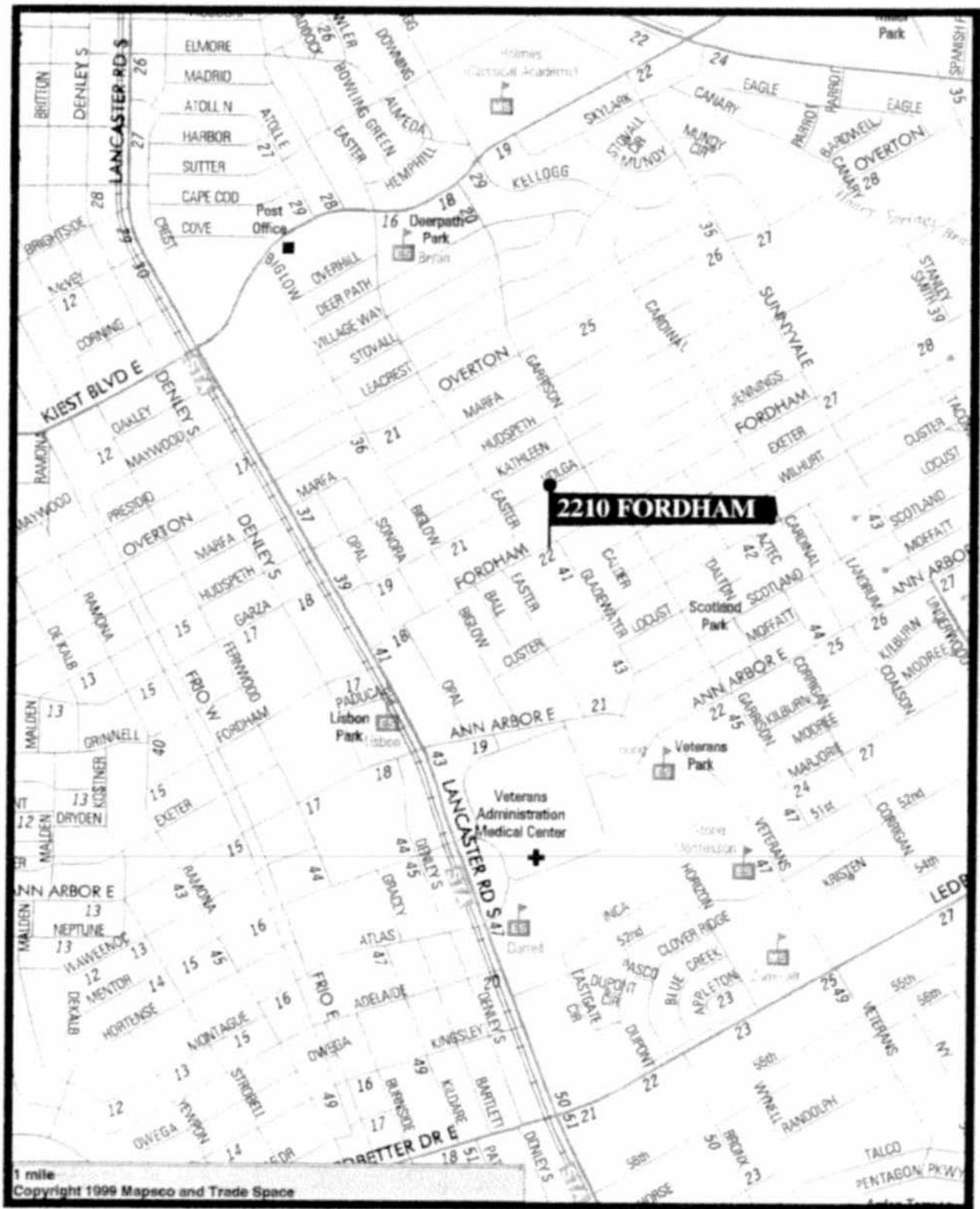
55Y



59E



55W



2210 FORDHAM

65D

December 12, 2012

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

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

WHEREAS, on October 8, 2008, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners at 80% of AMFI, and 62 years of age or older or disabled, and to provide assistance with one (1) tax and insurance payment by Resolution No. 08-2768; and

WHEREAS, on December 9, 2009, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from \$87,500 to \$93,400 by Resolution No. 09-2951; and

WHEREAS, on September 22, 2010, the City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program by Resolution No. 10-2465; and

WHEREAS, on November 10, 2010, City Council authorized an amendment to the Home Repair Program Statement for Reconstruction/SHARE Program Statement previously approved on September 22, 2010 by Resolution No. 10-2465; allow payoff of liens up to the amount of the amenities package of \$5,900 amended to: allow refinancing of liens up to the amount of the amenities package of \$5,900 by Resolution No. 10-2884; and

WHEREAS, on May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to: (1) increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000; (2) provide assistance to the extent permitted under appropriate regulations to cover the difference in the amount needed to complete an on-site reconstruction when either the contractor or property owner terminates the existing contract; and (3) clarification to the use of funds and deleting the payment of taxes in accordance with directions from the U.S. Department of Housing and Urban Development (HUD) by Resolution No. 11-1349; and

December 12, 2012

WHEREAS, the homeowners at the addresses herein described have made applications to the Home Repair Program: Dora Fuller & Horace Fuller at 1906 Berwick Avenue; Yvette Laster at 910 Bank Street; Maxine Hightower & Kevin Hightower at 4310 Frank Street; Esperenza Rodriguez at 3111 Rutz Street; Frank Monk at 1816 Overhill Lane; Adella Warren at 2119 Hulse Boulevard; James Hardcastle & Frances Hardcastle at 1915 Riverway Drive; Ruth Sheppard at 2210 Fordham Road, and Henry Foster & Mozelle Foster at 2911 Harlandale Avenue; and

WHEREAS, all three conditions outlined in the Reconstruction/SHARE Program Statement for on-site reconstruction of the homes were met for the property owners: Dora Fuller & Horace Fuller, Yvette Laster, Maxine Hightower & Kevin Hightower, Esperenza Rodriguez, Frank Monk, Adella Warren, James Hardcastle & Frances Hardcastle, Ruth Sheppard, and Henry Foster & Mozelle Foster; **NOW, THEREFORE**,

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

SECTION 1. That the applications from the homeowners and their properties described herein for reconstruction loans be approved under the Reconstruction/SHARE Program: Dora Fuller & Horace Fuller at 1906 Berwick Avenue; Yvette Laster at 910 Bank Street; Maxine Hightower & Kevin Hightower at 4310 Frank Street; Esperenza Rodriguez at 3111 Rutz Street; Frank Monk at 1816 Overhill Lane; Adella Warren at 2119 Hulse Boulevard; James Hardcastle & Frances Hardcastle at 1915 Riverway Drive; Ruth Sheppard at 2210 Fordham Road; and Henry Foster & Mozelle Foster at 2911 Harlandale Avenue. The loans are in the amount shown in Section 3 hereof.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the following loan documents: Dora Fuller & Horace Fuller for on-site reconstruction at 1906 Berwick Avenue; Yvette Laster for on-site reconstruction at 910 Bank Street; Maxine Hightower & Kevin Hightower for on-site reconstruction at 4310 Frank Street; Esperenza Rodriguez for on-site reconstruction at 3111 Rutz Street; Frank Monk for on-site reconstruction at 1816 Overhill Lane; Adella Warren for on-site reconstruction at 2119 Hulse Boulevard; James Hardcastle & Frances Hardcastle for on-site reconstruction at 1915 Riverway Drive; Ruth Sheppard for on-site reconstruction at 2210 Fordham Road; and Henry Foster & Mozelle Foster for on-site reconstruction at 2911 Harlandale Avenue.

December 12, 2012

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

Fund 08R3, Dept HOU, Unit 378A, Obj 3100 CT HOU378AB688 (\$7,710)
Fund HM12, Dept HOU, Unit 896E, Obj 3100 (\$95,290)
Vendor # 339393 – Bethel Construction Co., Inc. – 1906 Berwick Avenue

Fund HM08, Dept HOU, Unit 322A, Obj 3100 CT HOU322AB689 (\$23,491)
Fund HM12, Dept HOU, Unit 896E, Obj 3100 (\$79,509)
Vendor # 337798 – Torres Construction – 910 Bank Street

Fund 09R1, Dept HOU, Unit 653B, Obj 3100 CT HOU653BB691 (\$1,691.06)
Fund HM12, Dept HOU, Unit 896E, Obj 3100 (\$101,308.94)
Vendor # 516779 – Opportunity Developers, L.P. – 4310 Frank Street

Fund HM10, Dept HOU, Unit 462C, Obj 3100 CT HOU462CB692 (\$94,749)
Fund HM12, Dept HOU, Unit 896E, Obj 3100 (\$8,251)
Vendor # 339393 – Bethel Construction Co., Inc. – 3111 Rutz Street

Fund HM11, Dept HOU, Unit 744D, Obj 3100 CT HOU744DB693 (\$75,580.98)
Fund HM12, Dept HOU, Unit 896E, Obj 3100 (\$27,419.02)
Vendor # 339393 – Bethel Construction Co., Inc – 2119 Hulse Boulevard

Fund HM12, Dept HOU, Unit 896E, Obj 3100 CT HOU896EB694 (\$103,000)
Vendor # VS0000043692 – Equity Custom Builders, LLC – 1816 Overhill Lane

Fund HM12, Dept HOU, Unit 896E, Obj 3100 CT HOU896EB695 (\$103,000)
Vendor # 516779 – Opportunity Developers, L.P. – 1915 Riverway Drive

Fund HM12, Dept HOU, Unit 896E, Obj 3100 CT HOU896EB696 (\$103,000)
Vendor # 516779 – Opportunity Developers, L.P. – 2911 Harlandale Avenue

Fund HM12, Dept HOU, Unit 896E, Obj 3100 CT HOU896EB697 (\$103,000)
Vendor # 516779 – Opportunity Developers, L.P. – 2210 Fordham Road

SECTION 4. 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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 12, 2012
COUNCIL DISTRICT(S): 2
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 45Q

SUBJECT

Authorize **(1)** preliminary adoption of Substantial Amendment No. 17 to amend the 2008-09 through 2012-13 Consolidated Plan and the FY 2012-13 Action Plan for U.S. Department of Housing and Urban Development Funds to incorporate additional City priority needs and resources including **(a)** elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area and **(b)** identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs to be held by low-and moderate-income persons and providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area; **(2)** modification of the CDBG Section 108 Guarantee Loan Program Statement to expand Project Criteria to include elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity; **(3)** a public hearing to be held on January 23, 2013, to receive comments on Substantial Amendment No. 17 and on a proposed City of Dallas submission of an application to the U.S. Department of Housing and Urban Development (HUD) for a CDBG Section 108 Guarantee Loan Program loan of \$11,000,000 to fund a loan for Texas Educational Opportunity Fund, a Texas non-profit, to assist with rehabilitation of a vacant commercial building including property acquisition, environmental remediation, elimination of adverse health and safety hazards, loan interest reserve, and financial costs for public offering for the Holiday Inn & Suites project located at 1011 S. Akard Street that will create an estimated 90 permanent full-time jobs to be held by individuals with incomes at 80% or less of Area Median Family Income as established by HUD; and **(4)** at the close of the public hearing, consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan for Texas Educational Opportunity Fund in an amount not to exceed \$11,000,000 - Financing: No cost consideration to the City

BACKGROUND

In order to receive grant funds from applicable U.S. Department of Housing and Urban Development (HUD) programs the City of Dallas is required to complete and submit a Consolidated Plan.

A Consolidated Plan is a comprehensive analysis and strategic plan that identifies city needs, potential public and private resources that can be reasonably anticipated to be available and establishes priorities to address identified needs with applicable HUD funds. HUD grant programs covered by the Consolidated Plan include the Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The City's current Consolidated Plan covers a planning period of five years, from 2008-09 through 2012-13, and was submitted to HUD in August 2008.

When the Consolidated Plan was adopted in 2008, it was not envisioned that use of entitlement funding would be needed to address specific conditions of blight, physical decay, or environmental contamination. Since 2008, the City of Dallas has identified an additional priority need not specified in the original Consolidated Plan, which is elimination of blight as an enumerated CDBG Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area.

HUD requires the City to submit a substantial amendment to the Consolidated Plan and Action Plan to incorporate this additional priority need. This activity will be added to the 2008-2013 Consolidated Plan and the FY 2012-13 Action Plan along with identification of the Holiday Inn & Suites project for which the City may submit a proposed application to HUD for a CDBG Section 108 Guarantee Loan Program loan of \$11,000,000 for Texas Educational Opportunity Fund, a Texas non-profit, to assist with rehabilitation of a vacant commercial building including property acquisition, environmental remediation, elimination of adverse health and safety hazards, loan interest reserve, and financial costs for public offering for the Holiday Inn & Suites project located at 1011 S. Akard Street.

Federal regulations and the City's Citizen Participation Plan require a public hearing to authorize a substantial amendment and require that a public hearing be held with not less than a 30-day public review and comment period to allow for public comments and input with respect to any substantial amendment.

Background (continued)

This action authorizes preliminary approval to amend the current Consolidated Plan and Action Plan to incorporate additional City priority need and resources including (a) elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area and (b) identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs to be held by low-and moderate-income persons and also providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area.

This action also authorizes a public hearing to be held on January 23, 2013, to receive comments and approval of modification of the CDBG Section 108 Guarantee Loan Program Statement to expand Project Criteria to include elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity.

In pursuit of programs to help fill the gap in financing for development projects during the economic downturn beginning since the fall of 2008, City staff has investigated, and in November 2008 the City Council Economic Development and Housing Committees gave preliminary approval for application to U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) Section 108 Guarantee loan funds for individual projects with the total of all applications not to exceed \$75,000,000. In January 2009 the City Council approved the City of Dallas CDBG Section 108 Guarantee Loan Program Statement. The Section 108 Program is a Community Development Program authorized under Local Government Code, Chapter 373.

The City seeks to fund projects that sustain or increase the level of business activity in the project area by expanding economic activities, increasing the level of affordable housing, and preventing or eliminating property deterioration, abandonment and high vacancy rates. It is also important to the City that Section 108 loan repayments from borrowers match the City's required repayments to HUD on the Section 108 Guarantee Loan. Annual repayments of Section 108 Guarantee loans should be credit enhanced to minimize risk of City making payments from annual CDBG allocations.

The City has received a proposal from Texas Educational Opportunity Fund (TEOF) for a loan in the amount of \$11,000,000 in Community Development Block Grant Section 108 Guarantee Loan Program funds for eligible activities which may include property acquisition, environmental remediation, elimination of adverse health and safety hazards, loan interest reserve, and financial costs for public offering to assist with rehabilitation of a vacant commercial building for the Holiday Inn & Suites project.

BACKGROUND (continued)

The project is a commercial development to renovate a vacant hotel building located at 1011 S. Akard Street to reuse as a Holiday Inn & Suites hotel. The completed project will create an estimated 110 permanent jobs including an estimated 90 permanent full-time jobs to be held by individuals with incomes at 80% or less of Area Median Family Income as established by HUD.

TEOF has been granted a license from InterContinental Hotels Group (IHG) for a Holiday Inn franchise. The Holiday Inn project is situated on 1.97 acres, and the vacant building will be renovated to meet IHG Brand standards. At full completion the project will be a 222-guestroom, full-service hotel with 12 floors, including such amenities as restaurant and other food service, guest laundry, swimming pool, guest parking, fitness center, and business center. The project is in proximity to the downtown Dallas CBD, Dallas Convention Center, and Cedars area DART light rail.

The project is located in the Cedars Tax Increment Financing (TIF) District and may become part of a public/private partnership in which funding may be available from TIF funds over a ten year period to guarantee repayment of the development loan with the City.

The Housing Committee was briefed on December 3, 2012, on Substantial Amendment No. 17 to the 2008-09 through 2012-13 Consolidated Plan and the FY 2012-13 Action Plan for U.S. Department of Housing and Urban Development Funds to incorporate additional City priority needs and resources including elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area, identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs for low- and moderate-income persons and providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area, amendment of the CDBG Section 108 Guarantee Loan Program Statement to expand Project Criteria to include elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity, and submission of a proposed CDBG Section 108 Guarantee Loan Program loan application to HUD for Texas Educational Opportunity Fund, a Texas non-profit, for assistance with rehabilitation of a vacant commercial building for the Holiday Inn & Suites project at 1011 S. Akard Street.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2008, the Economic Development Committee and the Housing Committees were briefed and gave favorable approval on CDBG Section 108 Loan Application authorization for the use of Section 108 Guarantee Loan funds to provide project gap financing or mezzanine debt necessary to move projects forward in today's financial market, to minimize, if not eliminate, the risk to the CDBG program revenue and set guidelines by which the funds would be used.

On January 5, 2009, the Economic Development Committee and the Housing Committees were briefed and gave favorable approval on CDBG Section 108 Guarantee Loan fund application requirements and proposed Program Guidelines for City to apply for up to a total of \$75,000,000 in guarantee loans.

On January 28, 2009, the City Council adopted CDBG Section 108 Guarantee Loan Program Statement, setting out the program purpose, description, operations and project criteria by Resolution No. 09-0291.

On December 3, 2012, the Housing Committee was briefed on Substantial Amendment No. 17 to the 2008-09 through 2012-13 Consolidated Plan and the FY 2012-13 Action Plan for U.S. Department of Housing and Urban Development Funds to incorporate additional City priority needs and resources including elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area, identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs for low- and moderate-income persons and providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area, amendment of the CDBG Section 108 Guarantee Loan Program Statement to expand Project Criteria to include elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity, and submission of a proposed CDBG Section 108 Guarantee Loan Program loan application to HUD for Texas Educational Opportunity Fund, a Texas non-profit, for assistance with rehabilitation of a vacant commercial building for the Holiday Inn & Suites project at 1011 S. Akard Street.

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

On December 6, 2012, the Community Development Commission was briefed on Substantial Amendment No. 17 to the 2008-09 through 2012-13 Consolidated Plan and the FY 2012-2013 Action Plan for U.S. Department of Housing and Urban Development Funds to incorporate additional City priority needs and resources including elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area, identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs for low- and moderate-income persons and providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area, amendment of the CDBG Section 108 Guarantee Loan Program Statement to expand Project Criteria to include elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity, and submission of a proposed CDBG Section 108 Guarantee Loan Program loan application to HUD for Texas Educational Opportunity Fund, a Texas non-profit, for assistance with rehabilitation of a vacant commercial building for the Holiday Inn & Suites project at 1011 S. Akard Street

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Texas Educational Opportunity Fund

John P. Greenan, Chairman of the Board
Eliot D. Shavin, Vice President and Secretary

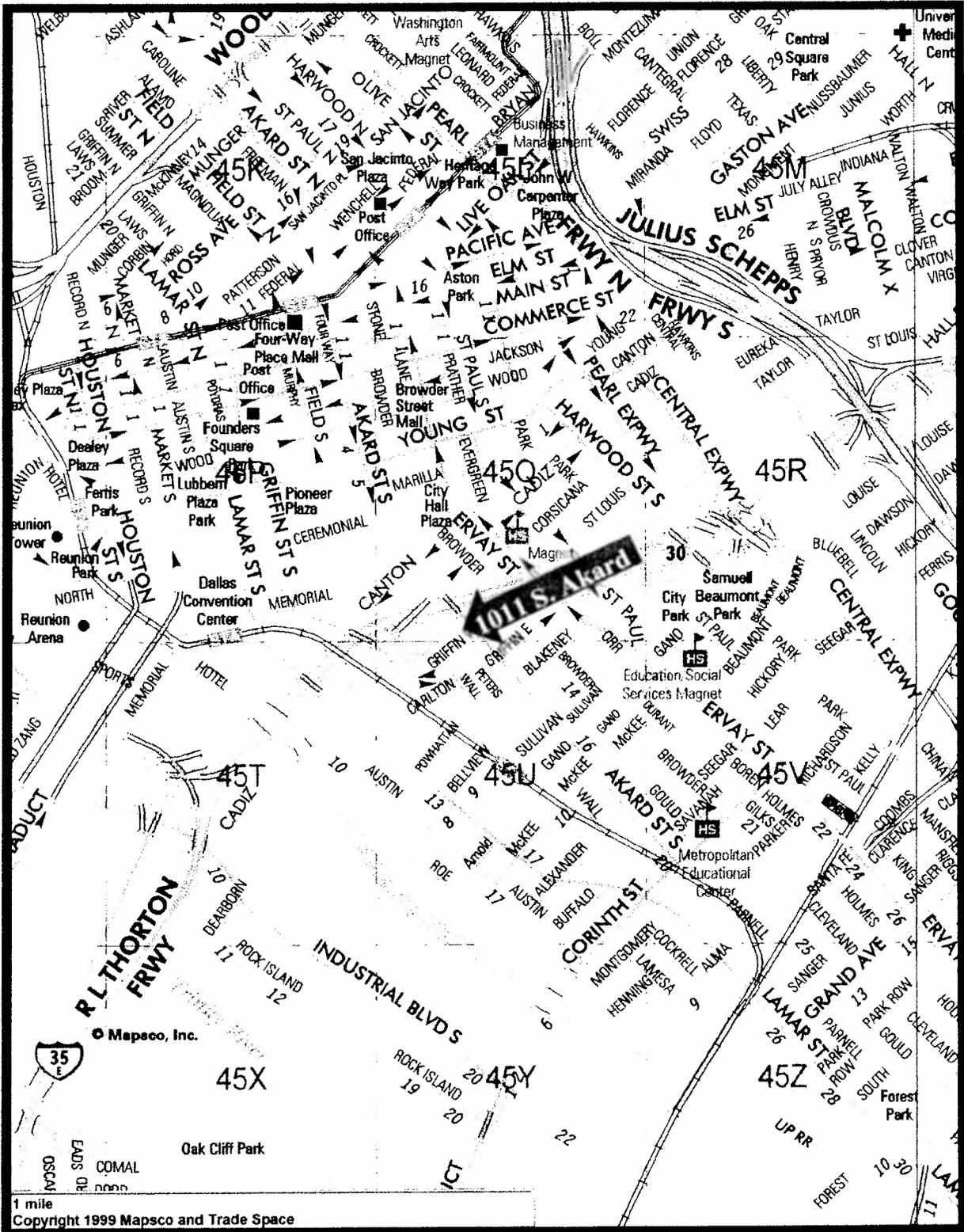
DEVELOPER

Hamilton Properties Corporation

Lawrence E. Hamilton, Chief Executive Officer

MAPSCO

Attached



MAPSCO 45Q

December 12, 2012

WHEREAS, in order to receive grant funds from applicable U.S. Department of Housing and Urban Development (HUD) programs, including Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), the City of Dallas is required to complete and submit a Consolidated Plan; and

WHEREAS, a Consolidated Plan is a comprehensive analysis and strategic plan that identifies city needs and proposed resources, as well as establishes priorities to address those identified needs with applicable HUD funds; and

WHEREAS, the City's current Consolidated Plan covers a planning period of five years from 2008-09 through 2012-13 and was submitted to HUD in August, 2008; and

WHEREAS, pursuant to the City's Citizen Participation Plan, incorporating additional priority needs into the Consolidated Plan constitutes a substantial amendment; and

WHEREAS, federal regulations and the City's Citizen Participation Plan require a public hearing to authorize a substantial amendment and requires that a public hearing be held with not less than a 30-day public review and comment period to allow for public comments and input with respect to any substantial amendment; and

WHEREAS, holding a public hearing on January 23, 2013, will satisfy requirements set forth in federal regulations and the City's Citizen Participation Plan; and

WHEREAS, the City of Dallas seeks to keep momentum going in growth prone areas and stimulate investment in more challenged areas by providing a substitute for declining availability of capital funding while banks are not willing to loan as much against collateral, interest rates for available funding have increased and proceeds from sales of tax credits has declined; and

WHEREAS, on November 17, 2008, the Economic Development Committee and the Housing Committees were briefed and gave favorable approval on CDBG Section 108 Loan Application authorization for the use of Section 108 Guarantee Loan funds to provide project gap financing or mezzanine debt necessary to move projects forward in today's financial market, to minimize, if not eliminate, the risk to the CDBG program revenue and set guidelines by which the funds would be used; and

WHEREAS, on January 5, 2009, the Economic Development Committee and the Housing Committees were briefed and gave favorable approval on CDBG Section 108 Guarantee Loan fund application requirements and proposed Program Guidelines for the City to apply for up to a total of \$75,000,000 in guarantee loans; and

December 12, 2012

WHEREAS, on January 28, 2009, the City Council adopted CDBG Section 108 Guarantee Loan Program Statement, setting out the program purpose, description, operations and project criteria by Resolution No. 09-0291; and

WHEREAS, the developer has submitted a proposal to the City for Community Development Block Grant Section 108 Guarantee Loan Program funds for eligible economic development activities related to the development of the Holiday Inn & Suites project; and

WHEREAS, on December 3, 2012, the Housing Committee was briefed on Substantial Amendment No. 17 to the 2008-09 through 2012-13 Consolidated Plan and the FY 2012-13 Action Plan for U.S. Department of Housing and Urban Development Funds to incorporate additional City priority needs and resources including elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area, identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs for low-and moderate-income persons and providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area, amendment of the CDBG Section 108 Guarantee Loan Program Statement to expand Project Criteria to include elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity, and submission of a proposed CDBG Section 108 Guarantee Loan Program loan application to HUD for Texas Educational Opportunity Fund, a Texas non-profit, for assistance with rehabilitation of a vacant commercial building for the Holiday Inn & Suites project at 1011 S. Akard Street; and

December 12, 2012

WHEREAS, on December 6, 2012, the Community Development Commission was briefed on Substantial Amendment No. 17 to the 2008-09 through 2012-13 Consolidated Plan and the FY 2012-2013 Action Plan for U.S. Department of Housing and Urban Development Funds to incorporate additional City priority needs and resources including elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area, identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs for low-and moderate-income persons and providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area, amendment of the CDBG Section 108 Guarantee Loan Program Statement to expand Project Criteria to include elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity, and submission of a proposed CDBG Section 108 Guarantee Loan Program loan application to HUD for Texas Educational Opportunity Fund, a Texas non-profit, for assistance with rehabilitation of a vacant commercial building for the Holiday Inn & Suites project at 1011 S. Akard Street; and

WHEREAS, the City Council of the City of Dallas desires to adopt the amended CDBG Section 108 Guarantee Loan Program Statement attached as Exhibit A to expand Project Criteria to include elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity; and

WHEREAS, the City of Dallas desires to apply to HUD for Community Development Section 108 Guarantee Loan Program funds for Texas Educational Opportunity Fund, a Texas non-profit, for assistance with rehabilitation of a vacant commercial building including property acquisition, environmental remediation, elimination of adverse health and safety hazards, loan interest reserve, and financial costs for public offering for the Holiday Inn & Suites project located at 1011 S. Akard Street that will create an estimated 90 permanent full-time jobs to be held by individuals with incomes at 80% or less of Area Median Family Income as established by HUD; and

WHEREAS, the City Council of the City of Dallas desires to call a public hearing to receive comments on Substantial Amendment No. 17 and on the submission of an application to the U.S. Department of Housing and Urban Development for Community Development Block Grant Section 108 Guarantee Loan Program loan in an amount not to exceed \$11,000,000 for Texas Educational Opportunity Fund for rehabilitation of vacant commercial building for the Holiday Inn & Suites project; **NOW THEREFORE**,

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

December 12, 2012

SECTION 1. That preliminary adoption of Substantial Amendment No. 17 to amend the 2008-2009 through 2012-13 Consolidated Plan and the FY 2012-13 Action Plan for applicable U.S. Dept of Housing and Urban Development Funds to incorporate additional City priority needs and resources including (a) elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area and (b) identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs to be held by low-and moderate-income persons and providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area is authorized.

SECTION 2. That a public hearing be held on January 23, 2013, to receive comments on Substantial Amendment No. 17 to amend the 2008-09 through 2012-13 Consolidated Plan and the FY 2012-13 Action Plan for U.S. Department of Housing and Urban Development Funds to incorporate additional City priority needs and resources including (a) elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area and (b) identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs to be held by low-and moderate-income persons and providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area.

SECTION 3. That the City Council of the City of Dallas hereby adopts the amended CDBG Section 108 Guarantee Loan Program Statement attached as Exhibit A to expand Project Criteria to include elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity, and the revisions to the Program Statement are effective upon adoption of this resolution.

December 12, 2012

SECTION 4. That the City Council hereby authorizes a public hearing to be held on January 23, 2013, to receive comments on the proposed City of Dallas submission of an application to the U.S. Department of Housing and Urban Development (HUD) for a CDBG Section 108 Guarantee Loan Program loan in an amount not to exceed \$11,000,000 to fund a loan for Texas Educational Opportunity Fund, a Texas non-profit, for assistance with rehabilitation of a vacant commercial building including property acquisition, environmental remediation, elimination of adverse health and safety hazards, loan interest reserve, and financial costs for public offering for the Holiday Inn & Suites project located at 1011 S. Akard Street that will create an estimated 90 permanent full-time jobs to be held by individuals with incomes at 80% or less of Area Median Family Income as established by HUD.

SECTION 5. That at the close of the January 23, 2013 public hearing, the City Council will consider whether to authorize the submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan for Texas Educational Opportunity Fund, a Texas non-profit, in an amount not to exceed \$11,000,000 for rehabilitation of vacant commercial building for the Holiday Inn & Suites project at 1011 S. Akard Street.

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.

EXHIBIT A

PROGRAM STATEMENT COMMUNITY DEVELOPMENT BLOCK GRANT SECTION 108 GUARANTEE LOAN PROGRAM

Program Purpose: To provide up to a total of \$75,000,000 in funds for economic development projects, large-scale physical development projects, and construction of public facilities projects. To increase the amount of funding available for future economic development through the making of loans that promote activities which contribute to the development of viable communities by providing decent housing and a suitable living environment. To promote local economic development and to stimulate business and commercial activity in the city of Dallas.

To keep momentum going in growth-prone areas and stimulate investment in more challenged areas by providing a substitute for declining availability of capital funding while banks are not willing to loan as much against collateral, interest rates for available funding have increased and proceeds from sales of tax credits has declined. To provide the City of Dallas with a source of financing for mixed-use, housing and economic development projects including large-scale physical development projects. To provide 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 Community Development Block Grant entitlement funds to make Section 108 loan payments.

Program Description:

The City will loan Community Development Block Grant (CDBG) Section 108 loan funds for the following activities:

- Acquisition of improved or unimproved real property including acquisition for economic development purposes
- Clearance, demolition and removal of buildings and improvements on real property
- Site preparation, including construction, reconstruction or installation of public or other site improvements, utilities, or facilities in conjunction with acquisition for an economic development purpose
- Commercial or industrial improvements by nonprofits including acquisition, construction, rehabilitation, reconstruction or installation of commercial or industrial buildings or structures

- Grants, loans, loan guarantees, interest supplements, or technical assistance for commercial or industrial improvements
- The cost of the commercial portion of a project to be assisted which includes new housing as part of a commercial structure (“mixed use” project)
- Planning for economic development projects including conducting market surveys to determine an appropriate type of business to attempt to attract to a particular area; developing individual commercial or industrial project plans; and identifying actions to implement project plans
- Acquisition, construction, reconstruction, rehabilitation or installation of public facilities, public streets, sidewalks and other site improvements and public utilities
- The City Housing Department will solicit proposals that include project and selection criteria for economic development projects including mixed-use, housing and large-scale physical development projects
- The City Council Housing Committee will be briefed on all CDBG Section 108 Guaranteed Loan projects recommendations
- City Council approval is required for all projects prior to HUD application for CDBG Section 108 Guaranteed Loan funds
- The project must meet federal housing quality standards and applicable City Codes
- Affordability, eligibility and relocation requirements will be observed in accordance with federal guidelines.

50% of the total of Section 108 Guarantee loan funds must be included for projects located in the Southern Sector of the City of Dallas

Program Operations:

- Project proposals can be accepted until the total of \$75,000,000 for all Section 108 Loan Guarantee loans is reached and is sufficient to support a project according to the requirements of this program statement.
- City staff is responsible for reviewing completeness of funding proposals and determining if the applicant meets the requirements of this program statement. Those proposals not meeting the criteria of this program statement will not be sent to the City Council Housing Committee for consideration.

- Funding for each project will be submitted to HUD as an individual Section 108 Guarantee Loan program application and will require separate hearings and council approval prior to submission to HUD
- City Housing Department staff will develop proposed Section 108 Guarantee Loan proposals with a description of activities including community development objective, federal national objective, amount of funds location of proposed project and program income expected
- Housing Department staff will publish the proposed application City-wide according to the methods required by the City's CDBG Citizen Participation Plan
- Housing Department staff will hold a neighborhood public hearing in the area in which the funds will be used to describe the proposed project activities in order to obtain the views of the citizens in the neighborhood about community development objectives, economic development needs and housing needs
- Housing Department staff will prepare a final Section 108 Guarantee Loan application including the consideration of public comments and views and a finalized description of activities
- A City Council Public Hearing will be held covering the contents of the final Section 108 Loan Guarantee application and a summary of public comments
- Final City Council approval for the Section 108 Guarantee Loan application must be obtained for each project including a schedule of repayment to HUD of the Section 108 loan from proceeds of the project loan to the developer
- The final Section 108 Guarantee Loan application to HUD will include a schedule for repayment and the City's certifications that it has the legal authority to pledge its CDBG entitlement grants, that efforts have been made to obtain financing without Section 108 loan funds, that citizen participation requirements have been followed and including the certifications required by HUD as with the annual City of Dallas Consolidated Plan
- The Developer will be responsible for: 1) site control which must be documented at time of submission of proposal by an executed (dated and signed by seller and buyer) contract or deed; 2) securing primary financing with guarantees where required; 3) securing commitment(s) from contractor(s); 4) completing the project on time and within budget; 5) managing the build out of the development; and paying back the development loan.

Project Criteria:

- Projects must sustain or increase the level of business activity in the area by expanding economic opportunities for job creation and retention, improvement or construction of housing in conjunction with mixed use projects, ~~or~~ the provision of jobs to low and moderate income persons in CDBG eligible areas, or providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity.
- Projects must substantiate that but for the funding sought, the proposed project would be substantially altered such that the economic returns to the City would be reduced or the project could not be developed
- A minimum private investment of \$30,000,000 in debt plus equity will be required
- Funds must be used as subordinate gap financing as a mezzanine refunding piece
- The total loan balance of the project, including first liens, cannot exceed 85% of the lower of total cost or appraised value of the completed stabilized project
- Projects will be funded only where there will be a return of investment within 3-5 years of initial loan sufficient to cover City's Section 108 Guaranteed Loan payments for the amount of the City's investment in the project, and where there will be an 18 to 24 month mini-permanent loan for lease up, 3 to 5 years for project stabilization, and where the City's equity with interest is recovered when the senior loan is refinanced into the permanent project loan
- An additional credit enhancement will be required to provide additional collateral support to insure that interest and/or principal can be repaid in the event that the refinancing is insufficient to repay both the first and second liens
- If the first lien mortgage financing doesn't include an interest reserve during the construction period, redevelopment and lease up, additional credit support will be required
- The Housing Department will identify, structure, and recommend only projects where there will be no use of CDBG entitlement grant to make Section 108 Guaranteed loan repayments
- Projects can be commercial, industrial, mixed use or housing
- Projects must include an affordability plan for housing investment, a relocation assistance plan, and must meet all HUD Section 108 Loan Guarantee requirements

- The City will require that its loan and its interest be paid back prior to the developer's fee being paid
- The project developer will be required to contract with infrastructure contractors, general construction contractors and construction subcontractors acceptable to the City
- The Developer must have site control of the proposed property at the time the proposal is submitted to the City. Site control of property is defined as owned or under an executed contract (dated and signed by buyer and seller)
- The Developer must have, at a minimum, a contingency commitment for a loan for development financing from a lender acceptable to the City before a proposal is submitted to the City Council for review
- The Developer must have, at a minimum, a contingency commitment(s) from construction contractors with a schedule for financing construction acceptable to the City
-
- The project should comply with the City's Good Faith Effort Plan for Minority and Women-Owned Business Enterprise (M/WBE) goals
- Consideration will be given to those projects wherein the Developer(s) are proposing to build environmentally friendly projects which conserve energy and reduce utility costs
- The Developer, or any of its associated companies must not have any outstanding compliance issues, delinquent taxes, or code violations with the City of Dallas
- The Developer, or any of its associated companies, must not have had any bankruptcies in the last seven (7) years

Selection Criteria:

- Feasibility of development project – 70 points
- Development history of similar projects – 25 points
- Organizational capacity – 20 points
- Use of General Partner equity – 25 points
- Citizen participation – 10 points
- Acceptable development loan commitment – 30 points
- Acceptable construction contractor commitments – 20 points

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 12, 2012
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 47N

SUBJECT

Authorize an amendment to Resolution No. 102419, previously approved on September 22, 2010, to increase the loan amount by \$600,000, from \$2,500,000 to \$3,100,000, on an existing economic development loan with South Dallas/Fair Park Inncity Community Development Corporation (ICDC) for the acquisition of improved and unimproved properties, located within the Frazier Neighborhood Investment Program (NIP) area, including associated closing costs, relocation, environmental remediation, demolition costs, predevelopment costs and development costs for the purpose of constructing residential, retail, commercial, or mixed-use redevelopment as part of the Economic Development Plan for the Frazier area – Not to exceed \$600,000, from \$2,500,000 to \$3,100,000 - Financing: 2006 Bond Funds

BACKGROUND

Over the period of 2003-2008, master planning, leveraging of capital investments, public/private developments, and redevelopment has begun in the Frazier Neighborhood Investment Program (NIP) Area. In order to implement components of the master plan, catalyst projects for new public/private development and redevelopment have been considered by the City Council on an individual basis.

The 2006 Bond Election provided \$41.495 million in general obligation bonds to provide funds for promoting economic development in the Southern Sector. On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to set forth the Economic Development Program for Southern Dallas. This project will be implemented under the amended program.

One of the key Frazier Neighborhood community stakeholders, South Dallas/Fair Park Inncity Community Development Corporation (ICDC), who is a certified Community Housing Development Organization (CHDO), proposed to work with the City of Dallas to undertake the Spring Avenue Revitalization which is a component of the master plan.

Background continued

On February 20, 2008, the City Council approved an the first economic development loan for ICDC to begin acquisition of improved and unimproved properties, address any relocation issues, address environmental remediation, and demolish existing improvements in order to begin revitalization efforts.

ICDC has already purchased a number of improved and unimproved properties within the Frazier area. They have expended \$2,103,598 of the allocated amounts to date. The additional \$600,000 will allow ICDC to continue their efforts to construct residential, retail, commercial, or mixed-use redevelopment in accordance with the Economic Development Master Plan for the Frazier area.

ICDC's loan will continue to be a zero percent interest rate, subject to multiple acceleration for failure to expend the additional funds within two years or complete and sell or lease the residential housing to persons at 140% or less of area median family income or obtain a certificate of occupancy for completed non-residential structures and projects within two years of execution of the amended note. ICDC will have to continue to file deed restrictions and liens on acquired properties in order to assure their redevelopment in accordance with Bond Program requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 26, 2003, the City Council approved the designation of five (5) census tracts, (CT 25.00, CT 39.02, CT 49.00, CT 89.00, and CT 101.01) as Neighborhood Investment Program (NIP) target areas for two years beginning October 1, 2003.

On September 28, 2005, the City Council approved the redesignation and expansion of three of the existing five NIP targeted areas as follows: CT 25.00 expanded to include CT 27.01 and CT 27.02; CT 39.02 expanded to include CT 115.00 (part); and CT 101.01 expanded to include CT 101.02. These census tracts were designated for a minimum of three years, beginning October 1, 2005.

On August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements.

On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas.

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

On January 22, 2008, the Housing Committee of the City Council was briefed on the Frazier Neighborhood Investment Area and the Spring Avenue Revitalization Project.

On February 20, 2008, the City Council approved an economic development loan in the amount of \$500,000 at 0% interest to South Dallas/Fair Park Inncity Community Development Corporation by Resolution No. 08-0595.

On August 26, 2009, April 28, 2010, and September 22, 2010, the City Council approved increases in the economic development loan to ICDC from \$500,000 to \$2,500,000 by Resolutions No. 092085, 101101, and 102419 respectively.

FISCAL INFORMATION

2006 Bond Funds - \$600,000

OWNERS

**South Dallas/Fair Park Inncity
Community Development
Corporation**

Diane Ragsdale, Executive Director

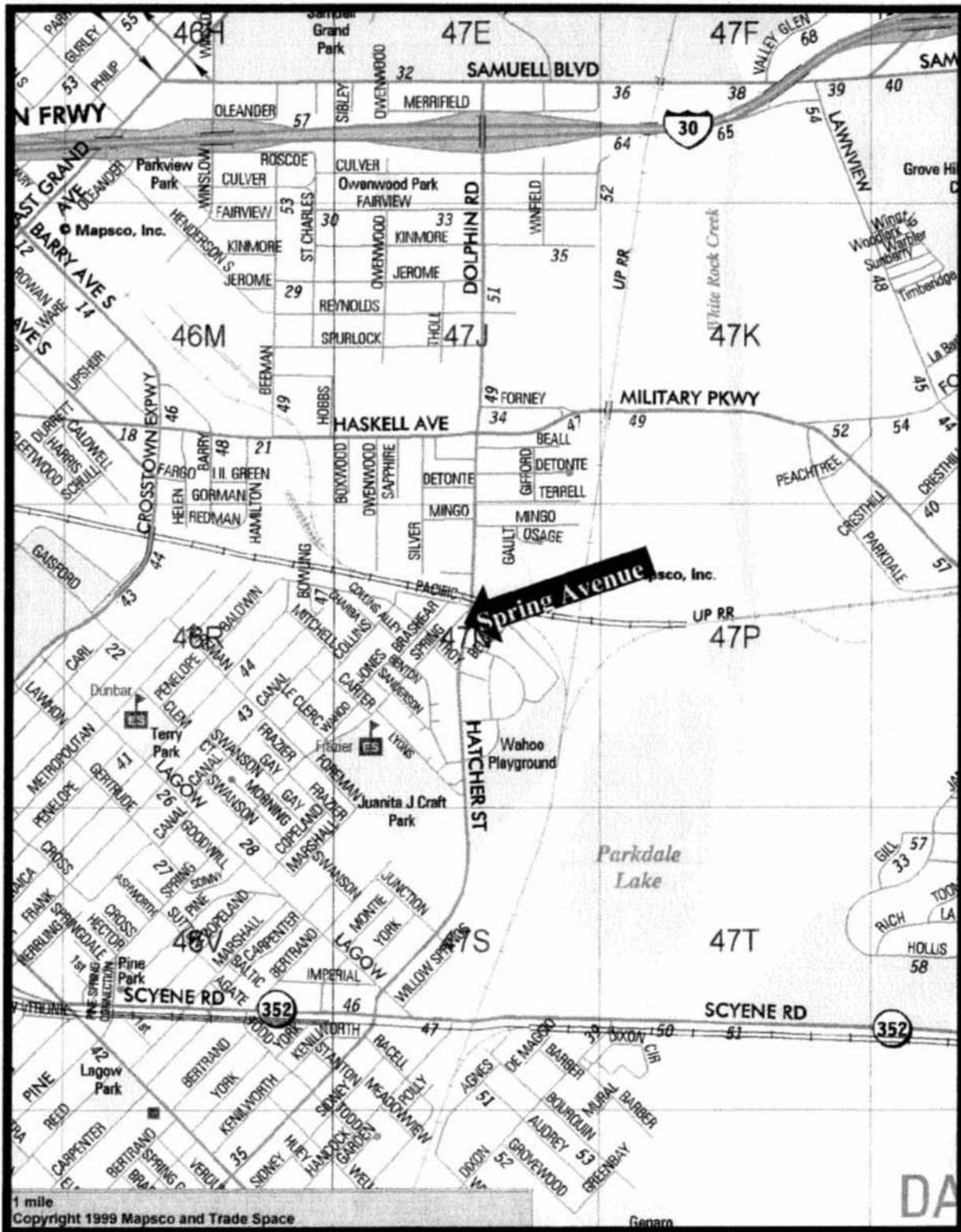
DEVELOPER

**South Dallas/Fair Park Inncity
Community Development
Corporation**

Diane Ragsdale, Executive Director

MAP(S)

Attached



MAPSCO 47N

December 12, 2012

WHEREAS, the City of Dallas seeks to increase the supply of new affordable workforce housing in order to attract and retain economic growth; and

WHEREAS, on February 26, 2003, the City Council approved the designation of five (5) census tracts, (CT 25.00, CT 39.02, CT 49.00, CT 89.00, and CT 101.01) as Neighborhood Investment Program (NIP) target areas for two years beginning October 1, 2003; and

WHEREAS, on September 28, 2005, the City Council approved the redesignation and expansion of three of the existing five NIP targeted areas as follows: CT 25.00 expanded to include CT 27.01 and CT 27.02; CT 39.02 expanded to include CT 115.00 (part); and CT 101.01 expanded to include CT 101.02. These census tracts were designated for a minimum of three years, beginning October 1, 2005; and

WHEREAS, on August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements; and

WHEREAS, On November 7, 2006, the voters of Dallas approved a \$1.35 billion General Obligation Bond Program of which \$41,495,000 was set aside for the purpose of providing funds for promoting economic development in the Southern area of the city, and promoting economic development in other areas of the city in connection with transit-oriented development; and

WHEREAS, on December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas; and

WHEREAS, on January 22, 2008, the Housing Committee of the City Council was briefed on the Frazier Neighborhood Investment Area and the Spring Avenue Revitalization Project; and

WHEREAS, on February 20, 2008, the City Council approved an economic development loan in the amount of \$500,000 at 0% interest to South Dallas/Fair Park Inncity Community Development Corporation; and

WHEREAS, On August 26, 2009, April 28, 2010, and September 22, 2010, the City Council approved increases in the economic development loan to ICDC from \$500,000 to \$2,500,000 to further the redevelopment efforts; and

December 12, 2012

WHEREAS, South Dallas/Fair Park Inncity Community Development Corporation (ICDC) proposes to continue to work with the City of Dallas for the Frazier Neighborhood Investment Program Area-Spring Avenue Revitalization Project;

NOW, THEREFORE,

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

Section 1. That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to increase the loan amount by \$600,000, from \$2,500,000 to \$3,100,000 on an existing economic development loan with South Dallas/Fair Park Inncity Community Development Corporation (ICDC) for the acquisition of improved and unimproved properties, located within the Frazier Neighborhood Investment Program (NIP) area, including associated closing costs, relocation, environmental remediation, demolition costs, predevelopment costs and development costs for the purpose of constructing residential, retail, commercial, or mixed-use redevelopment as part of the Economic Development Plan for the Frazier area.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute modifications to South Dallas/Fair Park Inncity Community Development Corporation's (ICDC's) loan documents.

Section 3. That the Controller is hereby authorized to encumber and disburse funds in accordance with the terms and conditions of the contracts as follows:

South Dallas/Fair Park Inncity Development Corp. Vendor # 266539
Fund 9T52, Dept HOU, Unit T808, Act AQDM, Obj 3015
Program # FRAZIER1, CT HOUT807J277 - in an amount not to exceed \$600,000

Section 4. That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund 9T52 for the amount of the loan.

Section 5. That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available bond funding, and there will be no liability or obligation on the City until final contract documents are approved, executed, and final closing completed.

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 12, 2012
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: N/A

SUBJECT

A public hearing to receive comments on Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program 1 (NSP1) to **(1)** receive and deposit program income in the amount of \$400,000; and **(2)** an increase in appropriations in the amount of \$400,000, from \$3,400,000 to \$3,800,000 to be used for similar eligible activities and at the close of the public hearing, authorize Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the NSP1 – Total not to exceed \$400,000 – Financing: 2008-09 Neighborhood Stabilization Program Grant Funds

BACKGROUND

In July 2008, the Housing and Economic Recovery Act of 2008 (HERA) was enacted into law. HERA appropriated \$3.92 billion to assist states and localities in redevelopment efforts, particularly for foreclosed or abandoned housing properties. The Program is referred to as the Neighborhood Stabilization Program (NSP) and is considered a Special Allocation of 2008 Community Development Block Grant Funds.

On September 26, 2008, the City of Dallas was notified of its allocation of \$7,932,555 of NSP funds. Allocations to states and localities were based on percentage and number of home foreclosures, homes financed by sub-prime mortgage related loans, and homes in default or delinquency.

Localities who wished to accept the allocation of NSP funds submitted an amendment to their Consolidated Plan on December 1, 2008. The City of Dallas amendment included identification of the “Areas of Greatest Need” based upon the greatest percentage of home foreclosures, the highest percentage of homes financed by sub-prime mortgage loans, and areas identified as likely to face a significant rise in foreclosures.

BACKGROUND (continued)

The NSP funds may benefit low, moderate and middle income persons up to 120% Area Median Family Income (AMFI) for Dallas and 25% of the NSP funds must benefit low income persons up to 50% AMFI.

The City of Dallas provided NSP1 funds for 1) Acquisition, Demolition, and Redevelopment of Foreclosed and Abandoned Properties (ADR); 2) Acquisition, Rehabilitation, and Sell or Rent Foreclosed Properties (ARSR); 3) Acquisition, Redevelopment and Sale of Properties; and 4) the administration, planning, oversight, reporting, and implementation of projects to be funded by NSP1 over a four-year period.

NSP1 activities will be completed by January 2013 and income that is being returned from the sale of homes will continue to be used in the categories noted above.

This Council action would provide for public comment on this Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program 1 (NSP1) and following the public hearing provide for final adoption of the Substantial Amendment No.16. to (1) receive and deposit program income in the amount of \$400,000; and (2) an increase in appropriations in the amount of \$400,000, from \$3.4M to \$3.8M to be used for NSP1 eligible activities noted above.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 2, 2008, the City Council Housing Committee was briefed on the City of Dallas foreclosure activity.

On November 3, 2008, the City Council Housing Committee was briefed on Dallas Foreclosure and Code Compliance Updates which included information regarding the pending Neighborhood Stabilization Program (NSP) allocations.

On November 17, 2008, the City Council Housing Committee was briefed on the NSP allocation and reviewed recommendations for the use of funds.

On November 19, 2008, the City Council authorized the FY 2008-09 Consolidated Plan Reprogramming Budget #1 for the NSP funds by Resolution No. 08-3195.

On February 25, 2009, the City Council authorized the acceptance of the NSP funds by Resolution No. 09-0530.

On December 9, 2009, the City Council authorized substantial amendment No. 4 to the FY 2008-09 Consolidated Plan for the NSP Program by Resolution No. 09-3019.

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

On June 23, 2010, City Council approved final adoption of (1) Substantial Amendment No. 5 to the FY 2008-2009 Consolidated Plan to amend the program statement to include Activity 4-Acquisition, Redevelopment, & Sale of Foreclosed/Abandoned Properties (2) Reprogram of funds from Activity 2-Acquisition, Rehabilitation, and Sale/Rent (ARSR) Foreclosed Properties to Activity 4-Acquisition, Redevelopment, & Sale of Foreclosed/Abandoned Properties and (3) Reprogramming of \$1,300,000 from Activity 2-ARSR to Activity 1-Acquisition, Demolition, Maintenance, Redevelopment, and Sale for Land Banking Program (ADR).

On December 8, 2010, City Council approved final adoption of Substantial Amendment No. 7 to the FY 2008-2009 Consolidated Plan to (1) amend the Neighborhood Stabilization Program Statement, Attachment A, Activity 1, Terms and Grants and Loans from a tiered grant to a flat of grant of up to \$25,000 per unit; (2) the receipt and deposit of program income in the amount of \$2.2M in the Neighborhood Stabilization Program Fund; and, (3) the establishment of appropriations in the amount of \$2.2M in the Neighborhood Stabilization Program Fund.

On October 26, 2011, City Council approved final adoption of Substantial Amendment No. 10 to the FY 2008-2009 Consolidated Plan for (1) the receipt and deposit of program income in the amount of \$3.4M in the Neighborhood Stabilization Program Fund; and, (2) the establishment of appropriations in the amount of \$3.4M in the Neighborhood Stabilization Program Fund by Resolution No. 11-2573.

On November 14, 2012, the City Council authorized (1) a preliminary adoption of Substantial Amendment No. 16 to the 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program (NSP1) to receive and deposit program income in the amount of \$400,000; (2) an increase in appropriations from \$3.4M to \$3.8M to be used for similar eligible activities; and (3) a public hearing to be held on December 12, 2012 to receive comments on Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan by Resolution No. 12-2799.

FISCAL INFORMATION

2008-09 Neighborhood Stabilization Program Grant Funds - \$400,000

December 12, 2012

WHEREAS, On September 2, 2008, the City Council Housing Committee was briefed on the City of Dallas foreclosure activity; and

WHEREAS, On November 3, 2008, the City Council Housing Committee was briefed on Dallas Foreclosure and Code Compliance Updates which included information regarding the pending Neighborhood Stabilization Program (NSP) allocations; and

WHEREAS, On November 17, 2008, the City Council Housing Committee was briefed on the NSP allocation and reviewed recommendations for the use of funds; and

WHEREAS, On November 19, 2008, the City Council authorized the FY 2008-09 Consolidated Plan Reprogramming Budget #1 for the NSP funds by Resolution No. 08-3195; and

WHEREAS, On February 25, 2009, the City Council authorized the acceptance of the NSP funds by Resolution No. 09-0530; and

WHEREAS, On December 9, 2009, the City Council authorized Substantial Amendment No. 4 to the FY 2008-09 Consolidated Plan for the Neighborhood Stabilization Program by Resolution No. 09-3019; and

WHEREAS, On June 23, 2010, the City Council authorized final adoption of Substantial Amendment No. 5 to the FY 2008-09 Consolidated Plan for the Neighborhood Stabilization Program by Resolution No. 10-1671; and

WHEREAS, On December 8, 2010, the City Council authorized final adoption of Substantial Amendment No. 7 to the FY 2008-09 Consolidated Plan for the Neighborhood Stabilization Program by Resolution No. 10-3051; and

WHEREAS, On October 26, 2011, the City Council authorized final adoption of Substantial Amendment No. 10 to the FY 2008-09 Consolidated Plan for the Neighborhood Stabilization Program by Resolution No. 11-2573; and

WHEREAS, On November 14, 2012, the City Council provided a preliminary adoption of Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program 1; and

December 12, 2012

WHEREAS, Program income generated through Neighborhood Stabilization Program activities must be used for other Neighborhood Stabilization Program eligible activities;

NOW, THEREFORE,

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

SECTION 1. That the City Council hereby authorizes final adoption of Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program 1 (NSP1) to (1) receive and deposit program income in the amount of \$400,000; and (2) an increase in appropriations from \$3.4M to \$3.8M to be used for similar eligible activities.

SECTION 2. That the City Controller is hereby authorized to receive and deposit the NSP1 Program Income funds in the amount of \$400,000 in the Neighborhood Stabilization Program Fund NS08, Department HOU, Unit 413A, Revenue Source Code 8474.

SECTION 3. That the City Manager is hereby authorized to increase established appropriations from \$3,400,000 to \$3,800,000 in Fund NS08, Department HOU, Unit 314A.

SECTION 4. 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.

Memorandum



DATE November 30, 2012

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

SUBJECT Neighborhood Investment Program Community Revitalization Plans

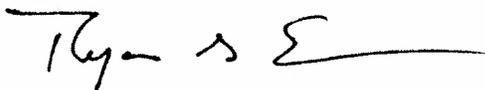
Background

On October 15, 2012, the Housing Committee was briefed on the Neighborhood Investment Program (NIP) and changes to the Low Income Housing Tax Credit (LIHTC) Program, to allow for the designation of Community Revitalization Plan (CRP) target areas. This designation will afford potential LIHTC projects located within NIP/CRP target areas the chance to be competitive for maximum LIHTC Qualified Action Plan (QAP) point scoring and will also continue to leverage the city's investment within our targeted NIP low- to moderate-income communities.

On November 14, 2012, the City Council authorized the designation of NIP target neighborhoods (also) as Community Revitalization Plan target areas and staff to initiate the development of Community Revitalization Plans for the five areas.

The Housing/Community Services Department has developed Community Revitalization Plans for the existing five NIP/CRP target areas, as authorized. On December 12, 2012, the City Council will be asked to approve the five NIP Community Revitalization Plans. NIP/CRP target area plans are attached for your review.

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



Ryan S. Evans
Assistant City Manager

Neighborhood Investment Program Community Revitalization Plans
November 30, 2012
Page 2

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
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Stephanie Pegues-Cooper, Assistant to the City Manager

Memorandum



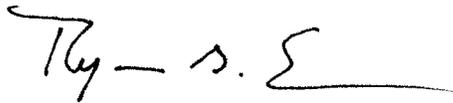
DATE November 30, 2012

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

SUBJECT **1701 Canton Purchase Approval (Addendum)**

At the December 12, 2012 Council meeting, you will consider an addendum agenda item to authorize 1) the City Manager to execute an Assignment of Purchase and Sale and Option to Develop Agreement with EVERgreen Residential, Ltd. for the property located at 1701 Canton Street and 2) the acquisition of one parcel improved with a commercial structure located at 1701 Canton Street for the redevelopment of this site including associated closing costs and demolition, not to exceed \$1,642,625

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



Ryan S. Evans
Assistant City Manager

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Bernadette Mitchell, Assistant Director, Housing/Community Services Department
Stephanie Pegues-Cooper, Assistant to the City Manager

Memorandum



DATE November 30, 2012

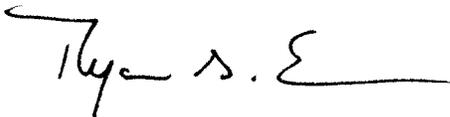
TO Members of the Housing Committee,
Carolyn Davis (Chair), Scott Griggs, (Vice-Chair) Linda Koop, Pauline Medrano, Dwaine Caraway

SUBJECT **Lancaster/Kiest Development (Addendum)**

At the December 12, 2012 Council meeting, you will consider an addendum agenda item to authorize the use of \$3.4 million in 2006 Bond Funds for the Lancaster/Kiest project which will consist of acquisitions, applicable closing costs, relocation costs, environmental and appraisal costs, demolition, and predevelopment costs associated with the redevelopment of the Lancaster Corridor.

The City Council will also be asked to approve an Assignment of Purchase and Sale and Option to Develop Agreement with Citywide Community Development Corporation who is a partner in implementing this project.

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



Ryan S. Evans
Assistant City Manager

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