

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 9, 2008  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing  
**CMO:** A. C. Gonzalez, 671-8925  
**MAPSCO:** 47N, 56C D G H

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**SUBJECT**

Authorize **(1)** adoption of the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #3 to reprogram \$928,473 of HOME Investment Partnership Program Funds from the Mortgage Assistance Program to the Frazier Berean Senior Project and \$925,000 of Community Development Grant Funds from the Southern Sector Housing and Economic Development Financing for Neighborhood Investment Program public infrastructure improvements ~~and soft costs associated with property acquisitions within the Bexar Street corridor~~; and **(2)** a public hearing to be held on May 14, 2008 to receive comments on the proposed use of funds – Financing: No cost consideration to the City

**BACKGROUND**

This item authorizes the adoption of the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #3 and calls for a public hearing for May 14, 2008 to allow citizens an opportunity to comment on the proposed use of funds. Notice will be published in the official newspaper beginning a 30-day comment period. Following the 30-day citizen comment period and public hearing, final adoption by the City Council will be necessary on May 14, 2008.

On March 3, 2008, the Housing Committee was briefed on the support and final application of the Frazier Berean Senior apartment project for the 9% tax credit application for the 2008 funding year and with regard to this request for reprogramming for up to \$928,473. The City Council considered this request as part of the Low Income House Tax Credit 9% application approval of the March 26, 2008 Council agenda.

The request for a \$928,473 HOME funding commitment requires reprogramming of Mortgage Assistance Program (MAP) funds to a new use for this project.

**BACKGROUND (continued)**

This request is to reprogram funds as identified below:

**Source of Funds:**

FY 07-08	HOME	Mortgage Assistance Program	\$928,473
FY 06-07	CDBG	Southern Sector Housing and Economic Development Financing	\$925,000

**Use of Funds:**

FY 07-08	HOME	Frazier Berean Senior Project	\$928,473
FY 07-08	CDBG	NIP Infrastructure/ <del>Soft Costs</del>	\$925,000

The MAP provides principal reduction, down payment and closing cost assistance to eligible first-time homebuyers to purchase a home in the City of Dallas. On October 10, 2007, the City Council authorized \$4,497,803 in HOME Investment Partnership Program Funds for MAP. The Enterprise Community Partners, Inc. is the subrecipient running this program for the City of Dallas.

The Frazier Berean Senior Project will be located at 3326 Mingo Street, in City Council District 7. The project calls for the new construction of 127 one-bedroom and 23 two-bedroom units for seniors utilizing state tax credits. Rents will be set at tax credit rents based on income levels. The applicant for the state tax credits is Carpenter's Point L.P. The City Council Housing Committee endorsed this project and was briefed on this reprogramming March 3, 2008.

The Southern Sector Housing and Economic Development Financing provide funds for eligible Southern Sector Housing projects. The Neighborhood Investment Program (NIP) allows for funding of public infrastructure improvements in NIP target areas ~~and soft costs associated with property acquisitions within the Bexar Street corridor.~~ These funds will be used for infrastructure improvements in NIP target areas ~~census tract 27.01, and for and soft costs associated with property acquisitions within the Bexar Street Corridor in census tracts 39.02 and 115.00 pt. in City Council District 7.~~

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

On September 28, 2005, the City Council redesignated NIP target areas to include census tracts 25.00/27.01/27.02, 39.03/115.00 pt. and 101.01/101.02 by Resolution No. 05-2795.

On June 27, 2007, the City Council adopted the final FY 2007-08 Consolidated Plan Budget by Resolution No. 07-1978.

On December 12, 2007, the City Council adopted the final FY 2007-08 Consolidated Plan Reprogramming Budget #1 by Resolution No.07-3768.

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

On January 22, 2008, the Housing Committee was briefed on NIP target area 25.00 / 27.02 / 27.01.

On February 4, 2008, the Housing Committee was briefed on NIP target area 39.02 / 115.00 pt.

On February 13, 2008, the City Council authorized the pre-application waiver for the Frazier Berean Senior Project by Resolution No. 08-0454.

On February 27, 2008, the City Council adopted the final FY 2007-08 Consolidated Plan Reprogramming Budget #2 by Resolution No. 08-0704.

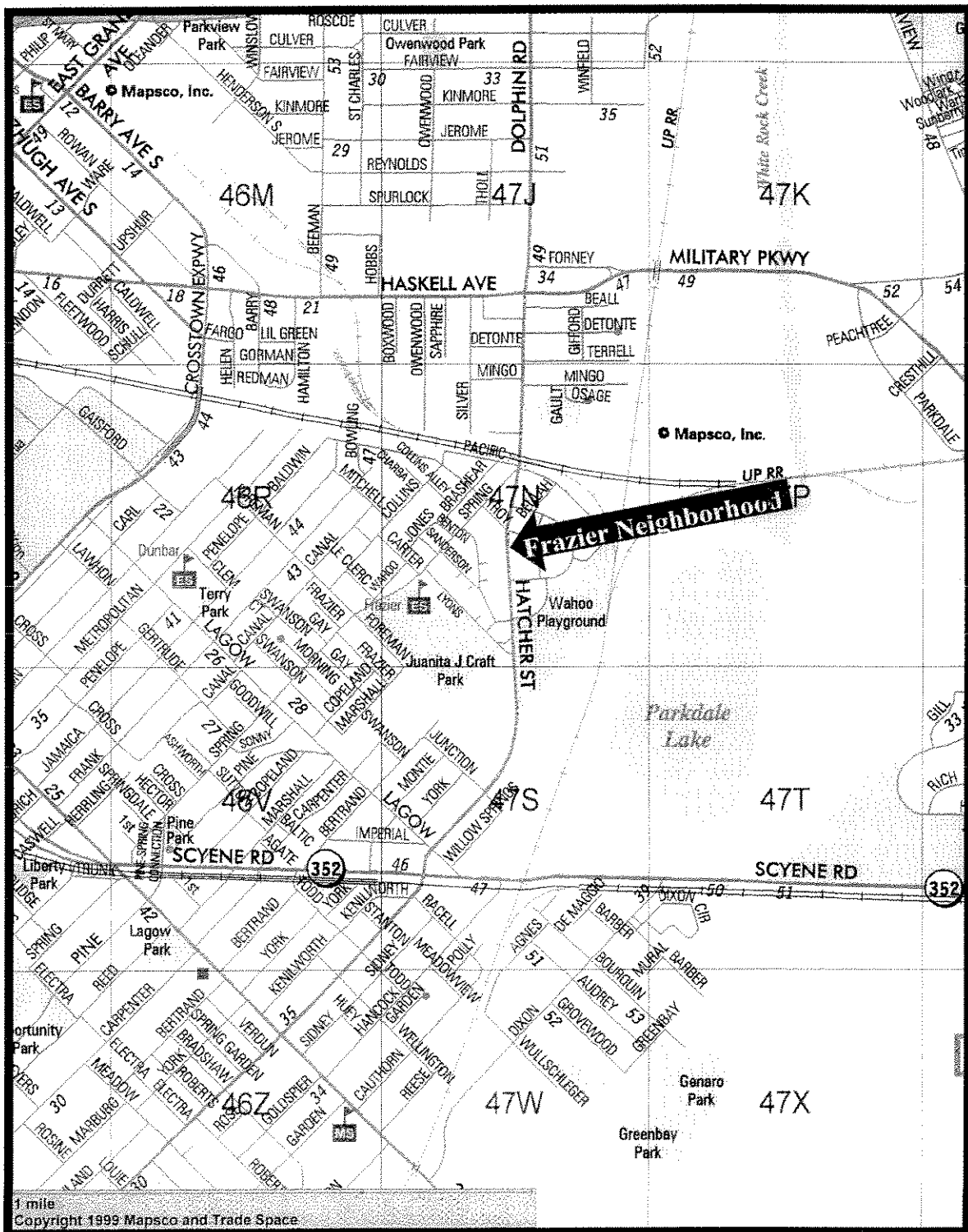
On March 3, 2008, the City Council Housing Committee was briefed on the Frazier Berean Senior Project.

**FISCAL INFORMATION**

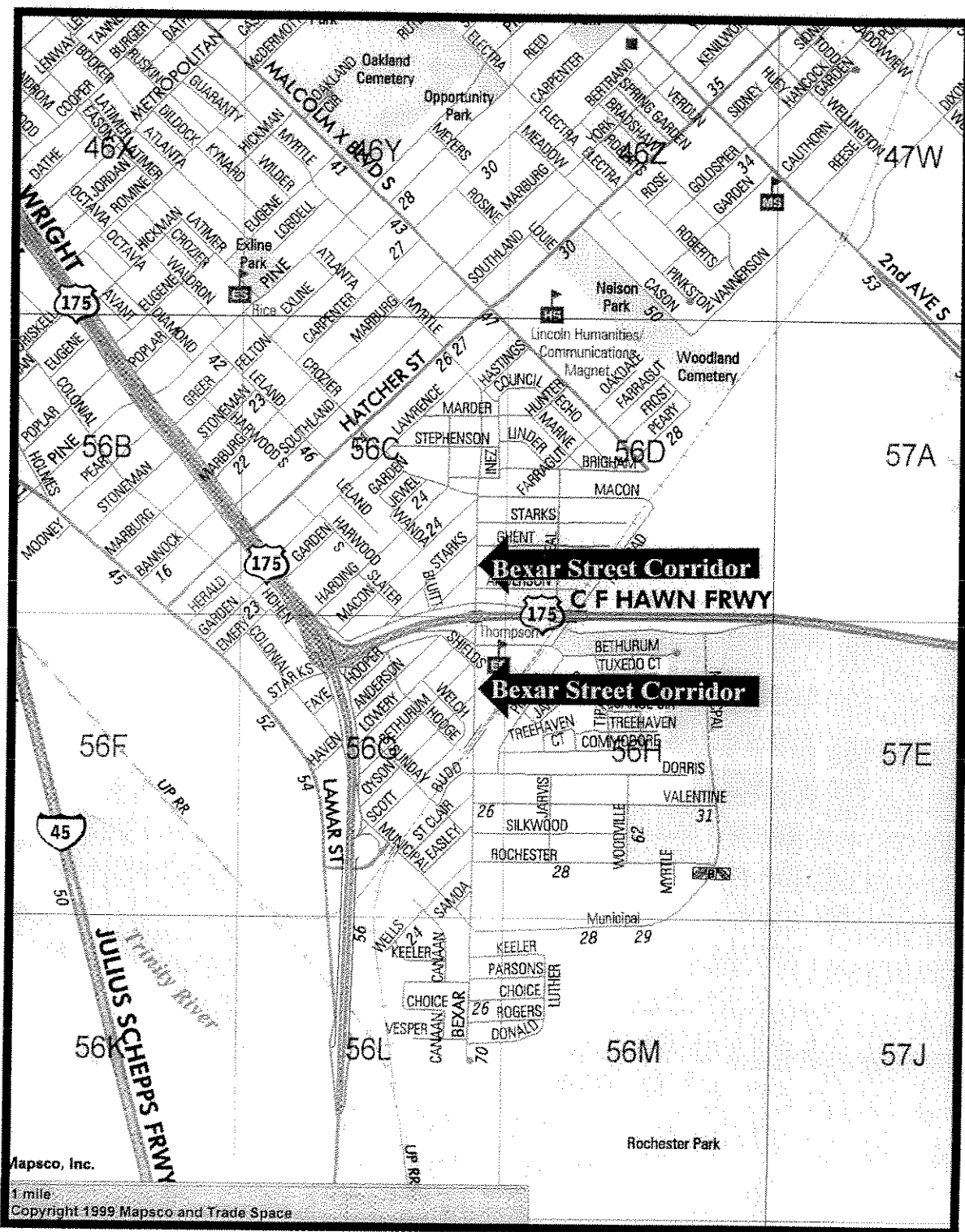
No cost consideration to the City.

**MAP**

Attached.



**MAPSCO 47N**



**MAPSCO 56C D G H**

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**WHEREAS**, on September 28, 2005, the City Council redesignated NIP target areas to include census tracts 25.00/27.01/27.02, 39.03/115.00 pt. and 101.01/101.02 by Resolution No. 05-2795.; and

**WHEREAS**, on June 27, 2007, the City Council adopted the final FY 2007-08 Consolidated Plan Budget by Resolution No. 07-1978; and

**WHEREAS**, on December 12, 2007, the City Council adopted the final FY 2007-08 Consolidated Plan Reprogramming Budget #1 by Resolution No. 07-3768; and

**WHEREAS**, on January 22, 2008, the Housing Committee was briefed on NIP target area 25.00 / 27.01 / 27.02; and

**WHEREAS**, on February 4, 2008, the Housing Committee was briefed on NIP target area 39.02 / 115.00 pt.; and

**WHEREAS**, on February 13, 2008, the City Council authorized the pre-application waiver for the Frazier Berean Senior Project by Resolution No. 08-0454; and

**WHEREAS**, on February 27, 2008, the City Council adopted the final FY 2007-08 Consolidated Plan Reprogramming Budget #2 by Resolution No. 08-0704; and

**WHEREAS**, on March 3, 2008, the City Council Housing Committee was briefed on the Frazier Berean Senior Project; and

**WHEREAS**, to initiate the Frazier Berean Senior Project, the reprogramming of funds is needed; and

**WHEREAS**, to continue public improvements to the NIP areas as part of the Public Infrastructure Program, the reprogramming of funds is needed; and

**WHEREAS**, the City's Citizen Participation Plan and HUD regulations require a public comment period of not less than 30 days and a public hearing to receive comments;  
**NOW, THEREFORE,**

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

**SECTION 1.** That the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #3 be approved as follows:

**Source of Funds:**

FY 07-08	HOME	Mortgage Assistance Program	\$928,473
FY 06-07	CDBG	Southern Sector Housing and Economic Development Financing	\$925,000

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**SECTION 1. (continued)**

**Use of Funds:**

FY 07-08	HOME	Frazier Berean Senior Project	\$928,473
FY 07-08	CDBG	NIP Public Infrastructure/ <del>Soft Costs</del>	\$925,000

**SECTION 2.** That a public hearing be held on May 14, 2008 to receive comments on the proposed use of funds.

**SECTION 3.** That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

**DISTRIBUTION:**

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