

August 26, 2020

**WHEREAS**, on May 9, 2018, City Council adopted the City of Dallas Comprehensive Housing Policy (CHP) and created the Dallas Housing Policy Task Force to **(1)** create and maintain available and affordable housing throughout Dallas; **(2)** promote greater fair housing choices; and **(3)** overcome patterns of segregation and concentrations of poverty through incentives and requirements by Resolution No. 18- 0704; and

**WHEREAS**, on November 28, 2018, City Council authorized amendments to the CHP to make technical changes to the Home Improvement and Preservation Program (HIPP), the Dallas Homebuyer Assistance Program (DHAP), and the New Construction and Substantial Rehabilitation Program (Development) by Resolution No. 18-1680; and

**WHEREAS**, on May 22, 2019, City Council authorized a resolution in furtherance of the City of Dallas' efforts to support diverse racial, ethnic, cultural, and socio-economic backgrounds and to promote equity in the Dallas community, and Section 5 of that resolution declared the City's intent to promote equity in budgeting by Resolution No. 19-0804; and

**WHEREAS**, on May 22, 2019, City Council authorized an amendment to the CHP to add a Land Transfer Program to incentivize the development of quality, sustainable housing that is affordable to the residents of the City and the development of other uses that complement the City's CHP, economic development policy, or redevelopment policy by Resolution No. 19-0824; and

**WHEREAS**, on June 12, 2019, City Council authorized amendments to the CHP to amend and restate the low-income Housing Tax Credit policy by Resolution No. 19-0884; and

**WHEREAS**, on June 26, 2019, City Council authorized amendments to the CHP to amend the DHAP, the HIPP Homeowner Program, and the HIPP Landlord Program by Resolution No. 19-1041; and

**WHEREAS**, on September 25, 2019, City Council authorized amendments to the CHP to create the Title Clearing and Clouded Title Prevention Pilot Program by Resolution No. 19-1498; and

**WHEREAS**, on December 11, 2019, City Council authorized amendments to the CHP to modify the provisions for the housing policy task force, update language to comply with the Mixed Income Housing Development Bonus previously approved by City Council, and remove two application forms by Resolution No. 19-1864; and

**WHEREAS**, on January 22, 2020, City Council authorized amendments to the CHP and created a Neighborhood Empowerment Zone Program by Resolution No. 20-0188; and

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**WHEREAS**, on January 22, 2020, City Council created seven residential Neighborhood Empowerment Zones by Resolutions Nos. 20-0189 through 20-0195; and

**WHEREAS**, on August 12, 2020, City Council authorized the final adoption of Substantial Amendment No. 4 to the FY 2019-20 Action Plan for the HIPP funded by CDBG funds to amend the rehabilitation loan program to increase the maximum loan amount from \$40,000.00 to \$50,000.00 and to change the loan terms from repayable to forgivable annually by Resolution No. [20-1127](#); and

**WHEREAS**, City Council must approve any addition to, alteration of, or deletion of a strategy, tool, or program in the CHP; and

**WHEREAS**, the City desires to maintain affordable housing, to provide greater fair housing choices, and to overcome patterns of segregation and concentrations of poverty; and therefore, it is in the best interest of the City to adopt certain amendments to the CHP; and

**WHEREAS**, it is in the best interest of the City of Dallas to authorize amendments to the CHP, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to **(1)** amend the DHAP program to improve program utilization and reduce administrative expenses; **(2)** amend the range of income bands to be served from 30% to 120% of the area median income (AMI) to include housing for people at 0% to 120% of the AMI; and **(3)** create a Targeted Rehabilitation Program (TRP) to provide grants or loans to eligible residents in targeted neighborhoods for housing rehabilitation and delegate authority to the City Manager to modify certain elements outlined in the appendix.

**Now, Therefore,**

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

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**SECTION 1.** That the City Council hereby authorizes the amendments to the CHP, as reflected in the attached **Exhibit A, (a)** an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to **(1)** amend the range of income bands to be served from 30% to 120% of the area median income (AMI) to include housing for people at 0% to 120% of the AMI; **(2)** amend the Home Improvement Preservation Program (HIPP) and the Dallas Homebuyer Assistance Program (DHAP) to improve program utilization and reduce administrative expenses; **(3)** amend and restate the DHAP Targeted Homebuyer Incentive Program (DHAP Targeted); **(4)** amend the tenants served under the Tenant Based Rental Assistance program; **(5)** amend the Land Transfer Program contract extension provision; **(6)** create a Targeted Rehabilitation Program (TRP) to provide grants or loans to eligible residents in targeted neighborhoods for housing rehabilitation and delegate authority to the City Manager to modify certain elements outlined in the appendix in an amount not to exceed \$2,750,000.00; **(7)** amend the Neighborhood Empowerment Zone Program to include a definition of income; **(8)** amend Appendix 2 - Single Family Development Underwriting to amend elements including procurement methods, eligible homeowners, loan types and terms, and cost limitations; **(9)** add the West Dallas TRP Sub-Program Module as Appendix 18; ~~and~~ **(10)** add the Tenth Street Historic District TRP Sub-Program Module as Appendix 19; ~~and~~ **(11)** amend the New Construction and Substantial Rehabilitation Program and Appendix 2 to allow Community Housing Development Organizations to retain a percentage of proceeds in HOME funded-projects as determined on a project-by-project basis; **(b)** appropriations for the TRP from the Equity Revitalization Capital Fund; and **(c)** the City Manager to execute individual agreements and other necessary documents, as approved by the City Attorney, up to \$60,000.00 in accordance with the in accordance with the HIPP, DHAP, DHAP Targeted, and TRP, without further City Council approval.

**SECTION 2.** That the City Manager is hereby authorized to execute individual agreements and other necessary documents up to \$60,000.00 in accordance with the HIPP, DHAP, and TRP programs; and the City Manager is authorized to release liens and deed restrictions once loan terms are met.

**SECTION 3.** That the City Manager, or a designee, is hereby authorized to create and amend application criteria that address TRP modules as needed.

**SECTION 4.** That the City Manager, or a designee, is hereby authorized to execute all instruments including but not limited to deed of trusts, deed restrictions, and homeowner contracts or agreements as necessary to implement the TRP, approved as to form by the City Attorney.

**SECTION 5.** That City Manager, or a designee, is hereby authorized to make changes to the HIPP Program in accordance with the Substantial Amendment No. 4 approved by City Council on August 12, 2020.

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**SECTION 6.** That the Chief Financial Officer is hereby authorized to disburse funds in the future in amounts authorized by administrative action or authorization by City Council for amounts higher than those allowed by administrative action in a total amount not to exceed \$2,750,000.00 to vendors to be determined in the future from the Equity Revitalization Capital Fund, Fund 0719, Department HOU, Unit W488, Object 3016; and Equity Revitalization Capital Fund, Fund 0719, Department HOU, Unit W486, Object Code 3016.

**SECTION 7.** That changes to the HIPP Major Rehabilitation Program shall apply to all applications accepted after November 1, 2019.

**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.