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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street, Room 6ES
Dallas, Texas 75201

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

June 22, 2020

9:00 AM

2020 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Blewett (VC), Gates, McGough, Narvaez, Resendez, West	ENVIRONMENT AND SUSTAINABILITY Narvaez (C), Atkins (VC), Blackmon, Blewett, Gates
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Gates (C), Mendelsohn (VC), Arnold, Bazaldua, Kleinman, Narvaez, Thomas	HOUSING AND HOMELESSNESS SOLUTIONS West (C), Thomas (VC), Arnold, Blackmon, Kleinman, Mendelsohn, Resendez
PUBLIC SAFETY McGough (C), Arnold (VC), Bazaldua, Blewett, Medrano, Mendelsohn, Thomas	QUALITY OF LIFE, ARTS, AND CULTURE Arnold (C), Gates (VC), Atkins, Narvaez, West
TRANSPORTATION AND INFRASTRUCTURE Kleinman (C), Medrano, (VC), Atkins, Bazaldua, Blewett, McGough, West	WORKFORCE, EDUCATION, AND EQUITY Thomas (C), Resendez (VC), Blackmon, Kleinman, Medrano
AD HOC JUDICIAL NOMINATING COMMITTEE McGough (C), Blewett, Mendelsohn, Narvaez, West	AD HOC LEGISLATIVE AFFAIRS Johnson (C), Blackmon (VC), Atkins, Gates, Mendelsohn
AD HOC COMMITTEE ON COVID-19 ECONOMIC RECOVERY AND ASSISTANCE Thomas (C), Blackmon, Atkins, Bazaldua, Kleinman, Medrano, West	AD HOC COMMITTEE ON COVID-19 HUMAN AND SOCIAL RECOVERY AND ASSISTANCE McGough (C), Mendelsohn, Arnold, Blewett, Gates, Narvaez, Resendez

(C) – Chair, (VC) – Vice Chair

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

This Housing and Homelessness Solutions Committee meeting will be held by videoconference. The meeting will be broadcast live on Spectrum Cable Channel 95 and online at bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following videoconference link: <https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e0df3e2627b5e4059f323f63b2ea83ad8>

Call to Order

MINUTES

1. [20-1219](#) Approval of the May 26, 2020 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS WITHOUT ACTION

- A. [20-1247](#) Housing and Homelessness Solutions Committee Forecast
[Chad West, Chair, Housing and Homelessness Solutions Committee]

Attachments: [Forecast](#)

- B. [20-1221](#) Department of Housing and Neighborhood Revitalization Performance Report Update
[David Noguera, Director, Department of Housing and Neighborhood Revitalization, Jessica Mckinnon, Analyst, Department of Housing and Neighborhood Revitalization]

Attachments: [Presentation](#)

- C. [20-1220](#) Rental and Mortgage Assistance Program: Update, Needs, and Forecast
[David Noguera, Director, Department of Housing and Neighborhood Revitalization, Thor Erickson, Project Manager, Department of Housing and Neighborhood Revitalization, Candy Coblyn, Manager III, Office of Community Care, Jessica Galleshaw, Director, Office of Community Care]

Attachments: [Presentation](#)

- D. [20-1222](#) Overview of the Lead Based Paint Grant Programs
[Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization, Brandon Ayala, Grant Compliance Specialist, Department of Housing and Neighborhood Revitalization]

Attachments: [Presentation](#)

BRIEFING ITEMS WITH ACTION

- E. [20-1223](#) Upcoming Agenda Item: Amendments to the Comprehensive Housing Policy to (1) amend (a) the Income Bands Served; (b) the Program Requirement for the Minor Home Repair Grant Program, Rehabilitation Program, Housing Reconstruction Program, Dallas Housing Assistance Program, Tenant Based Rental Assistance Program, New Construction and Substantial Rehabilitation Program, Land Transfer Program and Neighborhood Empowerment Zone Program; (c) the Single Family Development Underwriting Appendix; and (2) add the Targeted Rehabilitation Program (TRP) including West Dallas TRP and Tenth Street Historic District TRP
[David Noguera, Director, Department of Housing and Neighborhood Revitalization, Pam Thompson, Housing Policy Task Force Manager, Department of Housing and Neighborhood Revitalization, Thor Erickson, Project Manager, Department of Housing and Neighborhood Revitalization]

Attachments: [Presentation](#)

BRIEFING ITEMS BY MEMORANDUM WITH ACTION

- F. [20-1225](#) Upcoming Agenda Item: Amendment to the Conditional Grant Agreement with Dallas Area Habitat for Humanity's Joppa I Project to Extend the Completion Date
[Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization, Reese Collins, Area Redevelopment Manager, Department of Housing and Neighborhood Revitalization, Meredith Mausby, Housing Project Manager, Department of Housing and Neighborhood Revitalization]

Attachments: [Memo](#)

- G. [20-1224](#) Amendment to the Deed Without Warranty Development Plan Between KH Solutions, Inc. and the Dallas Housing Acquisition and Development Corporation to Allow for the Replatting
[Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization, Albert Gonzalez, Land Bank Manager, Department of Housing and Neighborhood Revitalization]

Attachments: [Memo](#)

UPCOMING AGENDA ITEMS**ADJOURNMENT**

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-1219

Item #: 1.

Approval of the May 26, 2020 Housing and Homelessness Solutions Committee Meeting Minutes

Housing and Homelessness Solutions Committee

Meeting Record

The Mobility Solutions, Infrastructure & Sustainability Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com. Recordings may be reviewed/copied by contacting the Mobility Solutions, Infrastructure & Sustainability Committee Coordinator at 214-671-9465.

Meeting Date: March 23, 2020

Convened: 9:06 a.m.

Adjourned: 11:42 a.m.

Committee Members Present:

Chad West, Chair
Casey Thomas II, Vice Chair
Carolyn King Arnold
Paula Blackmon
Lee Kleinman
Cara Mendelsohn
Jaime Resendez

Committee Members Absent:

N/A

Other Council Members Present:

N/A

AGENDA

Call to Order (9:06 a.m.)

1. Approval of the March 23, 2020 Meeting Minutes

Presenter(s): Cha West, Chair

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the March 23, 2020 Housing and Homelessness Solutions Committee Meeting

Motion made by: Casey Thomas II
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Cara Mendelsohn
Item passed on a divided vote:
Item failed on a divided vote:

2. Strategic Planning to End Homelessness

Presenter(s): Kevin Oden, Interim Director, Office of Homeless Solutions, Mandy Chapman Semple, CEO, Clutch Consulting, Carl Falconer, President and CEO, Metro Dallas Homeless Alliance

Action Taken/Committee Recommendation(s): Councilmembers were briefed on the Dallas Homeless Response System Transformation: An Overview of Strategies to Amplify and Accelerate Our Impact. Information only.

3. Office of Homeless Solutions Rapid Rehousing Program Overview and Status Update

Presenter(s): Kevin Oden, Interim Director, Office of Homeless Solutions

Action Taken/Committee Recommendation(s): Councilmembers were briefed on the Housing and Homelessness Solutions Committee Efforts to Implement a Strategy to Rapidly Rehouse 300 Individuals and Families by October 1, 2020. Information Only.

4. Department of Housing and Neighborhood Revitalization Performance Report Update

Presenter(s): David Noguera, Director, Department of Housing and Neighborhood Revitalization

Action Taken/Committee Recommendation(s): Councilmembers were briefed on the Housing Program Production Numbers, Budget, Assigned Full Time Employees and Covid-19 Impacts. Information Only.

Briefings with Action

5. Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits Allocated Through the Texas Department of Housing and Community Affairs and Proposed Recommendations for the Renovation of Ridgecrest Terrace Apartments, a 250-Unit Affordable Multifamily Property Located at 526 South Walton Walker Boulevard

Presenter(s): Kyle Hines, Manager, Office of Economic Development

Action Taken/Committee Recommendation(s): Councilmembers were briefed on the Request from the Ridgecrest Terrace Apartments of a Resolution of No Objection for their Application to TDHCA for Non-Competitive 4% housing tax credits. A motion was made to move to Council for consideration with committee approval.

Motion made by: Casey Thomas

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Paula Blackmon

Item passed on a divided vote:

Item failed on a divided vote:

Briefing By Memorandum with Action

6. Amendments to Chapter 51A and Chapter 45 of the Dallas City Code to Allow for Temporary Inclement Weather Shelters

Presenter(s): Kevin Oden, Interim Director, Office of Homeless Solutions

Action Taken/Committee Recommendation(s): Councilmembers were briefed on the Amendment to Chapter 51A to include specific accessory uses of facilities to operate as Temporary Inclement Weather Shelters and Components of Chapter 45 proposal to work in conjunction with proposed changes to Chapter 51A. The Chair of the committee requested to have this item briefed at another time. No motions were made for this item.

7. 2019 Single Family Notice of Funding Availability Project – The Golden S.E.E.D.S. Foundation

Presenter(s): David Noguera, Director, Department of Housing and Neighborhood Revitalization

Action Taken/Committee Recommendation(s): Councilmembers were briefed on the Golden S.E.E.D.S. Foundation (Developer) Submitted a NOFA proposal for the construction of up to 21 single-family homes on 24 Land Transfer lots. A motion was made to move all agenda items forward to Council with recommendation from the Committee

Motion made by: Paula Blackmon

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Cara Mendelsohn

Item passed on a divided vote:

Item failed on a divided vote:

8. Amendments to the East Dallas Community Organization – Scattered Sites Loan Agreement to Reduce the Loan Amount and Number of Single-Family Homes to Close Out the Project

Presenter(s): Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization, Reese Collins, Area Redevelopment Manager, Department of Housing and Neighborhood Revitalization

Action Taken/Committee Recommendation(s): Councilmembers were briefed on the Scatter Sites Loan Agreement to Reduce the Loan Amount and Number of Single-Family Homes to Close Out the Project. A motion was made to move all agenda items forward to the full City Council for consideration

Motion made by: Paula Blackmon

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Casey Thomas II

Item passed on a divided vote:

Item failed on a divided vote:

9. Acceptance of Four Grants from Preservation Dallas as a Match to City Funds for a Contract for a Historic Survey and Contextual Statements

Presenter(s): Murray G. Miller, Historic Preservation Offices, Office of Historic Preservation

Action Taken/Committee Recommendation(s): Councilmembers were briefed on the Acceptance of a Financial Contribution from Preservation Dallas in the amount of \$195,000. The funding aims to match the City's Contribution of \$1000,000 for a total of \$195,000 for the purpose of undertaking a historic thematic context assessment and survey of Greater Downtown Dallas. A motion was made to move all agenda items forward to Council with recommendation from the Committee

Motion made by: Paula Blackmon
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Jaime Resendez
Item passed on a divided vote:
Item failed on a divided vote:

Briefing By Memorandum without Action

10. Response to Questions Regarding Low Income Housing Tax Credit Development and the Urban Design Peer Review Panel

Presenter(s): Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services

Action Taken/Committee Recommendation(s): Councilmembers were briefed about why Low-Income Housing Tax Credits (LIHTC) developments are not required to go through the Urban Design Peer Review Panel (UDRP) and how to procedurally make this a requirement. Information only.

Adjourn (11:42 a.m.)

APPROVED BY:

ATTESTED BY:

**Chad West, Chair
Housing and Homelessness Solutions
Committee**

**Gabriela Castillo, Coordinator
Housing and Homelessness Solutions
Committee**



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-1247

Item #: A.

Housing and Homelessness Solutions Committee Forecast
[Chad West, Chair, Housing and Homelessness Solutions Committee]

Housing & Homelessness Solutions Council Committee FY20 Agenda Forecast

June 22, 2020	B- Department of Housing and Neighborhood Revitalization Performance Report Update	David Noguera Director Department of Housing & Neighborhood Revitalization
	B- Rental and Mortgage Assistance Program: Update, Needs, and Forecast	David Noguera Director Department of Housing & Neighborhood Revitalization
	B- Introduction to Lead Based Paint Grant Program	Cynthia Rogers-Ellickson Assistant Director Department of Housing & Neighborhood Revitalization
	B/A- Upcoming Agenda Item: Amendments to the Comprehensive Housing Policy to update (1) the Income Bands Served, (2) Program Requirement for the Minor Home Repair Grant Program, Rehabilitation Program, Housing Reconstruction Program, Dallas Housing Assistance Program, Landlord Rental Rehabilitation Program, New Construction and Substantial Rehabilitation Program, and Neighborhood Empowerment Zone Program, (3) the Single Family Development Underwriting Appendix; and to add the Targeted Rehabilitation Program (TRP) including West Dallas TRP and Tenth Street Historic District TRP	David Noguera Director Department of Housing & Neighborhood Revitalization
	BM/A- Upcoming Agenda Item: KH Solutions June 24 Council	Cynthia Rogers-Ellickson Assistant Director Department of Housing & Neighborhood Revitalization
	BM/A – Upcoming Agenda Item (August 12): Amendment to the Conditional Grant Agreement with Joppa I	David Noguera Director Department of Housing & Neighborhood Revitalization

Housing & Homelessness Solutions Council Committee FY20 Agenda Forecast

August 24, 2020	Inter-Agency Report - MDHA, DHA & DAP	David Noguera Director Department of Housing & Neighborhood Revitalization Kevin Oden Interim Director Office of Homeless Solutions
	B- Department of Housing and Neighborhood Revitalization Performance Report Update	David Noguera Director Department of Housing & Neighborhood Revitalization
	B- Introduction to Nexus Study	Dr. Eric A Johnson Chief of Economic Development & Neighborhood Services
	B- Amendment to Chapter 20A (Housing Vouchers)	David Noguera Director Department of Housing & Neighborhood Revitalization
	BM/A- Amendments to Development project Candlewick LURA	Cynthia Rogers-Ellickson Assistant Director Department of Housing & Neighborhood Revitalization
September 22, 2020	B- Department of Housing and Neighborhood Revitalization Performance Report Update	David Noguera Director Department of Housing & Neighborhood Revitalization
October 26, 2020	B- Department of Housing and Neighborhood Revitalization Performance Report Update	David Noguera Director Department of Housing & Neighborhood Revitalization
	B- Development Code Amendments for Accessory Dwelling Units	Kris Sweckard Director Department of Sustainable Development & Construction
	Executive Session	Chris Caso, City Attorney

To Be Considered	Date
Marketable Housing Certificates	TBD

**Housing & Homelessness Solutions Council Committee
FY20 Agenda Forecast**

Abbreviation Legend

B - Briefing Item

A - Action Item

BM - Briefing by Memorandum

6/15/2020



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-1221

Item #: B.

Department of Housing and Neighborhood Revitalization Performance Report Update
[David Noguera, Director, Department of Housing and Neighborhood Revitalization, Jessica
Mckinnon, Analyst, Department of Housing and Neighborhood Revitalization]

Department of Housing Performance Measure Update

**Housing and
Homelessness Solutions**

June 22, 2020

David Noguera, Director

**Department of Housing &
Neighborhood Revitalization**



Production Chart (data as of 6/4/2020)

	Budget	Full Time Employees	Performance Measures	Apr 2020 Total	May 2020 Total	FY20 Goal		
Development	\$4,052,783 HOME \$965,000 CHDO	3 Development 2 Land Bank 1 Vacant	3 Admin, 4 Finance, 2 Strategy, 8 Inspection, 7 Compliance, 3 Floating Program Staff, 1 Assistant Director, 1 Director	Vacancies: 1 Inspection, 1 Floating Program Staff, 1 Assistant Director	Units Supported	783	831	590
					Units Permitted	1,297	1,298	880
					Units Completed	40	71	50
HIPP	\$3.2 million CDBG	2 HIPP 1 Lead			Units Approved	24	33	100
					Units Repaired	7	7	25
DHAP	\$1.7 million CDBG \$374,000 HOME	2 DHAP			Loans Approved	21	21	25
					Loans Provided	5	5	10
MRAP	\$4.5 million CDBG \$1.6 million HOME TBRA	1 Interim 2 Vacant			Applications Assigned to Program	138	295	N/A
					Households Served	0	21	N/A
Other	N/A	N/A			Units Supported by Other Depts*	NA	3,126	N/A
					All Units Permitted	NA	5,337	N/A

*data from other departments may be duplicative with Housing or other departments

Department of Housing Performance Measure Update

**Housing and
Homelessness Solutions**

June 22, 2020

David Noguera, Director

**Department of Housing &
Neighborhood Revitalization**





Agenda Information Sheet

File #: 20-1220

Item #: C.

Rental and Mortgage Assistance Program: Update, Needs, and Forecast
[David Noguera, Director, Department of Housing and Neighborhood Revitalization, Thor Erickson, Project Manager, Department of Housing and Neighborhood Revitalization, Candy Coblyn, Manager III, Office of Community Care, Jessica Galleshaw, Director, Office of Community Care]

Rental and Mortgage Assistance Program Update, Needs and Forecast

Housing and Homelessness Solutions

June 22, 2020



David Noguera
Director, Housing & Neighborhood Revitalization

Jessica Galleshaw
Director, Office of Community Care

Candy Coblyn
Manager, Office of Community Care

Thor Erickson, AICP
Manager, Housing & Neighborhood Revitalization

Overview

- Background
- Program Process
- Staffing
- Department Collaboration
- Performance
- Performance Challenges
- Funding
- Forecast
- Timeline
- Discussion

Background

- Prior to COVID 19: The Office of Community Care operated a Rental Assistance Program.
- Short Term Mortgage and Rental Assistance program a collaboration between HOU and OCC launched May 4,2020
- \$13.7M was committed to the efforts – reallocation and stimulus funds
 - \$5.6M - OHS
 - \$3.5M - OCC
 - \$4.5M - Housing

Program Process

- Department Coordination
 - Centralized intake through virtual call center
 - Supporting information collection and eligibility review using support staff
- Program Application
 - Applicants receive an email contact 1-2 days prior to receiving a call
 - Applicants contacted 3 times; they leave a message when able saying when they will call back
 - Application is a PDF form
- Applicant Tracking
 - OCC – HOU using 1 spreadsheet to track all applicants through the process
- Eligibility Review Process
 - Support staff & OCC, HOU staff
 - Trainings, Trainings, Trainings
- Housing Quality Inspection
 - GIS Dispatch

Program Process

- CDBG Rental Assistance Subrecipient Program
- \$1M awarded to three entities
 - Jubilee Park & Community Center
 - Human Rights Initiative of North Texas
 - United Way of Metropolitan Dallas
 - Collaboration
- At least 200 people served to date
 - Assuming full \$1,500 for 3 months for every applicant
- Future allocation may go to non-profits
- Dashboard
 - Highlight performance
 - Provide insight into who has been served

Staffing

- Housing and Community Care deployed 27 staff from within and ~130 staff from other departments to launch the program including:

**Office of Budget
Library Services
City Auditor's Office
Community Courts
Business Diversity
Parks & Recreation**

**Code Compliance
Office of Cultural Affairs
City Manager's Office
Parking Enforcement
311**

- HOU - 3 staff being hired to manage program long-term
- OCC - 8 staff being hired (2 vacancies, 1 new and 5 temporary)

Department Collaboration

- Several departments and entities worked together to standup the programs
 - AT&T
 - Office of Budget
 - Information & Technology Services
 - Office of Strategic Partnerships and Government Affairs
 - Office of the City Auditor
 - Office of Welcoming Communities and Immigrant Affairs
 - Dallas Public Library
 - Public Affairs and Outreach
 - Procurement Services

Performance

STEP 1 - Pre-screening survey	
Total Pre-Screening Surveys	13,336
Total applicants determined ineligible based on their answers while taking the pre-screening survey	3,224
Total applicants eligible for Step 2, document collection	10,112

STEP 2 - supporting information collection and review - program determination	
Total follow-up calls assigned Step 2	3,748
Total applicants determined ineligible at step 2	1,474
Not in City	461
Not Responsive	551
Over Income	32
Incomplete Supporting Item	166
Employee or Family of COD	1
Not affected by COVID-19	37
HOPWA Ineligible	94
Opted Out	132



Performance

STEP 3 - Client Management - program verification, inspections, vendor registration	
Total applicants assigned to CDBG	267
Total applicants assigned to ESG	53
Total applicants assigned to HOME TBRA	97
Total applicants assigned to HOPWA	275
Total Inspections (ESG, HOME)	48

STEP 4 - Payment	
Total Dollars Committed	\$ 1,247,486.23
Total CDBG	\$ 1,105,579.95
Total ESG	\$ 26,671.96
Total HOME TBRA	\$ 54,976.33
Total HOPWA	\$ 60,257.99
Total Households Received Assistance	86
Total CDBG	30
Total ESG	8
Total HOME TBRA	15
Total HOPWA	33



Performance

	Applied	Served	CDBG	ESG	HOME TBRA
Asian	3.1%	2.2%	0.0%	0%	7.1%
Black or African American	56.3%	50.0%	46.2%	100%	35.7%
White or Caucasian	31.8%	43.5%	50.0%	0%	50.0%
Other Race/Two or More Races	8.9%	4.3%	3.8%	0%	7.1%
Hispanic	21.2%	13.2%	9.1%	0.0%	25.0%
Average Age of Applicant	46	37	39	32	36
Applicants over 65	12.0%	2.1%	0.0%	0.0%	6.7%
0-30% AMI	64.9%	42.3%	24.1%	87.5%	57.1%
31-50% AMI	26.0%	38.5%	44.8%	12.5%	35.7%
51-80% AMI	7.9%	19.2%	31.0%	0.0%	7.1%
81%+ AMI	1.1%	0.0%	0.0%	0.0%	0.0%
Male	32.3%	23.4%	23.1%	16.7%	26.7%
Female	67.7%	76.6%	76.9%	83.3%	73.3%
Rent	88%	89%	81%	100%	100%
Own	12%	11%	19%	0%	0%

Percent of approved per council district					
	Applied	Served	CDBG	ESG	HOME TBRA
1	4%	4%	7%	0%	0%
2	12%	18%	17%	0%	27%
3	7%	6%	0%	17%	13%
4	6%	2%	3%	0%	0%
5	3%	0%	0%	0%	0%
6	5%	6%	10%	0%	0%
7	8%	4%	3%	17%	0%
8	7%	8%	7%	33%	0%
9	4%	10%	3%	17%	20%
10	11%	4%	7%	0%	0%
11	9%	10%	7%	0%	20%
12	9%	4%	3%	17%	0%
13	5%	2%	3%	0%	0%
14	10%	24%	28%	0%	20%

This data is updated as applicant data is entered into the system. The percent of who has applied and who we have served changes with each application approved for assistance.

Performance Challenges

- Stay at Home Order
 - Case Management / Case Work is typically face-to-face but has not been
 - Supporting Information collection – all digital – many people not used to this
- Supporting Information outreach
 - Many items require time to produce / gather / digitize
 - Inaccuracies – supporting information must be verified and deemed valid to proceed
 - Staff must also verify that applicant lives in the City of Dallas
 - Staff attempts to make contact three times before moving to next applicant
- Staffing
 - Program is intense – relies on humans to review supporting information
 - This takes time – must ensure accuracy in review and eligibility determinization
- OCC / HOU joint program launch
 - Central intake – been a goal for years
 - Shared staff management responsibility
 - Individual program responsibilities and compliance for OCC and HOU
 - Maintain documentation managing evolving processes for waivers and HUD expectations

Funding

	COVID-19 Housing Assistance Program		
	Homeless Solutions	Community Cares	Housing
	Housing Homeless	At Risk of Homelessness	At risk of eviction or foreclosure
	Homeless (ESG) 0-80% AMI (HOPWA)	0-30% AMI (ESG) 0-50% (ESG Stimulus) 0-80% AMI (HOPWA)	0-80% AMI (CDBG)
CDBG FY20			\$2,384,841
HOME TBRA	\$392,432	\$1,207,568	
ESG	\$878,680	\$172,406	
HOPWA FY20	\$684,568	\$1,140,000	
CDBG Stimulus			\$2,119,842
ESG Stimulus	\$3,507,943	\$600,000	
HOPWA Stimulus	\$225,000	\$400,000	
Total	\$5,688,623	\$3,519,974	\$4,504,683
			\$13,713,280



Forecast

- The City of Dallas continues to urge Congress to release additional funds so that the city may assist additional residents in need. As of now, there is no scheduled date yet for Congress to vote on the availability of additional funds
 - ~10,000 people applied in 2 days
 - ~1,500 will be served by current CDBG, ESG, HOME allocation
 - ~2,500 will not be eligible based on current requirements
 - ~6,000 may still be eligible for funding but not currently served
- OCC – HOU staff recognizes a potentially greater need due to evictions moratorium lifted

Forecast

- Scenario 1 – to serve 6000 current applicants
 - For 3 months at \$1,500 a month, additional need = \$28M
 - For 6 months at \$1,500 a month, additional need = \$55M
- Scenario 2 – 222 households served with \$1M
 - \$1,500 a month for 3 Months
- Scenario 3 – 444 households served with \$2M
 - \$1,500 a month for 3 Months
- Scenario 4 – 665 households served with \$3M
 - \$1,500 a month for 3 Months

Forecast

- OCC – HOU Consulted with other cities and best practices in executing similar programs to inform our process changes
- HOU – expects to outsource additional funding to non-profit providers capable to expedite payments for rental assistance
- Process evolution
 - Will use mapping to look at applicant's vs approved for assistance to see the distribution based on a first come first serve model
 - May switch to lottery system
 - Edit pre-screening survey to aid in determining eligibility and build a system to submit supporting information during pre-screening process
- Dallas County is offering rental assistance for non-City of Dallas residents who live in Dallas County

Timeline

- April 22, 2020: City Council adopted the program
- May 4, 2020: Staff launched program and RFA and began receiving applications
- Week of May 18th – First applicants served
- June 1, 2020 - Agreements executed for Non-profit rental assistance providers
- June 22, 2020 – Human Rights Initiative of North Texas launches program
- June 22, 2020 – Dashboards on a weekly basis
- June 24, 2020 – United Way of Metropolitan Dallas launches program
- June – Jubilee Park & Community Center has begun outreach and applications through their partnership with Seeds of Hope
 - July 1 – Jubilee to increase marketing to areas of service
- August 24, 2020 - HHS Briefing on progress to date

Discussion



Rental and Mortgage Assistance Program Update, Needs and Forecast

Housing and Homelessness Solutions

June 22, 2020



David Noguera
Director, Housing & Neighborhood Revitalization

Jessica Galleshaw
Director, Office of Community Care

Candy Coblyn
Manager, Office of Community Care

Thor Erickson, AICP
Manager, Housing & Neighborhood Revitalization



Agenda Information Sheet

File #: 20-1222

Item #: D.

Overview of the Lead Based Paint Grant Programs

[Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization, Brandon Ayala, Grant Compliance Specialist, Department of Housing and Neighborhood Revitalization]

Lead Based Paint Grant Programs

Housing and Homeless Solutions Committee

June 22, 2020

Cynthia Rogers-Ellickson,
Assistant Director

Brandon Ayala,
Grant Specialist



CITY OF DALLAS

Overview

- Background
- Funding/Match
- Program Administration
- LBPHRP & HHSP
- The 29 Points to a Healthy Home
- Applicant Requirements
- Program Status
- Challenges
- Questions

Background

- Childhood lead poisoning remains the most universal, yet preventable environmental health problem in the United States
- 52% of occupied, privately-owned housing built before 1978 contains lead-based paint
- In February 2019, the Department of Housing and Neighborhood Revitalization (Housing) received a \$2,300,000 grant from the U.S. Department of Housing and Urban Development (HUD)
 - **HUD Lead Based Paint Hazard Control Grant (LBPHRP)**
 - **HUD Healthy Homes Supplemental Grant (HHSP)**
- Main purpose of the grant is to protect as many children as possible under the age of six years old from lead-based paint poisoning

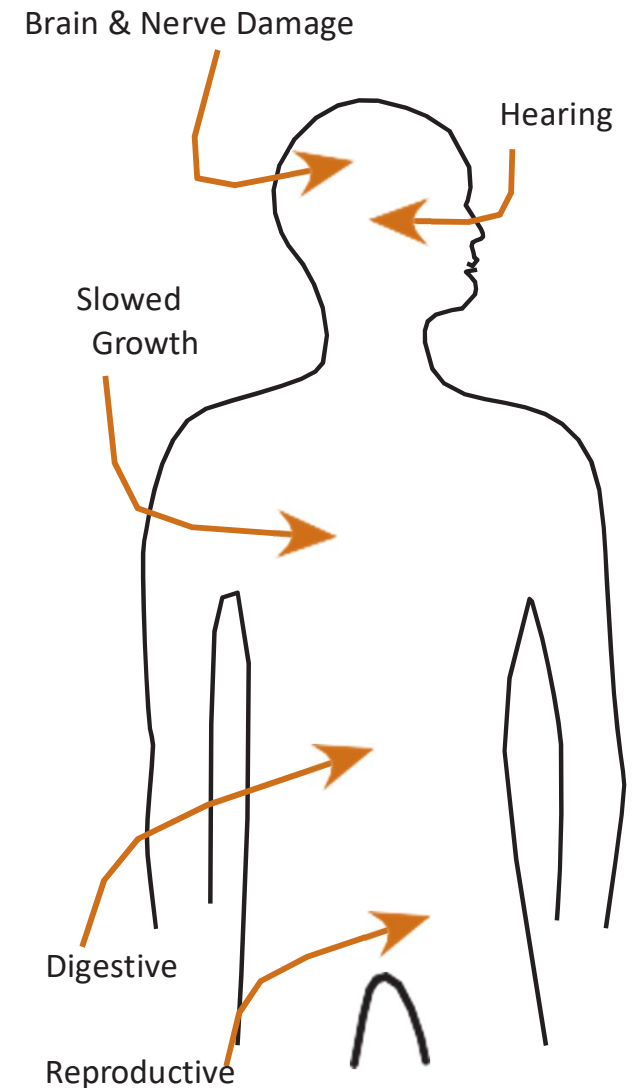
Background

In children, exposure to Lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage
- Exposure to high amounts of lead can have devastating effects including seizures, unconsciousness, and in some cases, death.

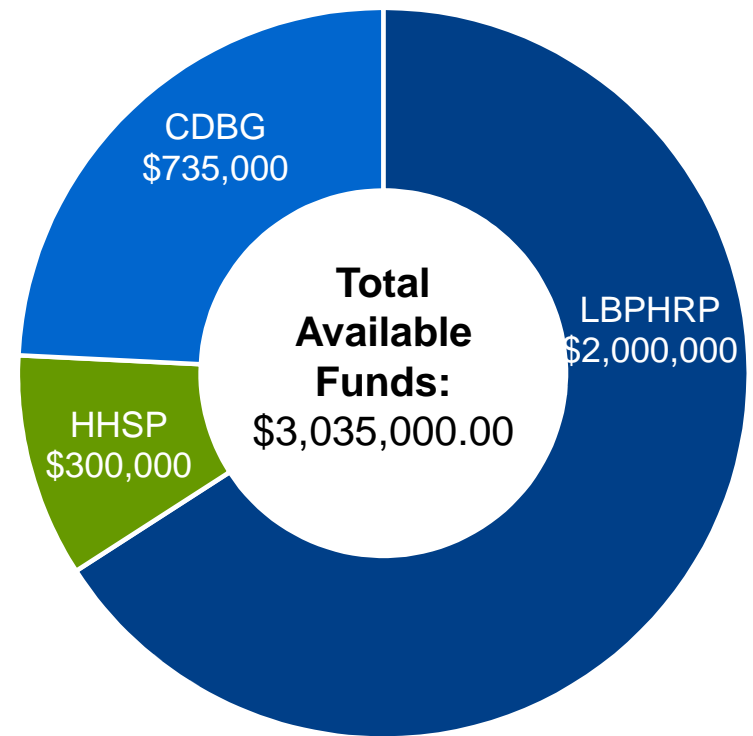
In expectant mothers, exposure to Lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy



Funding and Match

- **HUD Lead-Based Paint Hazard Control Grant (LBPHRP)**
 - \$2,000,000
- **HUD Healthy Homes Supplemental Grant (HHSP)**
 - \$300,000
- **CDBG Match**
 - \$735,000



Program Administration

- 20% cap on administrative costs to include salaries, benefits, supplies, and equipment
- Three dedicated positions:

Program Manager	Grant Compliance Specialist	Inspector
HUD Quarterly Reports	Report HUD Data	HH Inspection
Approve Invoices	Screen Applications	Lead Inspection
Manage 2 FTEs	Project Design	Inspect Contract Work
Outreach & Marketing	Outreach & Education	Follow-Ups

HUD Lead-Based Paint Hazard Control Grant (LBPHRP)

The grant will provide qualifying Homeowners with:



- Lead-Based Paint Inspection to determine hazards
- Blood Lead Level testing on all children under 6 & expectant mothers
- Lead hazard reductions & renovations like:
 - Windows & Sills
 - Stair Railing
 - Porches
 - Doors & Frames
 - Banisters
 - Paint Stabilization
- Career advancing Lead certifications to local workforce to address Lead hazards in the construction industry
- Provide outreach and education on Lead poisoning

HUD Healthy Homes Supplemental Grant (HHSP)

- Provides a Healthy Home 29 Point inspection to reduce numerous health & safety hazards that are commonly found in substandard housing

KEEP IT DRY	KEEP IT CLEAN	KEEP IT SAFE	KEEP IT VENTILATED	KEEP IT PEST-FREE	KEEP IT CONTAMINANT-FREE	KEEP IT MAINTAINED
Roofing	Dust Control	Chemical & Medication Storage	Kitchen Hood Vents	Remove Harborage Sites	Tobacco Smoke	Change Air Filters
Gutters	Clean Smooth Surfaces	Child Safety Devices	Bathroom Vents	Seal Cracks	Pesticides	Inspect, Clean & Repair
Leaky Faucets	Reduce Clutter	Smoke & Carbon Monoxide Detectors	HVAC System	Address Overgrown Vegetation	Formaldehyde	Educate
Humidity	Proper Food Storage	Fire Extinguishers	Indoor Moisture Control	Treat Bed Bugs	Asbestos	Purchasing Decisions
Windows	Hoarding	Adequate lighting	Mold	Reduce use of pesticides	Volatile Compounds	Prevention
		Safe Electrical	Carbon Monoxide	Treat Bed Bugs		

1

Damp and Mold growth

Caused by dust mites, mold or fungal growth caused by dampness and/or high humidity. It includes threats to mental health and social wellbeing caused by living with damp, damp staining and/or mold growth.

Most vulnerable:
14 years or less

2

Excess cold

Caused by excessively cold indoor temperatures.



Most vulnerable:
65 years or older

3

Excess heat

Caused by excessively high indoor air temperatures.

Most vulnerable:
65 years or older

4

Asbestos, Silica and other MMF

Caused by excessive levels of silica, asbestos and man-made mineral fibers (MMF).



Most vulnerable:
No Specific Group

5

Biocides

Threats to health from those chemicals used to treat timber and mold growth in dwelling. While biocides include insecticides and rodenticides to control pest infestations (e.g. cockroaches or rats and mice), these are not considered for the purposes of the HHRT.

Most vulnerable:
No Specific Group

6

Carbon monoxide and fuel combustion products

Excess levels of carbon monoxide, nitrogen dioxide, sulphur dioxide and smoke in the dwelling's atmosphere.

Most vulnerable:
For CO -65 years plus;
For NO2, SO2 & smoke
- no specific group

7

Lead

Ingestion from lead-based paint dust, debris or leaded water pipes.

Most vulnerable:
6 years or younger

The 29 Points of Healthy Homes

8

Radiation

This category covers the threats to health from radon gas and its daughters, primarily airborne, but also radon dissolved in water.

Most vulnerable:
All persons aged 60 -64 with lifelong exposure

9

Uncombusted fuel gas

Fuel gas escaping into the atmosphere within a dwelling.

Most vulnerable:
No Specific Group



10

Volatile Organic Compounds

Volatile organic compounds (VOCs) are a diverse group of organic chemicals which includes formaldehyde, that are gaseous at room temperature, and are found in a wide variety of materials in the home.

Most vulnerable:
No Specific Group

11

Crowding and Space

This category covers hazards associated with lack of space within the dwelling for living, sleeping and normal family/household life.

Most vulnerable:
No Specific Group

12

Entry by Intruders

Difficulties in keeping a dwelling secure against unauthorized entry and the maintenance of defensible space.



Most vulnerable:
No Specific Group

13

Lighting

This category covers the threats to physical and mental health associated with inadequate natural and/or artificial light. It includes the psychological effect associated with the view from the dwelling.



Most vulnerable:
No Specific Group

14

Noise

Covers threats to physical and mental health resulting from exposure to noise inside the dwelling or within its curtilage.

Most vulnerable:
No Specific Group

15

Domestic Hygiene, Pests and Refuse

Covers hazards which can result from poor design, layout and construction such that the dwelling cannot be readily kept clean and hygienic; access into, and harborage within, the dwelling for pests; and inadequate and unhygienic provision for storing and disposal of household waste.



Most vulnerable:
No Specific Group

16

Food Safety

Threats of infection resulting from inadequacies in provision and facilities for the storage, preparation and cooking of food.

Most vulnerable:
No Specific Group

17

Personal Hygiene, Sanitation and Drainage

Threats of infection and threats to mental health associated with personal hygiene, including personal washing and clothes washing facilities, sanitation and drainage. It does not include problems with pests associated with defective drainage facilities.

Most vulnerable:
Children under 5 years

18

Water Supply

Covers the quality and adequacy of the supply of water within the dwelling for drinking and for domestic purposes such as cooking, washing, cleaning and sanitation. As well as the adequacy, it includes threats to health from contamination by bacteria, protozoa, parasites, viruses, and chemical pollutants.

Most vulnerable:
No Specific Group

19

Falls associated with Baths etc

This category includes any fall associated with a bath, shower or similar facility.

Most vulnerable:
60 years or older

20

Falling on Level Surfaces etc

This category covers falling on any level surface such as floors, yards, and paths. It also includes falls associated with trip steps, thresholds, or ramps, where the change in level is less than 12 inches or 300mm.

Most vulnerable:
60 years or older

21

Falling on Stairs etc

This category covers any fall associated with a stairs, steps and ramps where the change in level is greater than 12 inches or 300mm.



Most vulnerable:
60 years or older

22

Falling between Levels

This category covers falls from one level to another, inside or outside a dwelling, where the difference in levels is more than 12 inches or 300mm. It includes, for example, falls out of windows, falls from balconies or landings, falls from accessible roofs, into basement wells, and over garden retaining walls.

Most vulnerable:
5 years or younger

23

Electrical Hazards

This category covers hazards from shock and burns resulting from exposure to electricity, including from lightning strikes. (It does not include risks associated with fire caused by deficiencies to the electrical installations, such as ignition of material by a short-circuit.)



Most vulnerable:
5 years or younger

24

Fire

This category covers threats from exposure to uncontrolled fire and associated smoke at a dwelling.

Most vulnerable:
60 years or older

25

Flames, Hot Surfaces etc

This category covers threats of burns – injuries caused by contact with a hot flame or fire, and contact with hot objects or hot non-water based liquids; and scalds – injuries caused by contact with hot liquids and vapors. It includes burns caused by clothing catching alight from a controlled fire or flame.

Most vulnerable:
5 years or younger

26

Collision and Entrapment

This category includes risks of physical injury from trapping body parts in architectural features, such as trapping limbs or fingers in doors or windows; and striking (colliding with) objects such as architectural glazing, windows, doors, low ceilings and walls.



Most vulnerable:
5 years or younger (16)

27

Explosions

This category covers the threat from the blast of an explosion, from debris generated by the blast, and from the partial or total collapse of a building as the result of an explosion.

Most vulnerable:
No Specific Group

28

Poison and Operability of Amenities etc

This category covers threats of physical strain associated with functional space and other features at dwellings.



Most vulnerable:
60 years or older

29

Structural Collapse and Falling Elements

Covers the threat of whole dwelling collapse, or of an element or a part of the fabric being displaced or falling because of inadequate fixing, disrepair, or as a result of adverse weather conditions. Structural failure may occur internally or externally within the curtilage threatening occupants, or externally outside the curtilage putting at risk members of the public.

Most vulnerable:
No Specific Group

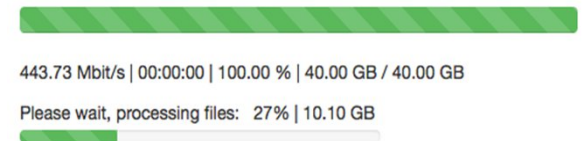
Applicant Requirements

- Household income must be at or below 80% Area Median Income (AMI)
- A child under the age of 6 must reside in the home
- Home must:
 - be located within the City limits of Dallas
 - have been built prior to 1978
 - be structurally sound
 - have clear title of ownership
 - have current property taxes



Program Status

- Policies and Procedures
- Training Staff
- Developing Requests for Proposals for:
 - Lead Firms
 - Blood Testing
 - Lead Contractors
 - HVAC Contractors
 - Pest Control Services
- Work with PAO on marketing media strategy
- Create strategic partnership with Dallas WIC
- Set up online FAQ Sheet & application process
- Start inspections & blood tests



Challenges



- COVID-19 “Shelter in Place” temporarily paused the workflow. Our office and our partners offices are adjusting and acclimating to a work from home method of business
- GEBCO, local training providers for Lead worker certifications has been closed
- Changes will need to be made to the inspection process of applicant’s homes
- We are awaiting further direction from HUD as we all adapt to these new conditions

Questions?



Lead-Based Paint Grant Programs

Housing and Homeless Solutions Committee

June 22, 2020

Cynthia Rogers-Ellickson,
Assistant Director

Brandon Ayala,
Grant Specialist



CITY OF DALLAS



Agenda Information Sheet

File #: 20-1223

Item #: E.

Upcoming Agenda Item: Amendments to the Comprehensive Housing Policy to (1) amend (a) the Income Bands Served; (b) the Program Requirement for the Minor Home Repair Grant Program, Rehabilitation Program, Housing Reconstruction Program, Dallas Housing Assistance Program, Tenant Based Rental Assistance Program, New Construction and Substantial Rehabilitation Program, Land Transfer Program and Neighborhood Empowerment Zone Program; (c) the Single Family Development Underwriting Appendix; and (2) add the Targeted Rehabilitation Program (TRP) including West Dallas TRP and Tenth Street Historic District TRP

[David Noguera, Director, Department of Housing and Neighborhood Revitalization, Pam Thompson, Housing Policy Task Force Manager, Department of Housing and Neighborhood Revitalization, Thor Erickson, Project Manager, Department of Housing and Neighborhood Revitalization]

Comprehensive Housing Policy Updates

**Housing and Homelessness
Solutions Committee**

June 22, 2020

David Noguera, Director

**Department of Housing &
Neighborhood Revitalization**



Overview

- **Proposed changes to the Comprehensive Housing Policy**
 - Dallas Homebuyer Assistance Program (DHAP)
 - Home Improvement and Preservation Program (HIPP)
 - New Construction and Substantial Rehabilitation Program (Development)
 - Land Transfer Program
 - Range of Incomes Served
 - Targeted Rehab Program (previously briefed)

Background

- Council approved the Comprehensive Housing Policy (CHP) on May 9, 2018 by Resolution 18-0704
- The CHP serves as a clearing house for most Housing programs administered by the Department of Housing & Neighborhood Revitalization
- When changes are needed to the programs, the CHP must be amended.
- Staff briefed the Housing Policy Task Force on CHP Amendments on February 21, 2020 and February 28, 2020. *(March 18 meeting was cancelled due to Covid-19)*

Dallas Homebuyer Assistance Program (DHAP)

- **Current Guidelines:**

- DHAP is the City's down payment assistance program for eligible homeowners

- **Proposed Changes:**

- Remove the occupancy standards requiring two persons per bedroom.
- Adjust the back-end ratio from 43% to 45% to meet industry standards and allow the applicant to have disposable income
- Remove the loan-to-value ratios, as, with program caps at \$40,000 and \$60,000, the ratios no longer impact the loan from being over subsidized
- Targeted Homebuyer Incentive Program-
 - Allow home purchase throughout the city
 - Remove the owner occupancy requirement of 10 years
 - Increase the incentive from \$40,000 to \$45,000 for targeted occupations listed in the policy

Home Improvement and Preservation Program (HIPP)

- **Current Guidelines:**

- HIPP provides repair and reconstruction of owner-occupied homes

- **Proposed Changes:**

- **Divide Minor Home Repair into two programs**

- Subrecipient Minor Home Repair Grant Program
- Minor Home Repair Grant Program

- **Subrecipient Repair Program**

- Currently incentivizes nonprofits to repair homes by providing \$5,000 and requiring a \$5,000 match
- Proposal: remove the match requirement and add homeowner protections such as no lien. Cap assistance at \$5,000

- **Minor Repair**

- New program administered by the City to provide grant assistance for minor home repairs to help eligible homeowners who are not served by a nonprofit.
- Cap assistance at \$5,000 per home

Home Improvement and Preservation Program (HIPP)

Major Rehabilitation Program

- **Current Guidelines:**

- Currently provides home repairs up to \$40,000 for homeowners up to 80% AMI

- **Proposed Changes:**

- Add a homeownership requirement of at least 6 months
- Increase funding per home from \$40,000 to \$50,000
- Issue a forgivable loan rather than a repayable loan
- Adjust the affordability period from various years to 10 years. Forgive at 1/10 for each year of occupancy
- Amend the underwriting standards to include being current on taxes and mortgage payments

Home Improvement and Preservation Program (HIPP)

Reconstruction Program

- **Current Guidelines:**

- Provides loan assistance to reconstruct existing housing when eligible repair costs exceed 80% of the home value. Available to households referred from the rehabilitation program.

- **Proposed Changes:**

- Add a homeownership requirement of at least 6 months
- Issue a forgivable loan rather than a repayable loan
- Adjust the affordability period from 20 years to 15 years. Forgive at 1/15 for each year of occupancy
- Amend the underwriting standards to disallow outstanding loans on the property and to include being current on taxes and mortgage payments

New Construction and Substantial Rehabilitation Program (Development)

- **Current Guidelines:**

- Development provides financial assistance for new construction and for substantial rehabilitation of existing housing developments.

- **Proposed Changes – Overall:**

- Add a standing NOFA/Request for Assistance application to improve efficiency and frequency of development projects throughout the calendar year
- Clarify that funds may be used to build or rehabilitate supportive housing
- Clarify that projects may be financed with a combination of debt and grants based on project-by project underwriting

Development: Multifamily Loans

- **Proposed Changes:**

- In addition to using amortizing loans, add the following debt structures for multifamily projects:
 - Forgivable loan
 - Interest-only loan
 - Deferred payment loan
 - Cashflow loan
- Amend underwriting standards to lower debt coverage ratio (DCR) from 1.25 to 1.10
- Structure loans and applicable interest rates for loans based on the DCR
- Allow developers to sell or transfer the property (and requirements) to new owner

TD1
KT2

- TP1 [**@Kalubi, Tshiunza**] - Dan - this is different from what is in the AIS for the CHP amendments. What is correct?
Thompson, Pam, 6/3/2020

- KT2 **fixed**
Kalubi, Tshiunza, 6/5/2020

Development: Single Family Loans

- **Proposed Changes:**

- Allow grants, forgivable loans, or repayable loans based on underwriting
- Clarify that the types of development subsidy include:
 - Direct homebuyer subsidy/mortgage write-downs
 - Cost of infrastructure improvements
 - Reduction in the cost of land
 - Low-cost construction loans

Development: CHDO Loan Terms

- **Proposed Changes:**

- Add a CHDO proceeds option
 - Allow CHDOs to request to retain proceeds
 - Require City approval of CHDO proceeds agreement with each development agreement
- CHDO Proceeds
 - Can be used for HOME-eligible activities or other affordable housing activities to benefit low- to moderate-income families
 - Project reserves
 - Land-banking
 - Predevelopment costs
 - Homeowner repair
 - Homeowner accessibility
 - City would work with each CHDO on a project-by-project basis to determine distribution and usage of proceeds

Targeted Rehab Program

- Targeted Rehab Program (TRP) is being created
- Part of 2020 Work Plan
- TRP is crafted to be umbrella program for all targeted rehab activities (modules)
- Communities have different needs and will be part of developing new modules

Initiatives		A-C &/or Redevelopment				D-F &/or Stabilization				G-I &/or Emerging			
		0-30%	31-60%	61-80%	81-120%	0-30%	31-60%	61-80%	81-120%	0-30%	31-60%	61-80%	81-120%
AFFORDABILITY PRESERVATION													
Targeted Home Improvement Program	Rental												
	Owner												

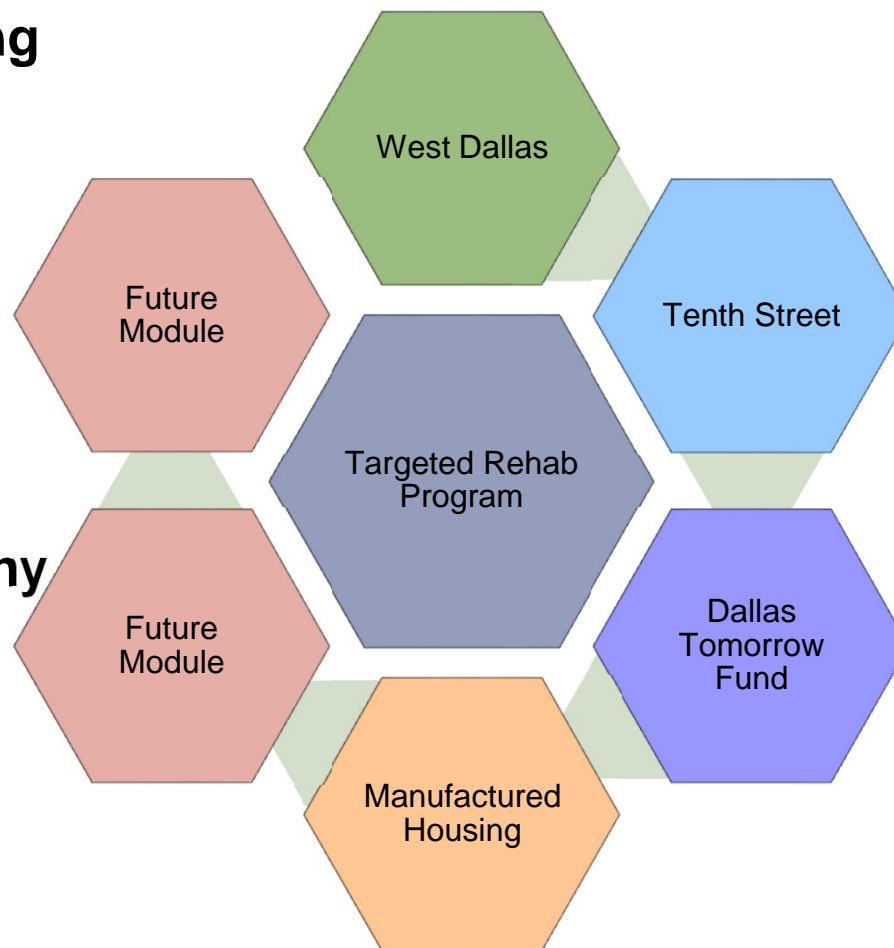
Targeted Rehab Program

- **A common framework for developing new TRPs includes:**

- Need / targeted issue
- Outreach (community, city department)
- Funding source
- Eligibility requirements
- Eligible repairs
- Assistance terms
- Goals

- **TRP allows Housing to address many targeted issues with different constraints**

- Funding source,
- Geographic,
- Age or type of dwelling unit,
- Age of person,
- Specific issue – code violations, blight
- Special status - Historic districts,
- Changing markets,



Range of Incomes Served

Current Guidelines:

- **Current CHP *policy* serves households at 30-120% AMI, but *programs* actually serve a wider range of incomes.**

For example:

- **HIPP**
 - High demand for program; serves homeowners most in need, and recipients have few alternatives to HIPP program
 - 55% of HIPP applicants are below 30% AMI, and half of those are senior citizens
- **Mixed Income Housing Development Bonus (zoning bonus)**
 - Offers increased density for affordable housing unit production; requires property management to accept vouchers
- **Land Bank**
 - Rental units must be leased to households up to 60% AMI, including those 0-30% AMI
 - 25% of units must be sold to households up to 60% AMI

Range of Incomes Served (continued)

- **Examples continued**

- **NEZ**

- Eligibility for renters is up to 60% AMI
- Eligibility for purchase is up to 120% AMI
- Eligibility for police, firefighters, teachers, and medical professionals is up to 140% AMI

Proposed Changes:

- Amend language in the policy to match existing program eligibility



Recommendation and Next Steps

- The amendments to the HIPP program require an amendment to the HUD Consolidated Plan
- Staff recommends the HHSC approve and move forward the following items for Council consideration:
 - Call for public hearing and preliminary adoption of the amendments to the Consolidated Plan at the **June 24, 2020** Council meeting
 - Public hearing and final approval of the amendments to the Consolidated Plan at the **August 12, 2020** Council meeting
 - Approval of amendments to the CHP at the **August 12, 2020** Council meeting

Comprehensive Housing Policy Updates

**Housing and Homelessness
Solutions**

June 22, 2020

David Noguera, Director

**Department of Housing &
Neighborhood Revitalization**





City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-1225

Item #: F.

Upcoming Agenda Item: Amendment to the Conditional Grant Agreement with Dallas Area Habitat for Humanity's Joppa I Project to Extend the Completion Date

[Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization, Reese Collins, Area Redevelopment Manager, Department of Housing and Neighborhood Revitalization, Meredith Mausby, Housing Project Manager, Department of Housing and Neighborhood Revitalization]

Memorandum



DATE June 22, 2020

TO Members of the Housing and Homelessness Solutions Committee:
Chad West, Chair, Casey Thomas, Vice-Chair, Carolyn King Arnold, Paula Blackmon, Lee Kleinman, Cara Mendelsohn, Jaime Resendez

SUBJECT **Upcoming Agenda Item – Contract Extension and Closeout of Joppa I Dallas Area Habitat for Humanity**

This briefing memo is to inform you that this item will be on the August 12th Agenda for council approval.

In 2015, the City contracted with Dallas Area Habitat for Humanity in the amount of \$540,000.00 in HOME Investment Partnership Grant funds to assist with development of 18 homes in the Joppa Neighborhood. The project was completed in 2017, and all the single-family homes were built and sold in accordance with the loan agreement.

Final payment was delayed pending clearance of Davis Bacon compliance, which was resolved in early 2019. The Department of Housing and Neighborhood Revitalization (Housing), as well as the developer, went through staff changes and assignments which further delayed processing of the final payment in the amount of \$61,350.12.

Encumbrance Fund	Contract Amount	Amount Paid/Drawn	Remaining Funds & Final Payment
HOME -HM14	\$540,000.00	\$478,649.88	\$61,350.12

A contract extension is needed to update funding information and process final payment to close out the contract. For additional details, please contact David Noguera, Director of Housing and Neighborhood Revitalization, at david.noguera@dallascityhall.com or 214-670-3619.

Dr. Eric Anthony Johnson
Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors



Agenda Information Sheet

File #: 20-1224

Item #: G.

Amendment to the Deed Without Warranty Development Plan Between KH Solutions, Inc. and the Dallas Housing Acquisition and Development Corporation to Allow for the Replatting

[Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization, Albert Gonzalez, Land Bank Manager, Department of Housing and Neighborhood Revitalization]

Memorandum



DATE June 22, 2020

CITY OF DALLAS

TO Members of the Housing and Homelessness Solutions Committee: Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

SUBJECT **Consideration and Approval of a Second Amendment to KH Solutions Development Agreement**

On Monday, June 22, 2020, the Housing and Homelessness Solutions Committee will be briefed on the proposed amendment to the KH Solutions development plan.

Summary

The Dallas Urban Land Bank Demonstration Program (Land Bank), which is managed by the Dallas Housing Acquisition and Development Corporation (DHADC), currently has a development agreement with KH Solutions for the construction and sale of affordable housing.

Recently, the DHADC Board of Directors approved a second amendment to the KH Solutions development agreement. This memorandum provides an overview of the request for the amendment and past DHADC and Council approvals to the current development agreement.

Background

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing development. The City Council designated the DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

On February 10, 2016, City Council approved the development plan and sale of 1 lot from DHADC to KH Solutions, Inc. by Resolution No. 16-0275 to construct 1 affordable unit at approximately 1,200 square feet with a sales price of approximately \$105,000 - \$115,00 to an eligible homebuyer in the income band of 81-115% AMI.

On August 10, 2016, City Council approved the amended development plan for the sale of 1 lot from DHADC to KH Solutions, Inc. by Resolution No. 16-1190 to increase the size the unit from approximately 1,200 square feet to approximately 1,200 – 1,700 square feet and increase the price of the unit to approximately \$140,000 - \$175,000.

DATE June 22, 2020
SUBJECT Consideration and Approval of a Second Amendment to KH Solutions Development Agreement

On June 22, 2017, City Plan Commission approved the re-platting application and recorded it on March 11, 2019, re-platting the development site from 1 lot into 3 lots.

In March 2019, KH Solutions, Inc. (“Developer”) submitted a proposal to amend the current development agreement to the Dallas Housing Acquisition and Development Corporation (“DHADC”). The amendment authorizes the re-platting of the previously acquired lot, 2615 Crossman, into 3 lots, allowing the Developer to construct 3 affordable units instead of 1. In addition, the Developer proposes to increase the square footage of each unit from approximately 1,200 - 1,700 square feet to approximately 1,820 - 2,020 square feet and increase number of baths from 2 to 2.5 in each unit. In addition, the designated income band for the previously acquired lot is 81-115% area median income (“AMI”). With the development of 3 units, the new income bands will be: 1 lot at 81-115% AMI, 1 lot at 61-80% AMI and 1 lot at 60% or below AMI. All lots will have a right of reverter and affordability periods.

The new addresses for the 3 lots are as follows:

1. 1228 Duluth St.
2. 1220 Duluth St.
3. 2619 Crossman Ave.

The DHADC Board of Directors approved the amended development plan on March 21, 2019, subject to City Council approval. This item will authorize City Council approval of the amended development plan submitted by KH Solutions, Inc. to DHADC to 1) increase the number of affordable homes to be constructed on the lot from one to three, 2) increase the square footage range of each home from 1,200 - 1,700 square feet to 1,820 - 2,020 square feet, 3) increase the number of baths in each home from 2 to 2.5, 4) designate the target income bands for each home to be sold by Developer to a qualified purchaser, 5) designate the sales price range for each home as \$140,000 - \$175,000, and 6) execute and/or amend all necessary documents.

Next Steps

Upon receiving Committee approval, staff will place this item on the next available City Council agenda.

Issues

The Land Bank has supported this project in creating additional affordable housing units. If the Committee does not approve moving this request forward to the City Council the developer will be limited to constructing 1 unit. In addition, the developer has completed the first affordable unit and is ready to proceed with the construction of the additional units, delaying the approval process will add to the construction timeline with associated financing and security costs.

DATE June 22, 2020
SUBJECT Consideration and Approval of a Second Amendment to KH Solutions Development Agreement

Fiscal Impact

The City Council has allocated \$1.5 million in bond funding to support the acquisition and disposition of unimproved tax foreclosed properties by the Land Bank. There is no additional fiscal impact.

Departments/Committee Coordination

The DHADC Board of Directors considered and approved the sale of Land Bank lots on October 17, 2019 and November 21, 2019.

Staff Recommendation

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to the City Council so that it may consider and approve of the amendment to the KH Solutions development agreement pursuant to the terms of development set forth in this memorandum and as further described on Exhibit A.



David Noguera
Director, Department of Housing & Neighborhood Revitalization

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
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Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Aleqresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

EXHIBIT "A"

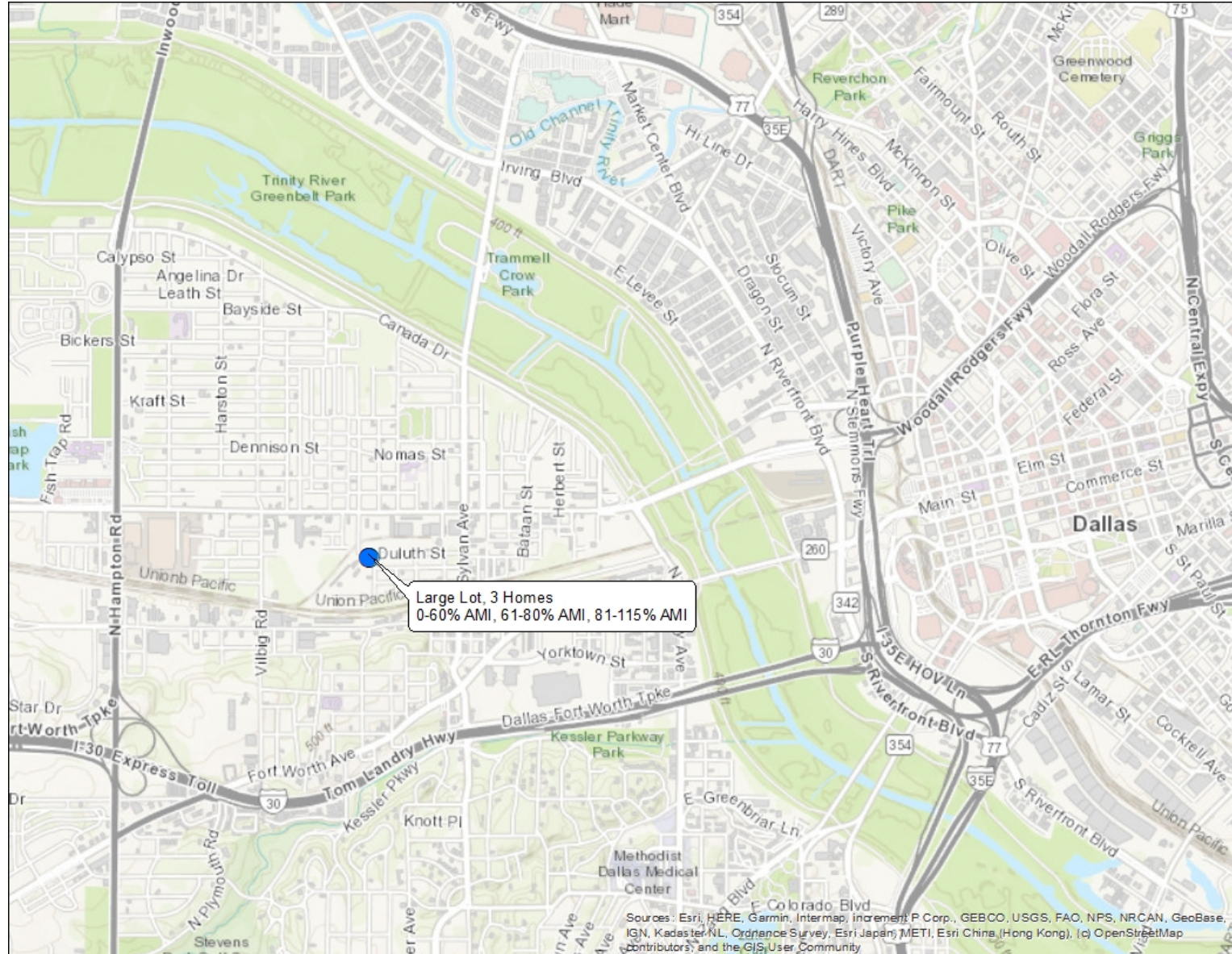
Exhibit A							
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	COUNCIL DISTRICT	QUALIFIED PURCHASER	SALE AMOUNT	AMI TARGET	BED/BATH	AMOUNT OF NON-TAX LIENS
1	1228 Duluth St. (formerly 2615 Crossman Ave.) Lot 15 & South 40 feet of Lot 16, West End Addition Block 13/7265	6	KH Solutions, Inc.	\$5,000.00	81-115%	3/2.5	\$15,380.77
2	1220 Duluth St. (formerly 2615 Crossman) Lot 15 & South 40 feet of Lot 16, West End Addition Block 13/7265	6	KH Solutions, Inc.		61-80%	3/2.5	
3	2619 Crossman Ave. (formerly 2615 Crossman) Lot 15 & South 40 feet of Lot 16, West End Addition Block 13/7265	6	KH Solutions, Inc.		60% and below	3/2.5	

KH Solutions Lot Location



City of Dallas

- 1228 Duluth St. (district 6, 81-115% AMI)
(previously 2615 Crossman Ave.)
- 1220 Duluth St. (district 6, 61-80% AMI)
(previously 2615 Crossman Ave.)
- 2619 Crossman Ave. (district 6, 60% and below AMI)
(previously 2615 Crossman Ave.)



DHADC