

Memorandum

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CITY SECRETARY
DALLAS, TEXAS



DATE October 16, 2009

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

SUBJECT October 20, 2009 Housing Committee Agenda

We will have a meeting of the Housing Committee on Tuesday, October 20, 2009 City Hall, 1500 Marilla – Room 6ES, Dallas, Texas, 75201, at 2:00 p.m. The agenda is as follows:

1. Approval October 5, 2009 Minutes Councilmember Steve Salazar

2. JB Jackson Jr. Blvd. Mixed-Use Project Mitchell/Killingsworth
(estimated time 30 minutes)

3. Community Development Block Grant Killingsworth/Gonzalez
 Section 108 Guaranteed Loan Amended (estimated time 30 minutes)
 Application for the Courtyards
 at La Reunion

4. Upcoming Agenda Items For information only
(estimated time 20 minutes)
 1. Reconstruction/SHARE Program (3 Homes)
 2. Acceptance of HFC Grant Funds for NIP

Steve Salazar, Chair
Housing Committee

- 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, Judiciary
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, 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

October 5, 2009

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

Meeting Date: October 5, 2009

Meeting Start time: 2:03 p.m.

<u>Committee Members Present:</u> Steve Salazar (Chair) Carolyn R. Davis (Vice-Chair) Tennell Atkins Dwayne Caraway Angela Hunt Ann Margolin Pauline Medrano	<u>Staff Present:</u> A.C. Gonzalez-Asst. City Manager Jerry Killingsworth-Director Charles Brideau-Asst. Director Bernadette Mitchell-Asst. Director Terry Williams-Asst. Director Cobbie Ransom-HOU Cynthia Rogers-Ellickson-HOU Michael Bostic-CAO Vasavilatha Mallena-ECO Doris Edmon-HOU Erica Ferron-CMO Aldo Fritz-HOU Alida Allen-HOU
<u>Other Councilmember's Present:</u>	<u>Other Attendees</u> Chris Luna-Shared Housing Center, Inc Maria Machado-Shared Housing Center, Inc
<u>Committee Members Absent:</u>	

AGENDA:

Housing Committee Meeting Called to Order by CM Steve Salazar

1. Approval of September 21, 2009 Minutes of the Housing Committee

Presenter(s): Council Member Steve Salazar

Information Only: _____

Action Taken/Committee Recommendation(s):

Motion made by: CM Angela Hunt	Motion seconded by: CM Pauline Medrano
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

2. The Butler Development-Southwestern Medical TIF District

Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director/Karl Zavitkovsky, Director

Information Only: _____

Action Taken/Committee Recommendation(s) Motion was made to move forward to full Council on October 14, 2009

Motion made by: CM Pauline Medrano	Motion seconded by:
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

3. Shared Housing Center, Inc.

Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director/Bernadette Mitchell, Assist Director/Chris Luna, Shared Housing Center Inc. /Maria Machado, Shared Housing Center Inc., Executive Director

Information Only: _____

Action Taken/Committee Recommendation(s) Motion was made to move item forward to full Council on November 9, 2009

Motion made by: CM Pauline Medrano	Motion seconded by: CM Carolyn R. Davis
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. Upcoming Agenda Items

- (1) Land Bank Plan Public Hearing & Approval
- (2) Bexar Street Acquisition (1 Parcel)
- (3) Economic Development Loan- 5050 Bexar St.

Action Taken/Committee Recommendation(s) Motion was made to move items forward to full Council October 14, 2009

Motion made by: CM Pauline Medrano	Motion seconded by: CM Tennell Atkins
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary)

Memorandum



CITY OF DALLAS

DATE October 16, 2009

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

SUBJECT JB Jackson Jr. Blvd. Mixed-Use Project

On Tuesday, October 20, 2009, you will be briefed on JB Jackson Jr. Blvd. Mixed-Use Project. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to be 'A.C. Gonzalez', written over a horizontal line.

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, Judiciary
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Dave Cook, Chief Financial Officer
Jerry Killingsworth, Housing Director
Jeanne Chipperfield, Director, Financial Services
Helena Stevens-Thompson, Assistant to the City Manager

JB Jackson Jr. Blvd. Mixed-Use Project

A Briefing to the Housing Committee

Housing Department

October 20, 2009

[Purpose]

- Review proposed JB Jackson Jr. Blvd. mixed-use project and recommend \$2 million in Proposition 8 Bond funding
- Request approval of the Housing Committee for City Council consideration on November 9, 2009

[Project Description]

- Project will include new construction of 290,200 sq ft residential space (approximately 260 townhouses) and 28,000 sq ft retail space over 5 sites

[Partners]

- Ownership Entity
 - South Dallas/Fair Park Innercity Community Development Corporation (ICDC)
 - McCormack Baron Salazar (MBS)
- Project Partnership
 - ICDC-planning & predevelopment
 - Enterprise Community Partners, Inc.-equity financing
 - MBS-negotiate acquisitions, predevelopment work, & lining up financing for development
- Vertical Development
 - May be different limited liability corporations for each site

[Partners]

- South Dallas/Fair Park Innercity Development Corporation (ICDC)
 - 501 (c) 3 nonprofit organization
 - Community Housing Development Organization (CHDO) since 1992
 - ICDC has active contracts with City of Dallas for approximately \$2 million for development projects
 - ICDC has progressed well on current contracts

[Partners (continued)]

■ Enterprise Community Partners, Inc.

- National Nonprofit Corporation is a leading provider of development capital
- They have raised and invested more than \$10 billion in equity, grants, and loans to help build and preserve more than a quarter million affordable rental and for-sale homes
- With \$500 million in assets and \$160 million in equity, Enterprise invests in communities at a rate of \$1 billion per year
- Through public-private partnerships with community organizations, governments, and financial institutions, they are rebuilding communities
- Enterprise will provide equity capital for land trust partnership to acquire property

[Partners (continued)]

■ **McCormack Baron Salazar**

- A national development and property management company, specializing in rebuilding distressed urban communities
- Completed 124 developments totaling nearly 4,000 units and over 1,000,000 sq ft of retail in 28 U.S. cities
- Principals include: Richard Baron, Tony Salazar, Kevin McCormack, Alan Ragan, and Sandra Moore

[ICDC Mixed-Use Proposal]

- ICDC's funding request:
 - Land acquisition of improved and unimproved properties
 - Related acquisition costs: appraisals, surveys, environmental reviews, closing costs
 - Demolition as needed
 - All for the purpose of developing residential and mixed-use commercial with project partners

Structure of Funds for Acquisition

- The City of Dallas loan amount would be \$2 million from Proposition 8 Bond Funds
- City of Dallas would pay up to appraised value for land acquisitions (up to \$2 million)
- Enterprise Community Partners would provide amount above appraised value for acquisitions and amount above \$2 million required to complete acquisitions
- ICDC will have 2 years to commit and/or expend funds and 7 years to complete the development
- Deed restrictions will be held on the acquired properties to ensure redevelopment in the event of default

Structure of Funds for Vertical Development

- Complete acquisition and vertical construction will require additional funding
- Sources may include:
 - New market tax credits
 - TOD funds from the federal government
 - State of Texas tax credits
 - Other private investment partners

[Recommendation]

- That the Housing Committee recommend approval of a loan of \$2 million of Proposition 8 Bond Funds for the acquisition of improved and unimproved properties for the JB Jackson Jr. Blvd. mixed-use project

[Next Steps]

- November 9, 2009 – City Council approval of loan
- November 2009 – Acquisitions begin

Memorandum



CITY OF DALLAS

DATE October 16, 2009

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

SUBJECT Community Development Block Grant Section 108 Guaranteed Loan Amended Application for the Courtyards at La Reunion

On Tuesday, October 20, 2009, you will be briefed on Community Development Block Grant Section 108 Guaranteed Loan Amended Application for the Courtyards at La Reunion. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez'.

A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
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Community Development Block Grant Section 108 Guaranteed Loan Amended Application for the Courtyards at La Reunion

A Briefing to the Housing Committee

October 20, 2009

Housing Department



Purpose

Reconsideration of submission of Community Development Block Grant Section 108 Guaranteed Loan application for:

- ❑ An increase from previously approved \$5,100,000 to \$5,300,000 to fund the acquisition of the Colorado Place Apartments located at 2201 Fort Worth Avenue, and to fund an interest reserve, tenant relocation costs and site improvements
- ❑ A project change from rehabilitation of existing units to demolition and construction of new units
- ❑ An increase in the total number of units from 64 to 95 units and a decrease in the number of affordable units from 64 units to 59 units

Reason for Increase and Project Change

- Desire for higher density
- Increased benefit in longevity of new construction
- Degradation of the property since initial approval due to fire, water and termite damage

Section 108 Guaranteed Loan Application Process

- Develop proposed HUD application information for \$5,300,000 for 62% affordability of 95 apartment units
- Neighborhood Public Hearing will be held
 - Hearing held in the area in which funds will be used
 - Participants provided Section 108 Loan Guarantee purpose and eligible uses
 - Obtain views of citizens
 - Community development objectives
 - Housing and economic development needs

Section 108 Guaranteed Loan Application Process (cont.)

- Hold City Council Public Hearing
 - Contents of final HUD application
 - Summary of public comments
- Obtain City Council Approval
 - Final application for project
 - Schedule of repayment to HUD of the Section 108 guaranteed loan
- Prepare Final HUD Application
 - Consideration of public comments and views
 - Finalized description of activities

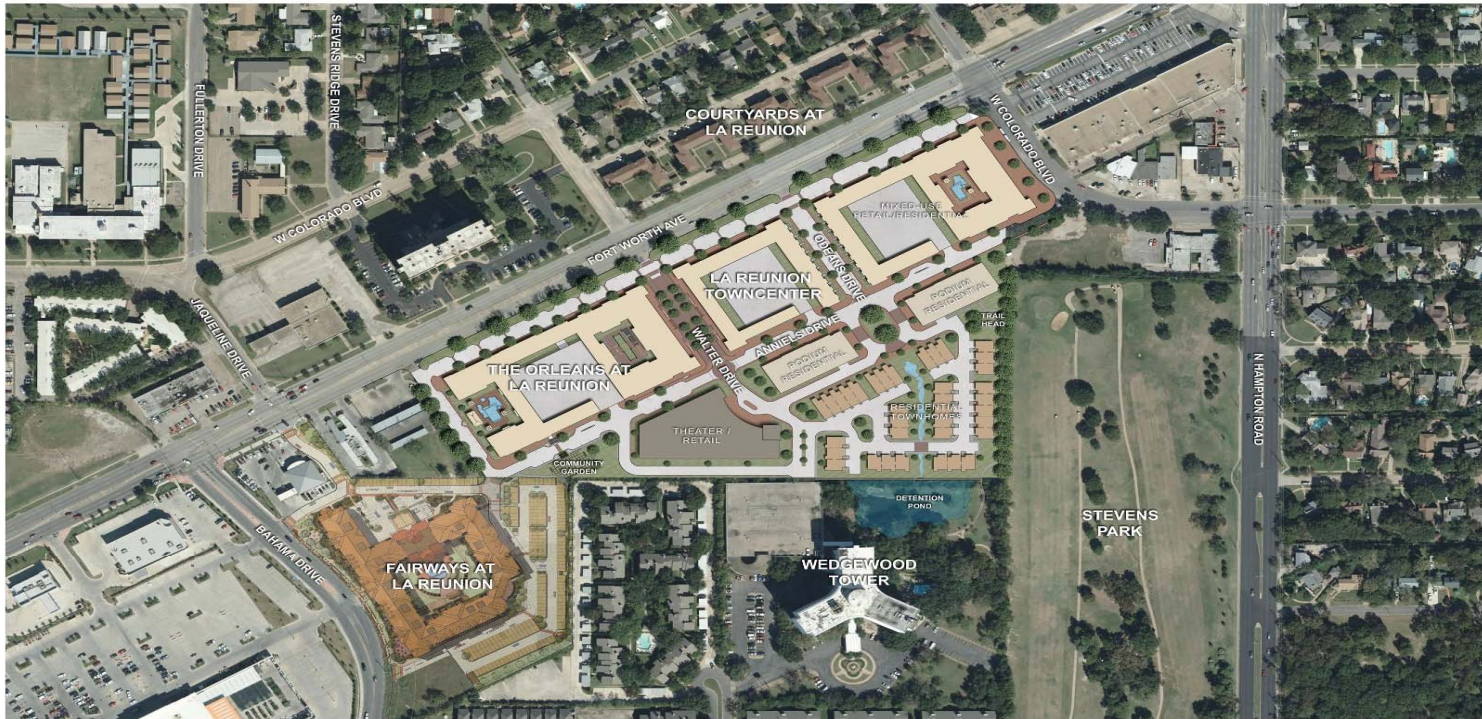
Underwriting Standards

- ❑ Section 108 funding used as subordinate gap financing as a mezzanine refunding piece
- ❑ Total loan balance of the project, including first liens, cannot exceed 85% of the lower of total cost or appraised value of the completed stabilized project
- ❑ Debt service coverage ratio of 1.15 for all debt
- ❑ Additional credit enhancement to provide collateral support to insure that payments can be repaid if refinancing does not repay both first and second liens
- ❑ Additional credit support required if the first lien mortgage financing does not include an interest reserve during the construction period, redevelopment and lease up

La Reunion Master Development Plan

- ❑ Multi-phase mixed-use town center with 900 residences, 143,000 square feet of upscale retail, entertainment venues, running trails, walking paths, community gardens, and a pond
- ❑ Phase I –Fairways at La Reunion - new construction of 198 market rate seniors apartment units
- ❑ Phase II–Courtyards at La Reunion - new construction of 95 apartments on north side of Fort Worth Avenue to provide 59 affordable apartment units
- ❑ Phase III –The Orleans at La Reunion - new construction of 30 acre mixed use development
 - 220 one and two bedroom apartment units (up to 44 affordable units)
 - 24,000 square feet of commercial space
- ❑ Phases IV, V, and VI will add an additional 400 plus residential units and 100,000 + square feet of retail space

La Reunion Master Site Plan



Courtyards at La Reunion

- 2201 Fort Worth Avenue, Council District 3
- Construction of 95 apartments
 - 91 units - 642 square feet average
 - 4 units – 1,320 square feet (660 living area, 660 home business area)
- Applicant – Courtyards at La Reunion, LLC
 - Avalon Residential Care Homes, Inc., a Seib family enterprise
 - Todd Aaron Seib, Manager and members Jonathan Seib, Jeffrey Seib and Timothy Seib

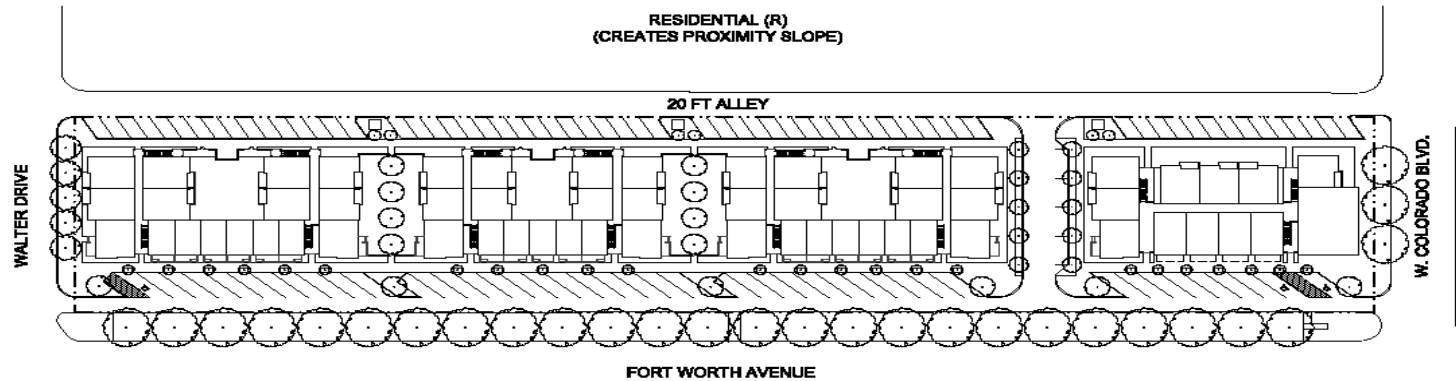
Developer

- Development team consists of Avalon Residential Care Homes, Inc. and Sky Modern Development
 - Avalon Residential Care
 - Full-service development/management firm formed in 1995
 - One of the largest assisted-living providers in North Texas managing 13 assisted living facilities in the DFW Metroplex
 - Development of 1,217 multi-family units and 8,677 square feet of retail in the Metroplex, 834 units in Austin and 248 units in Houston
 - Sky Modern
 - Specializing in residential construction including single residential homes, two and three-story townhomes, patio homes and condos
 - Kessler Woods in Oak Cliff 30 single family residential, 45 3-story townhomes, 18 two-story townhomes, 14 patio homes and 31 condos
 - Austin Woods Carrollton/Lewisville area 49 contemporary single family residences
 - Montgomery Farm in Allen 8 contemporary single family residences

Property Manager

- Capstone Real Estate Services, Inc., Dallas Regional Office, 222 W. Las Colinas Blvd., Irving, TX
 - Formed in 1969
 - 53,000 units managed nationally
 - 35,000 units managed in Texas Market
 - Properties managed in Dallas area:
 - Dallas - Virginia Manor, 156 units
 - Irving – Waterford at Valley Ranch, 300 units
 - Mesquite – Newport, 152 units
 - Desoto – Arbors of Wintergreen, 180 units
 - Arlington
 - Claremont, 261 units
 - Walnut Ridge, 264 units
 - Plano –Old Shepard Place, 244 units
 - Frisco – Stonebrook Village, 216 units

Courtyards Site Plan and Site Rendering

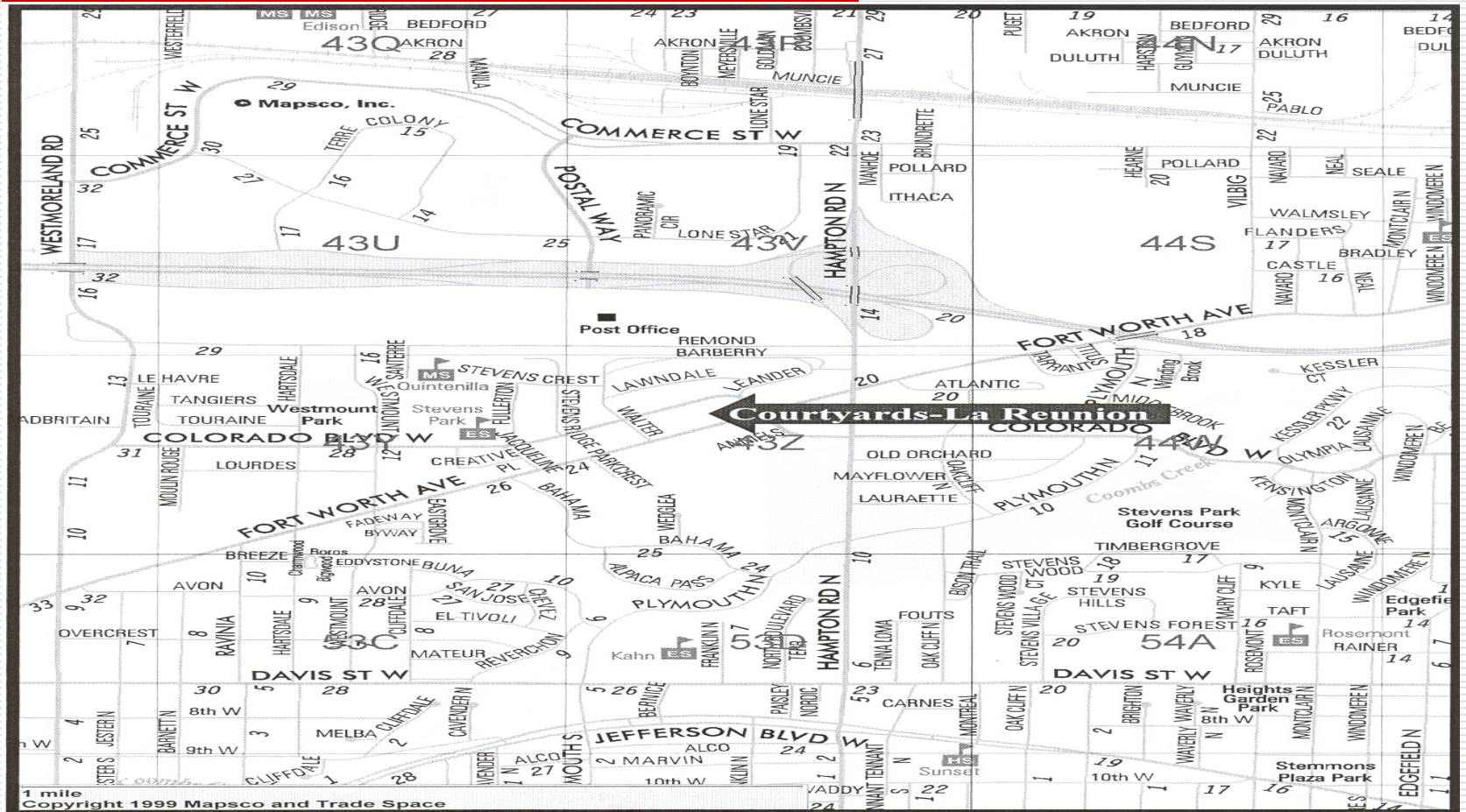


CONCEPTUAL SITE PLAN
SCALE: 1:60



CONCEPTUAL ELEVATION
SCALE: 1/16" = 1'-0"

Project Location



Sources and Uses

Original Request

SOURCES

Section 108 Guaranteed Loan	5,100,000
Developer Equity (cash)	<u>1,172,234</u>
TOTAL SOURCES	\$6,272,234

USES

Land and Building Acquisition	\$3,500,000
Site Work	300,000
Construction Costs	1,280,000
Soft Costs	82,984
Developer Fee	-0-
Interest Reserve	114,750
Operating Deficit	127,500
Working Capital	102,000
HUD 108 Interest Reserve	<u>765,000</u>
TOTAL USES	\$6,272,234

Revised Request

SOURCES

Section 108 Guaranteed Loan	\$ 5,300,000
1st Lien Mortgage	4,786,880
Developer Equity (cash)	<u>1,000,000</u>
TOTAL SOURCES	\$11,086,800

USES

Land and Building Acquisition	\$ 3,500,000
Site Work	500,000
Abatement & Demolition	300,000
Construction Costs	4,071,550
Additional Fees & Soft Costs	850,000
Developer Fee	-0-
Operating & Construction Reserve	901,000
Relocation	173,250
HUD 108 Interest Reserve	<u>791,000</u>
TOTAL USES	\$11,086,800

Credit Enhancement

- Three years of interest reserve represents two years of additional interest reserve to cover interest shortfall that might occur during the lease up period
- All partnerships distributions will be escrowed as additional collateral to pay down loan, if necessary, when the permanent loan is made three years after stabilization or approximately @ year 5

Pro Forma Analysis

- Construction commences in 2010 and completed in 2011
- Project reaches rent stabilization in 2012
- Loan to value ratio of 85% meets underwriting guidelines
- Debt coverage of 1.71 exceeds the underwriting guideline of 1.15
- 108 loan paid in five years with permanent loan
- Three years of 108 interest reserve totaling \$791,000 will be escrowed @ construction loan closing
- Additional reserves, operating deficits, and undistributed partnership income of \$1,530,000 will be used to make 108 loan payments of \$1,275,000 for the five years until permanent loan
- The excess of additional reserves, operating deficits, and undistributed partnership interests after the 108 loan payments for the five year period are made is \$795,000 along with the untapped \$791,000 108 loan reserve equal \$1,586,000
- At the time of permanent loan conversion, the exposure on the 108 loan is \$5,300,000 less \$1,586,000 or approx. \$3.7M
- Based upon the Net Operating Income @ year 5 capitalized @ 7% discount rate calculates to a project value of \$9.5M
- A permanent loan exposure of \$8.1M is equal to a 83% loan to value with permanent loan take outs ranging from 80% to 85% ensures that the City's loan will be paid off

RECOMMENDATION

- Recommend \$5.3M 108 loan for Courtyards @ La Reunion for a Call for Public Hearing on November 9th with a final Council vote on December 9th

Next Steps

- ❑ November 9, 2009 City Council call for Public Hearing on December 9th
- ❑ Schedule Community Public Hearing
- ❑ December 9, 2009 City Council Public Hearing and final approval for filing of Section 108 guaranteed loan application and waiver request to HUD
- ❑ Submit Section 108 loan guarantee application

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 28, 2009
COUNCIL DISTRICT(S): 4, 7, 14
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 34H 55G 65D

SUBJECT

Authorize the reconstruction on-site of three homes in accordance with the Reconstruction/SHARE Program Statement requirements for the properties located at 522 Avenue I in the amount of \$87,500, 7714 Robin Road in the amount of \$87,500, and 2403 Locust Avenue in the amount of \$87,500 – Total not to exceed \$262,500 - Financing: 2007-08 Community Development Block Grant Funds (\$204,522), and 2007-08 Home Funds (\$57,978)

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 April 23, 2008, City Council approved an amendment to the Program Statement for the Reconstruction/SHARE program to provide to the homeowners up to \$5,900 of the maximum \$87,500 for an amenities package. (Maximum Program funding is \$87,500 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, Gladys Johnson, 78 years old, resides at 522 Avenue I; an elderly female, Willie D. Chattam, 81 years old, resides at 7714 Robin Road and an elderly female, Marie T. Lewis, 98 years old, resides at 2403 Locust Avenue.

This action provides authority to proceed with reconstruction of three (3) 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.

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

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

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.

FISCAL INFORMATION

2007-08 Community Development Block Grant Funds - \$204,522

2007-08 Home Funds - \$57,978

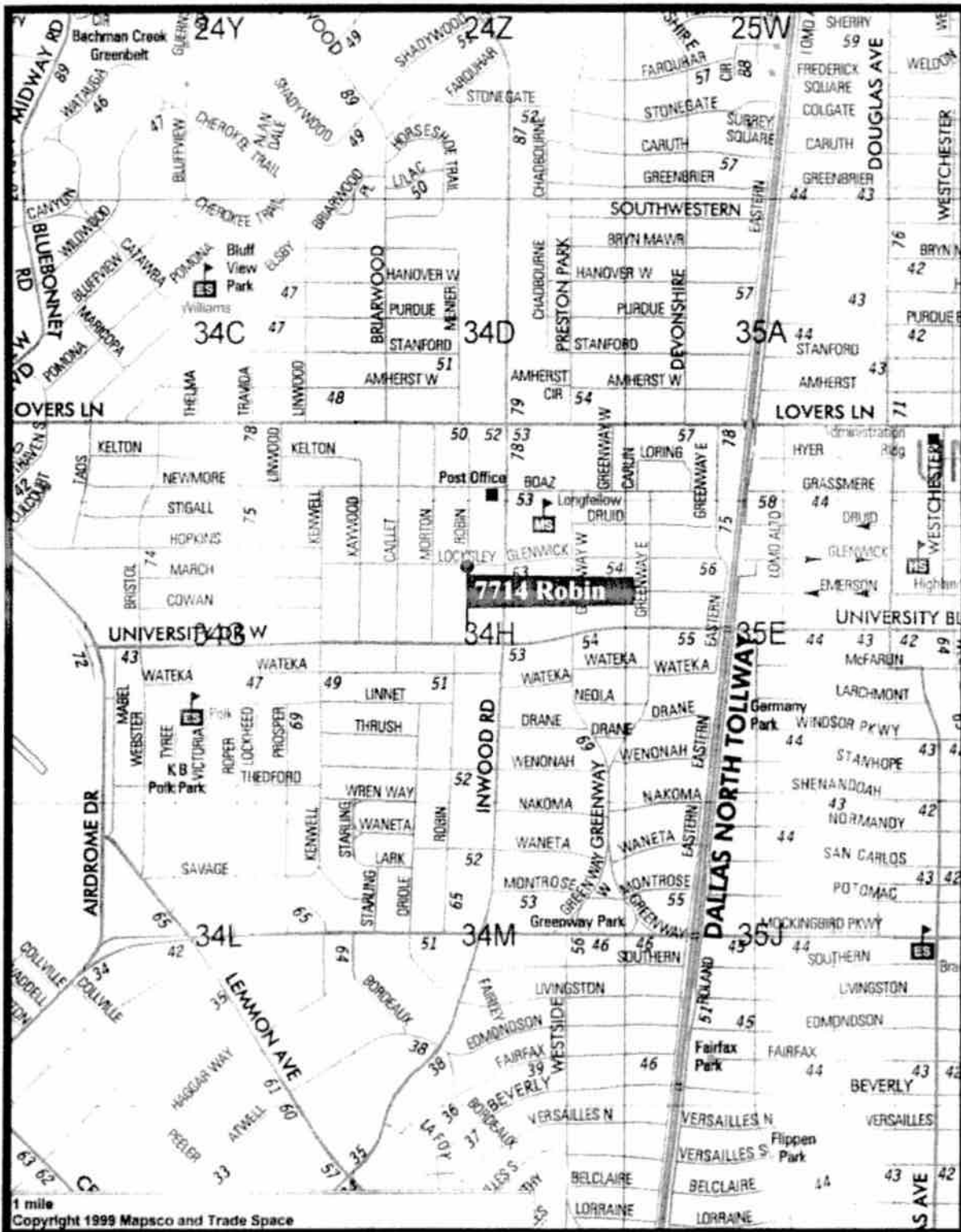
Council District 4 - \$87,500

Council District 7 - \$87,500

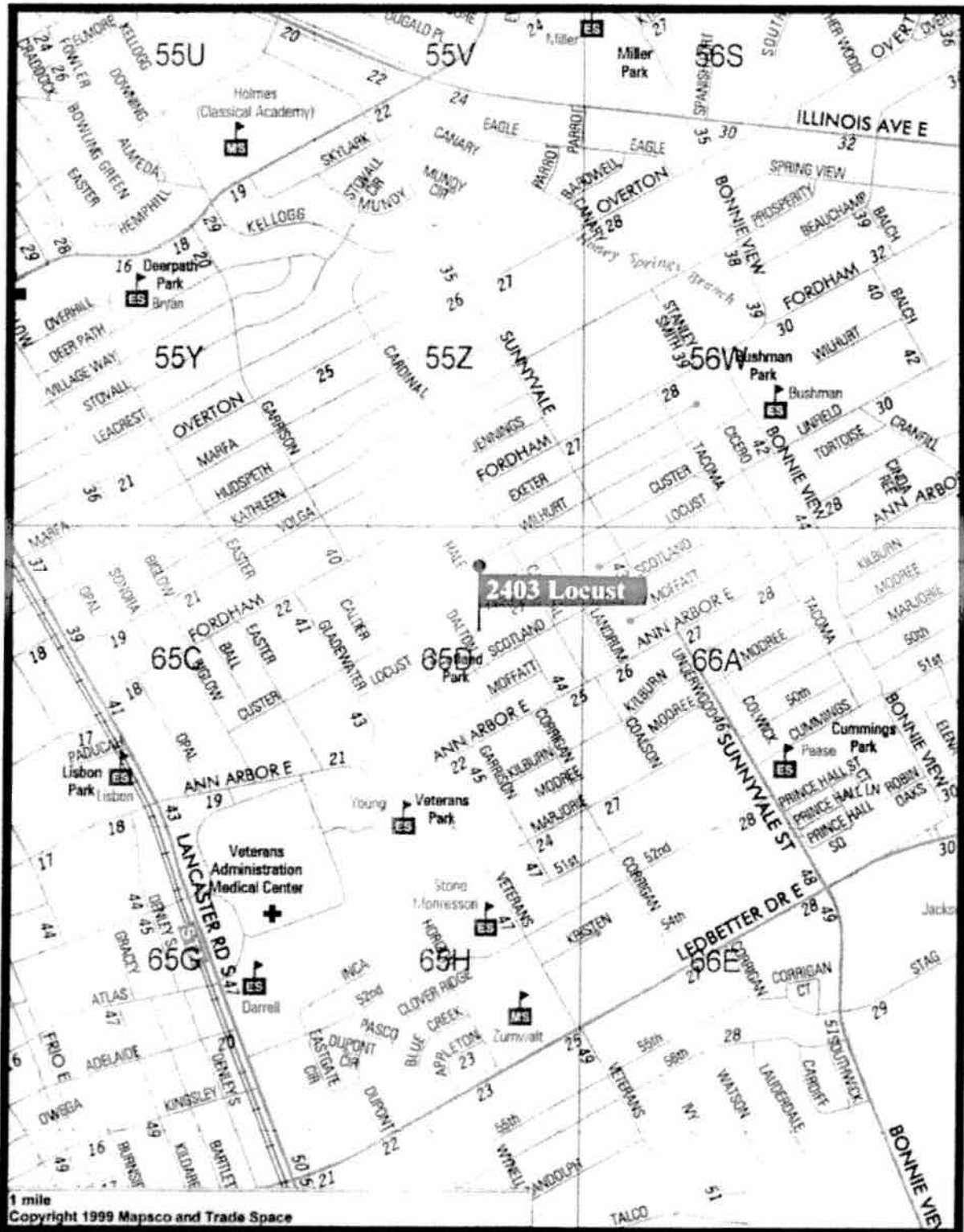
Council District 14 - \$87,500

MAP(S)

Attached



MAPSCO 34H



MAPSCO 65D

October 28, 2009

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

October 28, 2009

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, the homeowners described made application to the Home Repair Program; Gladys Johnson, at 522 Avenue I; Willie D. Chattam, at 7714 Robin Road and Marie T. Lewis, at 2403 Locust Avenue; and

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 Gladys Johnson; Willie D. Chattam and Marie T. Lewis; **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: Gladys Johnson, 522 Avenue I; Willie D. Chattam, 7714 Robin Road and Marie T. Lewis, 2403 Locust Avenue: 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 Gladys Johnson, Willie D. Chattam and Marie T. Lewis for reconstruction on-site of the homes to be located at 522 Avenue I, 7714 Robin Road and 2403 Locust Avenue.

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 HM07 Dept HOU, Unit 3211, Obj 3100 CT HOU3211L292 (\$57,978.16)
Fund 07RP Dept HOU, Unit 305A, Obj 3100 (29,521.84)
Vendor # VS0000024909 – JB’s Kool Air & Painting Service – 522 Avenue I

Fund 07RP Dept HOU, Unit 305A, Obj 3100 CT HOU305AL294 (\$87,500)
Vendor # VC0000005552 – Eric Miller Homes, Inc. – 7714 Robin Road

Fund 07RP Dept HOU, Unit 305A, Obj 3100 CT HOU305AL293 (\$87,500)
Vendor # 337798 – Torres Construction – 2403 Locust Avenue

October 28, 2009

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 28, 2009
COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 43 44 45 46 47 55 56 65 66

SUBJECT

Authorize (1) the acceptance of grant funds from the Dallas Housing Finance Corporation for the Neighborhood Investment Program; (2) the receipt and deposit of funds in the Neighborhood Investment Program Fund in an amount not to exceed \$120,000; and, (3) the establishment of appropriations in the amount of \$120,000 in the Neighborhood Investment Program Fund - Not to exceed \$120,000 - Financing: Dallas Housing Finance Corporation Grant Funds

BACKGROUND

The City created the Dallas Housing Finance Corporation (DHFC) in April of 1984, to provide financing for affordable single family ownership and multifamily rehabilitation and development within the City. From time to time the DHFC has funds available for additional affordable housing purposes.

On February 26, 2003, the City Council approved the Neighborhood Investment Program (NIP) target areas which included five census tracts and later on September 28, 2005, approved the redesignation and expansion of three of the existing five NIP targeted areas. The purpose of the NIP is to focus and leverage resources for a greater impact on revitalization. The NIP has had increased financial demands for administrative assistance. As an optional source of funds the staff presented a two year budget to request to DHFC at their September 22, 2009 meeting and the DHFC awarded NIP \$120,000 over 2 years.

This resolution authorizes the City of Dallas to accept grant funds from the DHFC for the operation of NIP in the amount of \$120,000. This resolution also authorizes the City Controller to deposit and disburse the funds, and authorizes the City Manager to appropriate the funds for operating expenses within NIP areas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 26, 2003, the City Council approved selection criteria that designated certain census tracts (CT 25.00, CT 39.02, CT 101.01, CT 49.00 and CT 89.00) as NIP target areas for a two-year period, beginning October 1, 2003 by Resolution No. 03-0830.

On September 28, 2005, the City Council voted to re-designate three NIP target areas by expanding CT 101.01 to include 101.02, CT 25.00 to include 27.01 and 27.02, and CT 39.02 to include 115.00 (part) for a three-year period, beginning October 1, 2005 by Resolution No. 05-2795.

On September 24, 2008, the City Council voted to re-designate seven census tracts comprised of three NIP target areas and to designate ten census tracts comprising of two additional NIP target areas (CT 25.00, CT 27.01, CT 27.02, CT 101.01, CT 101.02, CT 39.02, CT 115.00 (part), CT 55.00 (part), CT 57.00, CT 87.04 (part), CT 87.05 (part), CT 88.01 (part), CT 88.02 (part), CT 113.00 (part), CT 114.01 (part), CT 20.00 (part) and CT 48.00 (part)) for a minimum of two years, beginning October 1, 2008 by Resolution No. 08-2559.

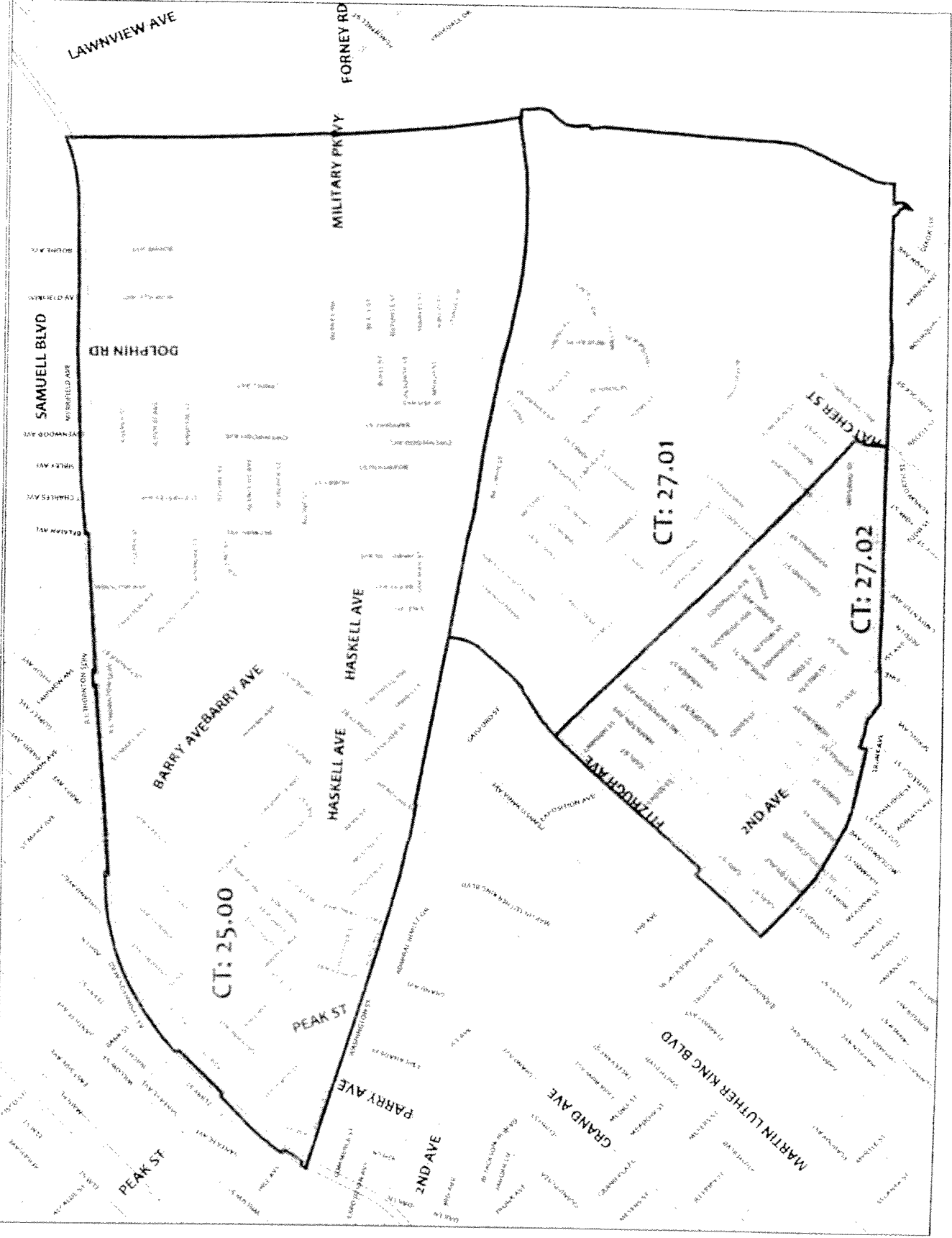
FISCAL INFORMATION

\$120,000 - Dallas Housing Finance Corporation Grant Funds

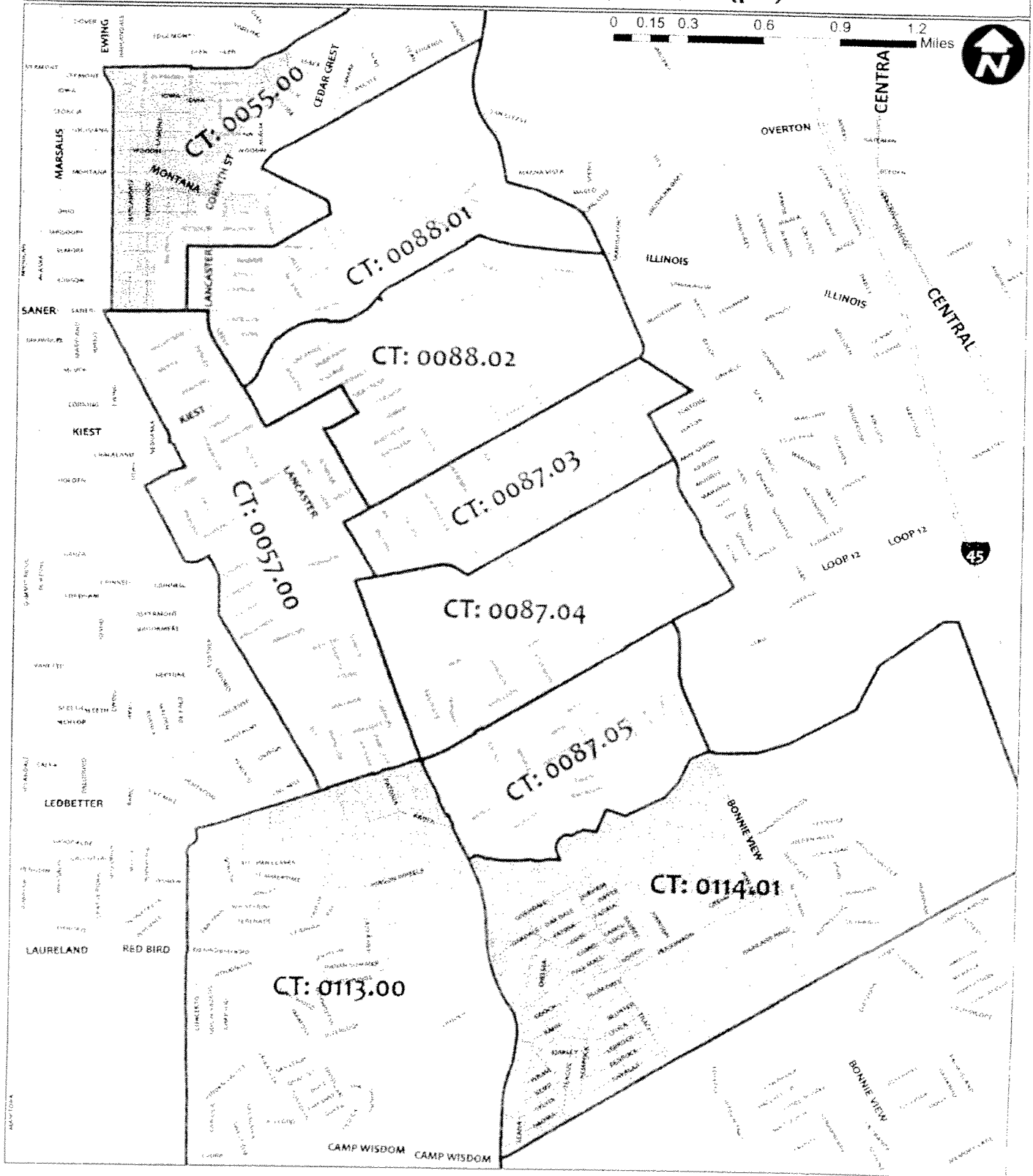
MAP(s)

Attached

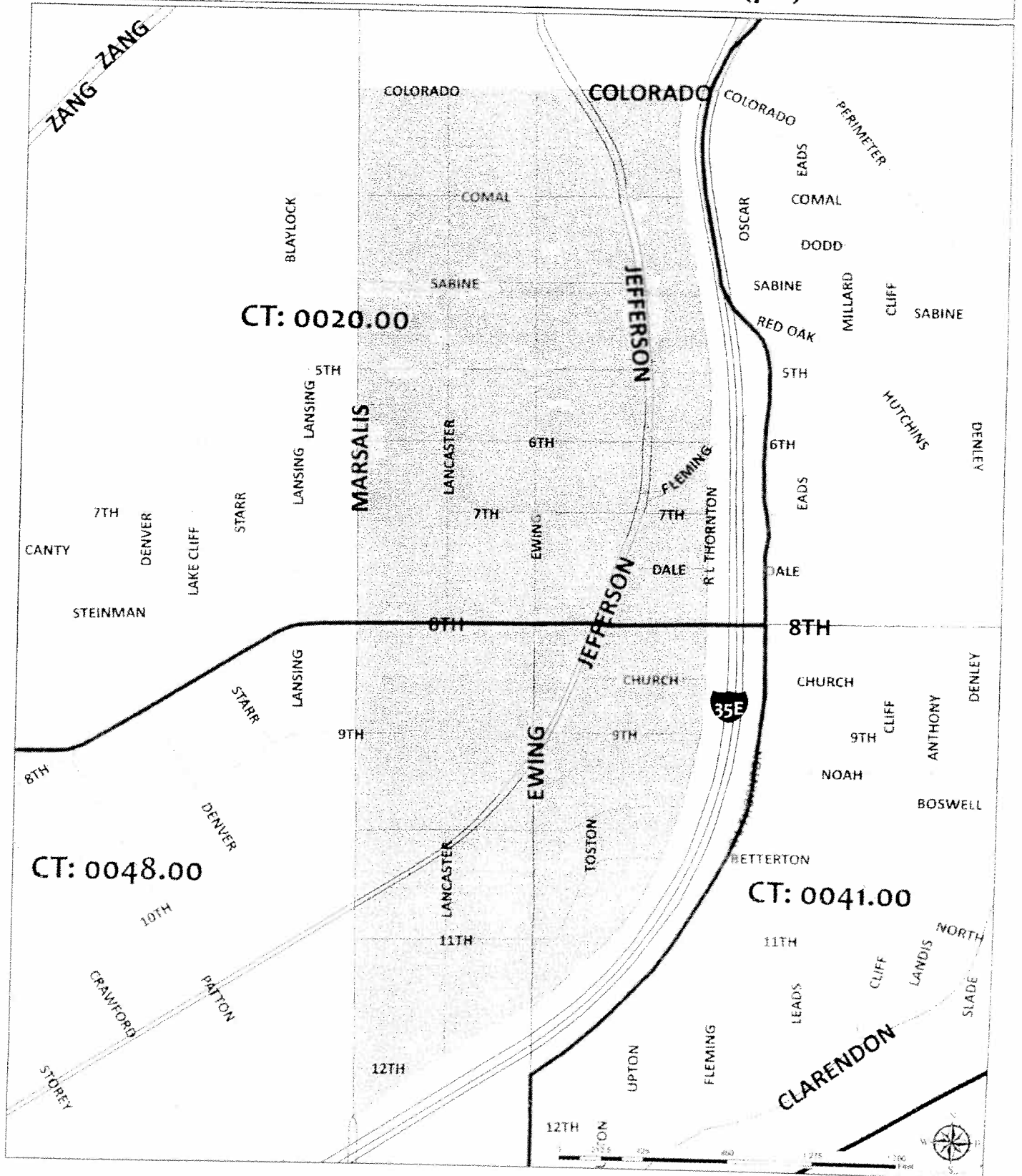
CENSUS TRACT - 25.00; 27.01 & 27.02



CENSUS TRACT - 55.00 (pt.); 57.00; 87.03 (pt.); 87.04 (pt.); 87.05 (pt.); 88.01 (pt.); 88.02 (pt.); 113.00 (pt.) & 114.01 (pt.)



CENSUS TRACT - 20.00 (pt.) & 48.00 (pt.)



October 28, 2009

WHEREAS, the Dallas Housing Finance Corporation has voted to provide \$120,000 funding to the City of Dallas to provide operating assistance for the Neighborhood Investment Program;

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 accept \$120,000 from the Dallas Housing Finance Corporation for the Neighborhood Investment Program (NIP).

Section 2. That the City Controller be and is hereby authorized to deposit funds in an amount not to exceed \$120,000 into Fund S206, Department HOU, Unit 2724, Revenue Sources 8411.

Section 3. That the City Manager be and is hereby authorized to establish appropriations in the amount of \$120,000 in Fund S206, Department HOU, Unit 2724.

Section 5. That the City Controller be and is hereby authorized to disburse these funds under the Neighborhood Investment Program as follows: Fund S206, Department HOU, Unit 2724, OBJ 3099 and 4210.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

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