MAY 12, 2010 CITY COUNCIL ADDENDUM
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated May 12, 2010. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

Mary K. Suhm
City Manager

5-6-10
Date

Edward Scott
City Controller

5/6/10
Date

RECEIVED
2010 MAY -7 PM 12: 08
CITY SECRETARY
DALLAS, TEXAS

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, MAY 12, 2010
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES Item 1

CONSENT AGENDA Items 2 - 50

CONSENT ADDENDUM Items 1 - 5

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier than 9:15 a.m. Items 51 - 55
Addendum Items 6 - 12

12:00 p.m. ***Police Memorial Observance***
at Dallas Police Memorial Site
500 South Akard Street at Young Street

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m. Items 56 - 68

ADDENDUM
CITY COUNCIL MEETING
MAY 12, 2010
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

ADDITIONS:

CONSENT ADDENDUM

Business Development & Procurement Services

1. Authorize **(1)** the rejection of bids received for Dallas Police Department patrol uniforms; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

City Secretary's Office

2. A resolution designating the absence by Deputy Mayor Pro Tem Pauline Medrano as being for "official city business" - Financing: No cost consideration to the City

Office of Financial Services

3. Authorize **(1)** adoption of the preliminary FY 2010-11 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of $33,519,811 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of $20,352,645; **(b)** HOME Investment Partnerships Program in the amount of $8,675,460; **(c)** Housing Opportunities for Persons with AIDS in the amount of $3,722,637; and **(d)** Emergency Shelter Grant in the amount of $769,069; **(2)** adoption of the proposed FY 2009-10 Reprogramming Budget in the amount of $2,453,763; and **(3)** a public hearing to be held on June 9, 2010 to receive comments on the proposed use of funds - Financing: No cost consideration to the City

Police

4. Authorize the renewal option of the contract with ACS State and Local Solutions, Inc. for a five-year period for services related to meter operations and the parking management information system for the period June 1, 2010 through May 31, 2015 - Estimated Annual Revenue: $7,789,000

Sustainable Development and Construction

5. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Meadows Redevelopment, Ltd. of approximately 1,146 square feet of land located near the intersection of Meadow Road and Manderville Lane for Manderville Road Paving and Drainage Improvements - Not to exceed $35,942 ($30,942 plus closing costs not to exceed $5,000) - Financing: 2006 Bond Funds

ADDENDUM
CITY COUNCIL MEETING
MAY 12, 2010

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

TOD TIF District

Note: Addendum Item Nos. 6 and 7 must be considered collectively.

6. * Authorize **(1)** a development agreement with City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC to dedicate future TIF revenues for an economic development grant and other eligible project costs related to the Lancaster Urban Village located at the southwest corner of Lancaster Road and Ann Arbor Avenue in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District); and **(2)** the TOD TIF District Board of Directors to dedicate up to $8,492,273 from future TOD TIF District revenues in accordance with the development agreement - Not to exceed $8,492,273 - Financing: TOD TIF District Funds

7. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) to reimburse City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC up to $8,492,273 for certain TIF-eligible project costs related to Lancaster Urban Village located at the southwest corner of Lancaster Road and Ann Arbor Avenue in the TOD TIF District - Financing: No cost consideration to the City

Housing/Community Services

8. Authorize **(1)** a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in the amount not to exceed $1,000,000 for demolition of existing buildings, site improvements, and loan interest reserve to aid Chicory Court IX, LP, in the development of mixed-use, transit-oriented project located at 5602 Maple Avenue including construction of 107 apartment units deed restricted for persons with incomes at 80% or less of Area Median Family Income as established by HUD and retail space; and at the close of the public hearing, **(2)** consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid Chicory Court IX, LP, in an amount not to exceed $1,000,000 - Financing: No cost consideration to the City

ADDENDUM
CITY COUNCIL MEETING
MAY 12, 2010

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

9. Authorize **(1)** a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in an amount not to exceed $1,500,000 for site acquisition, site improvements, and loan interest reserve to aid Kleberg Leased Housing, LP in the construction of 200 apartment units at 12700 Kleberg Road with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, **(2)** consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid Kleberg Leased Housing, LP in an amount not to exceed $1,500,000 - Financing: No cost consideration to the City

10. Authorize **(1)** a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in an amount not to exceed $1,500,000 for the demolition of existing buildings, site improvements, relocation costs and loan interest reserve to aid Wynnewood Seniors Housing, LP in the construction of 140 apartment units at 1500 South Zang Boulevard with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, **(2)** consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid Wynnewood Seniors Housing, LP in an amount not to exceed $1,500,000 - Financing: No cost consideration to the City

11. Authorize **(1)** a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in an amount not to exceed $1,600,000 for site acquisition, site improvements, and loan interest reserve to aid SDC Lawnview Villas, LP in the construction of 130 apartment units at 4120 Lawnview Avenue with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, **(2)** consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid SDC Lawnview Villas, LP in an amount not to exceed $1,600,000 - Financing: No cost consideration to the City

ADDENDUM
CITY COUNCIL MEETING
MAY 12, 2010

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

12. Authorize **(1)** a public hearing to be held on June 23, 2010 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 Community Development Block Grant Section 108 Guarantee Loan Program loan in the amount of $7,400,000 to fund a loan for Lancaster Urban Commercial LLC for land acquisition at the southeast quadrant of the intersection of South Lancaster Road and Ann Arbor Avenue and to fund sitework, a loan interest reserve, and commercial development for a mixed-use, transit-oriented development along the South Lancaster Road corridor across from the Veterans Affairs Medical Center (V.A.); and at the close of the public hearing, **(2)** consideration of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan for Lancaster Urban Commercial LLC in an amount not to exceed $7,400,000 - Financing: No cost consideration to the City

DELETION:

Public Works & Transportation

27. Authorize **(1)** sidewalk paving for Sidewalk Group 06-140; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law; and **(2)** a benefit assessment hearing to be held on June 23, 2010, to receive comments (list attached) - Financing: No cost consideration to the City

ADDENDUM DATE May 12, 2010

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			N/A	C	PBD, POL	NC	NA	NA	Authorize the rejection of bids received for Dallas Police Department patrol uniforms; and the re-advertisement for new bids
2			All	C	SEC	NC	NA	NA	A resolution designating the absence by Deputy Mayor Pro Tem Pauline Medrano as being for "official city business"
3			N/A	C	OFS	NC	NA	NA	Authorize adoption of the preliminary FY 2010-11 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of $33,519,811 for the following programs and estimated amounts: Community Development Block Grant in the amount of $20,352,645; HOME Investment Partnerships Program in the amount of $8,675,460; Housing Opportunities for Persons with AIDS in the amount of $3,722,637; and Emergency Shelter Grant in the amount of $769,069; adoption of the proposed FY 2009-10 Reprogramming Budget in the amount of $2,453,763; and a public hearing to be held on June 9, 2010 to receive comments on the proposed use of funds
4			All	C	POL	REV $7,789,000	NA	NA	Authorize the renewal option of the contract with ACS State and Local Solutions, Inc. for a five-year period for services related to meter operations and the parking management information system for the period June 1, 2010 through May 31, 2015
5			13	C	DEV, PWT	$35,942.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Meadows Redevelopment, Ltd. of approximately 1,146 square feet of land located near the intersection of Meadow Road and Manderville Lane for Manderville Road Paving and Drainage Improvements
6			5	I	ECO	$8,492,273.00	NA	NA	TOD TIF District: Authorize a development agreement with City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC to dedicate future TIF revenues for an economic development grant and other eligible project costs related to the Lancaster Urban Village located at the southwest corner of Lancaster Road and Ann Arbor Avenue in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District); and the TOD TIF District Board of Directors to dedicate up to $8,492,273 from future TOD TIF District revenues in accordance with the development agreement
7			5	I	ECO	NC	NA	NA	TOD TIF District: A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) to reimburse City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC up to $8,492,273 for certain TIF-eligible project costs related to Lancaster Urban Village located at the southwest corner of Lancaster Road and Ann Arbor Avenue in the TOD TIF District
8			2	I	HOU	NC	NA	NA	Authorize a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in the amount not to exceed $1,000,000 for demolition of existing buildings, site improvements, and loan interest reserve to aid Chicory Court IX, LP, in the development of mixed-use, transit-oriented project located at 5602 Maple Avenue including construction of 107 apartment units deed restricted for persons with incomes at 80% or less of Area Median Family Income as established by HUD and retail space; and at the close of the public hearing, consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid Chicory Court IX, LP, in an amount not to exceed $1,000,000

ADDENDUM DATE May 12, 2010

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
9			8	I	HOU	NC	NA	NA	Authorize a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in an amount not to exceed $1,500,000 for site acquisition, site improvements, and loan interest reserve to aid Kleberg Leased Housing, LP in the construction of 200 apartment units at 12700 Kleberg Road with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid Kleberg Leased Housing, LP in an amount not to exceed $1,500,000
10			3	I	HOU	NC	NA	NA	Authorize a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in an amount not to exceed $1,500,000 for the demolition of existing buildings, site improvements, relocation costs and loan interest reserve to aid Wynnewood Seniors Housing, LP in the construction of 140 apartment units at 1500 South Zang Boulevard with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid Wynnewood Seniors Housing, LP in an amount not to exceed $1,500,000
11			7	I	HOU	NC	NA	NA	Authorize a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in an amount not to exceed $1,600,000 for site acquisition, site improvements, and loan interest reserve to aid SDC Lawnview Villas, LP in the construction of 130 apartment units at 4120 Lawnview Avenue with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid SDC Lawnview Villas, LP in an amount not to exceed $1,600,000
12			5	I	HOU	NC	NA	NA	Authorize a public hearing to be held on June 23, 2010 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 Community Development Block Grant Section 108 Guarantee Loan Program loan in the amount of $7,400,000 to fund a loan for Lancaster Urban Commercial LLC for land acquisition at the southeast quadrant of the intersection of South Lancaster Road and Ann Arbor Avenue and to fund sitework, a loan interest reserve, and commercial development for a mixed-use, transit-oriented development along the South Lancaster Road corridor across from the Veterans Affairs Medical Center (V.A.); and at the close of the public hearing, consideration of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan for Lancaster Urban Commercial LLC in an amount not to exceed $7,400,000

TOTAL $8,528,215.00

ADDENDUM ITEM # 1

KEY FOCUS AREA: Economic Vibrancy
Make Government More Efficient, Effective and Economical

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Business Development & Procurement Services
Police

CMO: Jeanne Chipperfield, 670-7804
Ryan S. Evans, 670-3314

MAPSCO: N/A

SUBJECT

Authorize **(1)** the rejection of bids received for Dallas Police Department patrol uniforms; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

BACKGROUND

This action will reject the bids received for solicitation BR1002 for a three year master agreement to acquire Dallas Police Department patrol uniforms. Business Development & Procurement Services (BDPS) will modify the specifications and bid sheet for clarification. BDPS further determined it would be more advantageous to the City to reject the bids and re-advertise for new bids.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

May 12, 2010

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

Section 1. That the bids received for Dallas Police Department patrol uniforms are hereby rejected and the re-advertisement for new bids is hereby authorized.

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.

DISTRIBUTION:

Business Development & Procurement Services
Police

ADDENDUM ITEM # 2

KEY FOCUS AREA: Make Government More Efficient, Effective and Economical

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): All

DEPARTMENT: City Secretary

CMO: Deborah Watkins, 670-0653

MAPSCO: N/A

SUBJECT

A resolution designating the absence by Deputy Mayor Pro Tem Pauline Medrano as being for "official city business" - Financing: No cost consideration to the City

BACKGROUND

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the number of meetings missed... Meetings missed by a city council member while he or she is on official business of the city and at the direction of the city council will not be counted towards the percentage of meetings missed for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor, or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

Section 4.11 (c) of the City Council Rules of Procedure provides that in addition to those absences automatically considered to be on "official city business at the direction of the city council," under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

May 12, 2010

WHEREAS, Chapter III, Section 4(e) of the Dallas City Charter provides in part:

> If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation … for that year will be reduced proportionately by the number of meetings missed…. Meetings missed by a city council member while he or she is on official business of the city and at the direction of the city council will not be counted towards the percentage of meetings missed for which compensation reduction is required… but will be counted as though the member had attended the meetings that are missed while so engaged in city business; and

WHEREAS, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

WHEREAS, Section 4.11 (c) of the City Council Rules of Procedure provides that in addition to those absences automatically considered to be on "official city business at the direction of the city council," under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

WHEREAS, Deputy Mayor Pro Tem Pauline Medrano attended the event as noted in **Exhibit A**, attached, which required her to miss the briefing meeting; and

WHEREAS, the purposes of these events are noted in **Exhibit A** attached; **Now**, **Therefore**,

May 12, 2010

BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF DALLAS

SECTION 1. That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event Deputy Mayor Pro Tem Pauline Medrano attended as noted in **Exhibit A** attached, are hereby deemed to be for "official city business" and any absences associated with these events will not be counted against Deputy Mayor Pro Tem Pauline Medrano in determining her annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 2. That, in accordance with Section 4.11 of the City Council Rules of Procedure, the City Secretary shall maintain a record of this absence so that such absence will not count against Deputy Mayor Pro Tem Pauline Medrano in determining her annual compensation under Chapter III, Section 4 of the Dallas City Charter.

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.

EXHIBIT A
CITY COUNCIL MEMBER(S)
TRIPS–REQUEST ABSENT ON OFFICIAL CITY BUSINESS

COUNCILMEMBER	TRIP/EVENT	LOCATION	DATE	PURPOSE	MEETING MISSED	STATUS
Pauline Medrano	University of Texas Fellow	Austin, TX	04/26/10	Attending Center for Public Policy Dispute Resolution Program	05/05/10 – Briefing	Complete

ADDENDUM ITEM # 3

KEY FOCUS AREA: Make Government More Efficient, Effective and Economical

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize **(1)** adoption of the preliminary FY 2010-11 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of $33,519,811 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of $20,352,645; **(b)** HOME Investment Partnerships Program in the amount of $8,675,460; **(c)** Housing Opportunities for Persons with AIDS in the amount of $3,722,637; and **(d)** Emergency Shelter Grant in the amount of $769,069; **(2)** adoption of the proposed FY 2009-10 Reprogramming Budget in the amount of $2,453,763; and **(3)** a public hearing to be held on June 9, 2010 to receive comments on the proposed use of funds – Financing: No cost consideration to the City

BACKGROUND

The Community Development Commission (CDC) and City staff conducted six (6) neighborhood public hearings that provided the public opportunities to participate in identifying needs and to comment on the potential uses of U. S. Department of Housing and Urban Development (HUD) Grant Funds. The Proposed FY 2009-10 Reprogramming Budget was briefed to and discussed by the City Council on February 3, 2010. The City Manager's Proposed FY 2010-11 Consolidated Plan Budget was presented to the CDC on March 4, 2010. On April 1, 2010, the CDC made budget recommendations. The Proposed FY 2010-11 Consolidated Plan Budget was briefed to and discussed by the City Council on April 21, 2010.

The federal regulations and the City's Citizen Participation Plan require a public hearing to receive comments. The public hearing will be held on June 9, 2010 to receive comments on the proposed use of funds**.** The public review and comments period continues until June 23, 2010.

On May 5, 2010, the City Council discussed the Proposed FY 2010-11 Consolidated Plan Budget. No amendments were made.

BACKGROUND (Continued)

Neighborhood public hearings were held as follows:

January 7, 2010 - Dallas City Hall

January 11, 2010 – Willie B. Johnson Recreation Center

January 12, 2010 – Cummings Recreation Center

January 13, 2010 – West Dallas Multipurpose Center

January 14, 2010 – Renner Frankford Library

January 14, 2010 – Martin Luther King, Jr. Recreation Center

This action includes the City Council's preliminary adoption of the FY 2010-11 Consolidated Plan Budget and the FY 2009-10 Reprogramming Budget and authorization to hold the public hearing on June 9, 2010 before the City Council.

These budgets will be made available for public review and comment from May 13, 2010 - June 23, 2010. Final adoption is scheduled for June 23, 2010.

On May 5, 2010, the City Council discussed and expressed initial preferences on the FY 2010-11 Consolidated Plan Budget and the FY 2009-10 Repogramming Budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 4, 2010, the Community Development Commission (CDC) was briefed on the City Manager’s proposed FY 2010-11 Consolidated Plan Budget and in March CDC held review meetings.

On April 1, 2010, the Community Development Commission reviewed the City Manager's proposed FY 2010-11 Consolidated Plan Budget and made recommendations.

On April 21, 2010, the City Council was briefed on the City Manager’s proposed FY 2010-11 Consolidated Plan Budget and the Community Development Commission's recommendations.

On May 5, 2010, the City Council discussed and expressed initial preferences on the FY 2010-11 Consolidated Plan Budget and the FY 2009-10 Repogramming Budget.

FISCAL INFORMATION

Proposed FY 2010-11 Consolidated Plan Budget

CDBG:	$19,008,948	2010-11 Entitlement
	$ 358,697	HUD Reallocation
	$ 350,000	Program Income (est.)
	$ 600,000	Program Income – Retained by Sub-Recipient (SDDC)
	$ 35,000	Section 108 Intown Housing Program Income
	$20,352,645	
HOME:	$ 8,475,460	2010-11 Entitlement
	$ 200,000	Program Income (est.)
	$ 8,675,460	
HOPWA	$ 3,722,637	2010-11 Entitlement
ESG:	$ 769,069	2010-11 Entitlement
	$33,519,811	Total FY 2010-11 Consolidated Plan Budget

FY 2009-10 Reprogramming Budget:

$ 2,453,763	Unobligated funds in FY 2008-09 and prior years

May 12, 2010

WHEREAS, the Community Development Commission (CDC) and City staff conducted six (6) neighborhood public hearings during January 2010 to allow the public opportunities to participate in identifying needs and to comment on potential uses of FY 2010-11 U. S. Department of Housing and Urban Development (HUD) grant funds; and

WHEREAS, on March 4, 2010, the Community Development Commission (CDC) was briefed on the City Manager's proposed FY 2010-11 Consolidated Plan Budget, CDC Committee held meetings in March to review the proposed budget and on April 1, 2010, the Community Development Commission made its recommendations to the budget; and

WHEREAS, on April 21, 2010 the City Council was briefed on the City Manager's Proposed FY 2010-11 Consolidated Plan budget, FY 2009-10 Reprogramming budget and the Community Development Commission's recommendations; and

WHEREAS, on May 5, 2010, the City Council expressed initial preferences on the FY 2010-11 Consolidated Plan Budget and the FY 2009-10 Reprogramming budget; and

WHEREAS, a summary of the Proposed FY 2010-11 Consolidated Plan budget and the Proposed FY 2009-10 Reprogramming budget will be published in the Dallas Morning News on May 13**,** 2010 to provide an opportunity to submit written comments through June 23, 2010; and

WHEREAS, federal regulations require that a public hearing be held on the City's proposed Consolidated Plan budget for U. S. Department of Housing and Urban Development (HUD) grant funds; and

WHEREAS, the grant funds include: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter Grant (ESG); and

WHEREAS, federal regulations require that a public hearing be held on the City's proposed Reprogramming budget; and

WHEREAS, holding a public hearing on June 9, 2010 satisfies requirements set forth in the City's Citizen Participation Plan; **Now, Therefore,**

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

Section 1. That the preliminary FY 2010-11 Consolidated Plan budget and FY 2009-10 Reprogramming budget be adopted per the Attachment A.

Section 2. That a public hearing be held on June 9, 2010 before the Dallas City Council to receive comments on the City's proposed FY 2010-11 Consolidated Plan budget and the proposed FY 2009-10 Reprogramming budget.

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:
Office of Financial Services /Community Development Division, 4FS
City Attorney's Office

FY 2010-11 CONSOLIDATED PLAN **ATTACHMENT A**
FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
SOURCES OF FUNDS					
Community Development Block Grant					
Entitlement (grant)		$17,563,609	$19,008,948	$19,008,948	$19,008,948
HUD Reallocated Funds		356,265	358,697	358,697	358,697
Program Income - Housing Activities		350,000	350,000	350,000	350,000
Program Income - Section 108		35,000	35,000	35,000	35,000
One-Time Income		1,300,000	0	0	0
Program Income - Retained by Sub-Recipient (SDDC)		600,000	600,000	600,000	600,000
Reprogramming		1,494,154	2,453,763	2,453,763	2,453,763
		21,699,028	22,806,408	22,806,408	22,806,408
Home Investment Partnership					
Entitlement (grant)		8,492,632	8,475,460	8,475,460	8,475,460
HUD Reallocated Funds					
Program Income Housing Activities		300,000	200,000	200,000	200,000
		8,792,632	8,675,460	8,675,460	8,675,460
Emergency Shelter Grant					
Entitlement (grant)		770,512	769,069	769,069	769,069
Housing Opportunities for Persons with AIDS					
Entitlement (grant)		3,642,608	3,722,637	3,722,637	3,722,637
TOTAL SOURCES OF FUNDS		**$34,904,780**	**$35,973,574**	**$35,973,574**	**$35,973,574**

*** CT = Specific Census Tracts, CW = City Wide**

FY 2010-11 CONSOLIDATED PLAN **ATTACHMENT A**
FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
USES OF FUNDS					
Community Development Block Grant					
Public Services (15% of CDBG max. amount allowed by HUD)		$2,777,411	$2,945,566	$3,032,849	$3,032,849
Housing Activities		12,126,272	11,768,106	11,768,106	11,768,106
Economic Development Activities		1,240,000	1,240,000	1,240,000	1,240,000
Public Improvements		1,894,371	2,902,207	2,814,924	2,814,924
Fair Housing (Part of 20% Program Oversight)		551,293	497,199	497,199	497,199
Program Oversight (20% of CDBG max. amount allowed by HUD)		3,109,681	3,453,330	3,453,330	3,453,330
		21,699,028	22,806,408	22,806,408	22,806,408
HOME Investment Partnerships Program					
HOME Programs		8,792,632	8,675,460	8,675,460	8,675,460
Emergency Shelter Grant					
ESG Programs		770,512	769,069	769,069	769,069
Housing Opportunities for Persons with AIDS					
HOPWA Programs		3,642,608	3,722,637	3,722,637	3,722,637
TOTAL USES OF FUNDS		**$34,904,780**	**$35,973,574**	**$35,973,574**	**$35,973,574**

*** CT = Specific Census Tracts, CW = City Wide**

	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)						
CDBG - Public Services						
1	**African-American Museum Youth Enrichment Program** - Provides outreach programs, summer camps, and weekend workshops that promote the artistic and cultural enrichment of African and African American culture for low/moderate income youth.	CW	46,000	46,000	46,000	46,000
2	**Outreach After-School/Summer Program -** Provides after school and summer programs for low income youth Monday thru Friday through structured recreational, cultural, social and life skills activities. 26 CDBG funded sites.	CW	542,792	542,792	542,792	542,792
3	**Child Care Services Program** - Provides after school programs, and daycare for special needs children, children who are homeless, and children with disabilities via contracts with non-profit agencies.	CW	228,000	228,000	228,000	228,000
4	**City Child Care Services** - Provides child care subsidies for low and moderate income working parents and teenage parents who are attending school and do not qualify for any other form of public assistance.	CW	325,000	326,514	326,514	326,514
5	**Arts Education Program -** Participants learns the art of theatre while applying critical thinking skills, control of language, life skills and create ground rules for life success.	CW	16,000	21,000	21,000	21,000

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Public Services (Cont'd)						
6	**Summer Youth Program** - Provides summer recreational programs and field trips for at-risk youth at 3 sites (Kleberg-Rylie, Cummings, and Fruitdale Recreation Centers).	5, 8	56,131	56,142	56,142	56,142
	Youth Programs Sub-Total		**1,213,923**	**1,220,448**	**1,220,448**	**1,220,448**
7	**Adolescent Substance Abuse - Inpatient** - Provides residential substance abuse treatment services and education for low-income, medically indigent youth via contract with non-profit agency.	CW	65,000	65,000	65,000	65,000
8	**Clinical Dental Care Program** - Provides dental health services to low-income children and youth through age of 19 via contract with non-profit agency.	CW	200,000	200,000	200,000	200,000
	Clinical Health Services (Youth) Sub-Total		**265,000**	**265,000**	**265,000**	**265,000**
9	**Geriatric Health Services -** Provides nurse-managed preventive health clinics through interlocal agreement with Parkland Hospital for identified high-risk adults age 62 years and older for the purpose of identifying chronic and screenable disease conditions before they become debilitating.	CW	129,677	129,677	129,677	129,677
10	**City Crisis Assistance** - Responds to citywide requests from Police & Fire on the scene to seniors aged 60+ years in crisis, and to unsheltered homeless individuals struggling with mental illness and chemical dependency.	CW	270,397	267,143	267,143	267,143

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Public Services (Cont'd)						
11	**City Office of Senior Affairs** - Enhances the quality of life for older adults by disseminating support services information and providing direct and emergency support services.	CW	157,920	165,347	165,347	165,347
12	**Senior Services Program** - Provides case management and other programs for seniors, as well as investigative support services in both community and institutional settings via contracts with non-profit agencies.	CW	85,000	85,000	85,000	85,000
	Senior Services Sub-Total		**642,994**	**647,167**	**647,167**	**647,167**
13	**Temporary Emergency Housing Program**- Provides temporary housing to low-income homeless families via contract with non-profit agency.	CW	25,000	0	0	0
	Homeless/Temporary Housing Sub-Total		**25,000**	**0**	**0**	**0**
14	**Teen Violence - Victim Outreach** - Provides support services to victims of teen violence and teen violence prevention through education and direct services via contract with non-profit agency.	CW	31,000	31,000	31,000	31,000
15	**Offender Re-entry Program (ATT)** - Provides for a Prosecutor to develop and implement strategic plan to address needs of ex-offenders re-entering the City of Dallas.	CW	92,209	0	0	0

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Public Services (Cont'd)						
16	**Offender Re-entry Program (HOU)** - Provides service delivery staff to assist ex-offenders with pre/post release employment and housing placement for ex-offenders and may also address substance abuse and mental health needs.	CW	115,054	130,054	130,054	130,054
17	**Parenting and Early Childhood Development** - Provides parenting and child development skills to adolescent (up to age 18) parents of children 0-3 year olds via contract with non-profit agency.	CW	25,000	25,000	25,000	25,000
	Other Public Services (Youth) Sub-Total		**263,263**	**186,054**	**186,054**	**186,054**
18	**Small Business Development Training & Mentoring** - Provides hands-on business/financial literacy training, business development services, micro credit and support group mentoring to increase economic stability and self-sufficiency to low and moderate income entrepreneurs.	CW	40,000	0	0	0
19	**South Dallas / Fair Park Community Court -** Through the community court, offenses to persons and code violations of property are swiftly adjudicated and restitution made by defendants who plead guilty or no contest.	CT*	327,231	295,053	295,053	295,053
20	**South Oak Cliff Community Court -** Through the community court, offenses to persons and code violations of property are swiftly adjudicated and restitution made by defendants who plead guilty or no contest.	CT*	0	109,815	109,815	109,815

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Public Services (Cont'd)						
21	**West Dallas Community Court -** Through the community court, offenses to persons and code violations of property are swiftly adjudicated and restitution made by defendants who plead guilty or no contest.	1,3,6	0	222,029	222,029	222,029
22	**Literacy Program -** Provides parents and preschool children in neighborhood with reading interactive reading workshops and materials to enhance reading skills.	CW	0	0	18,000	18,000
23	**Youth Entrepreneurial After-School Program -** Provides youth with transferable work knowledge skills and experience towards entrepreneurship.	CW	0	0	12,600	12,600
24	**Adults with Disabilities Program -** Provides development of life skills, vocational training and job placement for adults with disabilities.	CW	0	0	30,000	30,000
25	**Women's Outreach Program -** Provides supportive services to women being assisted from substance-abuse, criminal behavior and mental illness into healthy and productive lifestyle.	CW	0	0	26,683	26,683
	Other Public Services (Non-Youth) Sub-Total		**367,231**	**626,897**	**714,180**	**714,180**
	Total CDBG - Public Services		**2,777,411**	**2,945,566**	**3,032,849**	**3,032,849**
	CDBG - Public Services 15% Cap		2,777,411	3,032,850	3,032,850	3,032,850
	Under/(Over) Cap		0	87,284	0	0
	CDBG - Public Services Cap Percentage		15.0%	14.6%	15.0%	15.0%

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Housing Activities						
26	**Relocation Assistance -** Provides funding and staff assistance for relocation assistance in the City.	CW	523,293	138,388	138,388	138,388
	Legal Commitment/Mandates Sub-Total		**523,293**	**138,388**	**138,388**	**138,388**
27	**Housing Development Support** - Provides service delivery staff to implement the Mortgage Assistance Program and CHDO Program which benefit low income homeowners.	CW	1,315,645	1,058,540	1,058,540	1,058,540
28	**Mortgage Assistance Program -** Provides deferred payment loans up to $12,000 to low-income first-time homebuyers for down payment assistance, closing costs, and mortgage reduction. In addition provides $1,500 for minor repairs necessary for home to meet federal Housing Quality Standards.	CW	1,870,000	3,039,470	3,039,470	3,039,470
29	**Mortgage Assistance Program** (**Minor Repair)** - Provides $1,500 for minor repairs necessary for home to meet federal Housing Quality Standards in conjunction with the Mortgage Assistance program loan.	CW	300,000	0	0	0
30	**Housing Services Program -** Provides CDBG funds to Community Housing Development Organizations (CHDOs) for cost in support of HOME-funded activities, such as housing counseling, loan processing, and other services related to assisting potential homebuyers participating or seeking to participate in HOME funded projects.	CW	100,000	0	0	0

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Housing Activities (Cont'd)						
31	**Residential Development Acquisition Loan Program -** Provides funding for acquisition costs of real property for development or rehabilitation of housing affordable to low and moderate-income homebuyers and renters.	CW	960,000	1,000,000	1,000,000	1,000,000
32	**Community Based Development Organization (CBDO) -** Provides for construction of new housing by CBDO's in targeted revitalization areas (i.e. NIP).	CW	700,000	700,000	700,000	700,000
	Homeownership Opportunities Sub-Total		**5,245,645**	**5,798,010**	**5,798,010**	**5,798,010**
33	**Housing Assistance Support** - Provides service delivery staff to implement the Major Systems Repair Program and Reconstruction/SHARE Program, which benefit low income homeowners.	CW	2,065,570	1,721,943	1,721,943	1,721,943
34	**Major Systems Repair Program -** Provides homeowners assistance with repairs/replacements of two of the following four major systems: heating/air, plumbing/gas, roof and electrical.	CW	1,498,372	1,501,500	1,501,500	1,501,500

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Housing Activities (Cont'd)						
35	**South Dallas /Fair Park Major Systems Repair Program -** Provides eligible lower income and/or handicapped homeowners living in the South Dallas/Fair Park trust fund area assistance with repairs/replacements of two of the following four major systems: heating/air, plumbing/gas, roof and electrical.	7	100,000	100,000	100,000	100,000
36	**Minor Plumbing Repair/Replacement Program -** Provides leak repairs, low flow toilet and fixture replacement and minor plumbing repair assistance to low/income Dallas residents that own and reside on their property.	CW	30,000	50,000	50,000	50,000
37	**People Helping People (PHP) Program** - Provides for minor exterior repair services to single family homes through volunteers and contract services to lower income, elderly and disabled homeowners.	CW	1,153,444	1,242,127	1,242,127	1,242,127
	Homeowner Repair Sub-Total		**4,847,386**	**4,615,570**	**4,615,570**	**4,615,570**
38	**Dedicated SAFE II Expansion Code Inspection - Code Compliance** - Provides enhanced code enforcement activities to supplement police investigations where criminal actions hamper or prevent community revitalization.	CW	104,000	40,000	40,000	40,000

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Housing Activities (Cont'd)						
39	**Dedicated SAFE II Expansion Code Inspection - Fire Department -** Provides inspection of properties in high crime areas with the purpose of persuading owners to bring properties up to fire code standards.	CW	149,082	98,550	98,550	98,550
40	**Dedicated SAFE II Expansion Code Inspection - Police Department** - Provides for strict code and fire enforcement services to substandard properties in high crime areas to bring properties into code compliance.	CW	105,112	124,710	124,710	124,710
41	**Neighborhood Investment Program - Code Compliance -** Provides enhanced code enforcement activities in the targeted neighborhood areas.	1-8	594,697	518,907	518,907	518,907
42	**Code Community Prosecution Program (CCS) -** Enforces municipal laws to improve quality of life and physical appearance of community.	1-8, 14	277,057	283,971	283,971	283,971
43	**Neighborhood Enhancement Program (NEP) -** Provides toolbox of neighborhood improvements to increase aesthetic appeal and compliment community development efforts in Neighborhood Investment and other strategically target areas.	1-8	280,000	150,000	150,000	150,000
	Other Housing/Neighborhood Revitalization Sub-Total		**1,509,948**	**1,216,138**	**1,216,138**	**1,216,138**
	Total CDBG - Housing Activities		**12,126,272**	**11,768,106**	**11,768,106**	**11,768,106**

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Economic Development						
44	**Business Loan Program (Program Income)** - SDDC retains program income generated from revolving business loan program to provide additional loans.	CW	600,000	600,000	600,000	600,000
45	**Business Assistance Center Program** - Provides funds to various BACs for comprehensive technical assistance and business support services to Low/Moderate income persons interested in developing Micro-Enterprises and those who own Micro-Enterprises. [Micro-enterprise has five or fewer employees, including business owner(s)].	CW	**640,000**	640,000	640,000	640,000
	Total CDBG Economic Development		**1,240,000**	**1,240,000**	**1,240,000**	**1,240,000**
CDBG - Public Improvements						
46	**Neighborhood Street Improvement Petition Grant** - Provides grants to l/m income resident property owners for their share of the costs associated with alley, sidewalk and street paving improvement projects.	CW	65,000	50,000	50,000	50,000
47	**Neighborhood Investment Program Infrastructure -** Funds public improvement projects to address concerns for public health and safety and provides focus for new developments to stabilize neighborhoods and build communities.	1-8	1,704,371	2,852,207	2,764,924	2,764,924
48	**Ferguson Park Trail Improvements -** Funds public improvements for a walking trail.	7	125,000	0	0	0
	City Infrastructure Sub-Total		**1,894,371**	**2,902,207**	**2,814,924**	**2,814,924**

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Fair Housing						
49	**Fair Housing Enforcement -** Provides housing discrimination investigations, fair housing education and outreach and citizen referrals.	CW	551,293	497,199	497,199	497,199
	Total CDBG - Fair Housing		**551,293**	**497,199**	**497,199**	**497,199**
CDBG - Planning & Program Oversight						
50	**Consolidated Plan Oversight, Citizen Participation, & CDC Support** - Office of Financial Services/Community Development Division. Provides coordination of ConPlan budget development, citizen participation, and reporting to HUD as primary City liaison.	CW	751,141	735,739	735,739	735,739
51	**Contract Compliance Monitoring -** City Auditor's Office. Provides monitoring of Federally funded grant programs to ensure compliance with Federal, State and Local Regulations in order to minimize the risk of sanctions being imposed by HUD.	CW	707,242	681,618	681,618	681,618
52	**Housing/Community Services- Contract Monitoring -** Provides comprehensive management, oversight and technical assistance of over 80 contracts and program activities. Provides department's strategic goal to provide responsible stewardship of public resources.	CW	433,278	786,865	786,865	786,865
53	**Housing Management Support -** Provides funding for Housing management staff support for housing programs.	CW	903,277	838,183	838,183	838,183
54	**Relocation Management -** Relocation planning and oversight.	CW	57,362	56,241	56,241	56,241

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
CDBG - Planning & Program Oversight (Cont'd)						
55	**Economic Development -** Reviews contracts for implementation and monthly reports and payment requests for compliance requirements.	CW	192,860	283,986	283,986	283,986
56	**Parks and Recreation -** Assists with reviews of all PKR Public Service programs and contracts for compliance with HUD guidelines.	CW	64,521	70,698	70,698	70,698
	Total CDBG - Planning & Program Oversight		**3,109,681**	**3,453,330**	**3,453,330**	**3,453,330**
	Total CDBG - Fair Housing and Planning & Prog. Oversight		**3,660,974**	**3,950,529**	**3,950,529**	**3,950,529**
	CDBG - FH/PLN/Program Oversight 20% Cap		3,660,974	3,950,529	3,950,529	3,950,529
	Under/(Over) Cap		0	0	0	0
	CDBG - FH/PLN/Program Oversight Cap Percentage		20%	20%	20%	20%
	TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT		**21,699,028**	**22,806,408**	**22,806,408**	**22,806,408**

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)						
57	**CHDO Development Loans** - Development and pre-development loans to nonprofit City-certified Community Housing Development Organizations (CHDO) developing affordable housing for low income households.	CW	2,940,756	2,702,783	2,702,783	2,702,783
58	**CHDO Operating Assistance** - Provides operating assistance grants up to $50,000, to nonprofit City-certified Community Housing Development Organizations (CHDO) developing affordable housing for low income households.	CW	424,631	423,773	423,773	423,773
59	**HOME Program Administration -** Housing department staff administrative costs.	CW	469,561	578,248	578,248	578,248
60	**MAP Administration -** Provides administrative and planning for the sub recipients associated with the implementation of the HOME MAP loans.	CW	200,000	90,000	90,000	90,000
61	**Mortgage Assistance Program -** Provides deferred payment loans up to $12,000 to low-income first-time homebuyers for down payment assistance, closing costs, and mortgage reduction.	CW	1,875,455	0	0	0

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
HOME (Cont'd)						
62	**Reconstruction/SHARE Program -** Provides homeowners assistance for demolition of their existing house and reconstruction of a new house on the lot. Provides deferred payment loans up $93,400 per unit for reconstruction. Also provides up to $1,600 for Title Services and reimbursements for one year's property taxes and insurance.	CW	1,932,527	1,932,527	1,932,527	1,932,527
63	**Housing Development Loan Program -** Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing, including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs, rental rehabilitation.	CW	0	2,000,000	2,000,000	2,000,000
	Home Ownership Opportunities Sub-Total		**7,842,930**	**7,727,331**	**7,727,331**	**7,727,331**
64	**Tenant Based Rental Assistance** - Provides transitional rental assistance to homeless persons for a minimum of one year while they become stabilized.	CW	770,000	770,000	770,000	770,000
65	**Tenant Based Rental Assistance (Admin)** - Provides comprehensive management, oversight and technical assistance.	CW	179,702	178,129	178,129	178,129
	Other Housing Sub-Total		**949,702**	**948,129**	**948,129**	**948,129**
	TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM		**8,792,632**	**8,675,460**	**8,675,460**	**8,675,460**

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
EMERGENCY SHELTER GRANT (ESG)						
66	**Contracts - Essential Services** - Provides direct services to the homeless to address employment (job placement and training), child care, substance abuse treatment and health prevention services.	CW	87,351	87,351	87,351	87,351
67	**Contracts - Facility Operations** - Provides payment of operational costs for shelters or transitional housing facilities for homeless persons.	CW	142,200	142,200	142,200	142,200
68	**Contracts - Prevention Services** - Provides payment of rent/mortgages, utilities, security deposits, and innovative programs to prevent the incidence of homelessness.	CW	79,000	0	0	0
69	**Homeless Assistance Center - Essential Services** - Provides case management services to assist clients in obtaining Federal, State and local assistance.	CW	122,786	122,786	122,786	122,786
70	**Homeless Assistance Center - Operations** - Provides payment of utilities and other operating costs for the Homeless Assistance Center.	CW	220,650	378,279	378,279	378,279
71	**MLK Community Center - Prevention** - Provides payment of rent and utilities to prevent the incidence of homelessness.	CW	40,000	0	0	0
72	**West Dallas Community Center - Prevention** - Provides payment of rent and utilities to prevent the incidence of homelessness.	CW	40,000	0	0	0
	Homeless/Temporary Housing Sub-Total		**731,987**	**730,616**	**730,616**	**730,616**

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
ESG (Cont'd)						
73	**ESG Administration** - Monitors and evaluate contracts and other program activities.	CW	38,525	38,453	38,453	38,453
	Program Administration Sub-Total		**38,525**	**38,453**	**38,453**	**38,453**
	TOTAL EMERGENCY SHELTER GRANT		**770,512**	**769,069**	**769,069**	**769,069**

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)						
74	**Emergency/Tenant Based Rental Assistance** - Provides short-term rent, mortgage, and utility assistance, as well as long-term and transitional rental assistance, to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.	CW	780,000	1,320,000	1,320,000	1,320,000
75	**Emergency Assistance -** Provides short-term rent, mortgage and utility assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.	CW	540,000	0	0	0
76	**Housing Facilities Operation -** Provides housing operation costs, including lease, maintenance, utilities, insurance and furnishings for facilities that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.	CW	513,500	529,000	522,000	522,000
77	**Supportive Services** - Provides supportive services, information and referral, and outreach in conjunction with housing assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice/respite care for affected children.	CW	1,338,330	1,578,330	1,578,330	1,578,330
	Other Public Services Sub-Total		**3,171,830**	**3,427,330**	**3,420,330**	**3,420,330**

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	Project Name	CD	FY 2009-10 Adopted Budget	FY 2010-11 City Manager's Proposed Budget	FY 2010-11 CM Budget as Amended by CDC	FY 2010-11 Proposed Budget
HOPWA (Cont'd)						
78	**Housing Facilities Rehab/Repair -** Provides rehabilitation/repair funds for facilities in operation that provide housing to persons with HIV/AIDS and their families who live in the metropolitan.	CW	161,500	0	7,000	7,000
79	**Program Administration/City of Dallas -** Provides administrative oversight, evaluation and technical assistance for grant funds and program activities.	CW	109,278	111,679	111,679	111,679
80	**Program Administration/Project Sponsors -** Provides administrative costs for project sponsors in oversight and evaluation of program activities.	CW	200,000	183,628	183,628	183,628
	Program Administration Sub-Total		**309,278**	**295,307**	**295,307**	**295,307**
	TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS		**3,642,608**	**3,722,637**	**3,722,637**	**3,722,637**
	GRAND TOTAL CONSOLIDATED PLAN BUDGET		**$34,904,780**	**$35,973,574**	**$35,973,574**	**$35,973,574**

*** CT = Specific Census Tracts, CW = City Wide**

ADDENDUM ITEM # 4

KEY FOCUS AREA: Public Safety Improvements and Crime Reduction

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Ryan S. Evans, 670-3314

MAPSCO: N/A

SUBJECT

Authorize the renewal option of the contract with ACS State and Local Solutions, Inc. for a five-year period for services related to meter operations and the parking management information system for the period June 1, 2010 through May 31, 2015 - Estimated Annual Revenue: $7,789,000

BACKGROUND

In 1987, the City of Dallas instituted a comprehensive parking management program. Since then, the City has outsourced various parking related functions, such as Parking Management Information Systems and Customer Service duties related to the parking contract.

In 2005, the City entered into a License Agreement with ACS State and Local Solutions, Inc. to provide a comprehensive turnkey parking management system. Professional services included Parking Management Information Systems, Customer Services, and Parking Meter and Parking Lot Collections and Maintenance. In addition to the overall services, new technologies were introduced such as electronic multi-space pay stations within the City operated parking lots in the West End Historical District, high-tech integrated voice response system, pay-by-phone and pay-by-web capabilities, replacement of antiquated hand-held ticket writers for parking officers, and implemented the license recognition camera equipment.

The City's operational efficiencies were maximized through state-of-the-art equipment. In addition, during the five year term overall service performance was increased and realized through a 5% revenue collection improvement, from 63% to 68%. The original License Agreement guaranteed the City at least $5,900,000 in revenue annually under certain conditions. ACS State and Local Solutions, Inc., received a service fee of $2,500,000 annually. Based on excess revenues collected beyond the City's guarantee and the contractor's service fee, excess revenues were shared with the City receiving 80.5% in the first revenue share phase.

BACKGROUND (Continued)

The renewal of the professional service contract with ACS State and Local Solutions, Inc., will provide a responsible means for reducing operational costs that will support the provision of new equipment and infrastructure that will contribute to higher City revenues and improved service to the public. Functions and activities will be enhanced to improve productivity and overall operational efficiency. Specifically, by moving the current primary ticket payment center from Ross Avenue to City Hall, this will improve service to customers while conducting business at City Hall.

The renewal contract will also provide new high-tech parking meters that are solar powered and will accept credit card transactions in addition to coins. The credit card payment feature will be passed on to the motorists as a convenience when attempting to park at a meter. The solar powered feature supports our "Green Dallas...building a greener city" concept. In addition, parking officers will be supplied with modern electronic ticket writers that accommodate improved image capture, further improving service to the public and improving the adjudication process. ACS will also provide a new License Recognition Camera to support the City's scofflaw enforcement program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized contractual agreement with ACS, State and Local Solutions, Inc. on April 27, 2005, by Resolution No. 05-1331.

Authorized Supplemental Agreement No. 1, on April 26, 2006, by Resolution No. 06-1221.

The Public Safety Committee was briefed on May 3, 2010.

FISCAL INFORMATION

Estimated Annual Revenue: $7,789,000

Annual Revenue to the City and to ACS, State and Local Solutions, Inc.:

TIERS	DALLAS REVENUE SHARE	ACS REVENUE SHARE
$0-$700,000	68.0%	32.0%
$700,001-$825,000	80.5% of incremental gross revenue	19.5%
$825,001-$929,167	84.5% of incremental gross revenue	15.5%
$929,168-greater	88.5% of incremental gross revenue	11.5%

May 12, 2010

WHEREAS, on April 27, 2005, Resolution No. 05-1331 authorized two concurrent 5-year agreements and one 1-year renewal option with ACS State and Local Solutions, Inc., for the development and implementation of a turnkey Ticket Processing/Collections and Meter Operations program; and

WHEREAS, on April 26, 2006, as part of Supplemental Agreement No. 1, Resolution No. 06-1221 authorized the License Agreement with ACS State and Local Solutions, Inc., was amended to provide license recognition equipment and maintenance, staff and equipment for an auto pound payment station, and reimbursement to the City for two Boot Officers; and

WHEREAS, in the City's best interest to exercise its option to renew its License Agreement with ACS State and Local Solutions, Inc., for an additional five-year term for the Meter Operation and Parking Management Information System, including but not limited to current hardware, software, software licenses, new hand-held equipment, LPR equipment, high-tech parking meters and perpetual maintenance and support during the term of the contract.

Now, Therefore,

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

Section 1. That the City Manager be and is hereby authorized to renew the contract with ACS State and Local Solutions, Inc. for a five-year period for services related to meter operations and the parking management information system for the period June 1, 2010 through May 31, 2015.

Section 2. That the City Manager be and is hereby authorized to execute the agreement after it has been approved as to form by the City Attorney.

Section 3. That the City Controller is hereby authorized to deposit revenues into Fund 0001, Agency DPD, Unit, 3435, Revenue Source 8007, 8041, 8042, 8043, 7840, 7551, 6325.

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.

ADDENDUM ITEM # 5

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): 13

DEPARTMENT: Sustainable Development and Construction
Public Works & Transportation

CMO: A. C. Gonzalez, 671-8925
Jill A. Jordan, P.E., 670-5299

MAPSCO: 26K

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Meadows Redevelopment, Ltd. of approximately 1,146 square feet of land located near the intersection of Meadow Road and Manderville Lane for Manderville Road Paving and Drainage Improvements – Not to exceed $35,942 ($30,942 plus closing costs not to exceed $5,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of 1,146 square feet of land of land located near the intersection of Meadow Road and Manderville Lane from Meadows Redevelopment, Ltd.. This property will be used for Manderville Road Paving and Drainage Improvements. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - $35,942 ($30,942 plus closing costs not to exceed $5,000)

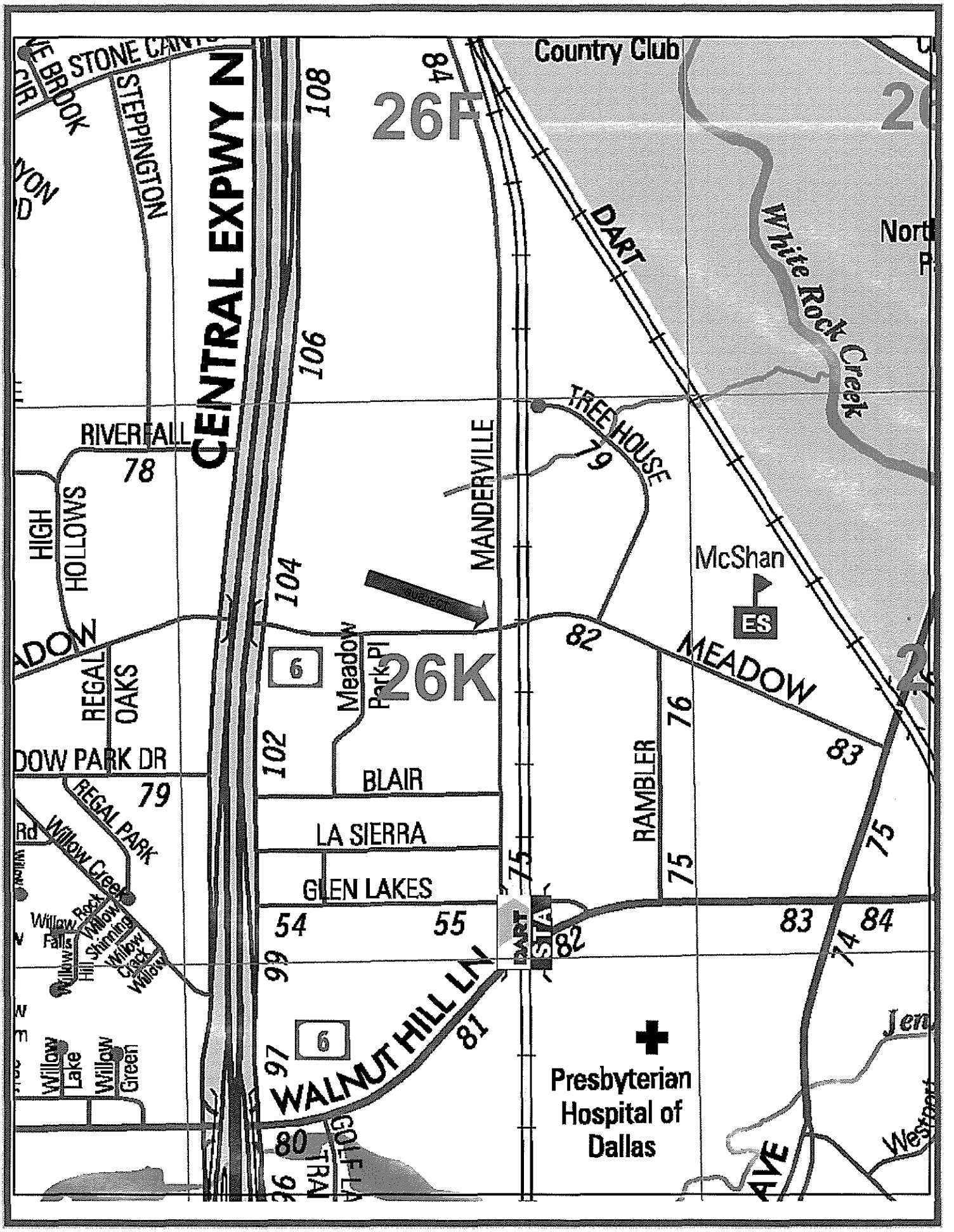
OWNER

Meadows Redevelopment, Ltd.

Meadows Redevelopment I, Inc., General Partner
Steven R. Lofus, President

MAPS

Attached



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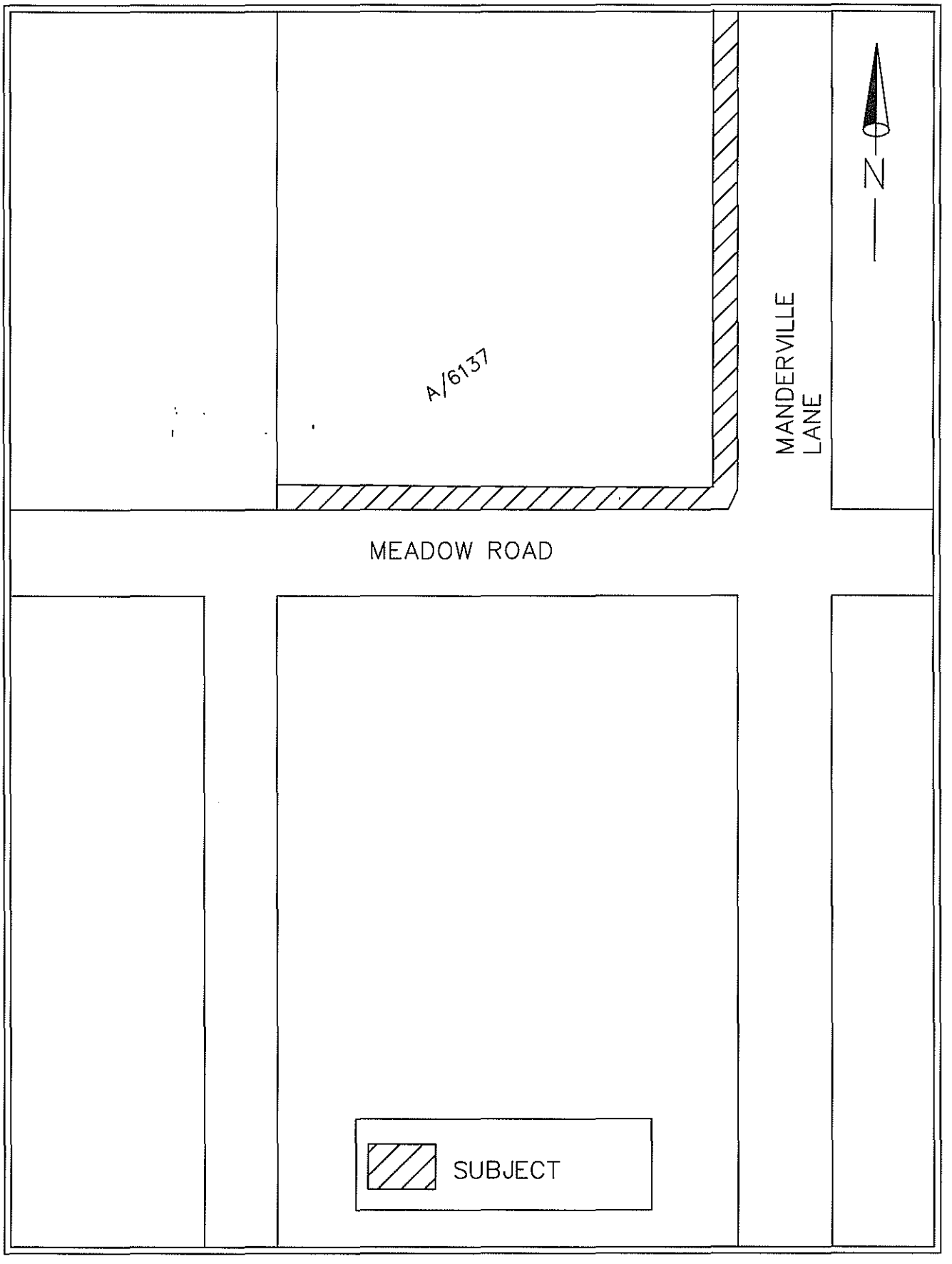
26K

0 Mi 0.13 Mi 0.25 Mi

Scale 1 : 8 085


A/6137
MANDERVILLE LANE
N
MEADOW ROAD
SUBJECT

May 12, 2010

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR A MUNICIPAL PURPOSE AND PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

“PROPERTY": Approximately 1,146 square feet of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

“PROJECT”: Manderville Road Paving and Drainage Improvements

"PROPERTY INTEREST": Easement

"OWNER": Meadows Redevelopment, Ltd., provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $30,942

"CLOSING COSTS": Not to exceed $5,000

"AUTHORIZED AMOUNT": $35,942

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

SECTION 1. That the PROJECT is a municipal and public purpose and a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT and CLOSING COSTS payable out of Street and Transportation Improvement Fund, Fund No. 6T22, Department PBW, Unit U762, Activity TGTN, Program No. PB06U762, Object 4250, Encumbrance No. CT-U7626EG20. The OFFER AMOUNT and the CLOSING COSTS together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

SECTION 8. That in the event the Special Commissioners in Condemnation appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the lawsuit for that amount and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the Commissioners' award made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council.

SECTION 9. 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.

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

BY _____
Assistant City Attorney

SIDEWALK AND UTILITY EASEMENT EXHIBIT A
DAVID BARROW SURVEY, ABSTRACT NO. 177
SITUATED IN LOT 1, BLOCK A/6137 OF MEADOW ROAD ADDITION NO. 3
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 134 square foot tract of land situated in the David Barrow Survey, Abstract No. 177, in the City of Dallas, Dallas County, Texas, out of a tract of land described in Special Warranty Deed to Meadows Redevelopment, Ltd., recorded in Volume 97182, Page 3923 in the Deed Records of Dallas County, Texas and being a portion of Lot 1, Block A/6137 of Meadow Road Addition No. 3, an Addition to the City of Dallas, Texas, according to the Map or Plat thereof recorded in Volume 71092, Page 39, in the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found for the northeast corner of said Lot 1, Block A/6137, and the southeast corner of a remainder of a called 8.4297 acre tract as described Deed to Commodore Partners, Ltd. recorded in Volume 2002185, Page 1268 in the Deed Records of Dallas County, Texas in same being on the west right of way line of Manderville Lane a variable width right of way;

THENCE South 70°32'00" West, leaving the west right of way line of Manderville Lane, along the common line of said Lot 1 and called 8.4297 acre tract, a distance of 5.26 feet to a point for corner in the west line of a 5 feet easement for widening Manderville Lane as dedicated in said Meadow Road Addition No. 3;

THENCE Southerly with the west line of said 5 feet easement for widening Manderville Lane, and a curve to the right, through a central angle of 01°30'06", having a radius of 5659.91 feet, a chord bearing of South 00°27'29" East, a chord distance of 148.33 feet and an arc length of 148.34 feet to the **POINT OF BEGINNING**;

THENCE Southerly continuing with the west line of said 5 feet easement for widening Manderville Lane, and a curve to the right, through a central angle of 00°27'26", having a radius of 5659.91 feet, a chord bearing of South 00°31'17" West, a chord distance of 45.16 feet and an arc length of 45.16 feet to a point for corner;

THENCE South 00°45'00" West, continuing with the west line of said 5 feet easement for widening Manderville Lane, a distance of 157.72 feet to a point for corner;

THENCE leaving said easement line across said Lot 1, Block A/6137, the following courses and distances, to wit:

- North 89°12'29" West, a distance of 0.98 feet to a point for corner;
- North 00°00'55" West, a distance of 10.01 feet to a point for corner;
- North 00°46'02" East, a distance of 27.48 feet to a point for corner;
- North 01°12'31" East, a distance of 53.33 feet to a point for corner;
- North 00°52'08" East, a distance of 30.65 feet to a point for corner;
- North 01°23'52" East, a distance of 16.27 feet to a point for corner;
- North 00°57'56" East, a distance of 50.11 feet to a point for corner;
- North 00°58'53" East, a distance of 15.03 feet to the **POINT OF BEGINNING** and containing **0.003 of an acre** (134 square feet) of land. T.O.E

Bearing system for this survey is based upon a bearing of South 00°45'00" West, being the west line of Manderville Lane of Meadow Road Addition No. 3, an addition to the City of Dallas,Dallas County, Texas, according to the plat thereof recorded in Volume 71092, Page 39 of the Deed Records of Dallas County, Texas.

REVIEWED BY Scott Hoot

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
4/7/09

(for SPRG use only)
Reviewed By:_____
Date: _____
SPRG NO: _____

Date of Survey: December, 2008

By: Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300

Project No. 064128018

DWG NAME K:\DAL_SURVEY\064128018\MANDERVILLE EASEMENTS\MEADOW ROAD 3 ESMTS\DWG\SIDEWALK UTILITY ESMT.DWG
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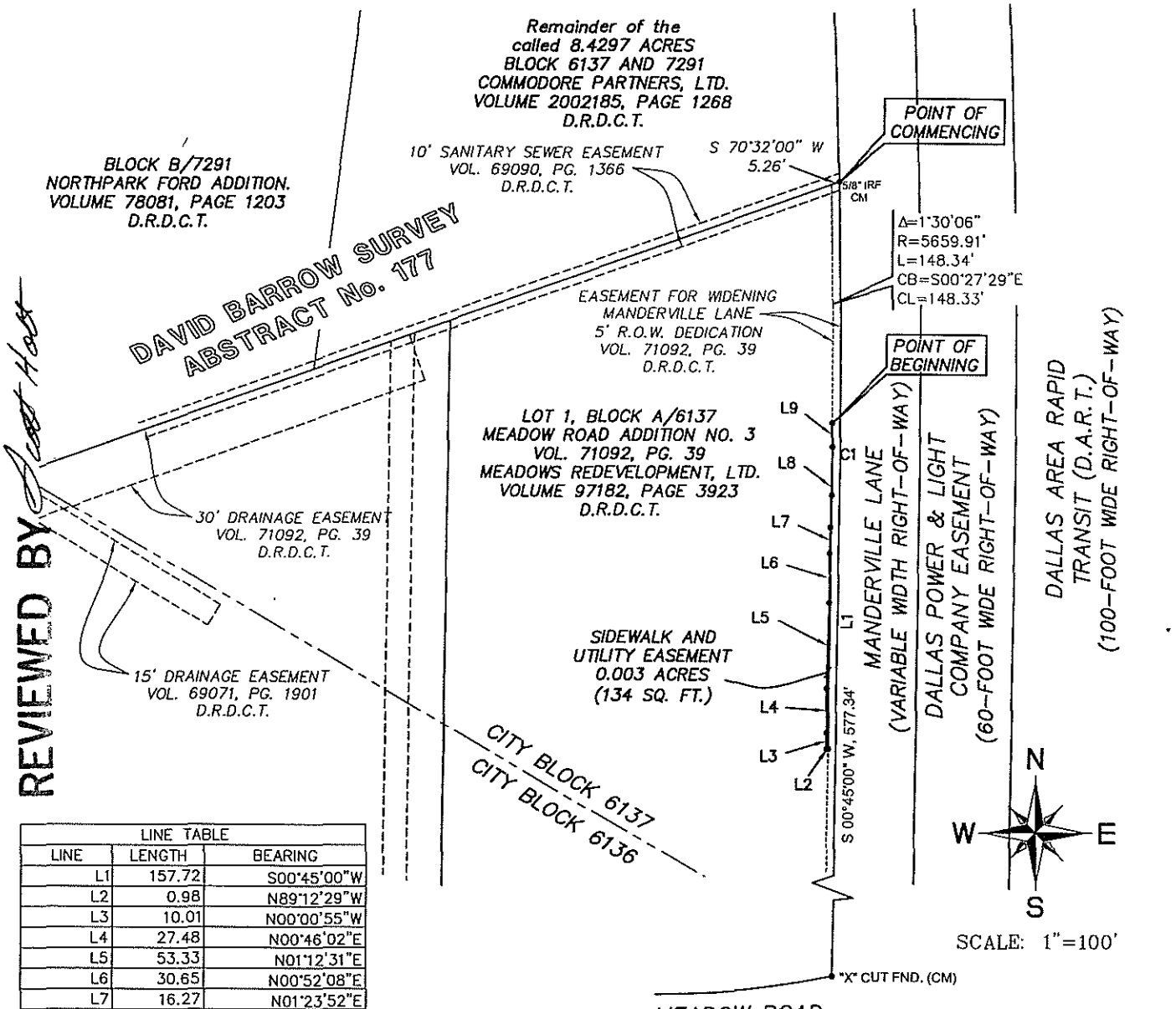
SIDEWALK AND UTILITY EASEMENT

EXHIBIT A

DAVID BARROW SURVEY, ABSTRACT NO. 177
SITUATED IN LOT 1, BLOCK A/6137 OF MEADOW ROAD ADDITION NO. 3
CITY OF DALLAS, DALLAS COUNTY, TEXAS



REVIEWED BY Client Host

LINE TABLE		
LINE	LENGTH	BEARING
L1	157.72	S00°45'00"W
L2	0.98	N89°12'29"W
L3	10.01	N00°00'55"W
L4	27.48	N00°46'02"E
L5	53.33	N01°12'31"E
L6	30.65	N00°52'08"E
L7	16.27	N01°23'52"E
L8	50.11	N00°57'56"E
L9	15.03	N00°58'53"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°27'26"	5659.91	45.16	S00°31'17"W	45.16

LEGEND:
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
VOL. = VOLUME
PG. = PAGE
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
CM = CONTROL MONUMENT
CIRS = 5/8" KHA CAPPED IRS

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
4/7/09

NOTES:
1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based upon a bearing of South 00°45'00" West, being the west line of Manderville Lane of Meadow Road Addition No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 71092, Page 39 of the Deed Records of Dallas County, Texas.

(for SPRG use only)
Reviewed By:_____
Date: _____
SPRG NO: _____

Date of Survey: December, 2008

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12700 Park Central Drive, Suite 1800
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(972) 770-1300

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DWG NAME K:\DAL_SURVEY\064128018\MANDERVILLE EASEMENTS\MEADOW ROAD 3 ESMTS\DWG\SIDEWALK UTILITY ESMT.DWG
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EXHIBIT A

SIDEWALK AND UTILITY EASEMENT
DAVID BARROW SURVEY, ABSTRACT NO. 177
SITUATED IN LOT 1, BLOCK A/6137 OF MEADOW ROAD ADDITION NO. 3
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1,012 square foot tract of land situated in the David Barrow Survey, Abstract No. 177, in the City of Dallas, Dallas County, Texas, out of a tract of land described in Special Warranty Deed to Meadows Redevelopment, Ltd., recorded in Volume 97182, Page 3923 in the Deed Records of Dallas County, Texas and being a portion of Lot 1, Block A/6137 of Meadow Road Addition No. 3, an Addition to the City of Dallas, Texas, according to the Map or Plat thereof recorded in Volume 71092, Page 39, in the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of said Lot 1, Block A/6137, and the southeast corner of said Lot 2, Block A/6137 of said Meadow Road Addition No. 3, same being on the north right of way line of Meadow Road a variable width right of way;

THENCE North 00°45'00" East, leaving the north right of way line of Meadow Road, along the common line of said lots 1 and 2, a distance of 3.55 feet to a point for corner;

THENCE leaving said common line and across said Lot 1, Block A/6137, the following courses and distances, to wit:

-- North 89°36'50" East, a distance of 53.16 feet to a point for corner;
-- North 86°25'42" East, a distance of 48.31 feet to a point for corner at the beginning of a non-tangent curve to the right;
-- Easterly along said curve to the right, through a central angle of 00°57'34", having a radius of 3884.75 feet, a chord bearing of North 88°14'43" East, a chord distance of 65.06 feet and an arc length of 65.06 feet to a point for corner;
-- North 84°31'45" East, a distance of 31.78 feet to a point for corner;
-- North 82°01'37" East, a distance of 24.39 feet to a point for corner at the beginning of a tangent curve to the left;
-- Northeasterly along said curve to the left, through a central angle of 81°04'55", having a radius of 17.00 feet, a chord bearing of North 41°29'10" East, a chord distance of 22.10 feet and an arc length of 24.06 feet to a point for corner;
-- North 00°56'43" East, a distance of 6.63 feet to a point for corner;
-- South 89°31'00" East, a distance of 3.02 feet to a point for corner;
-- North 00°08'11" West, a distance of 3.67 feet to a point for corner;
-- South 89°34'07" East, a distance of 2.06 feet to a point for corner in the west line of a 5 feet easement for widening of Manderville Lane as dedicated in said Meadow Road Addition No. 3;

REVIEWED BY Scott Hall

THENCE South 00°45'00" West, along the west line of said 5 feet easement, a distance of 17.07 feet to a point for corner on the north line of a variable width Street Easement recorded in Volume 90125, Page 488, in the Deed Records of Dallas County, Texas;

THENCE leaving said 5 feet easement line and across said Lot 1, Block A/6137 and along the north line of said Street Easement, the following courses and distances, to wit:

-- South 39°58'58" West, a distance of 15.48 feet to a point for corner at the beginning of a non-tangent curve to the right;
-- Westerly along said curve to the right, through a central angle of 10°22'58", having a radius of 540.00 feet, a chord bearing of South 84°58'42" West, a chord distance of 97.72 feet and an arc length of 97.85 feet to a point for corner;
-- North 89°50'55" West, a distance of 3.83 feet to a point for corner at the beginning of a tangent curve to the left;
-- Westerly along said curve to the left, through a central angle of 07°24'07", having a radius of 330.00 feet, a chord bearing of South 86°27'01" West, a chord distance of 42.60 feet and an arc length of 42.63 feet to a point at the beginning of a reverse curve to the right;
-- Westerly along said curve to the right, through a central angle of 07°24'07", having a radius of 270.00 feet, a chord bearing of South 86°27'01" West, a chord distance of 34.86 feet and an arc length of 34.88 feet to a point for corner in the north right of way line of Meadow Road;

THENCE North 89°51'00" West, along the north right of way line of Meadow Road, a distance of 53.41 feet to the **POINT OF BEGINNING** and containing **0.023 of an acre** (1,012 square feet) of land. T.D.K.

Bearing system for this survey is based upon a bearing of South 00°45'00" West, being the west line of Manderville Lane of Meadow Road Addition No. 3, an addition to the City of Dallas,Dallas County, Texas, according to the plat thereof recorded in Volume 71092, Page 39 of the Deed Records of Dallas County, Texas.

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
4/7/09

(for SPRG use only)
Reviewed By:_____
Date: _____
SPRG NO: _____

Date of Survey: December, 2008

By: Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300

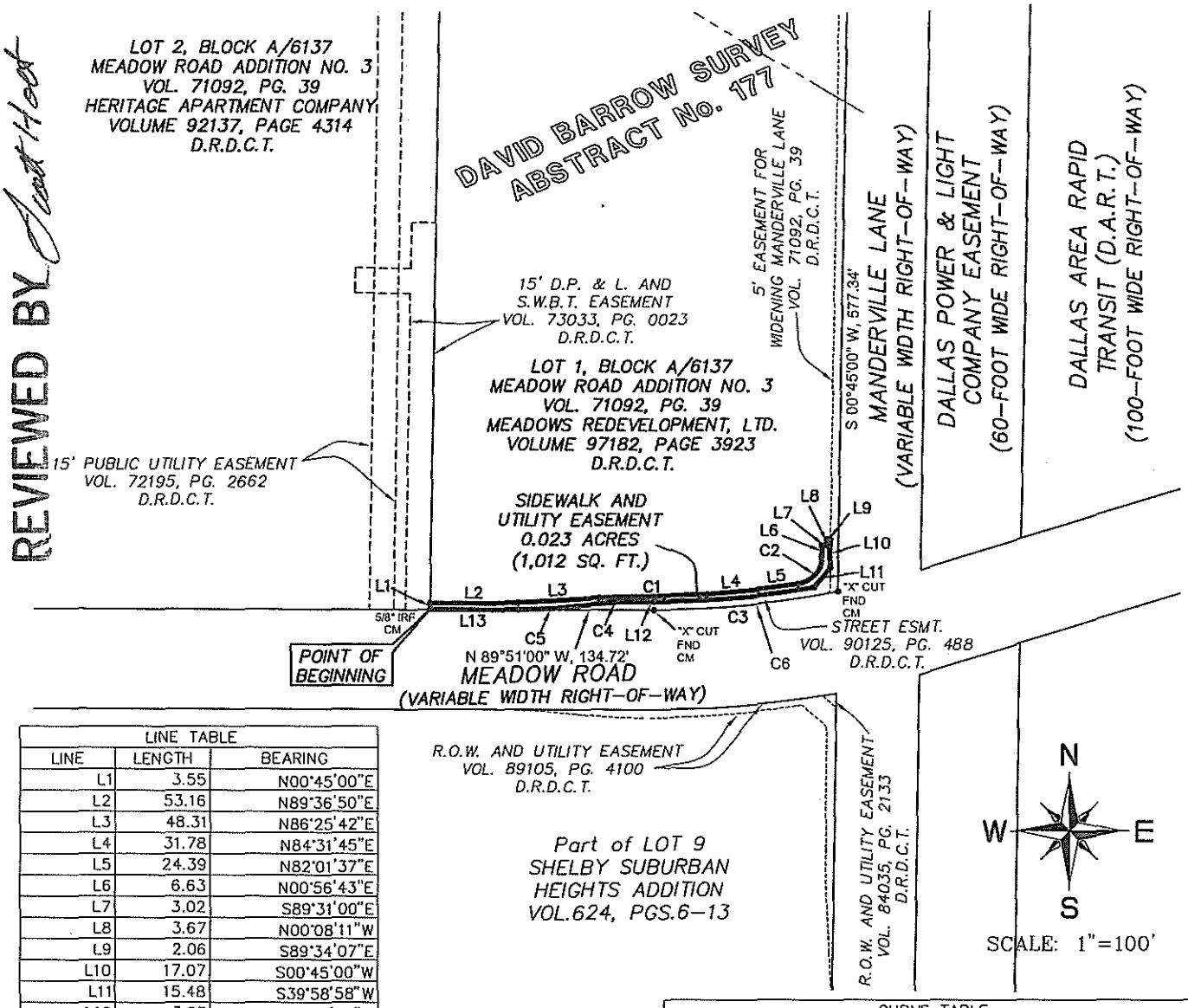
Project No. 064128018

DWG NAME K:\DAL_SURVEY\64128018\MANDERVILLE EASEMENTS\MEADOW ROAD 3 ESMTS\DWG\SIDEWALK UTILITY ESMT.DWG
LAST SAVED 4/7/2009 3:16 PM

EXHIBIT A

SIDEWALK AND UTILITY EASEMENT
DAVID BARROW SURVEY, ABSTRACT NO. 177
SITUATED IN LOT 1, BLOCK A/6137 OF MEADOW ROAD ADDITION NO. 3
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEWED BY Scott Hood



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.55	N00°45'00"E
L2	53.16	N89°36'50"E
L3	48.31	N86°25'42"E
L4	31.78	N84°31'45"E
L5	24.39	N82°01'37"E
L6	6.63	N00°56'43"E
L7	3.02	S89°31'00"E
L8	3.67	N00°08'11"W
L9	2.06	S89°34'07"E
L10	17.07	S00°45'00"W
L11	15.48	S39°58'58"W
L12	3.83	N89°50'55"W
L13	53.41	N89°51'00"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°57'34"	3884.75	65.06	N88°14'43"E	65.06
C2	81°04'55"	17.00	24.06	N41°29'10"E	22.10
C3	10°22'58"	540.00	97.85	S84°58'42"W	97.72
C4	07°24'07"	330.00	42.63	S86°27'01"W	42.60
C5	07°24'07"	270.00	34.88	S86°27'01"W	34.86
C6	11°50'57"	545.00	112.71	S84°13'31"W	112.51

LEGEND:
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
VOL. = VOLUME
PG. = PAGE
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
CM = CONTROL MONUMENT
CIRS = 5/8" KHA CAPPED IRS

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR
4/7/09

NOTES:
1. A legal description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based upon a bearing of South 00°45'00" West, being the west line of Manderville Lane of Meadow Road Addition No. 3, an addition to the City of Dallas,Dallas County, Texas, according to the plat thereof recorded in Volume 71092, Page 39 of the Deed Records of Dallas County, Texas.

(for SPRG use only)
Reviewed By:_____
Date: _____
SPRG NO: _____

Date of Survey: December, 2008

By: Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300

Project No. 064128018

DWG NAME K:\DAL_SURVEY\064128018\MANDERVILLE EASEMENT\MEADOW ROAD 3 ESMT\SDWG\SIDEWALK UTILITY ESMT.DWG
LAST SAVED 4/7/2009 3:16 PM

ADDENDUM ITEM # 6,7

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): 5

DEPARTMENT: Office of Economic Development

CMO: A. C. Gonzalez, 671-8925

MAPSCO: 65 C 65 G

SUBJECT

TOD TIF District

* Authorize **(1)** a development agreement with City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC to dedicate future TIF revenues for an economic development grant and other eligible project costs related to the Lancaster Urban Village located at the southwest corner of Lancaster Road and Ann Arbor Avenue in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District); and **(2)** the TOD TIF District Board of Directors to dedicate up to $8,492,273 from future TOD TIF District revenues in accordance with the development agreement – Not to exceed $8,492,273 – Financing: TOD TIF District Funds

* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) to reimburse City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC up to $8,492,273 for certain TIF-eligible project costs related to Lancaster Urban Village located at the southwest corner of Lancaster Road and Ann Arbor Avenue in the TOD TIF District – Financing: No cost consideration to the City

BACKGROUND

The proposed Lancaster Urban Village project is a mixed use building (the “Project”) located near the southwest corner of Lancaster Road and Ann Arbor Avenue to be constructed as part of a master plan with the expansion of the Urban League of Greater Dallas and North Central Texas (the “Related Project”).

BACKGROUND (Continued)

The Project includes the following parcels: 1816, 1830, 1824 E. Ann Arbor Avenue; 4303 S. Lancaster Road, and 4344 Denley Drive (on a portion of the Lisbon Cemetery property known as the "parking tract" and "green tract)".

As an outgrowth of the Lancaster Corridor Initiative and building on the existing assets of the Veterans Hospital (VA) and DART Station, the Lancaster Urban Village and Urban League expansion are important seed projects for revitalization of the area.

The Project will be urban scale with apartments and ground floor retail/amenity space, internal structured parking, and a pedestrian friendly environment. It has been designed for quality construction with masonry on the exterior and incorporating green building standards.

The Project will have approximately 226,018 total square feet with 193 residential units (or 148,757 net leasable square feet), 4,468 square feet of club/leasing office area, and 14,131 square feet of retail and small office space and a parking garage with approximately 395 spaces for both the adjacent Urban League Expansion and Mixed-Use Building. Of the 193 units provided, 100% will meet affordable housing criteria based on projected rents and at a minimum 20% will be required to be affordable.

The Related Project, a 46,568 square foot, $9.9 million Urban League expansion for office and training facilities is targeted to begin construction at the same time; however, timing will be dependent on the capital campaign underway by the Urban League and other potential sources.

City Wide Community Development Corporation, a non-profit corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC (collectively, the "Owner") will directly or indirectly control the Project. Owner is working in collaboration with Catalyst Urban Development, LLC and the Urban League.

The anticipated total project cost is approximately $25,834,231, consisting of the following components:

a. Land Acquisition	$ 1,819,820
b. Sitework/Infrastructure	$ 2,481,915
c. Construction Hard Cost	$15,406,151
d. Soft Costs/Contingency	$ 6,126,345
Total	**$25,834,231**

BACKGROUND (Continued)

The requested TIF funding totals $8,492,273, with approximately $2,183,110 for infrastructure, $298,805 for demolition, $4,276,600 for affordable housing, and $1,733,758 in the form of an economic development Grant for High Density Project. The TIF funding will underwrite (as the repayment source) the principal and interest reserve amount for a Community Development Block Grant Section 108 Guaranteed Loan for land, sitework/infrastructure or other eligible project costs and partial repayment of Public Private Partnership funds (depending on the outcome of other pursued funding sources). The TIF financial contribution could be less if other pursued funding sources cover a greater share of the costs and Owner has been encouraged to continue pursuing alternative sources of funding.

Public and private improvements will be funded up front by other sources and a portion will reimbursed from TOD TIF District funds. Owner is only eligible to receive TIF funds upon project completion, satisfaction of all contractual contingencies contained in this action and the availability of TIF funds in the TOD TIF District.

ESTIMATED PROJECT SCHEDULE

Begin Project	December 2010
Complete Project	December 2012

PRIOR ACTION/REVIEW (COUNCIL. BOARDS, COMMISSIONS)

On December 10, 2008, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seventeen, the TOD TIF District by Ordinance No. 27432.

On April 14, 2010, the City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854.

On April 14, 2010, the City Council authorized the establishment of the TOD TIF District Grant Program to implement the Project Plan and Reinvestment Zone Financing Plan by Resolution No. 10-0916.

On April 29, 2010, the TOD TIF District Board of Directors reviewed the proposed Lancaster Urban Village project and recommended City Council authorize a development agreement with City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC, and dedicate an amount not to exceed $8,492,273 for an economic development grant and other eligible project costs public improvements associated with the Project.

On May 3, 2010, a briefing was submitted to the Economic Development Committee to consider a development agreement for the Lancaster Urban Village project.

FISCAL INFORMATION

TOD TIF Funds – $8,492,273

OWNER

City Wide CDC
A non-profit corporation

Sherman Roberts, President/CEO

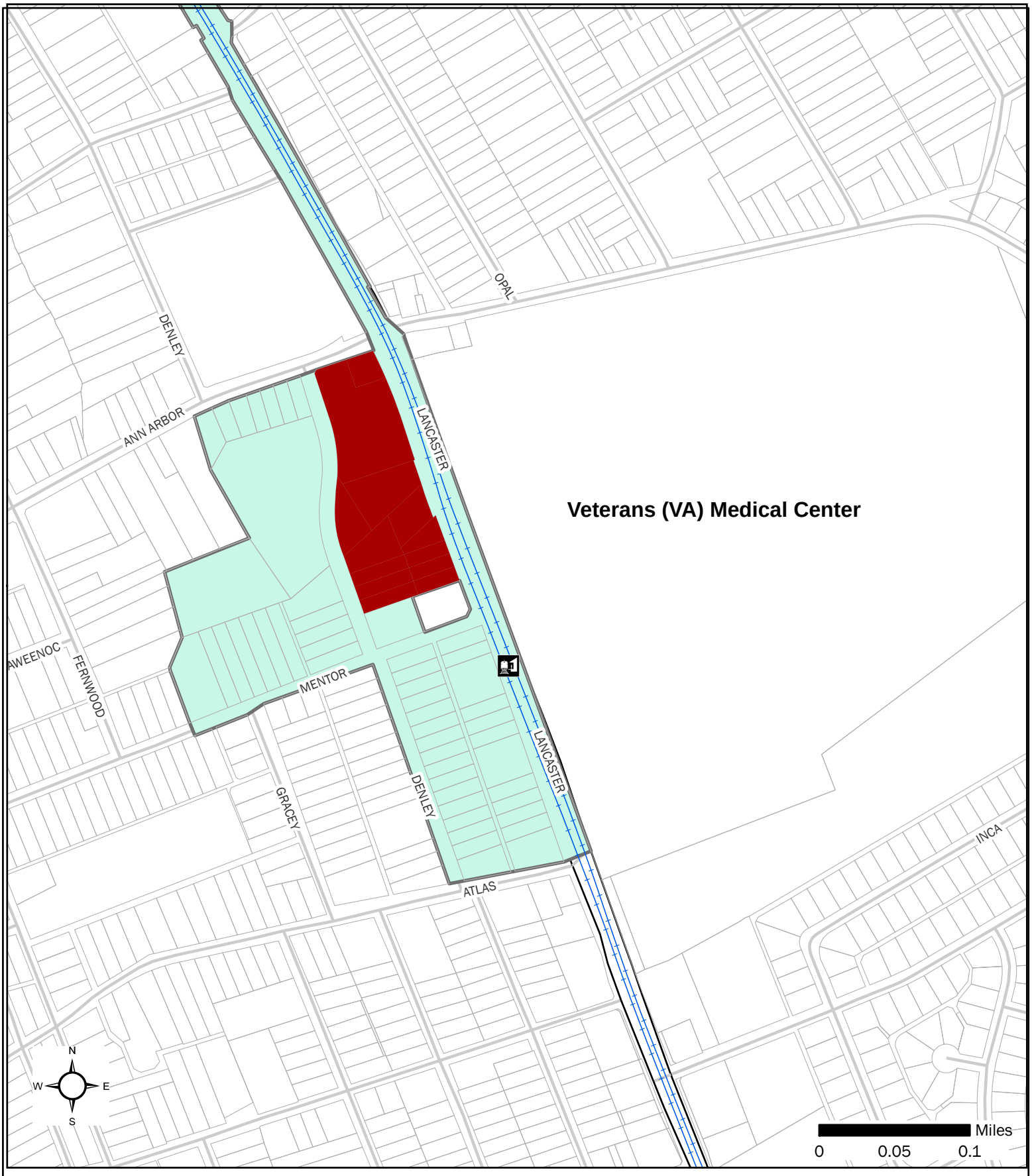
DEVELOPER

City Wide CDC
A non-profit corporation

Sherman Roberts, President/CEO

MAP

Attached.



Lancaster Urban Village Project Location

Project Site
TIF Boundary
City of Dallas
DART Red Line
DART Blue Line
DART Stations

City of Dallas
Office of Economic Development
http://www.Dallas-EcoDev.org
Created April 2010

May 12, 2010

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on December 10, 2008, the City Council authorized the adoption of Ordinance No. 27432 which created Tax Increment Financing Reinvestment Zone Number Seventeen, (the "TOD TIF District") in accordance with V.T.C.A. Tax Code, Chapter 311 ("Act"); and

WHEREAS, the TOD TIF District was created to encourage transit-oriented development (TOD) around DART stations in the central portion of the City and help create a series of unique destinations, as well as foster the construction of structures or facilities that will be useful or beneficial to the development of transit stations along the DART light rail system in the central portion of the City; and

WHEREAS, on April 14, 2010, the City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854; and

WHEREAS, on April 14, 2010, the City Council authorized the establishment of the TOD TIF District Grant Program to implement the Project Plan and Reinvestment Zone Financing Plan by Resolution No. 10-0916; and

WHEREAS, on April 29, 2010, the TOD TIF District Board of Directors reviewed the proposed Lancaster Urban Village project and recommended City Council authorize a development agreement with City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC, and dedicate an amount not to exceed $8,492,273 for an economic development grant and other eligible project costs associated with the project; and

WHEREAS, in furtherance of the TOD TIF District Project Plan and Reinvestment Zone Financing Plan, the City desires to reimburse City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC (the “Owner”) for the costs of land acquisition, demolition, infrastructure improvements and other eligible costs, at the southwest corner of Lancaster Road and Ann Arbor Avenue in the TOD TIF District as described in the Conceptual Site Plan and Elevations attached hereto as **Exhibits A1-A3 and B1-B4**, respectively.

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 hereby authorized to execute a development agreement between City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC (the "Owner") and the City of Dallas, on behalf of the TOD TIF District confirming the TOD TIF District Board of Director's dedication of future tax increment revenues in an amount not to exceed $8,492,273 to provide funding for TIF-eligible project costs as shown in the TIF Funded Project Budget attached hereto as **Exhibit C**. This project includes an economic development grant, affordable housing, demolition, and infrastructure improvements as part of the implementation of the TOD TIF District Project Plan and Reinvestment Zone Financing Plan.

Section 2. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 3. That the City Controller is hereby authorized to encumber and disburse funds from:

TOD TIF District Fund - Fund 0062, Department ECO, Unit P614, Activity TODD, Object 4510, Program No. TODTIF0001, CT ECOP614G083-01, Vendor No. VS0000026872, in an amount not to exceed $2,183,110.

TOD TIF District Fund - Fund 0062, Department ECO, Unit P614, Activity TODD, Object 3072, Program No. TODTIF0001, CT ECOP614G083-02, Vendor No. VS0000026872, in an amount not to exceed $298,805.

TOD TIF District Fund - Fund 0062, Department ECO, Unit P614, Activity TODD, Object 3562, Program No. TODTIF0001, CT ECOP614G083-03, Vendor No. VS0000026872, in an amount not to exceed $6,010,358.

Total not to exceed $8,492,273

Section 4. That the Owner shall fund land acquisition, demolition, infrastructure improvements and other eligible costs, at the southwest corner of Lancaster Road and Ann Arbor Avenue in the TOD TIF District, in an amount not to exceed $8,492,273 for the costs of TIF-eligible public improvements in the TOD TIF District. Owner will be paid solely from the TOD TIF District Funds in accordance with the terms of the development agreement described in hereof, but only to the extent such TOD TIF District funds are available for such purpose.

Section 5. That nothing in the resolution shall be construed to require the City to approve payment from any source of City funds other than the TOD TIF District Fund and/or Tax Increment Bonds.

Section 5. (Continued)

Any funds expended under the development agreement that remain unpaid upon termination of the TOD TIF District, due to lack or unavailability of TOD TIF District Funds shall no longer be considered project costs of the TOD TIF District or the City and the obligation of the TOD TIF District to pay Owner shall automatically expire.

Section 6. That in addition to the conditions set out in the Sections above, the Development Agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

A. Owner shall redevelop the project site for a minimum of 150,000 rentable square feet of residential, retail, office, or amenity space (of which a minimum of 5,000 square feet will contain one or more active ground floor uses).

B. Owner shall have a minimum project investment of $16.0 million for acquisition cost, sitework/infrastructure, and hard for construction (excludes soft costs).

C. TIF funding is contingent on approval by other funding sources necessary to complete the financing package for the project by December 31, 2010 and an intercreditor agreement with the Owner if required.

D. Owner shall begin demolition or construction by December 31, 2010.

E. Owner shall complete construction and obtain a Certificate of Acceptance by the Department of Public Works and Transportation for the public improvements associated with the project by December 31, 2012.

F. Owner shall complete construction and obtain a Certificate of Occupancy for the private improvements by December 31, 2012.

G. Owner shall execute an Operating and Maintenance agreement for all non-standard public improvements installed as part of the Project by December 31, 2012.

H. The Owner shall submit the proposed management group for the mixed-use building by September 30, 2012 or at least three months prior to opening, whichever occurs first for review by the Director of the Office of Economic Development to consider acceptance based on a review of the management group’s comparable experience managing other residential or mixed-use projects, such approval not being unreasonably withheld.

I. At least 20 percent of the housing units will meet affordability criteria for at least 15 years.

Section 6. (Continued)

J. Owner shall cause the residential development of the property to be marketed pursuant to an affirmative fair housing marketing plan approved by the City.

K. Owner shall comply with the Business Inclusion and Development ("BID") goal of twenty-five percent (25%) for TIF reimbursable improvements, and make a good faith effort to achieve a goal of certified minority/women-owned business enterprise (M/WBE) participation for the private improvement construction with a participation goal in an amount proportional to the TIF investment in the project, and meet all reporting requirements for each.

L. The Owner shall provide evidence that reasonable efforts were made to promote the hiring of neighborhood residents for any new jobs created.

M. Owner shall submit quarterly (once in every three months, starting from the construction start date) project status reports to the OED Staff.

N. The Project shall be consistent in general form, material and character with the conceptual design for both the private development and improvements in public right-of-way as presented and approved by the TOD TIF Board Design Review Process and with any subsequent design review conditions agreed upon with final site layout and building features that may vary.

Section 7. That upon completion of the project and satisfaction of all project requirements and subject to the availability of TOD TIF funds, the Project shall be eligible for total TIF reimbursements in an amount not to exceed $8,492,273 in accordance with **Exhibit D - TOD TIF District Increment Allocation Policy**.

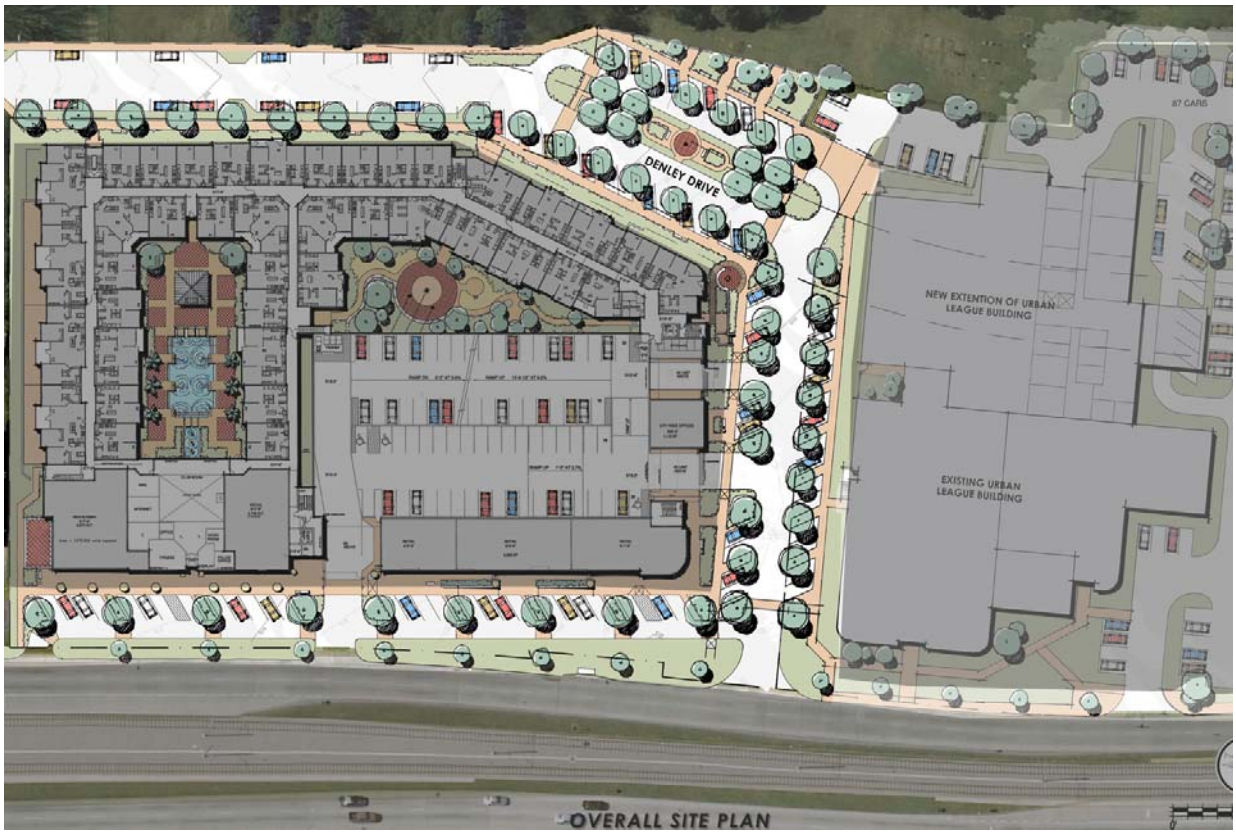
Section 8. That the Director of the Office of Economic Development, after approval and recommendation of the Design District TIF District Board of Directors, may authorize minor modifications to the project including development mix and/or an extension of the project deadlines up to 12 months.

Section 9. That this resolution shall take effect immediately from and after its passage In accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Distribution: Office of Economic Development - Tenna Kirk - 5CS
Office of Economic Development - Sajid Safdar, 2CN
City Attorney's Office - Barbara Martinez
City Attorney's Office - Sarah Hasib

Exhibit A1 - Conceptual Site Plan

Exhibit A2- Infrastructure Improvements as part of TIF Request



Note - Storm sewer improvements extend beyond the immediate project site as shown in Exhibit A-3 with illustration .

Exhibit A3- Storm Sewer Improvements

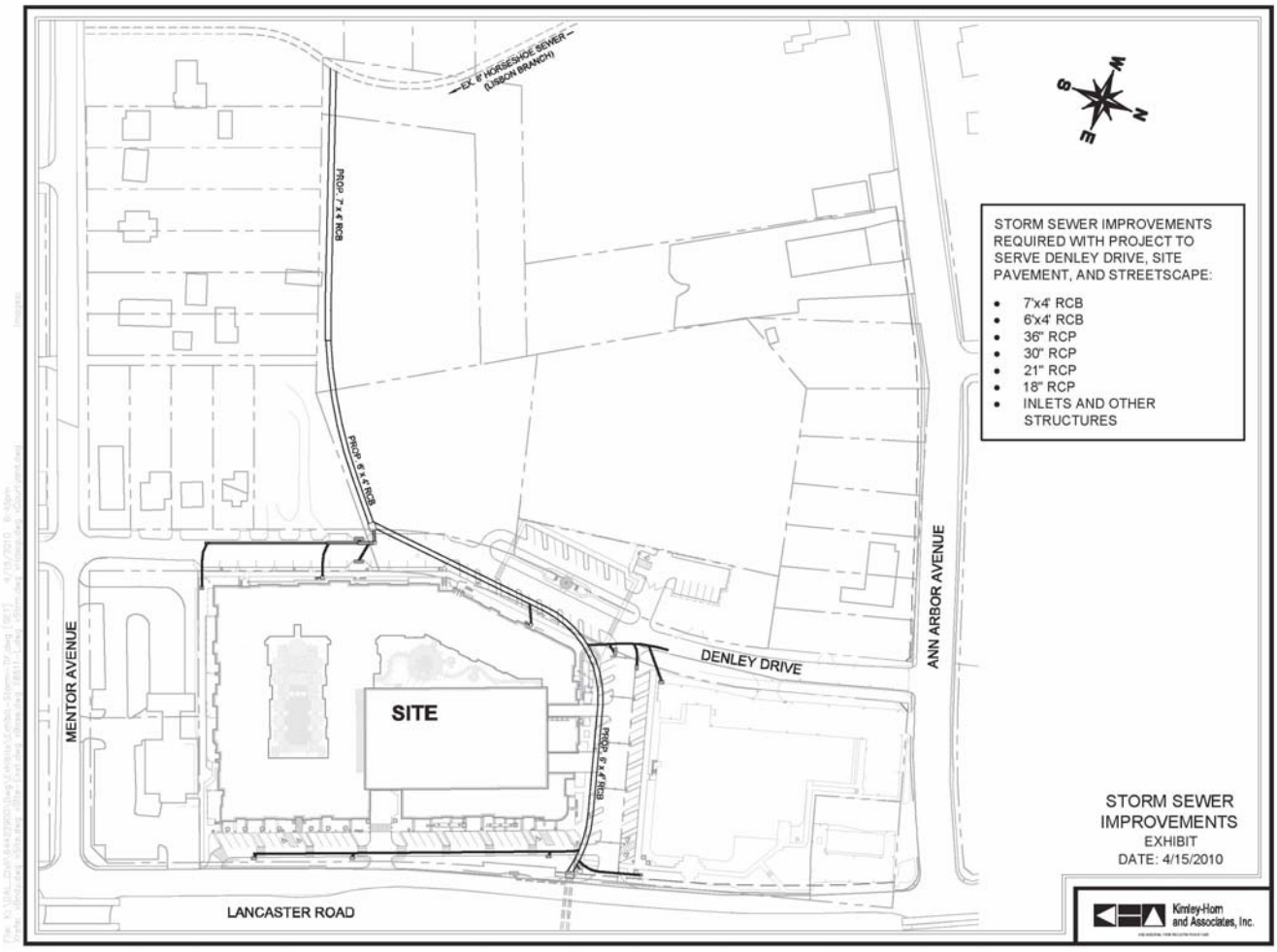


Exhibit B1 - Project West & East Elevations

Exhibit B2 - Project North & South Elevations

COPYRIGHT Beeler Guest Owens Architects ALL RIGHTS RESERVED

LANCASTER URBAN VILLAGE
LOCATED IN DALLAS TEXAS

REVISIONS:

BEELER GUEST OWENS ARCHITECTS
4245 N. CENTRAL EXPRESSWAY STE 300 DALLAS, TEXAS 75205 (214) 520-8878

DATE 01-25-10
PROJECT 09154
SHEET NUMBER 4.2

LANCASTER URBAN VILLAGE
DALLAS, TEXAS
NORTH ELEVATION

LANCASTER URBAN VILLAGE
DALLAS, TEXAS
SOUTH ELEVATION

Exhibit B3 - Project Renderings

NORTHWEST CORNER VIEW

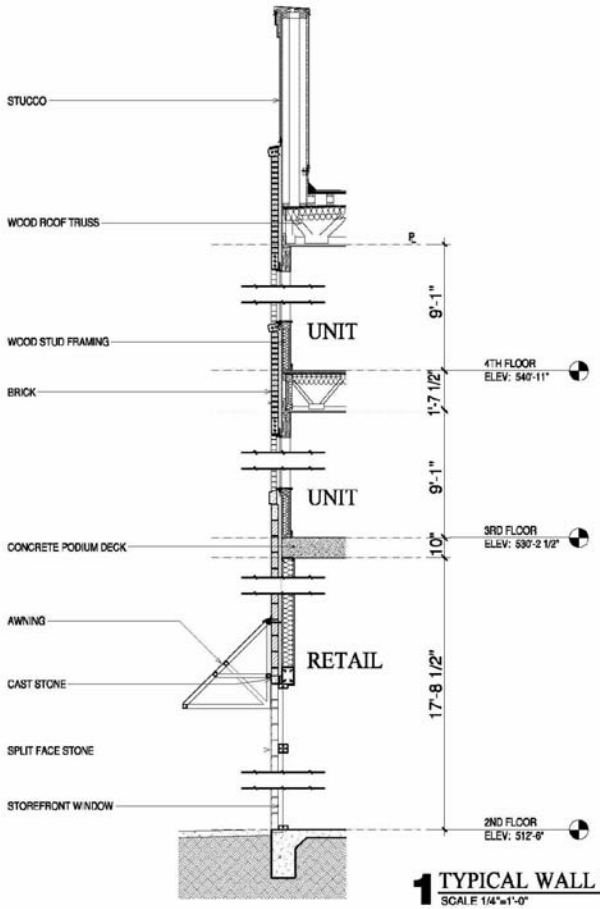
LANCASTER URBAN VILLAGE
DALLAS, TEXAS

BG
02-04-10

LANCASTER VIEW

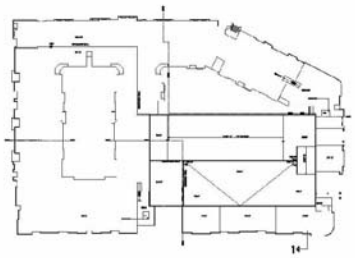
LANCASTER URBAN VILLAGE
DALLAS, TEXAS

BG
02-04-10



1 TYPICAL WALL SECTION
SCALE 1/4"=1'-0"

BUILDING MATERIAL PERCENTAGES	
ALL BUILDING TYPES	% OF FACADE
MATERIAL	
BRICK:	40%
SPLIT FACE / CAST STONE:	30%
STUCCO:	30%
TOTAL:	100%



KEY PLAN SCALE: NOT TO SCALE

BGO architects | LANCASTER URBAN VILLAGE | CITY WIDE | CATALYST

CONCEPTUAL WALL SECTION
SCALE 1/4"=1'-0"

BOLLES GLASER OWENS ARCHITECTS
© ALL RIGHTS RESERVED
JOB# - 09154
DATE - 4/30/2010

Exhibit B4 – Building Materials

Exhibit C
Lancaster Urban Village – TIF Project Budget

TIF Improvement Category	Amount
Lancaster Corridor Sub-District:	
Infrastructure	$2,183,110
Demolition	$ 298,805
Grant for High Density Project	$1,733,758
Affordable Housing	$4,276,600
Total	**$8,492,273**

Note - The breakdown of expenditures is approximate and expenditures may be shifted among categories as long as the total amount of TIF funding does not exceed $8,492,273.

Exhibit D
TIF Increment Allocation Policy
TOD TIF District
Approved by the TIF Board April 29, 2010

It is important for the City of Dallas to encourage as many projects as possible in the TOD TIF District (the "District"). In that spirit, TOD TIF funds will be allocated to Developers proportionately, based on the increment created by the Project (defined in a specific TIF agreement) and potentially other related projects by same developer or affiliate (if not seeking separate, additional TIF funds) within the District and in accordance with sub-district increment sharing arrangements as described below and after repayment of any catalyst project with specific priority status.

Definitions:

Total Increment – the annual amount of increment deposited into the TIF fund from the participating jurisdictions.

Individual Increment – the portion of the increment that a Project or Related Project creates each year.

Net Individual Increment – Individual Increment less the Project's and/or Related Project's portion of Administrative Expenses and any required sub-district increment sharing each year. The portion of a Project's and/or Related Project's Administrative Expenses and required sub-district increment sharing will be based on the ratio of Individual Increment to Total Increment.

Administrative Expenses – the City will take a share of TIF revenue from this District for the amount it bills to the District for costs necessary for administration of the TIF District program, which may include charges from other departments, each year.

District-Wide Improvements – improvements that are not specific to a single development site such as gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

Shared Increment – the Total Increment less (1) the portion of Administrative Expenses not already deducted from Individual Increment, (2) any required sub-district increment sharing, (3) affordable housing set-aside, (4) a set-aside for District-Wide Improvements if applicable, and (5) the sum of the Individual Increments of all eligible Developers.

Available Cash - cash in the TOD TIF fund that is not already allocated, encumbered, or otherwise set aside for other purposes.

Sub-District Increment Sharing Arrangements:

In accordance with the TOD TIF District Project and Financing Plan, tax increment sharing among certain sub-districts with the TOD TIF has been designated as follows.

The Financing Plan permits tax increment sharing from the Mockingbird/Lovers Lane Sub-District to jump start redevelopment of the Lancaster Corridor in the City's southern sector where development has lagged for many years. It is anticipated that 40% of the increment generated (after administration costs) from the Mockingbird/Lovers Lane Sub-District be allocated to the Lancaster Corridor Sub-District. An additional 20% of the increment from the Mockingbird/Lovers Lane Sub-District will be allocated for the affordable housing budget line item. The affordable housing budget line item will be available district-wide to assist projects in fulfilling some of the City and County affordable housing requirements. The remaining 40% of Mockingbird/Lovers Lane Sub-District increment will be used for projects in that area.

It is anticipated that the Cedars West Sub-District will contribute 10% of the increment generated from this sub-district to the Lancaster Corridor Sub-District and another 10% toward the affordable housing budget line item. The remaining 80% of the Cedars West Sub-District increment will be used for projects in that area.

For the Cedar Crest Sub-District, most of the future increment is anticipated to be generated by the Wonderview master planned development and this increment will allow for necessary TIF support for the project and potentially other improvements in the area. Increment generated from the Cedar Crest Sub-District will be retained for projects in that area and not subject to receiving transfers from Mockingbird or Cedars West Sub-Districts and not required to transfer its increment to other sub-districts.

Increment generated from the Lancaster Corridor Sub-District will be retained for projects in that area and will not be transferred to other sub-districts.

Procedure:

Annually, after the Total Increment has been deposited in the TIF fund, the fund will pay or set aside Administrative Expenses based on the ratio of Individual Increments to Total Increment and any remaining costs from unallocated increment in the TIF fund, any required sub-district increment sharing, affordable housing set aside, and the amount allocated for District-Wide Improvements (*if applicable*). After (1) Administrative Expenses, (2) any required sub-district increment sharing, (3) affordable housing set aside, (4) any District-Wide Improvement allocations and (5) any allocations to catalyst priority projects have been paid or set aside, Developers approved for TIF funding from the TOD TIF will be eligible to receive their Net Individual Increment.

In addition to their Net Individual Increment, Developers will be eligible to receive a portion of any Shared Increment. The Shared Increment allotted to an eligible Developer shall be a ratio of an eligible Developer's Individual Increment to the sum of the Individual Increments for all Projects eligible for reimbursement for that year.

Dallas Central Appraisal District (DCAD) certified values for each tax year will be the data source used to determine values for the increment allocation procedure. However, no increment

allocation will be made unless a total Project or specific phase as defined in a development agreement is completed by May 1st of a given year, as evidenced by City approval of all supporting documents required in the development agreement. The City's Director of Economic Development will make the final determination in applying future available revenues in the TIF Fund among Projects.

Catalyst Priority Projects:

The Lancaster Urban Village mixed-use development project (the "Urban Village") is being viewed as an important seed project for the District and will be designated a catalyst priority project for the purposes of increment allocation, particularly as it relates to receiving increment transfers from the Mockingbird/Lovers Lane and Cedars West Sub-Districts as described below. The Urban Village will be owned by a non-profit entity and be non-taxable, therefore it will not create any of its own Individual Increment. The following increment allocation for the Urban Village has been outlined:

I. Lancaster Corridor Sub-District: after admin, the Lancaster Corridor Sub-District Shared Increment from the base year 2008 to 2009. After admin, other TIF projects in the Lancaster Corridor Sub-District that are approved for TIF funds will be eligible for their Individual Increment generated plus their share of any Lancaster Corridor Sub-District Shared Increment generated from 2010 forward.

II. Mockingbird/Lovers Lane Sub-District (40% increment share to Lancaster after admin) and Cedars West Sub-District (10% increment share to Lancaster after admin) as available until the TIF subsidy is met. Under the TIF Plan increment sharing arrangement, the Mockingbird/Lovers Lane and Cedars West Sub-Districts and eligible TIF projects within will retain at least 40% and 80%, respectively of increment generated in those areas.

III. Affordable Housing increment allocation as available in combination with (ii) until the TIF subsidy is met.

Note: this Project will not be eligible for TIF funding in a given year unless all contractual obligations of the development agreement are fulfilled by May 1st of that year. If there are delays with the Project start date, approval of other financing sources or project completion, staff and the TIF Board may reconsider the priority status for increment allocation to the Project. If the Project completion is delayed past approved dates and other approved TIF projects are completed any available accumulated increment in the TIF fund can be used to reimburse other completed projects; and when the Project has been completed it may resume its original priority for reimbursement.

District-Wide Improvement Set-Aside:

The TIF Board, at its discretion, will set-aside 5% for the first 10 years and 2.5% thereafter of any Shared Increment for District-Wide Improvements after administrative expenses and obligations to catalyst priority projects have been satisfied. Specific improvement projects are to be determined and the amount of this set-aside will be reviewed annually based on updated financial projections and District needs.

Notes:

In general, the assignment of increment will be done annually, after each participating jurisdiction has deposited its annual increment into the TIF fund. Upon completion of a Project, developers are eligible to be reimbursed for TIF eligible expenditures from Available Cash currently in the TIF fund, if any.

If the appraised value of the remaining property in the TIF District decreases in value despite new development and as additional TIF Projects are approved and completed, the TIF subsidy for Projects that year may be reduced or unpaid. Similarly, if the sum of (1) Administrative Expenses, (2) District-Wide Improvements, and (3) the sum of the Individual Increments is greater than the Total Increment, then the Individual Increments shall be allotted on a proportional basis based on the ratio of each Developer's Individual Increment to the sum of the Individual Increments for that year. If there is no revenue available after administrative expenses, there will be no increment payments that year.

Please see Attachment A for an example of the increment allocation process until the catalyst priority project obligation has been satisfied.

At its discretion, the TOD TIF Board may make modifications or corrections to this Policy to increase its effectiveness.

Attachment A - Sample Illustration of Increment Allocation Process

The following is a general example to illustrate the procedure described in the increment allocation policy **until** the Lancaster Urban Village (catalyst priority project) is fully reimbursed:

Total Increment for TOD TIF	**100**
Less Administrative Expenses	-10
Subtotal	**90**
Mockingbird Sub-District Increment	50
Less share of Admin	5
Transfer to Lancaster Sub-District, 40%	18
Transfer to Affordable Housing Budget, 20%	9
Subtotal for Individual Projects & Shared Increment (% set-aside for District-Wide Improvements and Project allocations proportional to value created)	**18**
Cedars West Sub-District Increment	30
Less share of Admin	3
Transfer to Lancaster Sub-District, 10%	2.7
Transfer to Affordable Housing Budget, 10%	2.7
Subtotal for Individual Projects & Shared Increment (% set-aside for District-Wide Improvements and Project allocations proportional to value created)	**21.6**
Lancaster Sub-District Increment	10
Less share of Admin	1
Subtotal	9
Projects:	
A) Lancaster Urban Village	
Share of initial appreciation	1
Mockingbird Increment Transfer	18
Cedars W Increment Transfer	2.7
Affordable Housing (combined transfer)	11.7
Subtotal	**33.4**
B) Project #2	
Individual Increment	5
Shared Lancaster Increment (after % set aside for District-Wide Improvements and proportional to value created if there are multiple TIF projects)	3
Subtotal	**8**
Cedar Crest Sub-District Increment	10
Less share of Admin	1
Subtotal for Individual Projects & Shared Increment (% set-aside for District-Wide Improvements and Project allocations proportional to value created)	**9**

May 12, 2010

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on December 10, 2008, the City Council authorized the adoption of Ordinance No. 27432 which created Tax Increment Financing Reinvestment Zone Number Seventeen, (the "TOD TIF District") in accordance with V.T.C.A. Tax Code, Chapter 311 ("Act"); and

WHEREAS, the TOD TIF District was created to encourage transit-oriented development (TOD) around DART stations in the central portion of the City and help create a series of unique destinations, as well as foster the construction of structures or facilities that will be useful or beneficial to the development of transit stations along the DART light rail system in the central portion of the City; and

WHEREAS, on April 14, 2010, the City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854; and

WHEREAS, on April 14, 2010, the City Council authorized the establishment of the TOD TIF District Grant Program to implement the Project Plan and Reinvestment Zone Financing Plan by Resolution No. 10-0916; and

WHEREAS, on April 29, 2010, the TOD TIF District Board of Directors reviewed the proposed Lancaster Urban Village project and recommended City Council authorize a development agreement with City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC, and dedicate an amount not to exceed $8,492,273 for an economic development grant and other eligible project costs associated with the project; and

WHEREAS, in furtherance of the TOD TIF District Project Plan and Reinvestment Zone Financing Plan, the City desires to reimburse City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC (the “Owner”) for the costs of land acquisition, demolition, infrastructure improvements and other eligible costs, at the southwest corner of Lancaster Road and Ann Arbor Avenue in the TOD TIF District as described in the Conceptual Site Plan and Elevations attached hereto as **Exhibits A-A3 and B1-B4**, respectively.

NOW, THEREFORE,

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

Section 1. That the findings, determinations and certifications contained in the recitals above are incorporated herein for all purposes.

Section 2. That the issuer expects to incur debt as one or more series of obligation for the purpose of paying the costs of the Project. The following is a general functional description of the Project for which the expenditures to be reimbursed or paid and a statement of the maximum principal amount of debt expected to be issued for such reimbursement purposes.

Project Description	**Debt To Be Issued**
Grant for High Density Project, infrastructure improvements, demolition and affordable housing at the southwest corner of Lancaster Road and Ann Arbor Avenue in Reinvestment Zone Number Seventeen, (TOD TIF District)	Not to exceed $8,492,273 as provided by the Project Plan and Reinvestment Zone Financing Plan

Section 3. That the total TOD TIF District participation in the cost of engineering and construction of the public improvements for the Lancaster Urban Village project (southwest corner of Lancaster Road and Ann Arbor Avenue) shall not exceed an amount of $8,492,273 all in accordance with the terms of the said development agreement.

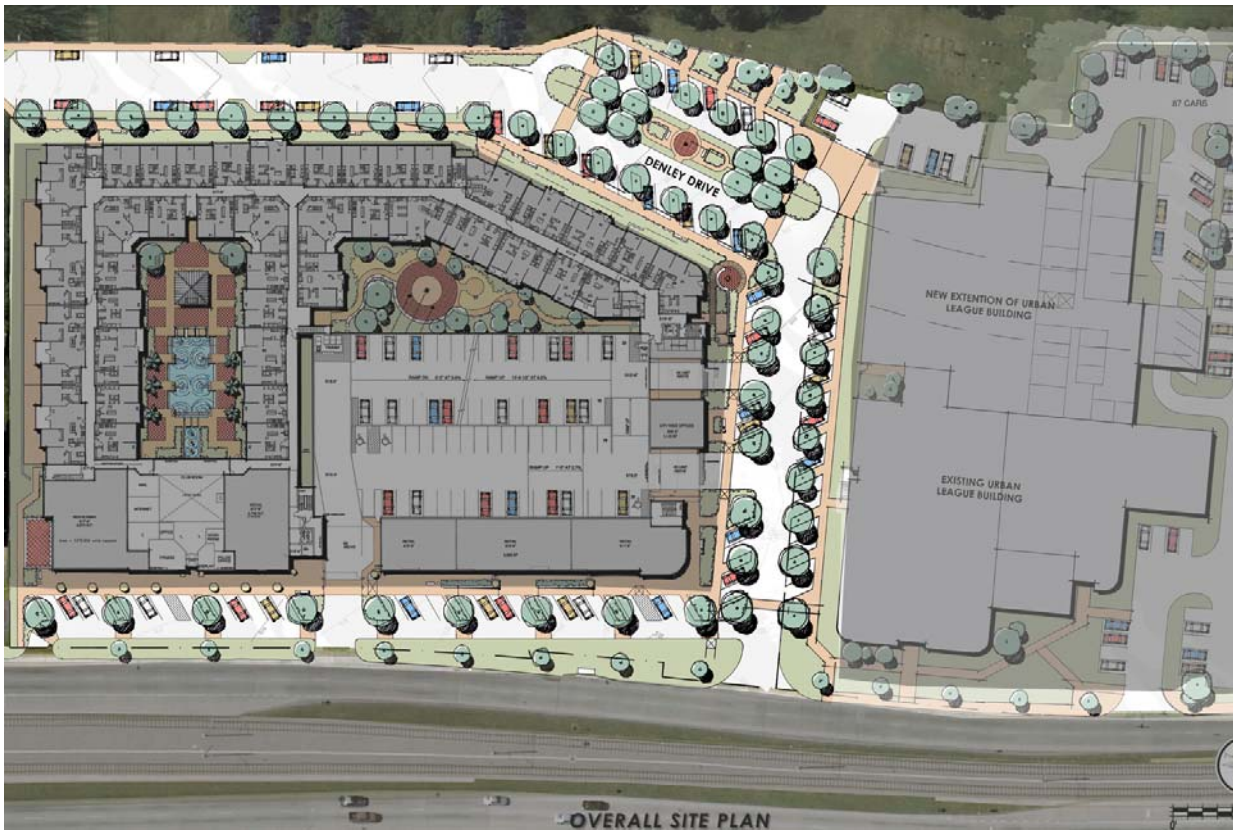
Section 4. That nothing in the resolution shall be construed to require the City to approve payment from any source of City funds other than the TOD TIF District Fund and/or Tax Increment Bonds. Any funds expended under the development agreement that remain unpaid upon termination of the TOD TIF District, due to lack or unavailability of TOD TIF District Funds shall no longer be considered project costs of the TOD TIF District or the City and any obligation to pay City Wide Community Development Corporation and/or its affiliates Lancaster Urban Village Residential, LLC; Lancaster Urban Village Garage, LLC; and Lancaster Urban Village Commercial, LLC (the “Owner”) shall automatically expire.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Distribution: Office of Economic Development - Tenna Kirk - 5CS
Office of Economic Development - Sajid Safdar, 2CN
City Attorney's Office - Barbara Martinez
City Attorney's Office - Sarah Hasib

Exhibit A1 - Conceptual Site Plan

Exhibit A2- Infrastructure Improvements as part of TIF Request



Note - Storm sewer improvements extend beyond the immediate project site as shown in Exhibit A-3 with illustration .

Exhibit A3- Storm Sewer Improvements

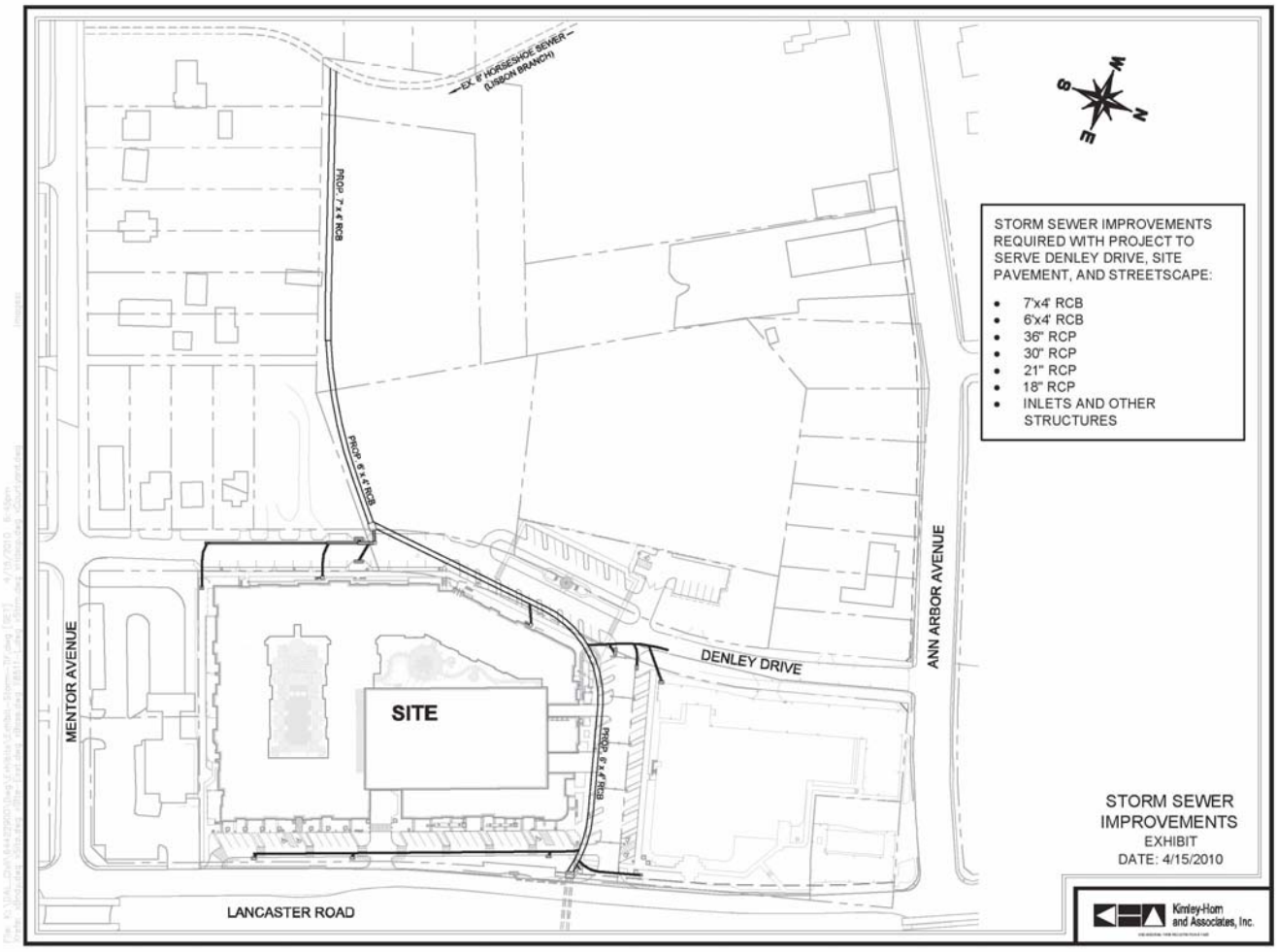


Exhibit B1 - Project West & East Elevations

Exhibit B2 - Project North & South Elevations

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LANCASTER URBAN VILLAGE
LOCATED IN DALLAS TEXAS

REVISIONS:

BEELER GUEST OWENS ARCHITECTS
4245 N. CENTRAL EXPRESSWAY STE 300 DALLAS, TEXAS 75205 (214) 520-8878

DATE 01-25-10
PROJECT 09154
SHEET NUMBER 4.2

LANCASTER URBAN VILLAGE
DALLAS, TEXAS
NORTH ELEVATION

LANCASTER URBAN VILLAGE
DALLAS, TEXAS
SOUTH ELEVATION

Exhibit B3 - Project Renderings

NORTHWEST CORNER VIEW

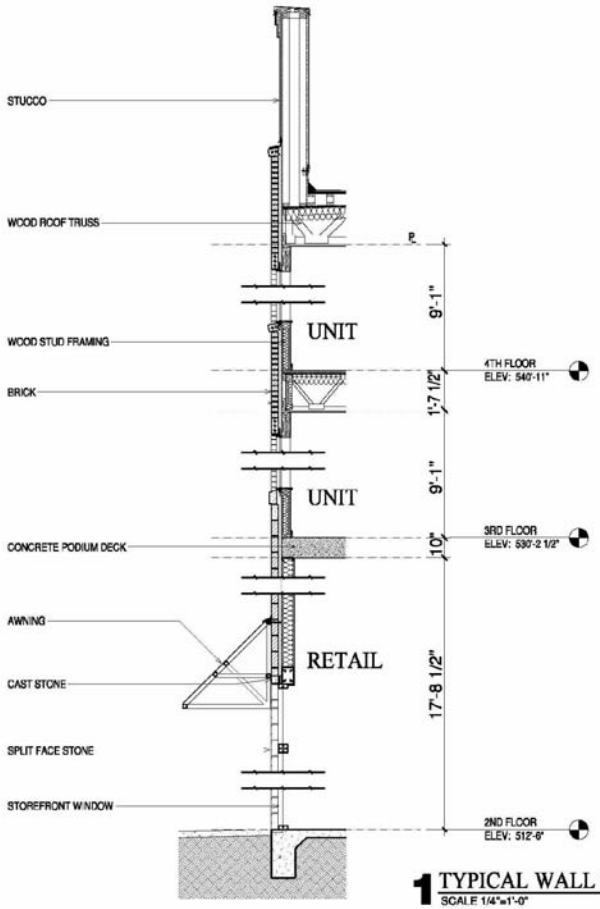
LANCASTER URBAN VILLAGE
DALLAS, TEXAS

BG
02-04-10

LANCASTER VIEW

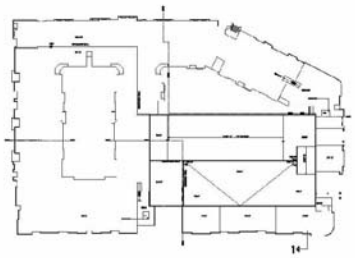
LANCASTER URBAN VILLAGE
DALLAS, TEXAS

BG
02-04-10



1 TYPICAL WALL SECTION
SCALE 1/4"=1'-0"

BUILDING MATERIAL PERCENTAGES	
ALL BUILDING TYPES	% OF FACADE
MATERIAL	
BRICK:	40%
SPLIT FACE / CAST STONE:	30%
STUCCO:	30%
TOTAL:	100%



KEY PLAN SCALE: NOT TO SCALE

BGO architects | LANCASTER URBAN VILLAGE | CITY WIDE | CATALYST

CONCEPTUAL WALL SECTION
SCALE 1/4"=1'-0"

BOLLES GLASER OWENS ARCHITECTS
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JOB# - 09154
DATE - 4/30/2010

Exhibit B4 – Building Materials

ADDENDUM ITEM # 8

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): 2

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 671-8925

MAPSCO: 34U

SUBJECT

Authorize **(1)** a public hearing to be held on June 23, 2010, 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in the amount not to exceed $1,000,000 for demolition of existing buildings, site improvements, and loan interest reserve to aid Chicory Court IX, LP, in the development of mixed-use, transit-oriented project located at 5602 Maple Avenue including construction of 107 apartment units deed restricted for persons with incomes at 80% or less of Area Median Family Income as established by HUD and retail space; and at the close of the public hearing, **(2)** consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid Chicory Court IX, LP, in an amount not to exceed $1,000,000 - Financing: No cost consideration to the City

BACKGROUND

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 researched, and in November briefed the City Council Economic Development and Housing Committees. The 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.

The City seeks to fund projects that sustain or increase the level of business activity in the project area by expanding economic activities, improving or constructing housing, and providing jobs to low and moderate income persons. 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.

BACKGROUND (continued)

Annual repayments of Section 108 Guarantee loans should be credit enhanced to eliminate risk of City making payments from annual CDBG allocations.

In January 2010, Saleem Jafar, Developer, submitted an application to the City of Dallas on behalf of Chicory Court IX, LP, for support of their application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2010 Low Income Housing Tax Credit (LIHTC) Program. Zoning approvals will be brought to City Council separately by August 15, 2010.

On February 24, 2010, the City Council granted an approval of the Chicory Court IX, LP application to TDHCA for Champion Homes at Copperridge for the LIHTC Program.

On April 19, 2010, the Housing Committee was briefed on the status of the LIHTC application for the Champion Homes at Copperridge project, and staff recommendation to move forward to full City Council with the developer's request for additional financial aid for the project. The Housing Committee voted to recommend moving the developer's request for application to HUD for $1,000,000 in Section 108 Guarantee Loan funds forward to the full City Council.

The City has received a proposal from Chicory Court IX, LP, for funding in the amount of $1,000,000 from Community Development Block Grant Section 108 Guarantee Loan funds for demolition of existing buildings, site improvements, and loan interest reserve to aid Chicory Court IX, LP in development of Champion Homes at Copperridge, a mixed-use, transit-oriented project located at 5602 Maple Avenue including construction of 107 apartment units that will all be deed restricted for 15 years for affordability for persons with incomes at 80% or less of Area Median Family Income as established by HUD and retail space. Additionally, the project will provide employment opportunities and community-serving businesses in the area. The Champion Homes at Copperridge project is located in CDBG eligible Block Group 4.042.

The City will hold a neighborhood public hearing sometime during the week of May 24, 2010 in the Council District where the project is located.

The Council public hearing to be held on June 23, 2010, will comply with HUD regulations and City's Citizen Participation Plan of 30 days comment period.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2008, the Economic Development Committee and the Housing Committee 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 Committee 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 February 16, 2010, the Housing Committee was briefed on and gave support of an application from Champion Homes at Copperridge to Texas Department of Housing and Community Affairs (TDHCA) for approval of 9% LIHTC allocation.

On February 24, 2010, the City Council approved support of the TDHCA 9% LIHTC allocation for Champion Homes at Copperridge by Resolution No. 10-0584.

On April 19, 2010, the Housing Committee was briefed and gave favorable approval for the developer's request for application to HUD for $1,000,000 in Section 108 Guarantee Loan funds.

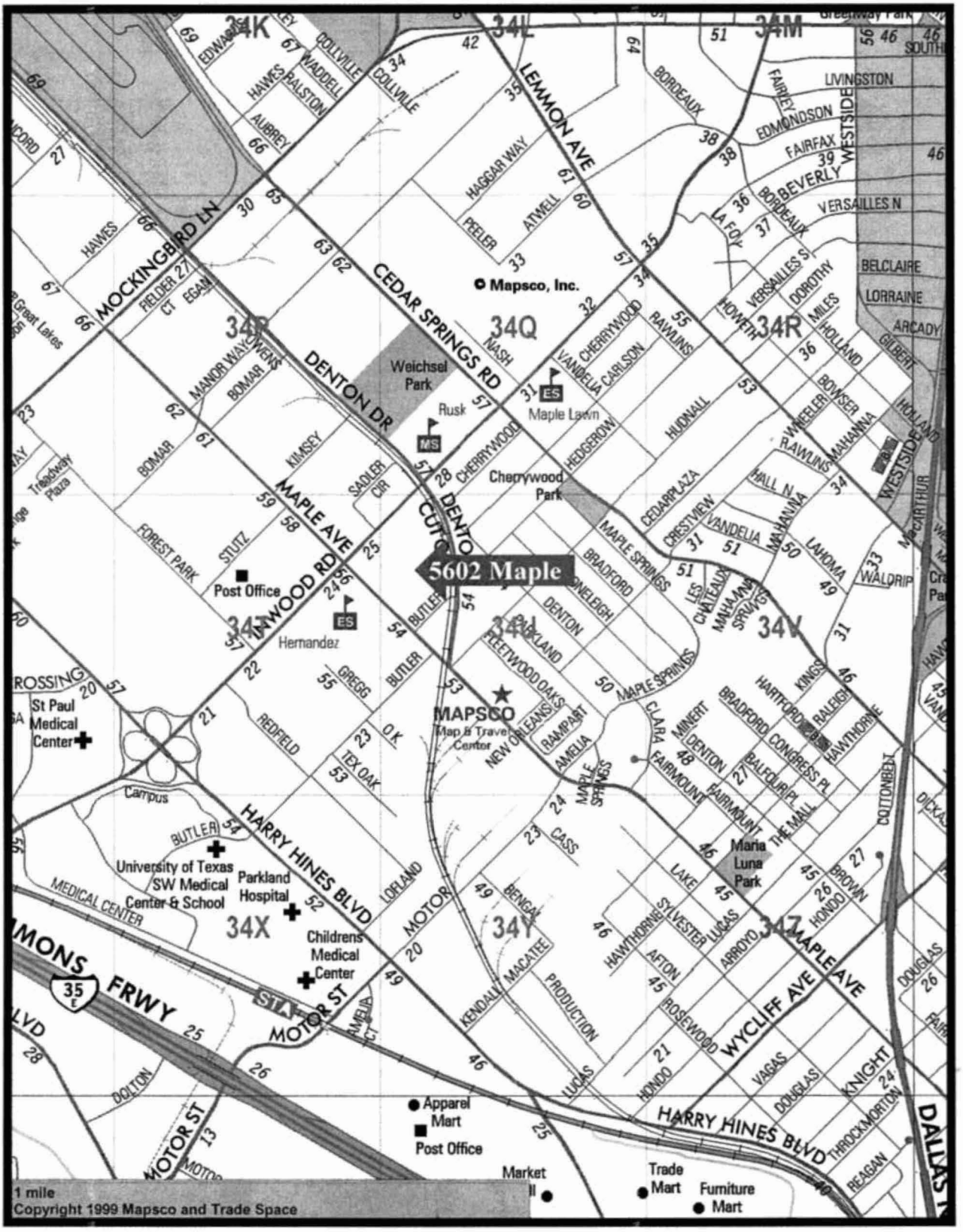
FISCAL INFORMATION

No cost consideration to the City.

OWNER(S)	DEVELOPER
Chicory Court IX, LP Saleem Jafar, President	**Chicory Court IX, LP** Saleem Jafar, President
Odyssey Residential Holdings, LP Bill Fisher, President	**Odyssey Residential Holdings, LP** Bill Fisher, President

MAP

Attached


5602 Maple
MAPSCO
Map & Travel Center
Mapsco, Inc.
Weichsel Park
Maple Lawn
Cherrywood Park
Hernandez
Rusk
Post Office
St Paul Medical Center
University of Texas SW Medical Center & School
Parkland Hospital
Childrens Medical Center
Apparel Mart
Post Office
Market
Trade Mart
Furniture Mart
Maria Luna Park
Campus
MOCKINGBIRD LN
CEDAR SPRINGS RD
DENTON DR
MAPLE AVE
HARRY HINES BLVD
MOTOR ST
LEMMON AVE
WESTSIDE
BEVERLY
35 E FRWY
1 mile
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MAPSCO 34U

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 Committee 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 Committee 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

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, on February 24, 2010, the City Council approved support of the TDHCA 9% LIHTC allocation for the Champion Homes at Copperridge project by Resolution No. 10-0584; and

WHEREAS, on April 19, 2010, the Housing Committee was briefed and gave favorable approval for the developer's request for application to HUD for $1,000,000 in Section 108 Guarantee Loan funds; and

WHEREAS, the City of Dallas desires to apply to HUD for Community Development Section 108 Guarantee Loan funds to aid in the development of the Champion Homes at Copperridge project, a mixed-use, transit-oriented development located at 5602 Maple Avenue including 107-unit multi-family residential units and retail space by providing funding for demolition of existing buildings, site improvements, and loan interest reserve in which all 107 units will be deed restricted for persons with incomes at 80% or less of Area Median Family Income, contingent upon the approval of the Texas Department of Housing and Community Affairs' 9% low-income housing tax credit allocation for the project; and

May 12, 2010

WHEREAS, the City Council of the City of Dallas desires to call a public hearing to receive comments on the application to the U.S. Department of Housing and Urban Development for Community Development Block Grant Section 108 Guarantee Loan funds in an amount not to exceed $1,000,000 for the Champion Homes at Copperridge project; **NOW THEREFORE,**

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

SECTION 1. That the City Council hereby authorizes a public hearing to be held on June 23, 2010, to receive citizens' 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 the amount not to exceed $1,000,000 to aid Chicory Court IX, LP in the development of the Champion Homes at Copperridge project, a proposed mixed-use, transit-oriented development including a 107-unit multifamily residential development for low-income persons and retail space at 5602 Maple Avenue with 107 apartment units deed restricted for 15 years for affordability to persons with incomes at 80% or less of Area Median Family Income as established by the U.S. Department of Housing and Urban Development; provided, however, that the City's approval of the Section 108 Loan Program application shall be contingent upon the approval or the Texas Department of Housing and Community Affairs' 9% low-income housing tax credit allocation for the project.

SECTION 2. That at the close of the June 23, 2010 public hearing, the City Council will consider whether to authorize the submission of an application to HUD for a CDBG Section 108 Guaranteed Loan for Chicory Court IX, LP in an amount not to exceed 1,000,000.

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

ADDENDUM ITEM # 9

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): 8

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 671-8925

MAPSCO: 69A-P

SUBJECT

Authorize **(1)** a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in an amount not to exceed $1,500,000 for site acquisition, site improvements, and loan interest reserve to aid Kleberg Leased Housing, LP in the construction of 200 apartment units at 12700 Kleberg Road with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, **(2)** consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid Kleberg Leased Housing, LP in an amount not to exceed $1,500,000 - Financing: No cost consideration to the City

BACKGROUND

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 researched, and in November briefed the City Council Economic Development and Housing Committees. The 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.

The City seeks to fund projects that sustain or increase the level of business activity in the project area by expanding economic activities, improving or constructing of housing, and providing jobs to low and moderate income persons. 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 eliminate risk of the City making payments from annual CDBG allocations.

BACKGROUND (continued)

In January 2010, Jeffrey Spicer, consultant to Dale Lancaster, President, Arrington Developers, LLC, Developer, submitted an application to the City of Dallas on behalf of Kleberg Leased 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 (LIHTC) Program. Zoning approvals will be brought to City Council separately by August 15, 2010.

On February 24, 2010, the City Council granted an approval of the application to TDHCA for Kleberg Leased Housing, LP project for the LIHTC program.

On April 19, 2010, the Housing Committee was briefed on the status of the LIHTC application for the Kleberg Leased Housing, LP project, and staff recommendation to move forward to full City Council with the developer's request for additional financial aid for the project. The Housing Committee voted to recommend moving the developer's request for application to HUD for $1,500,000 in Section 108 Guarantee Loan funds forward to the full City Council.

The City has received a proposal from Kleberg Leased Housing, LP for funding in the amount of $1,500,000 in Community Development Block Grant Section 108 Guarantee Loan funds for site acquisition, site improvements, and loan interest reserve to aid Kleberg Leased Housing, LP in the construction of 200 apartment units at 12700 Kleberg Road with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD. The Kleberg Leased Housing project site is located in a CDBG eligible Census Tract 171.02.

The City will hold a neighborhood public hearing in the Council District where the project is located sometime during the week of May 24th – 28th.

The Council public hearing to be held on June 23, 2010, will comply with HUD regulations and City's Citizen Participation Plan of 30 days comment period.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2008, the Economic Development Committee and the Housing Committee 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.

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

On January 5, 2009, the Economic Development Committee and the Housing Committee 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.

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 February 16, 2010, the Housing Committee was briefed on and gave support of an application from Kleberg Leased Housing project to (TDHCA) for approval of a 9% LIHTC allocation.

On February 24, 2010, the City Council approved support of the TDHCA 9% LIHTC allocation for Kleberg Leased Housing project by Resolution No. 10-0591.

On April 19, 2010, the Housing Committee was briefed and gave favorable approval for the developer's request for application to HUD for $1,500,000 in Section 108 Guarantee Loan funds.

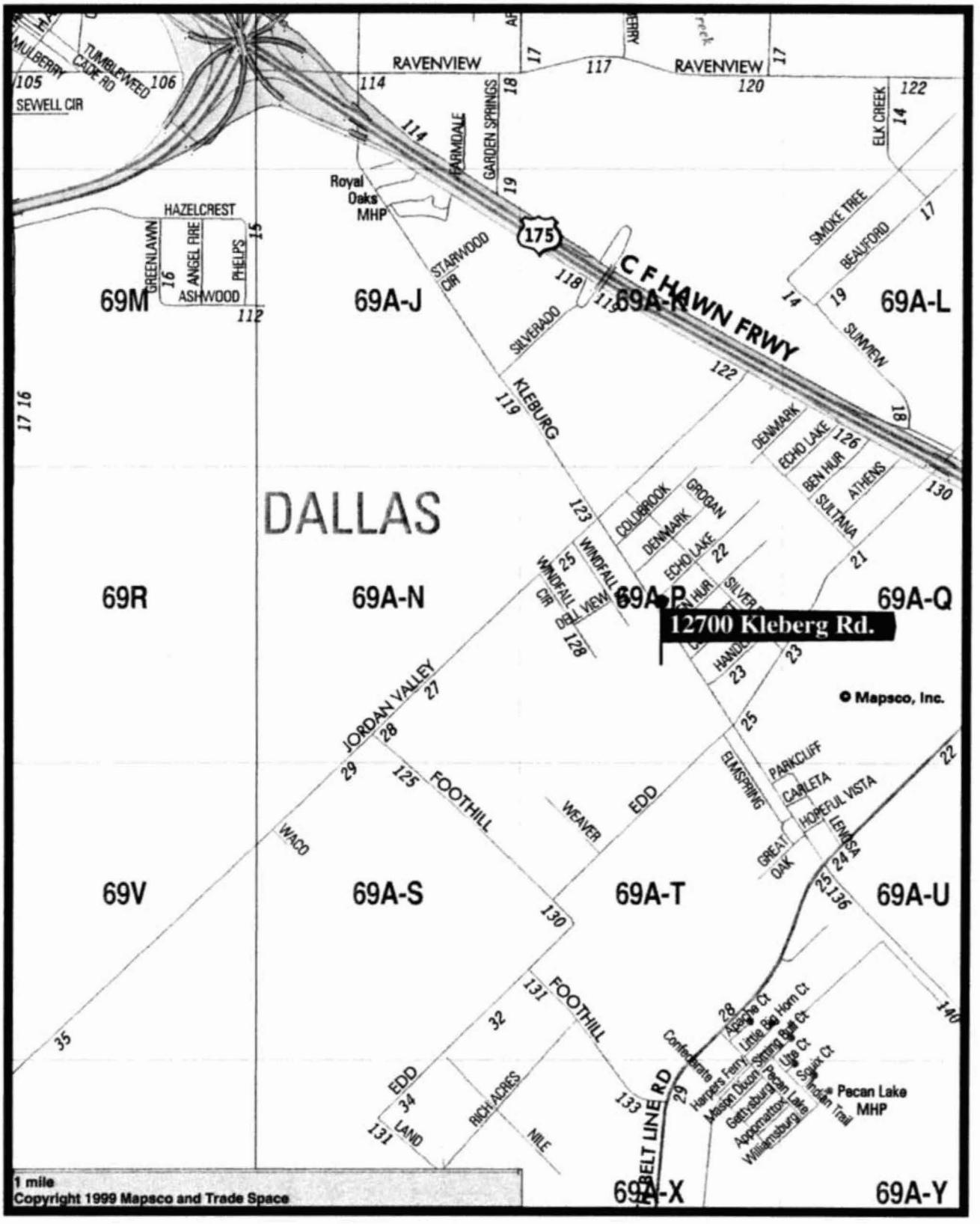
FISCAL INFORMATION

No cost consideration to the City.

OWNER(S)	**DEVELOPER**
Kleberg Leased Housing, LP	**Kleberg Leased Housing, LP**
Arrington Developers, LLC Dale Lancaster, President	**Arrington Developers, LLC** Dale Lancaster, President

MAP

Attached



RAVENVIEW
RAVENVIEW
MULBERRY
TUMBLEWEED
CADE RD
SEWELL CIR
FARMDALE
GARDEN SPRINGS
ELK CREEK
Royal Oaks MHP
HAZELCREST
GREENLAWN
ANGEL FIRE
PHELPS
ASHWOOD
175
C F HAWN FRWY
STARWOOD CIR
SMOKE TREE
BEAUFORD
SUNVIEW
SILVERADO
KLEBURG
69M
69A-J
69A-K
69A-L
DENMARK
ECHO LAKE
BEN HUR
ATHENS
SULTANA
DALLAS
COLDBROOK
GROGAN
DENMARK
ECHO LAKE
WINDFALL
WINDFALL CIR
DELL VIEW
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69A-N
69A-P
69A-Q
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WACO
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69A-U
FOOTHILL
EDD
RICH ACRES
LAND
NILE
BELT LINE RD
Confederate
Harpers Ferry
Mason Dixon
Gettysburg
Appomattox
Williamsburg
Apache Ct
Little Big Horn Ct
Sitting Bull Ct
Ute Ct
Squix Ct
Indian Trail
Pecan Lake MHP
69A-X
69A-Y
1 mile
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MAPSCO 69A-P

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

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, on February 24, 2010, the City Council approved support of the TDHCA 9% LIHTC allocation for Kleberg Leased Housing project by Resolution No. 10-0591; and

WHEREAS, on April 19, 2010, the Housing Committee was briefed and gave favorable approval for the developer's request for application to HUD for $1,500,000 in Section 108 Guarantee Loan funds; and

WHEREAS, the City of Dallas desires to apply to HUD for Community Development Section 108 Guarantee Loan funds to aid in the development of the Kleberg Leased Housing project, a 200 unit multi-family residential project at 12700 Kleberg Road by providing funding for site acquisition, site improvements, and loan interest reserve in which all 200 units will be deed restricted for 15 years for affordability to seniors with incomes less than 80% Area Median Family Income, contingent upon the approval of the Texas Department of Housing and Community Affairs' 9% low-income housing tax credit allocation for the project; and

WHEREAS, the City Council of the City of Dallas desires to call a public hearing to receive comments on the application to the U.S. Department of Housing and Urban Development for Community Development Block Grant Section 108 Guarantee Loan funds in an amount not to exceed $1,500,000 for the Kleberg Leased Housing project; **NOW THEREFORE,**

May 12, 2010

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

SECTION 1. That the City Council hereby authorizes a public hearing to be held on June 23, 2010 to receive citizens' 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 $1,500,000 to aid Kleberg Leased Housing LP in the development of the Kleberg Leased Housing project, a proposed 200-unit multifamily residential development for low-income senior housing at 12700 Kleberg Road with 200 apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by the U.S. Department of Housing and Urban Development; provided, however, that the City's approval of the Section 108 Loan Program application shall be contingent upon the approval of the Texas Department of Housing and Community Affairs' 9% low-income housing tax credit allocation for the project.

SECTION 2. That at the close of the June 23, 2010 public hearing, the City Council will consider whether to authorize the submission of an application to HUD for a CDBG Section 108 Guaranteed Loan for Kleberg Leased Housing LP in an amount not to exceed $1,500,000.

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/Community Services Department
Economic Development Department
City Attorney's Office
Budget and Management Services/Community Development, 4FS

ADDENDUM ITEM # 10

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): 3

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 671-8925

MAPSCO: 54Q

SUBJECT

Authorize **(1)** a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in an amount not to exceed $1,500,000 for the demolition of existing buildings, site improvements, relocation costs and loan interest reserve to aid Wynnewood Seniors Housing, LP in the construction of 140 apartment units at 1500 South Zang Boulevard with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, **(2)** consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid Wynnewood Seniors Housing, LP in an amount not to exceed $1,500,000 - Financing: No cost consideration to the City

BACKGROUND

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 researched, and in November briefed the City Council Economic Development and Housing Committees. The 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.

The City seeks to fund projects that sustain or increase the level of business activity in the project area by expanding economic activities, improving or constructing of housing, and providing of jobs to low and moderate income persons. 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 eliminate risk of the City making payments from annual CDBG allocations.

BACKGROUND (continued)

In January 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 (LIHTC) Program. Zoning approvals will be brought to City Council separately by August 15, 2010.

On February 24, 2010, the City Council granted an approval of the application to TDHCA for Wynnewood Seniors Housing for the LIHTC program.

On April 19, 2010, the Housing Committee was briefed on the status of the LIHTC application for the Wynnewood Seniors Housing, LP project, and staff recommendation to move forward to full City Council with the developer's request for additional financial aid for the project. The Housing Committee voted to deny approval for moving the developer's request for application to HUD for $1,500,000 in Section 108 Guarantee Loan funds forward to the full City Council.

The City has received a proposal from Wynnewood Seniors, LP for funding in the amount of $1,500,000 in Community Development Block Grant Section 108 Guarantee Loan funds for the demolition of existing buildings, site improvements, relocation costs and loan interest reserve to aid Wynnewood Seniors Housing, LP in the construction of 140 apartment units at 1500 S. Zang Boulevard with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD. The Wynnewood Seniors Housing project site is located in a CDBG eligible Block Group 62.001.

The City will hold a neighborhood public hearing in the Council District where the project is located sometime during the week of May 17th - 21st.

The Council public hearing to be held on June 23, 2010, will comply with HUD regulations and City's Citizen Participation Plan of 30 days comment period.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2008, the Economic Development Committee and the Housing Committee 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.

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

On January 5, 2009, the Economic Development Committee and the Housing Committee 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.

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 February 16, 2010, the Housing Committee was briefed on and gave support of an application from Wynnewood Seniors Housing project to (TDHCA) for approval of a 9% LIHTC allocation.

On February 24, 2010, the City Council approved support of the TDHCA 9% LIHTC allocation for Wynnewood Seniors Housing project by Resolution No. 10-0594.

On April 19, 2010, the Housing Committee was briefed and voted to deny approval for the developer's request for application to HUD for $1,500,000 in Section 108 Guarantee Loan funds.

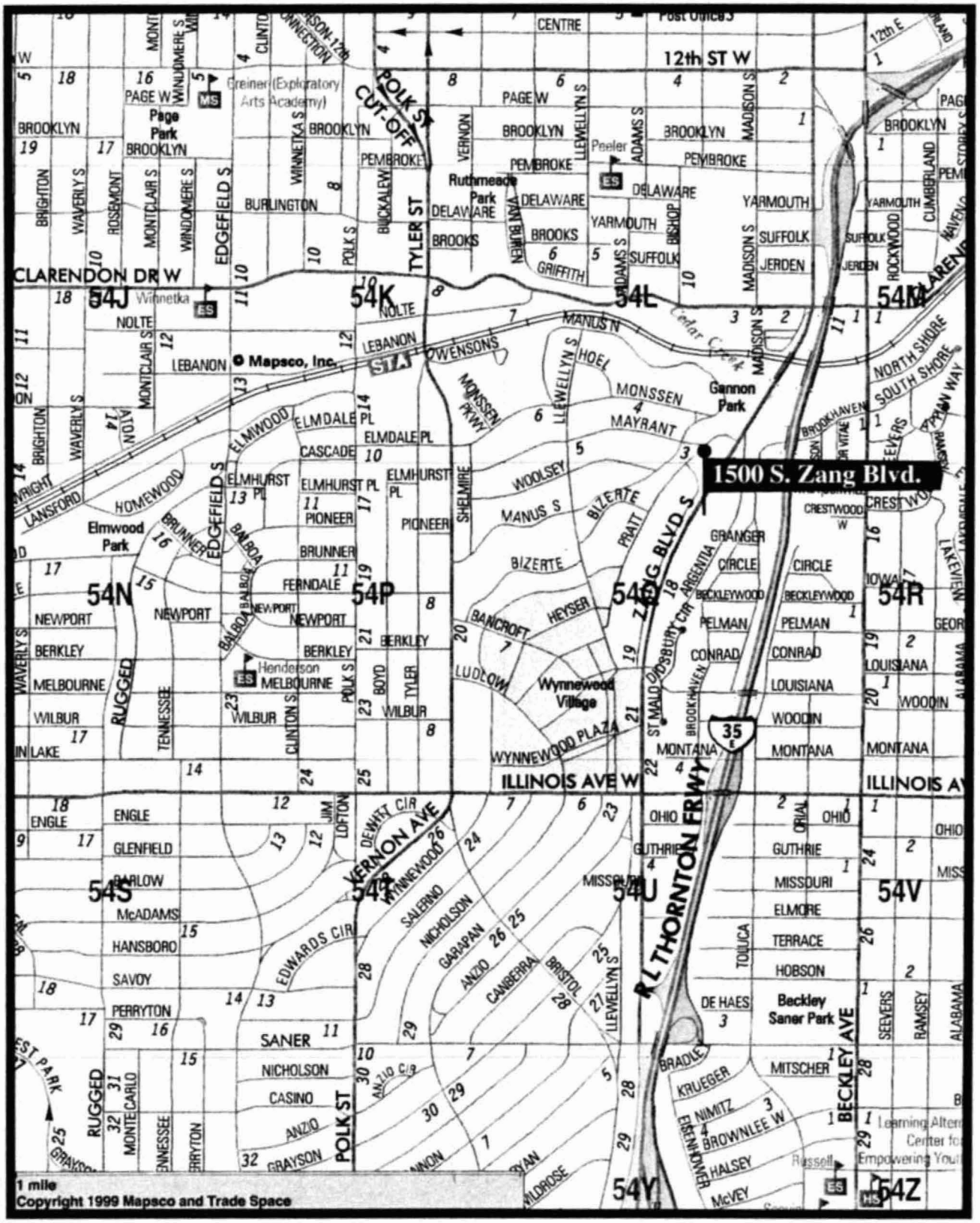
FISCAL INFORMATION

No cost consideration to the City.

OWNER(S)	DEVELOPER
Wynnewood Seniors Housing, LP **Central Dallas CDC**	**Wynnewood Seniors Housing, LP** **Central Dallas CDC**
John Greenan, Executive Director	John Greenan, Executive Director
Banc of America CDC	**Banc of America CDC**
Brian Roop, Senior Vice President	Brian Roop, Senior Vice President

MAP

Attached


1500 S. Zang Blvd.
12th ST W
CLARENDON DR W
ILLINOIS AVE W
54J
54K
54L
54M
54N
54P
54R
54S
54T
54U
54V
54Y
54Z
Page Park
Elmwood Park
Ruthmeade Park
Gannon Park
Wynnewood Village
Beckley Saner Park
Greiner (Exploratory Arts Academy)
Winnetka
Henderson
Peeler
Russell
Learning Alternative Center for Empowering Youth
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1 mile
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MAPSCO 54Q

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 Committee 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 Committee 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

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, on February 24, 2010, the City Council approved support of the TDHCA 9% LIHTC allocation for Wynnewood Seniors Housing project by Resolution No. 10-0594; and

WHEREAS, on April 19, 2010, the Housing Committee was briefed and voted to deny approval for the developer's request for application to HUD for $1,500,000 in Section 108 Guarantee Loan funds; and

WHEREAS, the City of Dallas desires to apply to HUD for Community Development Section 108 Guarantee Loan funds to aid in the development of the Wynnewood Seniors Housing project, a 140 unit multi-family residential project at 1500 S. Zang Boulevard by providing funding for demolition of existing buildings, site improvements, relocation costs and loan interest reserve in which all 140 units will be deed restricted for 15 years for affordability to seniors with incomes less than 80% Area Median Family Income, contingent upon the approval of the Texas Department of Housing and Community Affairs' 9% low-income housing tax credit allocation for the project; and

WHEREAS, the City Council of the City of Dallas desires to call a public hearing to receive comments on the application to the U.S. Department of Housing and Urban Development for Community Development Block Grant Section 108 Guarantee Loan funds in an amount not to exceed $1,500,000 for the Wynnewood Seniors Housing project; **NOW THEREFORE,**

May 12, 2010

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

SECTION 1. That the City Council hereby authorizes a public hearing to be held on June 23, 2010 to receive citizens' 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 $1,500,000 to aid the development of the Wynnewood Seniors Project, a proposed 140-unit multifamily residential development for low-income senior housing at 1500 S. Zang Boulevard with 140 apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by the U.S. Department of Housing and Urban Development; provided, however, that the City's approval of the Section 108 Loan Program application shall be contingent upon the approval of the Texas Department of Housing and Community Affairs' 9% low-income housing tax credit allocation for the project.

SECTION 2. That at the close of the June 23, 2010 public hearing, the City Council will consider whether to authorize the submission of an application to HUD for a CDBG Section 108 Guaranteed Loan for Wynnewood Seniors Housing LP in an amount not to exceed $1,500,000.

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/Community Services Department
Economic Development Department
City Attorney's Office
Budget and Management Services/Community Development, 4FS

ADDENDUM ITEM # 11

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 671-8925

MAPSCO: 47Q

SUBJECT

Authorize **(1)** a public hearing to be held on June 23, 2010 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 Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in an amount not to exceed $1,600,000 for site acquisition, site improvements, and loan interest reserve to aid SDC Lawnview Villas, LP in the construction of 130 apartment units at 4120 Lawnview Avenue with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, **(2)** consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan to aid SDC Lawnview Villas, LP in an amount not to exceed $1,600,000 - Financing: No cost consideration to the City

BACKGROUND

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 researched, and in November briefed the City Council Economic Development and Housing Committees. The 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.

The City seeks to fund projects that sustain or increase the level of business activity in the project area by expanding economic activities, improving or constructing housing, and providing jobs to low and moderate income persons. 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 eliminate risk of the City making payments from annual CDBG allocations.

BACKGROUND (continued)

In January 2010, Jay Oji, Sphinx Development, Developer, submitted an application to the City of Dallas on behalf of SDC Lawnview Villas, LP for support of their application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2010 Low Income Housing Tax Credit (LIHTC) Program. Zoning approvals will be brought to City Council separately by August 15, 2010.

On February 24, 2010, the City Council granted an approval of the application to TDHCA for Sphinx at Lawnview project for the LIHTC program.

On April 19, 2010, the Housing Committee was briefed on the status of the LIHTC application for the Sphinx at Lawnview project, and staff recommendation to move forward to full City Council with the developer's request for additional financial aid for the project. The Housing Committee voted to recommend moving the developer's request for application to HUD for $1,600,000 in Section 108 Guarantee Loan funds forward to the full City Council.

The City has received a proposal from SDC Lawnview Villas, LP for funding in the amount of $1,600,000 in Community Development Block Grant Section 108 Guarantee Loan funds for site acquisition, site improvements, and loan interest reserve to aid SDC Lawnview Villas, LP in the construction of 130 apartment units at 4120 Lawnview Avenue with all apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by HUD. The Sphinx at Lawnview project site is located in a CDBG eligible Census Tract 84.00.

The City will hold a neighborhood public hearing in the Council District where the project is located sometime during the week of May 17th – 21st.

The Council public hearing to be held on June 23, 2010, will comply with HUD regulations and City's Citizen Participation Plan of 30 days comment period.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2008, the Economic Development Committee and the Housing Committee 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 Committee 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.

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

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 February 16, 2010, the Housing Committee was briefed on and gave support of an application from Sphinx at Lawnview project to (TDHCA) for approval of a 9% LIHTC allocation.

On February 24, 2010, the City Council approved support of the TDHCA 9% LIHTC allocation for Sphinx at Lawnview project by Resolution No. 10-0593.

On April 19, 2010, the Housing Committee was briefed and gave favorable approval for the developer's request for application to HUD for $1,600,000 in Section 108 Guarantee Loan funds.

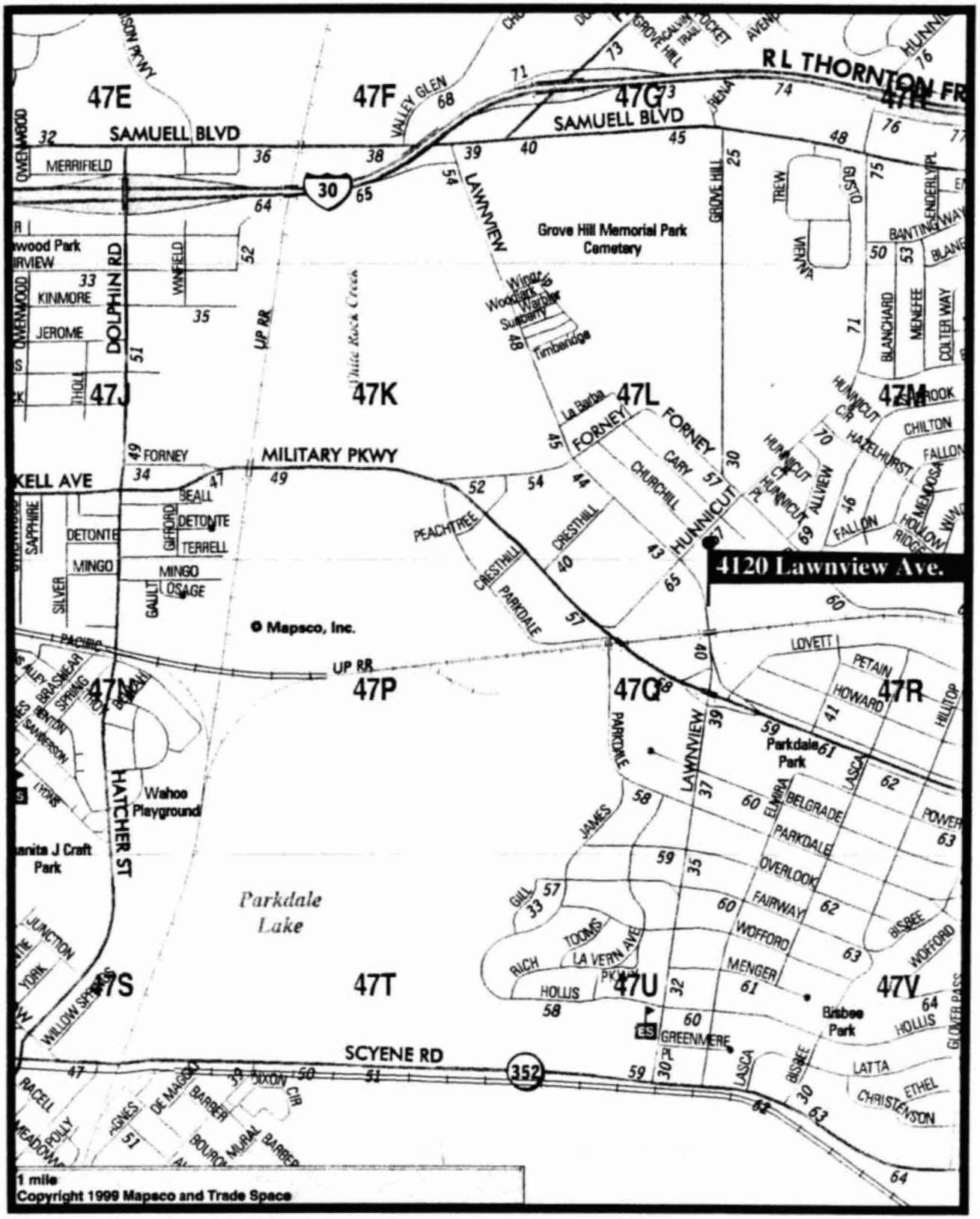
FISCAL INFORMATION

No cost consideration to the City.

OWNER(S)	**DEVELOPER**
SDC Lawnview Villas, LP	**SDC Lawnview Villas, LP**
Sphinx Development Jay Oji, General Partner	**Sphinx Development** Jay Oji, General Partner

MAP

Attached


4120 Lawnview Ave.
R L THORNTON FR
SAMUELL BLVD
MILITARY PKWY
SCYENE RD
DOLPHIN RD
HATCHER ST
LAWNVIEW
FORNEY
HUNNICUT
Grove Hill Memorial Park Cemetery
Parkdale Lake
Wahoo Playground
Parkdale Park
Bisbee Park
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MAPSCO 47Q

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

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, on February 24, 2010, the City Council approved support of the TDHCA 9% LIHTC allocation for Sphinx at Lawnview project by Resolution No. 10-0593; and

WHEREAS, on April 19, 2010, the Housing Committee was briefed and gave favorable approval for the developer's request for application to HUD for $1,600,000 in Section 108 Guarantee Loan funds; and

WHEREAS, the City of Dallas desires to apply to HUD for Community Development Section 108 Guarantee Loan funds to aid in the development of the Sphinx at Lawnview project, a 130-unit multi-family residential project at 4120 Lawnview Avenue by providing funding for site acquisition, site improvements, and loan interest reserve in which all 130 units will be deed restricted for 15 years for affordability to seniors with incomes less than 80% Area Median Family Income, contingent upon the approval of the Texas Department of Housing and Community Affairs' 9% low-income housing tax credit allocation for the project; and

WHEREAS, the City Council of the City of Dallas desires to call a public hearing to receive comments on the application to the U.S. Department of Housing and Urban Development for Community Development Block Grant Section 108 Guarantee Loan funds in an amount not to exceed $1,600,000 for the Sphinx at Lawnview project; **NOW THEREFORE,**

May 12, 2010

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

SECTION 1. That the City Council hereby authorizes a public hearing to be held on June 23, 2010 to receive citizens' 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 $1,600,000 to aid SDC Lawnview Villas, LP in the development of the Sphinx at Lawnview project, a proposed 130-unit multi-family residential development for low-income senior housing at 4120 Lawnview Avenue with 130 apartment units deed restricted for 15 years for affordability to seniors with incomes at 80% or less of Area Median Family Income as established by the U.S. Department of Housing and Urban Development; provided, however, that the City's approval of the Section 108 Loan Program application shall be contingent upon the approval of the Texas Department of Housing and Community Affairs' 9% low-income housing tax credit allocation for the project.

SECTION 2. That at the close of the June 23, 2010 public hearing, the City Council will consider whether to authorize the submission of an application to HUD for a CDBG Section 108 Guaranteed Loan for SDC Lawnview Villas, LP in an amount not to exceed $1,600,000.

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/Community Services Department
Economic Development Department
City Attorney's Office
Budget and Management Services/Community Development, 4FS

ADDENDUM ITEM # 12

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 12, 2010

COUNCIL DISTRICT(S): 5

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 671-8925

MAPSCO: 65G

SUBJECT

Authorize **(1)** a public hearing to be held on June 23, 2010 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 Community Development Block Grant Section 108 Guarantee Loan Program loan in the amount of $7,400,000 to fund a loan for Lancaster Urban Commercial LLC for land acquisition at the southeast quadrant of the intersection of South Lancaster Road and Ann Arbor Avenue and to fund sitework, a loan interest reserve, and commercial development for a mixed-use, transit-oriented development along the South Lancaster Road corridor across from the Veterans Affairs Medical Center (V.A.); and at the close of the public hearing, **(2)** consideration of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan for Lancaster Urban Commercial LLC in an amount not to exceed $7,400,000 - Financing: No cost consideration to the City

BACKGROUND

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 researched, and in November 2008, briefed the City Council Economic Development and Housing Committees. The 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.

The City seeks to fund projects that increase the level of business activity by expanding economic activities and increase the level of affordable housing in the project area. 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 eliminate risk of City making payments from annual CDBG allocations.

BACKGROUND (continued)

The City has received a proposal from Lancaster Urban Commercial LLC for a loan in the amount of $7,400,000 in Community Development Block Grant Section 108 Guarantee Loan funds for acquisition of 3.5 acres of land located at the southeast quadrant of the intersection of S. Lancaster Rd. and Ann Arbor Ave. that will be developed into 14,131 square feet of retail/office space to create employment opportunities and provide community-serving businesses for the area. Additionally, the development will provide 193 apartment units with 20% (39) of the units deed restricted for 15 years for affordability to families with incomes at 80% or less of Area Median Family Income. The total development will also provide a 395-space parking garage and will be completed in conjunction with a proposed expansion of the Dallas Urban League Campus directly north of the project. The Lancaster Urban Village Development site is located in CDBG-eligible Census Tract 57.

The Housing Committee was briefed on the Community Development Block Grant Section 108 Guaranteed Loan Application to HUD for the Lancaster Urban Village on May 3, 2010.

The City will hold a neighborhood public hearing at the Dallas Urban League on May 13, 2010. Comments from the neighborhood public hearing will be compiled.

This City Council public hearing to be held on June 23, 2010, will comply with HUD regulations and City's Citizen Participation Plan of 30 days comment period from date of call of public hearing.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2008, the Economic Development Committee and the Housing Committee 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 Committee 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.

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

On May 3, 2010, the Housing Committee was briefed on the Community Development Block Grant Section 108 Guaranteed Loan Application to HUD for the Lancaster Urban Village Development and voted to favorably recommend that the City apply for Section 108 Guarantee Loan funds for the project.

FISCAL INFORMATION

No cost consideration to the City.

OWNERS

City Wide Community Development Corporation

Sherman Roberts, President/CEO

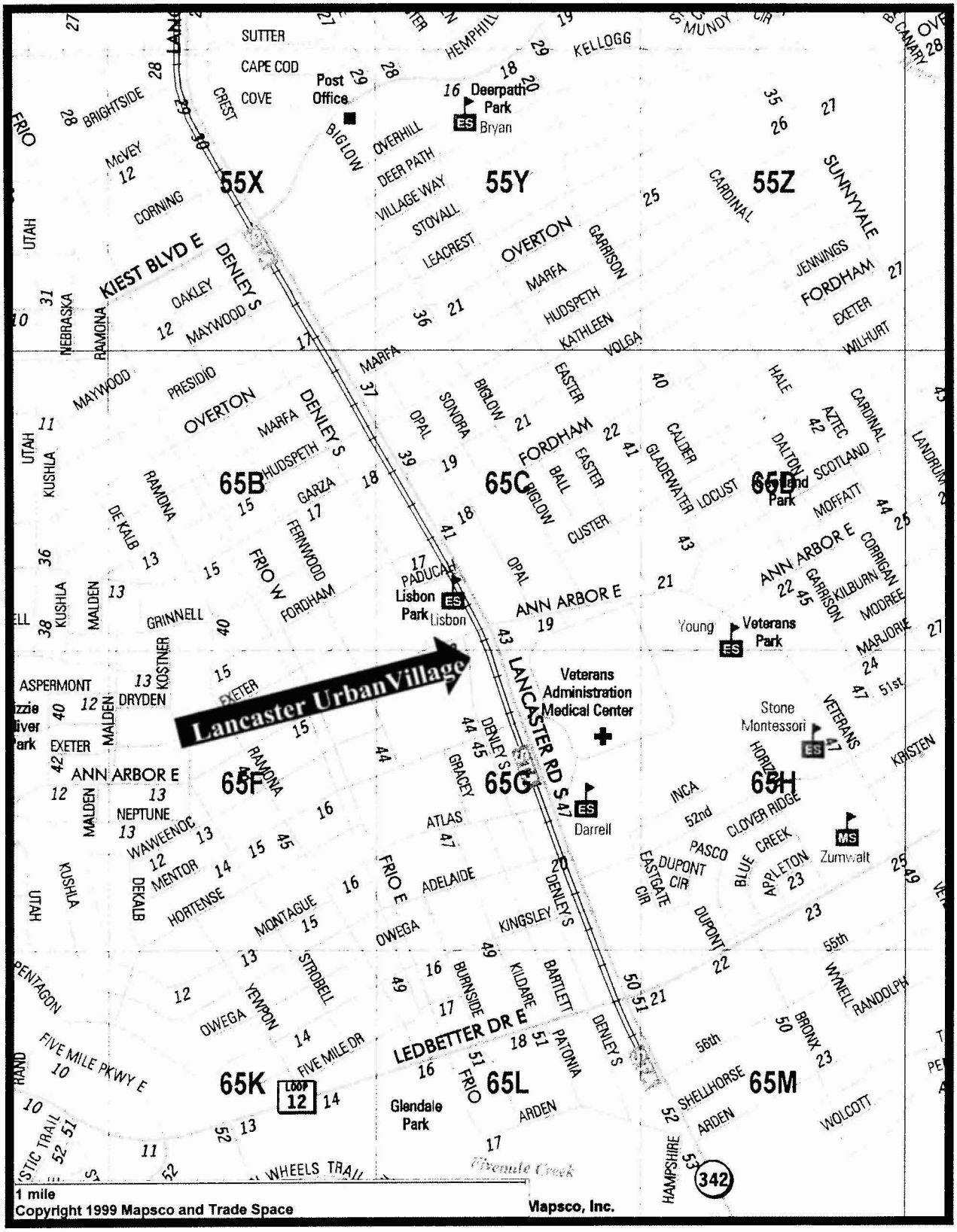
DEVELOPERS

Catalyst Urban Development

Paris Rutherford, Member
Rhys Heinsch, Member

MAP

Attached


Lancaster Urban Village
55X
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KIEST BLVD E
LEDBETTER DR E
FIVE MILE PKWY E
LANCASTER RD S
FRIO W
FRIO E
DENLEY S
OVERTON
FORDHAM
ANN ARBOR E
Lisbon Park
Deerpath Park
Glendale Park
Darrell
Zumwalt
Stone Montessori
Young Veterans Park
Veterans Administration Medical Center
Trinity River
1 mile
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MAPSCO 65G

May 12, 2010

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 Committee 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 Committee 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

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, on May 3, 2010, the Housing Committee was briefed on the Community Development Block Grant Section 108 Guaranteed Loan Application to HUD for the Lancaster Urban Village Development and voted to favorably recommend that the City apply for Section 108 Guarantee Loan funds for the project; and

WHEREAS, the City of Dallas desires to apply to HUD for Community Development Section 108 Guarantee Loan funds in the amount of $7,400,000 for the development of Lancaster Urban Village, a mixed-use, transit-oriented project at the southeast quadrant of the intersection of S. Lancaster Rd. and Ann Arbor Ave., which consists of land acquisition, sitework, funding of a loan interest reserve, and commercial development; and

WHEREAS, The City Council of the City of Dallas desires to call a public hearing to receive comments on the application to the U.S. Department of Housing and Urban Development for the Community Development Block Grant Section 108 Guarantee Loan funds in the amount of $7,400,000 for the Lancaster Urban Village Development; **NOW THEREFORE,**

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

May 12, 2010

SECTION 1. That the City Council hereby authorizes a public hearing to be held on June 23, 2010, 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 $7,400,000 to aid Lancaster Urban Commercial LLC for development of Lancaster Urban Village, a mixed-use, transit-oriented project at the southeast quadrant of the intersection of S. Lancaster Rd. and Ann Arbor Ave., including 3.5-acre land acquisition, sitework, funding of a loan interest reserve, and commercial development.

SECTION 2. That at the close of the June 23, 2010 public hearing, the City Council will consider whether to authorize the submission of an application to HUD for a CDBG Section 108 Guaranteed Loan for Lancaster Urban Commercial LLC in an amount not to exceed 7,400,000.

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