

Memorandum

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2010 JAN 28 AM 10:46

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

DATE January 29, 2010

TO Housing Committee Members: Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT February 1, 2010 Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, February 1, 2010, City Hall, 1500 Marilla – Room 6ES, Dallas, Texas, 75201, at 2:00 p.m. The agenda is as follows:

1. Approval January 19, 2010 Minutes Councilmember Steve Salazar

2. 2010 Low Income Housing Tax Credit Program Mitchell/Killingsworth
(estimated time 30 minutes)

3. Update on the Dallas Police Department Bexar Street Substation Killingsworth/Gonzalez
(estimated time 30 minutes)

4. Upcoming Agenda Items For information only
(estimated time 20 minutes)
 - a. Bexar Street Acquisition – 2 parcels
 - b. Reconstruction Replacement Homes – 5 homes

A handwritten signature in cursive script that reads "Steve Salazar".

Steve Salazar, Chair
Housing Committee

Housing Committee

February 1, 2010

Page 2

- c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge, Municipal Court
Ryan S. Evans, First Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Dave Cook, Chief Financial Officer
Jeanne Chipperfield, Director, Office of Financial Services
Helena Stevens-Thompson, Assistant to the City Manager

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

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

Housing Committee

Meeting Record January 19, 2010

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

Meeting Date: January 19, 2009

Meeting Start time: 2:05 p.m.

<p><u>Committee Members Present:</u> Steve Salazar (Chair) Carolyn R. Davis (Vice-Chair) Tennell Atkins Dwaine Caraway Angela Hunt Ann Margolin</p>	<p><u>Staff Present:</u> A.C. Gonzalez-Asst. City Manager Jerry Killingsworth-Director/HOU Rebecca Rasor-Director/Trinity River Terry Williams-Asst. Director/HOU Karen Rayzer-Asst. Director/HOU Cobbie Ransom-HOU Doris Edmond-HOU Britney Burrell-CMO Doris Edmon-HOU Cassandra Luster-HOU Rhonn Ramirez-CSO Alida Allen-HOU</p>
<p><u>Other Councilmember's Present:</u></p>	<p><u>Other Attendees</u></p>
<p><u>Committee Members Absent:</u> Pauline Medrano-City of Dallas Business</p>	

AGENDA:

Housing Committee Meeting Called to Order by CM Steve Salazar

1. Approval of December 7, 2009 Minutes of the Housing Committee

Presenter(s): Council Member Steve Salazar

I

Action Taken/Committee Recommendation(s):

Motion made by: CM Ann Margolin	Motion seconded by: CM Carolyn Davis
Item passed unanimously: <input checked="" type="checkbox"/>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

2. Depart to Level 1 Green Tour of Neighborhood Investment Program Area and Trinity Corridor
Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director

Information Only: _____

Action Taken/Committee Recommendation(s)

Motion made by:	Motion seconded by:
Item passed unanimously: <input checked="" type="checkbox"/>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary): _____

3. Reconvene in 6ES immediately following the tour to adjourn

Information Only: _____

Action Taken/Committee Recommendation(s)

Motion made by:	Motion seconded by:
Item passed unanimously: <input checked="" type="checkbox"/>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary): _____

Meeting Adjourned by CM Steve Salazar

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

Meeting Adjourned: _____ 4:10 _____ P.M.

Approved By: _____

Memorandum



CITY OF DALLAS

DATE January 29, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT 2010 Low Income Housing Tax Credit Program

On Monday, February 1, 2010, you will be briefed on 2010 Low Income Housing Tax Credit Program. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to be 'A.C. Gonzalez', written over a circular stamp or mark.

A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, Administrative Judge, Municipal Court
Ryan S. Evans, First Assistant City Manager
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Jill A. Jordan, P.E., Assistant City Manager
Dave Cook, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Jeanne Chipperfield, Director, Financial Services
Helena Stevens-Thompson, Assistant to the City Manager

2010 Low Income Housing Tax Credit Program

A Briefing to the
Housing Committee

Housing/Community Services Department
February 1, 2010



Key Focus Area: Economic Vibrancy

Purpose

- To provide information regarding the Texas Department of Housing & Community Affairs Low Income Housing Tax Credit Program for 2010
- Provide information on current applications
- To recommend changes to the policy & procedures for developers requesting approvals from the City of Dallas

Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program

- The Housing Tax Credit (HTC) Program was created by the Tax Reform Act of 1986. Section 42 of the Internal Revenue Code of 1986, as amended (the Code), is the federal law that governs the HTC program.
- Section 42 authorizes tax credits in the amount of \$1.75 per capita for each state as adjusted for inflation. For 2010, that inflation adjusted amount generated approximately \$43 million in annual tax credit availability.
- The Texas Department of Housing and Community Affairs (TDHCA) is the only entity in the state of Texas with the authority to allocate tax credits under this program.

LIHTC Program

- The tax credit program is one of the primary means of directing private capital toward the creation of affordable rental housing.
- The tax credits provide investors of affordable rental housing with a benefit that is used to offset a portion of their federal tax liability in exchange for the production of affordable rental housing.
- The value associated with the tax credits allows residences in HTC developments to be leased to qualified families at below market rate rents.

LIHTC Program Description

- To qualify for tax credits, the proposed development must involve new construction or substantial rehabilitation of existing residential units.
- The amount of tax credits that may be applied for depends on:
 - the amount and type of additional funding sources
 - the total amount of qualified development costs to be incurred
 - the percentage of rent restricted units set aside in the development for eligible tenants
 - location in communities designated as Difficult Development Areas and Qualified Census Tracts
- Each qualified tax credit development must include a minimum percentage of rent restricted units to be set aside for eligible tenants.

LIHTC Program Description (continued)

- TDHCA develops an annual plan for the selection of eligible developments; this plan is known as the Qualified Allocation Plan and Rules (QAP)
- The criteria utilized to realize this goal includes a point based scoring system and an evaluation of other non-point based factors that may include each application's:
 - cost and financial feasibility
 - geographic location within the state as compared to other developments applying for tax credits
 - impact on the concentration of existing tax credit developments and other affordable housing developments within specific markets and sub-markets
 - site conditions
 - development team experience
 - consistency with the goal of awarding credits to as many different applicants as possible

LIHTC Program Description (continued)

- Those applications which are deemed to have a high priority in their regional area based on the review criteria, are subject to an underwriting and portfolio management review which evaluates the development's projected construction costs and financial feasibility, and the applicant's past performance.
- Applications which pass the underwriting process and are determined to have the highest priority will be presented to TDHCA's Board of Directors for consideration by July 31 each year.
- It is the goal of TDHCA to encourage diversity through broad geographic allocation of tax credits within the state, and to promote maximum utilization of the available tax credit amount.
- In 2010, TDHCA will provide approximately \$43M in tax credits and approximately \$10M for the North Texas Region including Dallas, Denton, Collin, Tarrant and Grayson Counties.

City of Dallas Participation in LIHTC Program

- In January 2004, TDHCA established a rule regarding the number of tax credit units per capita such that the Governing Body of the appropriate municipality had to approve all LIHTC projects when the number of tax credit units approved exceed two times the state average.
- The Governing Body was also asked to approve proposals if the project was located less than a mile from another project funded within the prior 3 years and served the same type of household.
- In response, the City of Dallas adopted a policy and procedure for processing LIHTC projects in 2006. All LIHTC applicants submit:
 - a pre-application to the City of Dallas for preliminary approvals
 - a full application to the City of Dallas for full endorsement and/or City participation which was due to TDHCA by April 1

LIHTC Program Changes

- Over the years, the population of Dallas has increased resulting in a decrease in the number of tax credit units per capita to less than twice the state average
- As a result, the Governing Body no longer needs to approve all LIHTC projects; however, the TDHCA application encourages community support and financial support from the Governing Body
- Note that TDHCA still will not fund projects located within one mile of each other in a single funding year (making Governing Body support more important)

Recommended Policy/Procedure Changes

- The current policy/procedure calls for a preliminary application for a preapproval from the City Council and a final application for a final endorsement
- Recommendation:
 - If the Per Capita Rule is in effect, the process would remain the same
 - If the Per Capita Rule is not in effect, a project applicant would submit one proposal with a \$1,000 fee in exchange for City of Dallas consideration and financial support

Alternate LIHTC Application Procedure

- LIHTC applicants would submit:
 - an application to the City of Dallas no later than 2 weeks following the State of Texas Deadline
 - A \$1,000 application fee
 - Request for funding, zoning, or endorsement
- City staff will brief City Council on requests
- Endorsements and waivers will be presented at the last City Council meeting in February
- City Council funding and zoning approvals will continue through June provided the project has been endorsed in February

Applications for LIHTC Submitted to City of Dallas

Project Name	Address	Council District	# of Units	Unit Types	Developer/ Owner
Akard Plaza	1011 S. Akard	2	200	Families	Ted Hamilton
Champion Homes at Copperridge	5542 Maple Ave.	2	107	Families	Saleem Jafar
Evergreen Residences	3800 Willow	2	100	Families	Graham Greene
Greenhaus at East Side	4611 East Side Ave.	2	24	Families	Shared Housing Center
Prince of Wales	4515 Live Oak	2	63	SRO	Eric Anderson Graham Greene
Hillside West Seniors	32 Pinnacle Park	3	130	Senior	Brandon Bolin
Terrace at Founders Square	1400 Englewood (at Tilden)	3	172	Senior	Diana McIver
Wynnewood Village	1500 S.Zang	3	140	Senior	Brian Roop
Buckeye Trail Commons	6701 Bexar St	4	116	Families	Dallas Housing Authority
Hatcher Square	4600 Scyene	7	126	Families	McCormack, Baron, Salazar
Sphinx at Lawnview	4120 Lawnview	7	130	Senior	Jay Oji
Kleberg Commons	12700 Kleberg Rd.	8	200	Senior	Dale Lancaster
Atmos Plaza	300 S.Harwood/1900 Jackson	14	230	Families	Ted Hamilton
Evergreen Residences	2012 Jackson St.	14	100	Families	Graham Greene
Jackson Square	1701 Jackson St.	14	100	Families	Jim Truitt
Live Oak	3003 Live Oak	14	80	Families	Garfield Bruff

Previous Tax Credit Projects in the City of Dallas

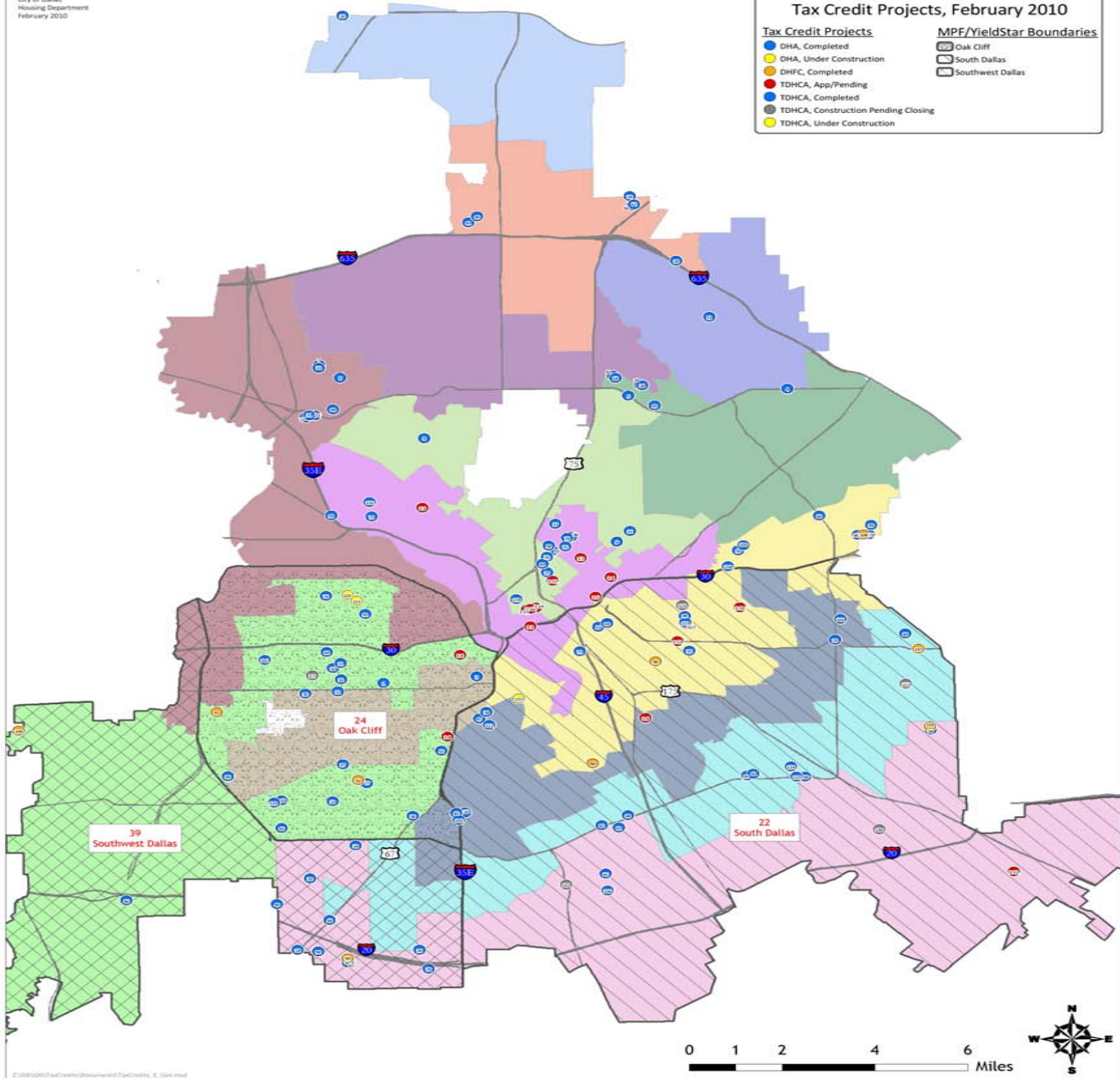
- There are a total of 119 completed projects with a total of 21,692 Units
- Three projects with a total of 490 units are currently under construction
- One project approved in 2008 with 150 units, Carpenter's Point Senior, will be under construction by March 31, 2010
- Four projects approved in 2009 with 368 units will be under construction within the next year

Dallas Low Income Housing Tax Credit Projects

Map Produced by:
City of Dallas
Housing Department
February 2010

Tax Credit Projects, February 2010

- | Tax Credit Projects | MPF/YieldStar Boundaries |
|---|--------------------------|
| ● DHA, Completed | Oak Cliff |
| ● DHA, Under Construction | South Dallas |
| ● DHFC, Completed | Southwest Dallas |
| ● TDHCA, App/Pending | |
| ● TDHCA, Completed | |
| TDHCA, Construction Pending Closing | |
| ● TDHCA, Under Construction | |



2108610017 and 2108610018\Documents\TaxCredits_8_Slide.mxd

Next Steps

- ❑ February 10, 2010 - City Council considers a modification to the policy/procedure for the approval of tax credit applications
- ❑ February 16, 2010 - Briefing to the Housing Committee on the LIHTC projects submitted to the City of Dallas for support
- ❑ February 24, 2010 - City Council approval for the support of the LIHTC applications
- ❑ March thru June 2010 – City funding or zoning approvals for specific applications

Attachment A

Prior Years Low Income Housing Tax Credit Projects

Memorandum



DATE January 29, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT Update on the Dallas Police Department Bexar Street Substation

On Monday, February 1, 2010, you will be briefed on the Update on the Dallas Police Department Bexar Street Substation. A copy of the briefing is attached.

Please let me know if you have any questions.



A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
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Update on the Dallas Police Department Bexar Street Substation

A Briefing to the Housing Committee

February 1, 2010

Housing/Community Services

Department





Purpose

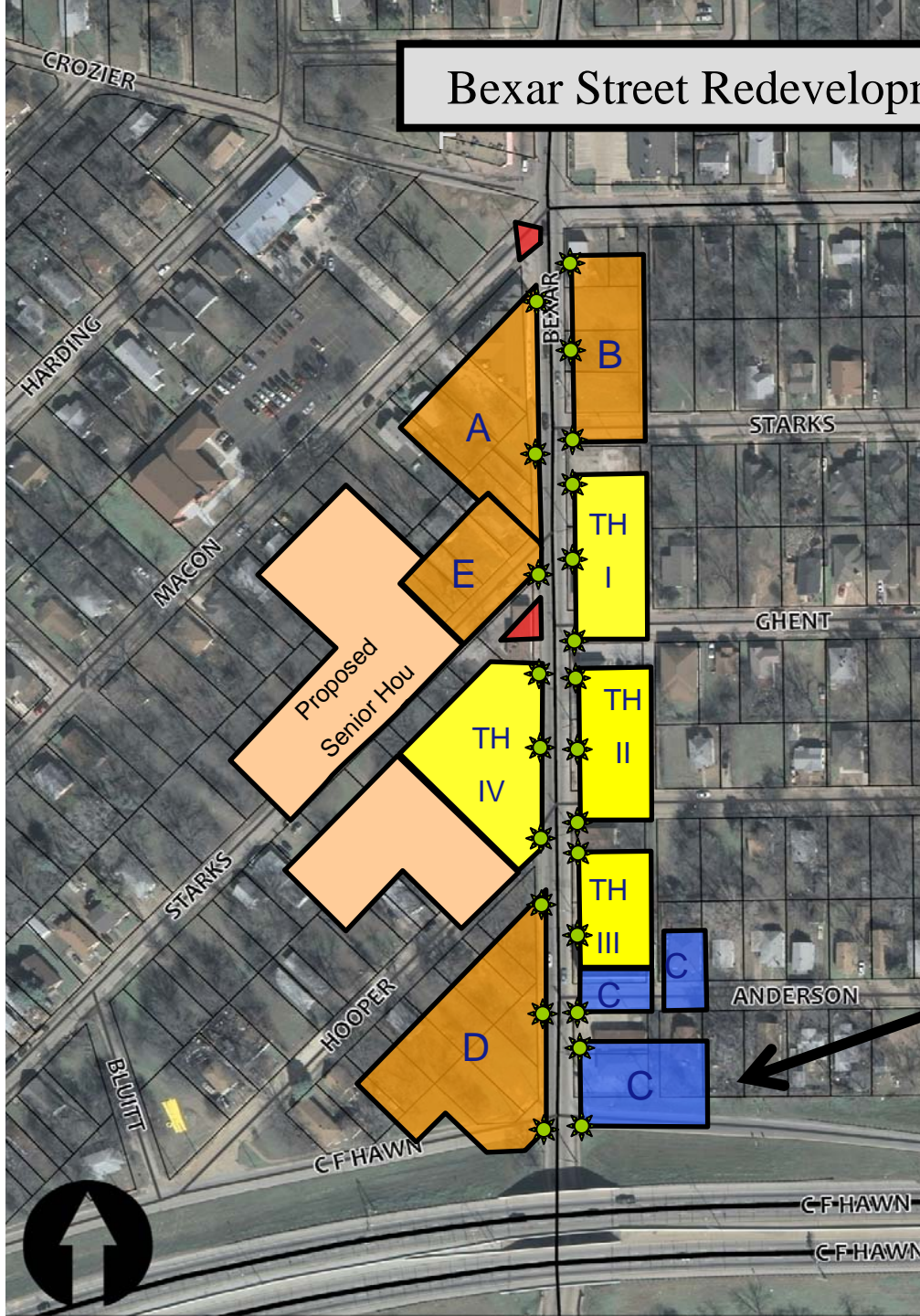
- Update Housing Committee on the progress of the Police substation on Bexar Street now that the City Council has approved on January 27, 2009 the sale of \$2.0M in Certificates of Obligation to finance the land acquisition, design and construction of this facility
- This project was initially briefed to the Housing Committee on June 15, 2009

Background

- The redevelopment of the Bexar Street corridor is being implemented as a comprehensive, master planned development
- The DPD Bexar Street Satellite Station is a critical component of this plan and is vital to stabilizing the Ideal/Rochester Park neighborhoods



Bexar Street Redevelopment Corridor – Phase I



Building C:
Proposed DPD
Bexar Street
Satellite Station



Bexar Street Satellite Station

- Approximately 9,000 square feet
- 2 story building with ground level devoted to community uses (e.g. Community Prosecutor & Code Enforcement)
- Station to provide nearly 24 hour coverage
 - Open to public 8am to 6pm – with DPD officers on site
 - Public meeting room available for community use after 6pm
 - Used by other officers after hours to:
 - Complete accident reports
 - Meet with supervisors
 - Pick-up shift cars
 - Perform various other tasks



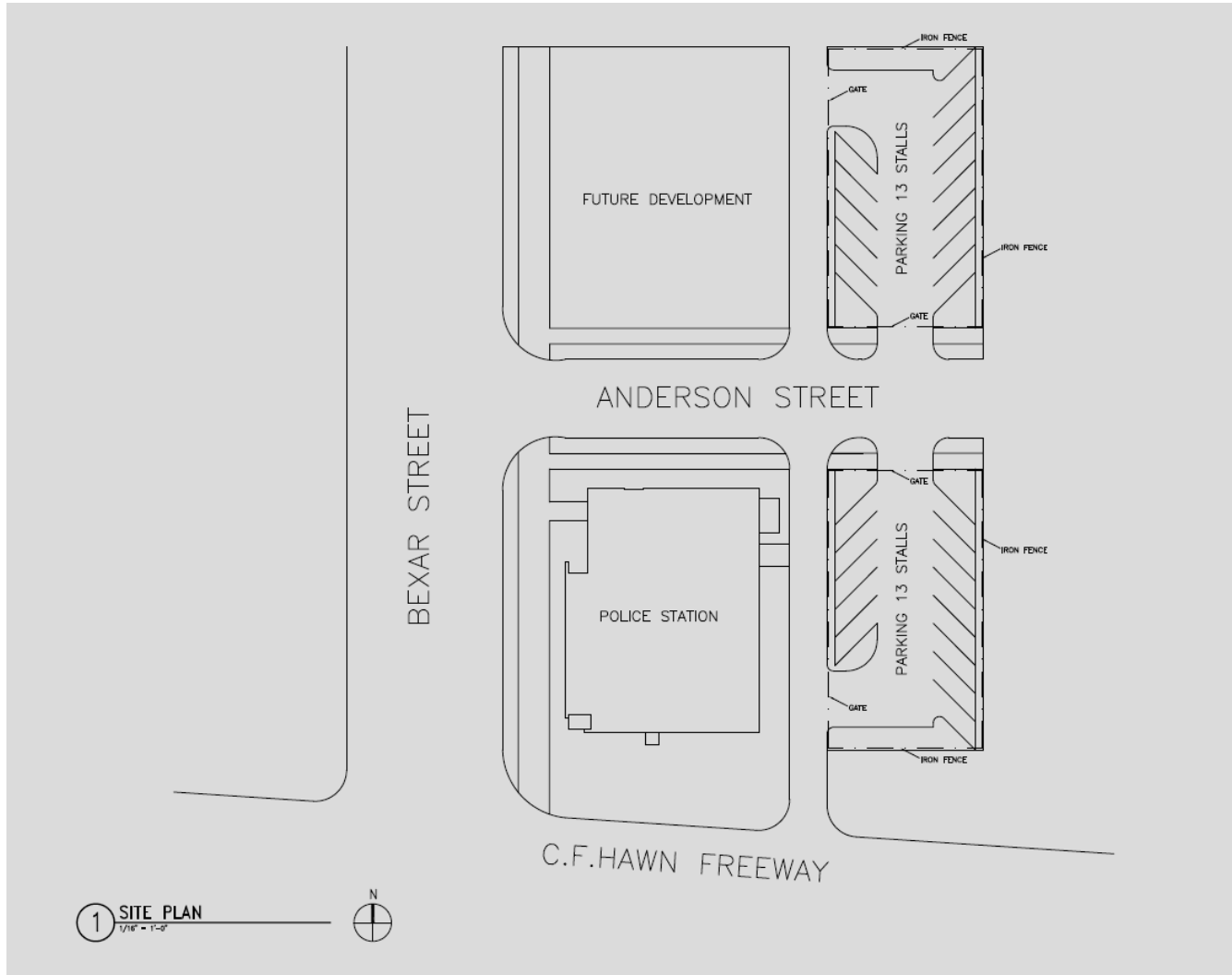
Bexar Street Satellite Station

- The funding of \$2.0M in Certificates of Obligation (CO's) to design and construct the facility was approved at the January 27, 2010 City Council meeting
- Design Phase should commence within 45 days of the sale of the Certificates of Obligation
- Construction should commence within 60 days of the completion of the Design Phase
- DPD will use their current utility & maintenance budget to maintain the property

Proposed DPD Bexar Street Satellite Station



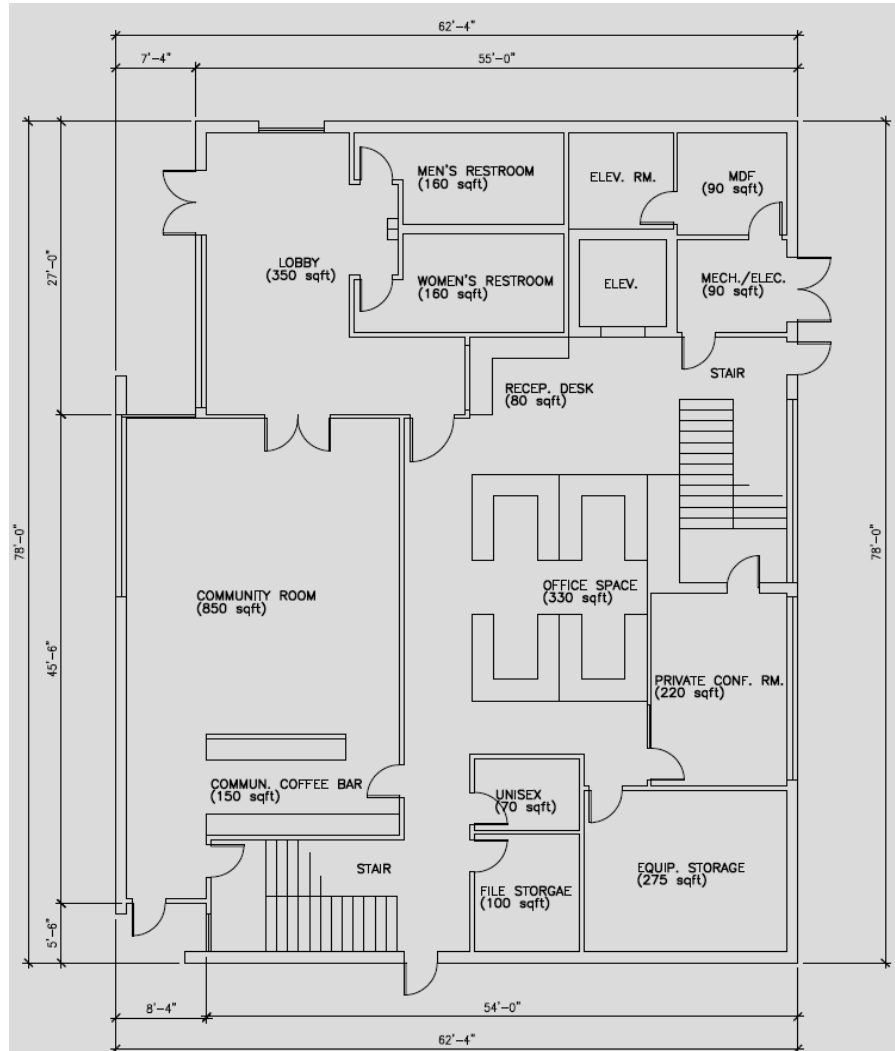
Site Plans



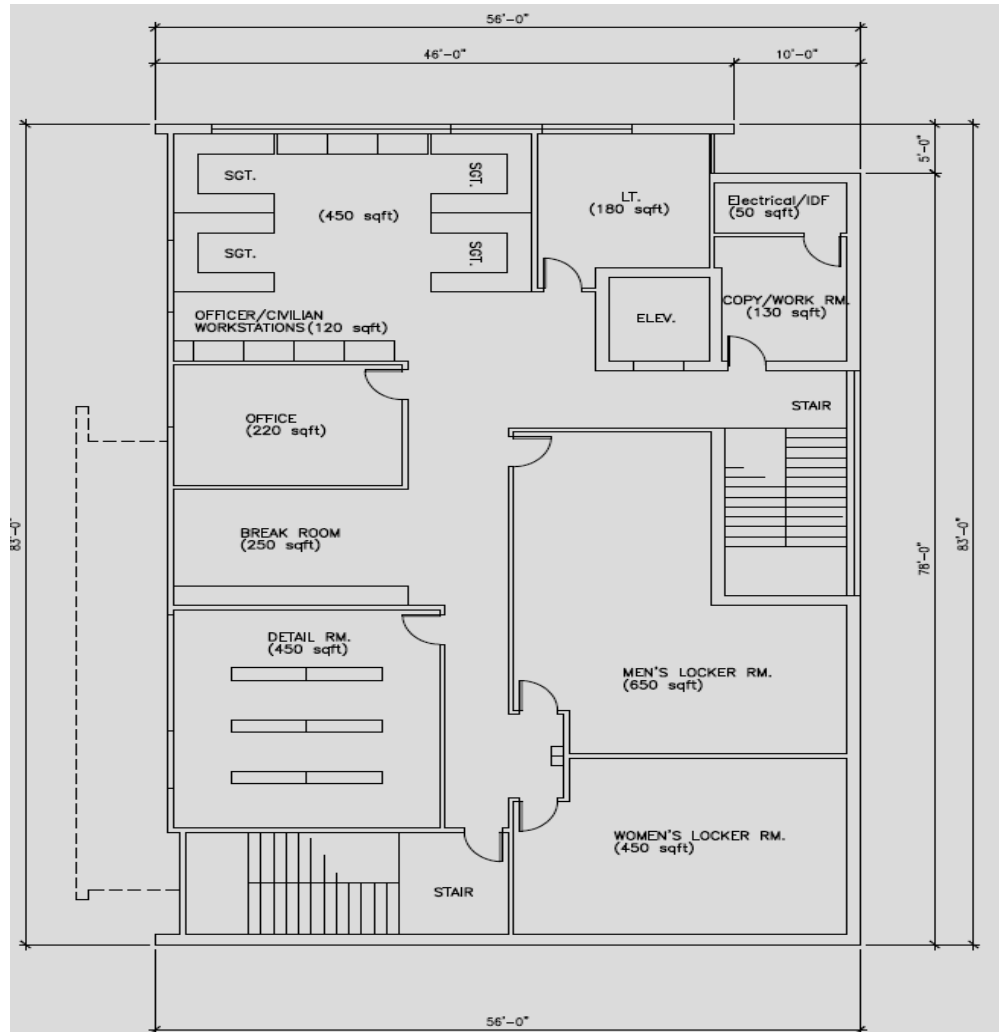
1 SITE PLAN
1/16" = 1'-0"



Floor Plan – 1st Floor



Floor Plan – 2nd Floor





Coordination with Police Department

- Police Department has been closely involved in design for use of the facility
- The Police Department will relocate from their current 8,500 square foot location which is in need of major repair
- City will evaluate the sale and redevelopment of their existing site



Certificates of Obligation

- Certificates of Obligation are instruments that cities and other taxing authorities can issue, like bonds, for municipal purposes
- The '08-'09 Capital Budget for the City included \$2.0M in Certificates of Obligation for the Housing Department
- The Certificates will be issued in the Combination Tax and Revenue Certificates of Obligation, Series 2010



Sources and Uses

SOURCES

Certificates of Obligation's	<u>\$2,000,000</u>
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TOTAL SOURCES	\$2,000,000
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USES

Acquisition/Demolition	\$ 155,000
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Hard Costs	1,400,000
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Furniture & Electronics	225,000
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Soft Costs	100,000
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Contingency	<u>120,000</u>
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TOTAL USES	\$2,000,000
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Recommendation

- Housing Committee consider recommending proceeding forward with the project design, construction drawings, acquisition and relocation of two properties for parking in anticipation of design services commencing within 45 days of the sale of the Certificates of Obligation and construction commencing within 60 days of the completion of the construction drawings & documents.



Next Steps

- January 27, 2010 City Council authorized the preparation of plans for the issuance of the Combination Tax and Revenue Certificates of Obligation, Series 2010
- February 2010 City Council call for public hearing / Notify Public of Certificates of Obligation Sale
- March 2010 City issues the Combination Tax and Revenue Certificates of Obligation, Series 2010
- Seek approval from Council for Design and Construction Contracts

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2010
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 56C

SUBJECT

Authorize acquisition of two parcels improved with occupied residential structures located at 2414 & 2420 Hooper Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - Not to exceed \$67,000 (\$63,000 plus closing costs not to exceed \$4,000) - Financing: 2002-03 Community Development Block Grant Funds (\$57,000) and Dallas Housing Finance Corporation Grant Funds (\$10,000)

BACKGROUND

This item authorizes the acquisition of two parcels improved with occupied residential structures located at 2414 & 2420 Hooper Street for \$63,000. The acquisition will be used for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program - Census Tract 39.02. The total consideration of \$63,000 is based upon an independent appraisal. Closing costs are estimated to be approximately \$4,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

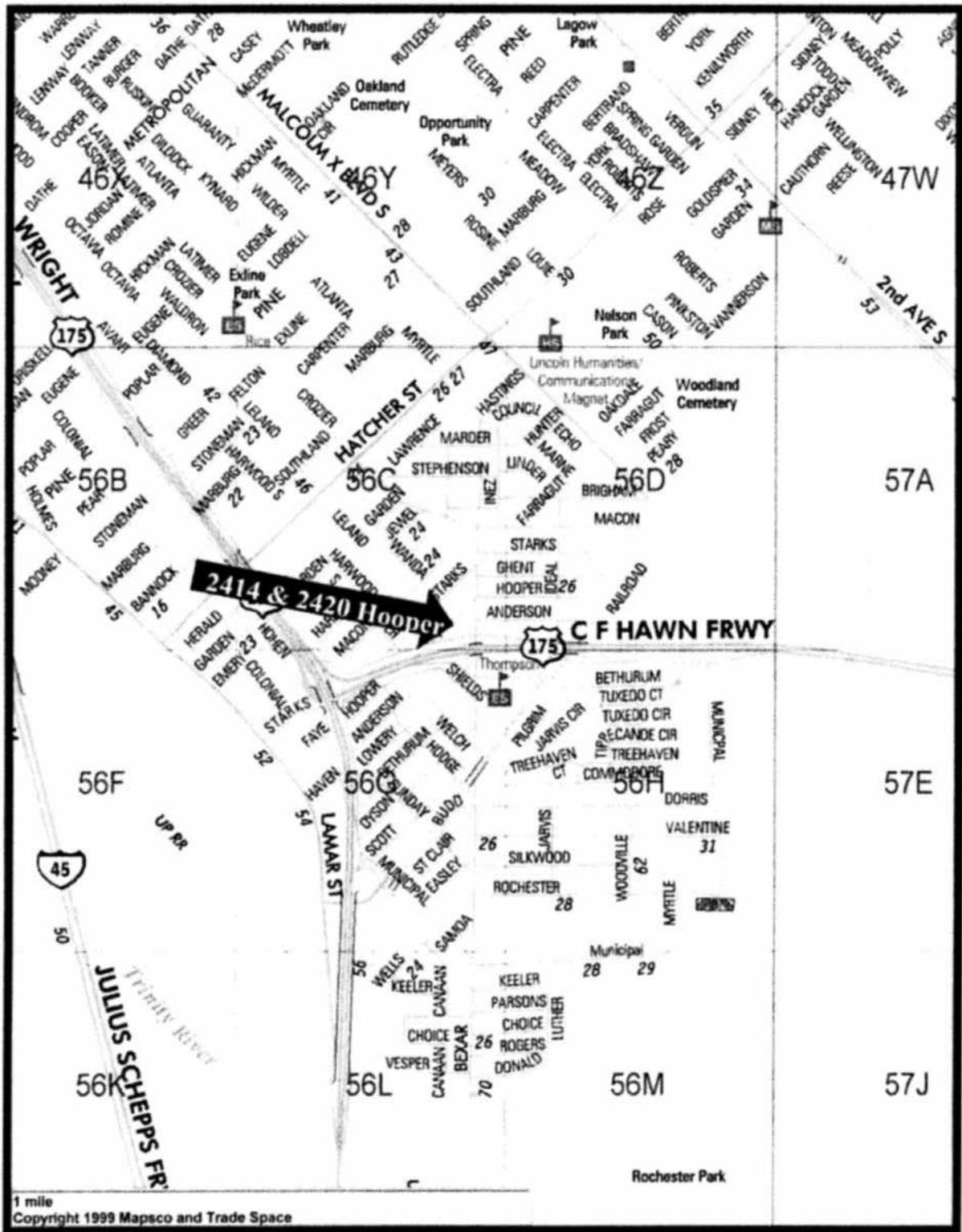
2002-03 Community Development Block Grant Funds - \$57,000 (\$53,000 plus closing costs not to exceed \$4,000)
Dallas Housing Finance Corporation Grant Funds - \$10,000

MAP

Attached

Bexar Street Redevelopment Project

<u>Parcel No.</u>	<u>Owner</u>	<u>Property Address</u>	<u>Offer Amount</u>	<u>Mapsco</u>	<u>Council District</u>
W24	Birdie Mae White	2414 Hooper Street	\$36,000	56C	7
W23	Birdie Mae White	2420 Hooper Street	\$27,000	56C	7



MAPSCO 56C

February 10, 2010

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

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

"CITY": The City of Dallas.

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

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

"PROPERTY INTEREST": Fee Simple

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

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

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

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

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

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

February 10, 2010

North American Title Company

VENDOR # 951698

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
CD02	HOU	2346	4210	HOU2346D347	\$53,000
S206	HOU	2724	4210	HOU2724D348	\$10,000

SECTION 6. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs in an estimated amount of \$4,000; and the City Controller is authorized to draw a warrant in favor of the OWNER, or the then current owner of record, payable from the funding as shown below, for the properties shown on Exhibit A.

North American Title Company

VENDOR # 951698

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
CD02	HOU	2346	4210	HOU2346D347	\$4,000

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

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION: Housing/Community Services
City Attorney's Office
Office of Financial Services, 4FS

EXHIBIT A

<u>Parcel No.</u>	<u>Owner</u>	<u>Property Address</u>	<u>Legal Description</u>		<u>Offer Amount</u>
			<u>Lot</u>	<u>Block</u>	
W24	Birdie Mae White	2414 Hooper Street	8 & 9	3/2540	\$36,000
W23	Birdie Mae White	2420 Hooper Street	10 & 11	3/2540	\$27,000

KEY FOCUS AREA: A Cleaner, Healthier City Environment
AGENDA DATE: February 10, 2010
COUNCIL DISTRICT(S): 2, 4, 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 47J 54R 55N 56T 68C

SUBJECT

Authorize the reconstruction on-site of five homes in accordance with the Reconstruction/SHARE Program Statement requirements for properties located at 1205 Lawton Drive in the amount of \$93,400, 3317 Fordham Road in the amount of \$93,400, 1502 South Beckley Avenue in the amount of \$93,400, 2006 Idaho Avenue in the amount of \$93,400 and 2919 Jerome Street in the amount of \$93,400 – Total not to exceed \$467,000 - Financing: 2008-09 Home Funds (\$186,800); 2007-08 Community Development Block Grant Reprogramming Funds (\$186,800) and 2008-09 Community Development Block Grant Funds (\$93,400)

BACKGROUND

On November 12, 2007, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on site of new homes to low-income homeowners in Dallas earning less than 50% Citywide and 80% in NIP areas of Area Median Family Income (AMFI).

On December 9, 2009, City Council approved an amendment to the Program Statement for the Reconstruction/SHARE program to provide to the homeowners a maximum of \$93,400 for a new home on-site of approximately 1,200 sq ft.

City Council authorization is also required prior to proceeding with reconstruction on site when all of the following conditions exist: (a) repairs necessary to meet the City's locally adopted Housing Rehabilitation Standards or Federal Housing Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the conditions of the home create an imminent danger to the life, health and/or safety of the residents and/or the neighborhood; and (c) repairs are not feasible in that they will not extend the life of the repaired structure beyond 15 years.

BACKGROUND (continued)

On October 8, 2008, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on site of new homes to low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI) and who are older than 62 years of age or disabled and provide assistance with one (1) tax and insurance payment.

The following homeowners are at 80% and below AMFI, are eligible for a loan to reconstruct the homes on-site and the properties described are eligible: an elderly female, Eve Wright, 81 years old, resides at 1205 Lawton Drive; an elderly female, Sylvia Booty, 75 years old, resides at 3317 Fordham Road; an elderly female, Sandra Burns, 66 years old, resides at 1502 S. Beckley Avenue; an elderly couple, Frank & Aurora Martinez, 92 & 82 years old, resides at 2006 Idaho Avenue and an elderly couple, Jewel & Corine Coleman, 75 & 72 years old, resides at 2919 Jerome Street.

This action provides authority to proceed with reconstruction of five (5) single-family homes on-site, as all conditions noted above have been met.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Council Resolution No. 98-3157.

On August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656.

On June 27, 2001, the City Council authorized approval of a Program Statement for the Home Repair Program by Resolution No. 01-2049.

On August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272.

On October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047.

On October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833.

On June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097.

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

On October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000.

On November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194.

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

On April 23, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266.

On October 8, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI) and who are older than 62 years of age or disabled and provide assistance with one (1) tax and insurance payment by Resolution No. 08-2768.

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

FISCAL INFORMATION

2008-09 Home Funds - \$186,800

2007-08 Community Development Block Grant Reprogramming Funds - \$186,800

2008-09 Community Development Block Grant Funds - \$93,400

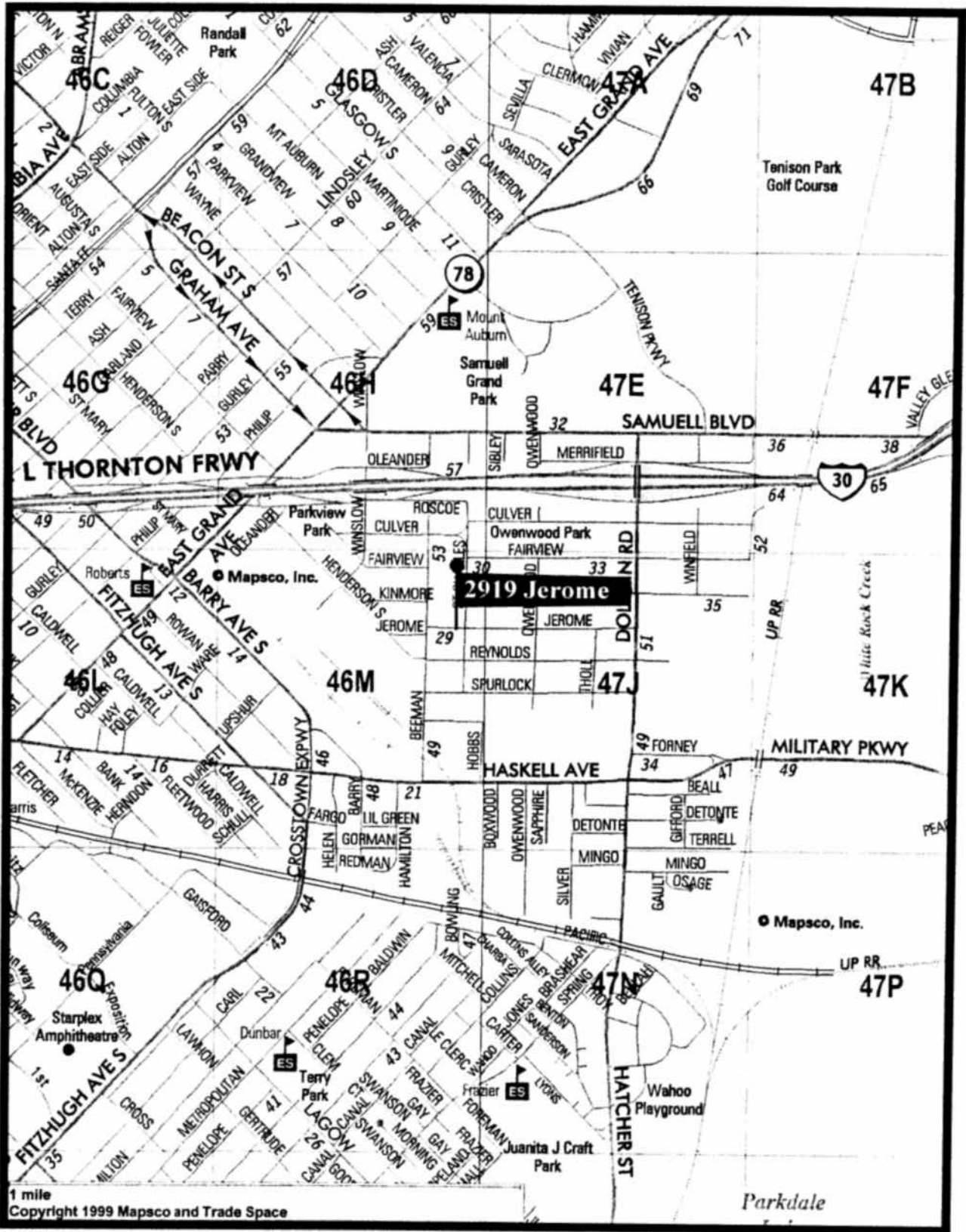
Council District 2 - \$93,400

Council District 4 - \$280,200

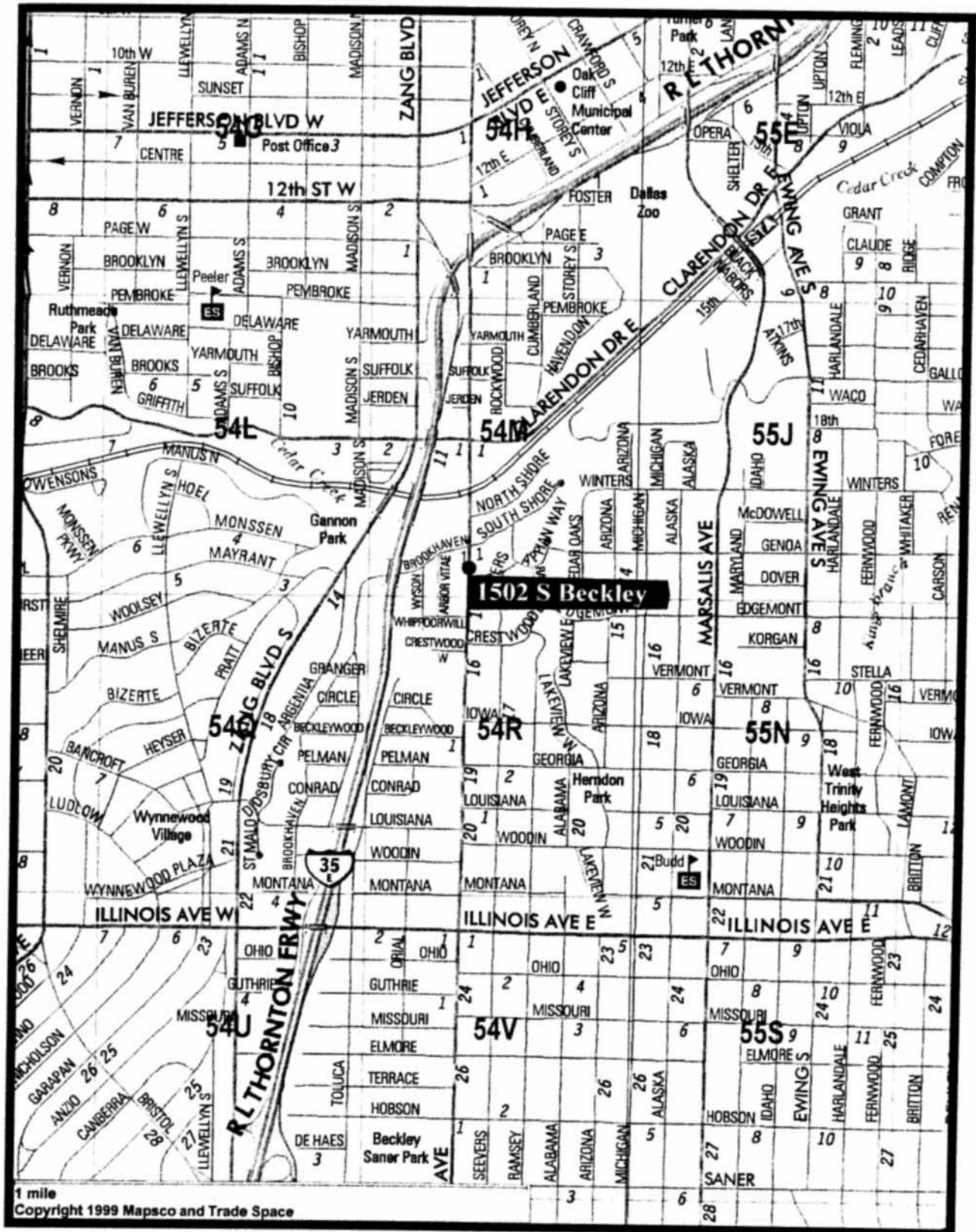
Council District 8 - \$93,400

MAP(S)

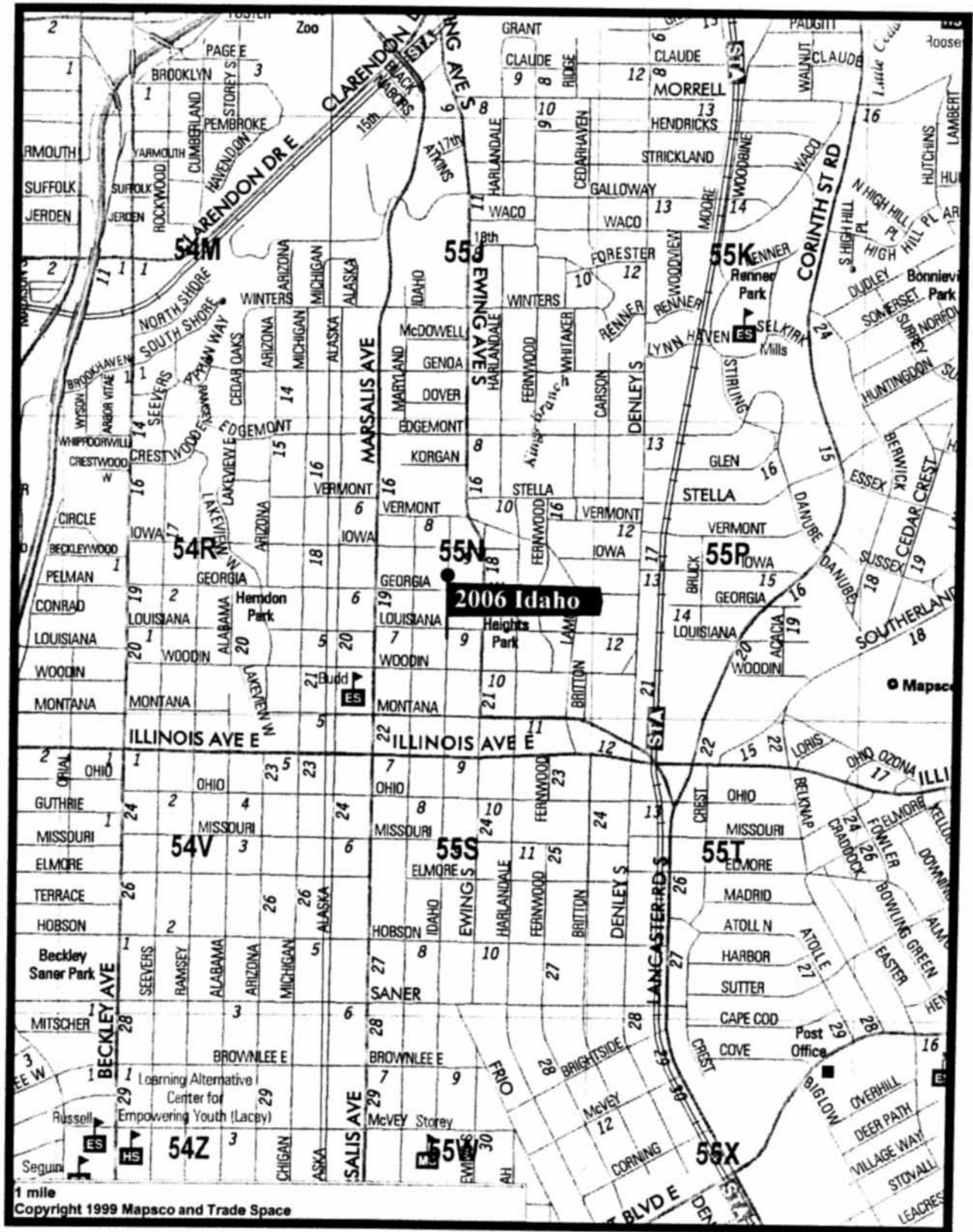
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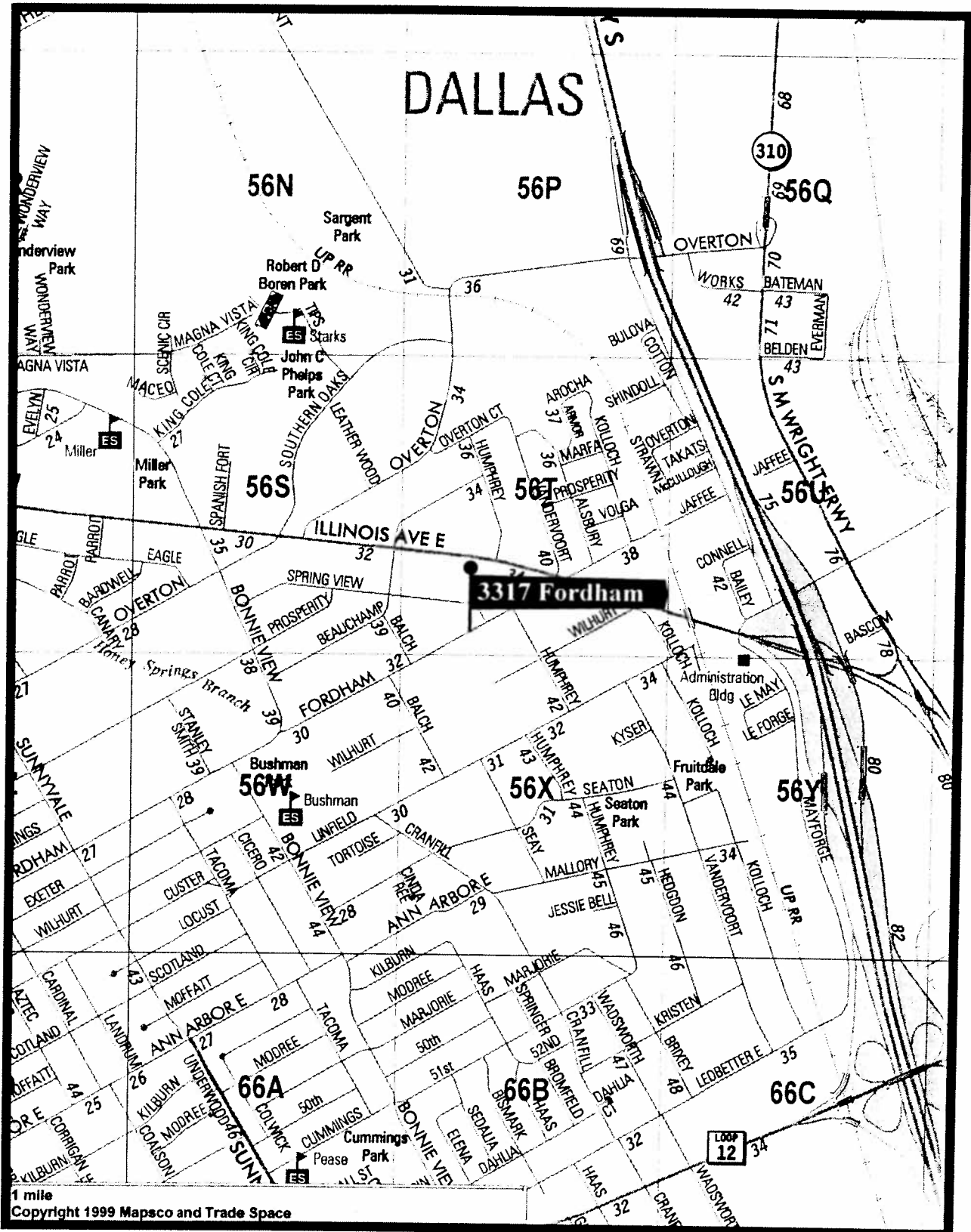
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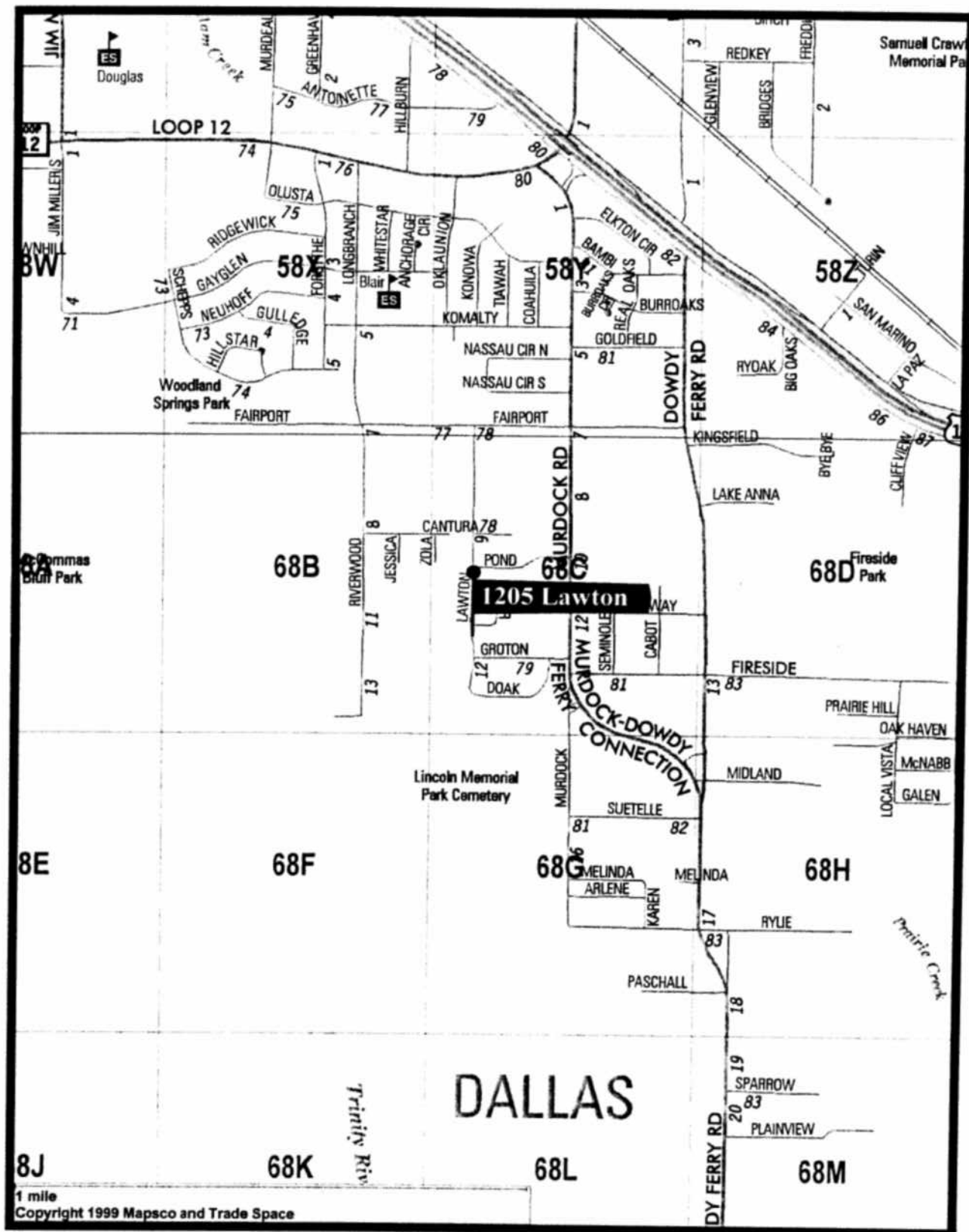
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MAPSCO 56T



MAPSCO 68C

February 10, 2010

WHEREAS, on October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Resolution No. 98-3157; and

WHEREAS, on August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656; and

WHEREAS, on June 27, 2001, the City Council authorized approval of a Program Statement for the Home Repair Program by Resolution No. 01-2049; and

WHEREAS, on August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272; and

WHEREAS, on October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047; and

WHEREAS, on October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833; and

WHEREAS, on June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097; and

WHEREAS, on October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000; and

WHEREAS, on November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194; and

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

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

February 10, 2010

WHEREAS, on October 8, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners at 80% of AMFI who are older than 62 years old or disabled and to provide assistance with one (1) tax and insurance payment; and

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

WHEREAS, the homeowners described made application to the Home Repair Program; Eva Wright, at 1205 Lawton Drive; Sylvia Booty, at 3317 Fordham Road; Sandra Burns, at 1502 S. Beckley; Frank & Aurora Martinez, at 2006 Idaho Avenue and Jewel & Corine Coleman, at 2919 Jerome Street.

WHEREAS, all three conditions outlined in the Reconstruction/SHARE Program Statement for reconstruction of a home on-site have been met for the property owners Eva Wright, Sylvia Booty, Sandra Burns, Frank & Aurora Martinez and Jewel & Corine Coleman; **NOW THEREFORE**,

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

SECTION 1. That the application and property from homeowners described for a reconstruction loan be approved under the Reconstruction/SHARE Program: Eve Wright, 1205 Lawton Drive; Sylvia Booty, 3317 Fordham Road; Sandra Burns, 1502 S. Beckley Avenue; Frank & Aurora Martinez, 2006 Idaho Avenue and Jewel & Corine Coleman, 2919 Jerome Street, all in the amounts shown in Section 3 hereof.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute loan documents with Eva Wright, Sylvia Booty, Sandra Burns, Frank & Aurora Martinez and Jewel & Corine Coleman for reconstruction on-site of the homes to be located at 1205 Lawton Drive, 3317 Fordham Road, 1502 S. Beckley Avenue, 2006 Idaho Avenue and 2919 Jerome Street.

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

Fund 07RP Dept HOU, Unit 305A, Obj 3100 CT HOU305AD345 (\$93,400)
Vendor # VC0000005552 – Eric Miller Homes, Inc. – 1205 Lawton Drive

Fund 07RP Dept HOU, Unit 305A, Obj 3100 CT HOU305AD344 (\$93,400)
Vendor # VC0000005552 – Eric Miller Homes, Inc. – 3317 Fordham Road

February 10, 2010

Fund HM08 Dept HOU, Unit 322A, Obj 3100 CT HOU305AD341 (\$93,400)
Vendor # VS0000030119 – Myers Custom Builders – 1502 S. Beckley Avenue

Fund HM08 Dept HOU, Unit 322A, Obj 3100 CT HOU305AD343 (\$93,400)
Vendor # VS0000030119 – Myers Custom Builders – 2006 Idaho Avenue

Fund CD08 Dept HOU, Unit 304A, Obj 3100 CT HOU304AD342 (\$93,400)
Vendor # VS0000040190 – Altura Homes DFW, LP. – 2919 Jerome Street

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

DISTRIBUTION:

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