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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

POSTED CITY SECRETARY
DALLAS, TX

*1500 Marilla Street,
Council Chambers, 6th Floor
Dallas, Texas 75201*



Housing & Homelessness Solutions Committee

October 25, 2021

9:00 AM

2021 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	ENVIRONMENT AND SUSTAINABILITY Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	HOUSING AND HOMELESSNESS SOLUTIONS Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
PUBLIC SAFETY McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	QUALITY OF LIFE, ARTS, AND CULTURE Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
AD HOC JUDICIAL NOMINATING COMMITTEE Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	AD HOC LEGISLATIVE AFFAIRS Atkins (C), McGough, Mendelsohn, Narvaez, Willis
AD HOC COMMITTEE ON COVID-19 RECOVERY AND ASSISTANCE Thomas (C), Atkins, Mendelsohn, Moreno, Ridley	AD HOC COMMITTEE ON GENERAL INVESTIGATING & ETHICS Mendelsohn (C), Atkins, Blackmon, McGough, Schultz

(C) – Chair, (VC) – Vice Chair

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

This Council Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

The public is encourage to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The meeting will be broadcast live on Spectrum Cable Channel 16 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=ef84072a9fa6e2f1be822707c1cbf12a9>

Call to Order

MINUTES

1. [21-1980](#) Approval of the September 23, 2021 Housing and Homelessness Solutions Committee meeting minutes

Attachments: [Minutes](#)

BRIEFING ITEMS WITH ACTION

- A. [21-1975](#) Upcoming Agenda Item: American Rescue Plan Act Home Repair Program [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

BRIEFING ITEMS WITHOUT ACTION

- B. [21-1976](#) Program Update: Low Income Housing Tax Credits Program and the Dallas Housing Finance Corporation's Participation [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

BRIEFING MEMORANDUMS WITH ACTION

- C. [21-1973](#) Authorize an Amendment to St Jude- Park Central Project to Modify the Area Median Income Requirements
[David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- D. [21-1978](#) Upcoming Agenda Item: Authorize execution of a development agreement and all other necessary documents with Sadler Circle Senior Apartments, LLC and/ or its affiliates in an amount not to exceed \$4,438,154, payable from Maple/ Mockingbird TIF District Funds, in consideration of the Oaklawn Place Project, a senior multi-family development on approximately 1.8 acres of the property currently addressed at 5717-5725 Sadler Circle in Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District)
[Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: [Memo](#)

REPORT

- E. [21-2109](#) Department of Housing Performance Measure Update
[David Noguera, Director, Department of Housing and Neighborhood Revitalization]

Attachments: [Report](#)

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
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-1980

Item #: H.

Approval of the September 23, 2021 Housing and Homelessness Solutions Committee meeting minutes

4. Upcoming Agenda Item: Amendment to the CHP- Dallas Homebuyer Assistance Program**Presenter(s):** Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization**Action Taken/ Committee Recommendation(s):** The Committee was briefed on the overview of an agenda item to authorize an amendment to the City of Dallas Comprehensive Housing Policy. The amendment will modify the terms of the Dallas Homebuyers Assistance Program to (1) change the definition of applicant to meet the guidelines set forth by the Department of Housing and Urban Development (HUD); (2) remove the minimum income requirement of 60% of the Area Median Income (AMI); (3) remove the minimum 26% front end loan to income ratio requirement; and (4) modify the Targeted Homebuyer Incentive Program to remove federal requirements when assistance is provided to homebuyers using nonfederal funds. Staff recommended this change to improve DHAP's effectiveness and broaden the potential number of homebuyers that can be served by the program. A motion was made to move this item for Council consideration.Motion made by: Carolyn King Arnold
Item passed unanimously: X
Item failed unanimously:Motion seconded by: Jaynie Schultz
Item passed on a divided vote:
Item failed on a divided vote:**5. Upcoming Agenda Item: Amendment to the CHP- Subordination of Lien Requirements****Presenter(s):** Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization**Action Taken/Committee Recommendation(s):** The committee was briefed on an overview of an agenda item to amend the City's Comprehensive Housing Policy. The amendment will remove the New Construction and Substantial Rehabilitation program requirement that the City may only subordinate its lien position to a private financial institution for a loan in a greater amount. Removing this requirement will allow the City to provide loans to smaller-scale and non-profit developers that may not be able to receive loans from private institutions in amounts greater than the City's subsidy yet still require a subordination of a City loan. Staff recommended approval of this item to provide greater flexibility when investing in affordable housing and build capacity of our smaller-scale and non-profit developers. A motion was made to move this item for Council consideration.Motion made by: Carolyn King Arnold
Item passed unanimously: X
Item failed unanimously:Motion seconded by: Jaynie Schultz
Item passed on a divided vote:
Item failed on a divided vote:**6. Upcoming Agenda Item: Authorize a Conditional Grant Agreement and a HOME Loan Agreement in a total amount not to exceed \$2,385,000 with Dallas City Homes, Inc. for the Development of 15 Multifamily Units****Presenter(s):** Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization**Action Taken/Committee Recommendation(s):** The committee was briefed on the overview of an agenda item to authorize a HOME Investment Partnership loan agreement in an amount not to exceed \$2,085,504.00 with Dallas City Homes for the construction of the Armonia Apartments, an affordable rental community to be located at 3115 Topeka Avenue, Dallas Texas 75212. The agenda item also includes \$300,000.00 of general funds to be used for the installation of solar panels on the Project's community space as part of the Dallas Community Solar Initiative pilot project between the Office of Environmental Quality and Sustainability and the Department of Housing and Neighborhood Revitalization. A motion was made to move this item for Council consideration.Motion made by: Carolyn King Arnold
Item passed unanimously: X
Item failed unanimously:Motion seconded by: Jaynie Schultz
Item passed on a divided vote:
Item failed on a divided vote:**7. Upcoming Agenda Item: Authorize a Resolution of No Objection for 4% Housing Tax Credits for Hickory Trail Partners, LP- ParCHAUS at Hickory Trail Multifamily Development****Presenter(s):** Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization**Action Taken/Committee Recommendation(s):** The committee was briefed on an overview of the Hickory Trail Partners, LP and affiliate of Provident Realty Advisors, Inc (applicant), submitted request for a resolution of no objection for its application to the Texas Department of Housing and Community Affairs for a 4% Non-

Competitive Housing Tax Credits for ParCHAUS at Hickory Trail, a new 324-unit multifamily development located at 9101 Old Hickory Trail, Dallas, TX 75237 (Property). A motion was made to move this item for Council consideration.

Motion made by: Carolyn King Arnold
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Jaynie Schultz
Item passed on a divided vote:
Item failed on a divided vote:

8. Upcoming Agenda Item: Consideration and Approval of the Sale of 8 Land Transfer Lots to Titan and Associates Inc. for the Development of 8 Single Family Homes

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

Action Take/Committee Recommendation(s): The committee was briefed on an overview on the proposed sale of Land Transfer lots to a qualified participating developer, Titan and Associates, Inc. Staff recommends that the Housing and Homelessness Solutions Committee moved this item forward to City Council to consider and approve of the sale of vacant lots held by the City to the qualified participant developer pursuant to the terms of development set forth in the briefing memorandum. A motion was made to move this item to Council for consideration.

Motion made by: Carolyn King Arnold
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Jaynie Schultz
Item passed on a divided vote:
Item failed on a divided vote:

9. Upcoming Agenda Item: Hearing and Preliminary Adoption of the FY 20-21 Action Plan Substantial Amendment No. 5

Presenter(s): Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization

Action Taken/Committee Recommendation(s): The Committee was briefed on the overview of an agenda item to authorize preliminary adoption of Substantial Amendment No. 5 to the FY 2020-21 Action Plan for the HOME Investment Partnerships Program (HOME) to reallocate \$982,796 in HOME funds balance for Tenant Based Rental Program (TBRA) to Housing Development Program. A motion was made to move this item to Council for consideration.

Motion made by: Carolyn King Arnold
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Jaynie Schultz
Item passed on a divided vote:
Item failed on a divided vote:

ADJOURN (10:43 a.m.)

APPROVED BY:

ATTESTED BY:

**Casey Thomas II, Chair
Housing and Homelessness Solutions Committee**

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



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-1975

Item #: A.

Upcoming Agenda Item: American Rescue Plan Act Home Repair Program
[David Noguera, Director, Department of Housing & Neighborhood Revitalization]



City of Dallas

Overview of Upcoming Agenda Item

ARPA Home Repair Program

**Housing and Homelessness Solutions
October 25, 2021**

Cynthia Rogers-Ellickson, Assistant Director
Kyle, Hines, Assistant Director
Thor Erickson, AICP, Area Redevelopment Manager
Department of Housing & Neighborhood Revitalization
City of Dallas

Presentation Overview



- Background/History
- Purpose
- Program Design
- Operational Impact
- Proposed Action
- Next Steps



Background/History



- September 22, 2021 – Annual budget was passed
- American Rescue Plan Act (ARPA) was part of it
- Council allocated \$11,250,000 to home repair and water and sewer infrastructure improvements in Qualified Census Tracts (QCT) located in Five Mile, Historic Tenth Street and Joppa neighborhoods.
- QCT means that 50% of households in the Census tract are below 60% Area Median Income (AMI) which for family of 4 is \$53,400



Background/History



- Conduct home repairs, as households have been confined to residences for more activities due to COVID-19 not previously done such as schooling and work, this has put greater wear and tear on aging housing stock that needed repairs thus making the living situation more difficult,
- Conduct water and sewer infrastructure improvements, as the aging infrastructure has received more demand of use from more people staying at home longer due to COVID-19, more deterioration has taken place.



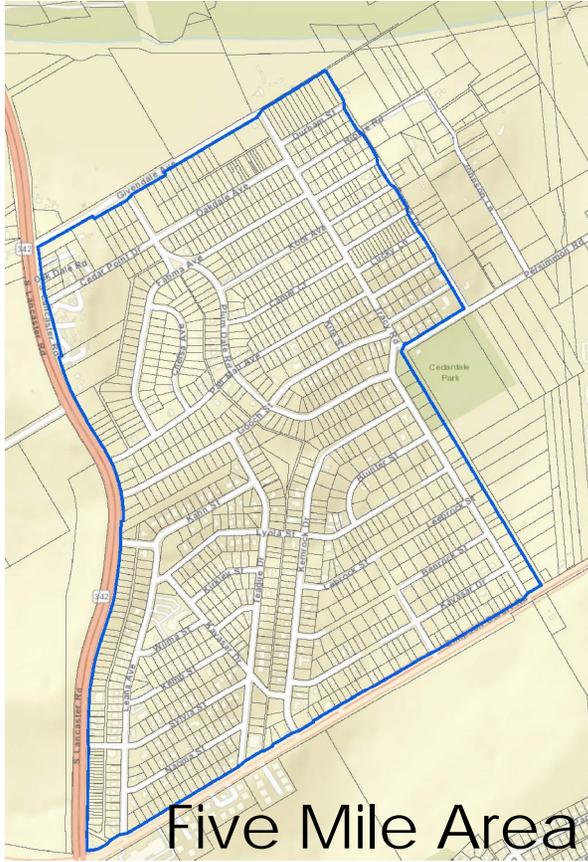
Purpose



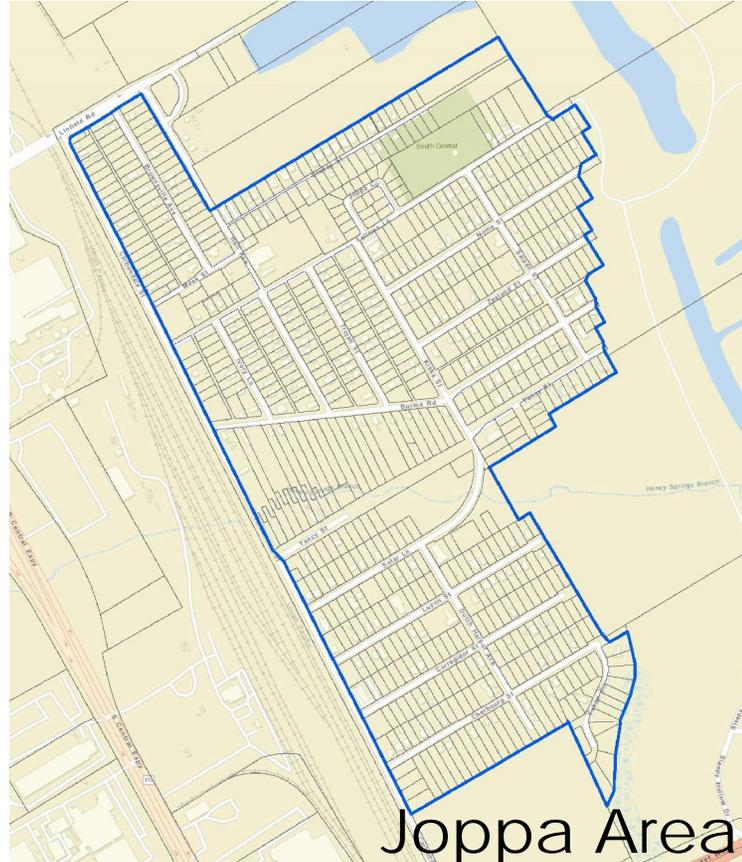
- Discuss:
 - Program design
 - Neighborhood data
 - Plan to launch the program



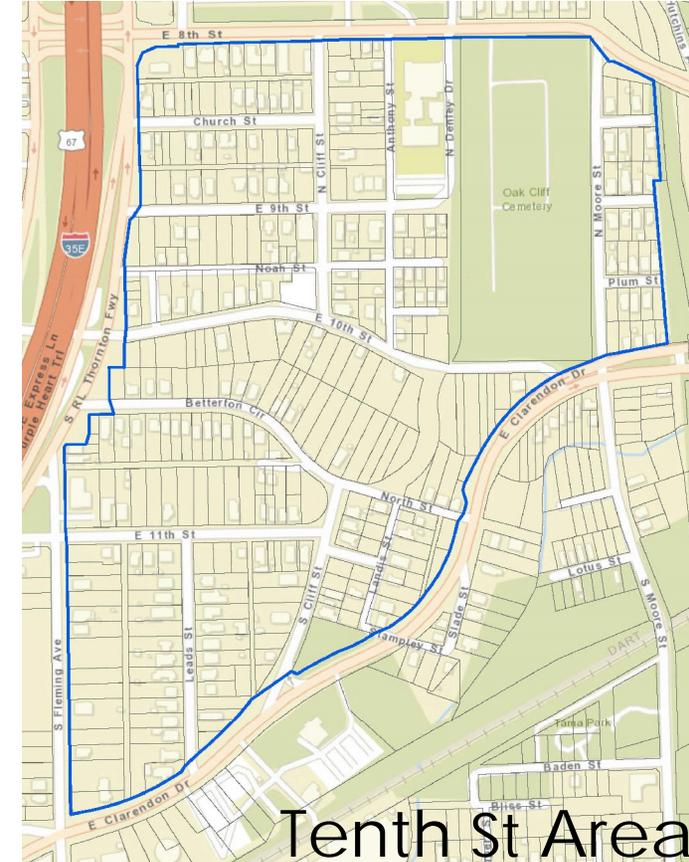
Program Design



Five Mile Area



Joppa Area



Tenth St Area



Program Design



	Home Repair	Infrastructure	Staffing and Materials	
Five Mile	\$2,000,000	*		
Joppa	\$2,000,000	*		
Tenth St	\$2,000,000	*		
Total	\$6,000,000	\$4,700,000	\$550,000	\$11,250,000

* projects to be determined on eligibility and completed in 2.5 years

- Total Budget - \$11,250,000
 - Home Repair
 - Serving people in the OCT
 - Up to \$100,000 grant
 - Serving ~20 homes /neighborhood
 - Homes built before 1990
 - Infrastructure
 - Water and Sewer
 - Projects with design completed and can be implemented in 2.5 years
 - Staffing
 - Project Manager
 - Community Outreach Specialist

- All considerations are subject to eligibility of ARAP funds



Program Design



• Home repairs along with public infrastructure focus on the neighborhood and the property owner. Home repair can include:

- Correcting any code violations
- Testing & treatment/removal of lead-based paint/asbestos hazards
- Handicapped improvements & removal of barriers to the handicapped
- Pest control; removal of termites; removal of rodents and insects, but not as a stand-alone cost
- Roofing
- Mechanical / Electrical / Plumbing
- Smoke, fire, and CO2 alarms
- Insulation
- Flooring and carpeting
- Water heaters
- Windows
- Painting (inside and outside)
- Install new deadbolt locks
- Kitchen or bath cabinets and countertops - Replace/repair
- Garage doors
- Structural repairs/modifications
- Stair's - interior and exterior
- Foundation repairs
- Landscaping – modest improvements consistent with the neighborhood
- Hardscape / Softscape
- Tree trimming and removal
- Fences
- Sidewalks
- Junk/Trash Removal
- Demolition of accessory structures
- Any items determined eligible by the Director



Neighborhood Data – Five Mile



- Population – 1,688
- African American – 54%
- White – 38%
- Hispanic – 32%
- Homeowners - 70%
- Renters - 30%
- Median income - \$47,431
- Median home value - \$116,287
- Single family homes – 90%
- Vacant homes – 18%
- 462 homes in area
- 227 homes built 1920-1990
 - 2 excellent – av value \$169k
 - 15 very good - av value \$136k
 - 32 good - av value \$124k
 - 58 average - av value \$110k
 - 120 fair - av value \$81k
- 101 were built 1940-1950s
- 235 built since 2000



Neighborhood Data – Historic Tenth Street



- Population – 1,407
- African American – 44%
- White – 50%
- Hispanic – 54%
- Homeowners - 30%
- Renters - 70%
- Median income - \$27,227
- Median home value - \$84,468
- Single family homes – 70%
- Vacant homes – 18%
- 223 homes in area
- 215 homes built 1920-1990
 - 1 excellent – av value \$210k
 - 4 very good - av value \$155k
 - 4 good - av value \$118k
 - 19 average - av value \$101k
 - 167 fair - av value \$77k
 - 4 poor - av value \$54k
 - 2 very poor - av value \$65k
 - 6 undesirable - av value \$35k
- 206 were built 1920-1940s
- 8 built since 2000



Neighborhood Data – Joppa



- Population – 839
- African American – 80%
- White – 20%
- Hispanic – 20%
- Homeowners - 69%
- Renters - 31%
- Median income - \$20,649
- Median home value - \$107,351
- Single family homes – 90%
- Vacant homes – 18%
- 348 homes in area
- 188 homes built 1920-1990
 - 10 very good - av value \$145k
 - 21 good - av value \$118k
 - 57 average - av value \$83k
 - 82 fair - av value \$65k
 - 12 poor - av value \$50k
 - 2 very poor - av value \$45k
 - 4 undesirable - av value \$33k
- 158 were built 1940-1950s
- 160 built since 2000



Operational Impact



- Two new staff positions need to be created
 - Community Outreach Specialist
 - Project Manager
- Additional responsibilities will be shared by existing Housing Preservation staff
 - Coordinators
 - Inspectors
 - Area Redevelopment Manager



Proposed Action



- Staff will launch program after approval from city council to:
 - Hire staff to operate program
 - Create marketing material and work in each neighborhood with residents in Spanish and English
 - Identify infrastructure improvements that have been designed and can be completed within the spending timeframe



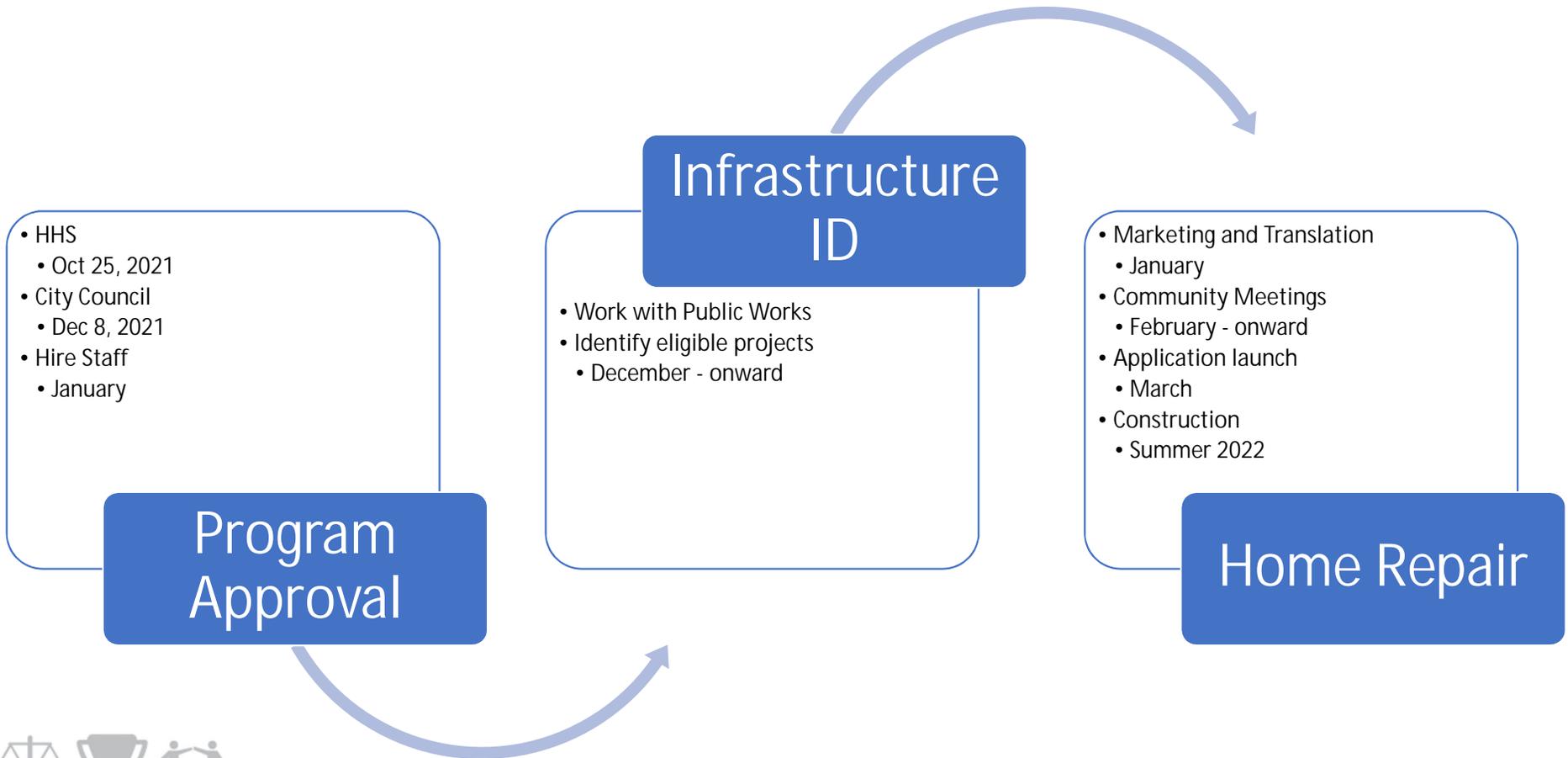
Staff Recommendation



- Staff recommends the HHS Committee forward the following to City Council for consideration and approval:
 - Approval of ARPA Home Repair Program



Next Steps





City of Dallas

Overview of Upcoming Agenda Item

ARPA Home Repair Program

**Housing and Homelessness Solutions
October 25, 2021**

Cynthia Rogers-Ellickson, Assistant Director
Kyle Hines, Assistant Director
Thor Erickson, AICP, Area Redevelopment Manager
Department of Housing & Neighborhood Revitalization
City of Dallas



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
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Agenda Information Sheet

File #: 21-1976

Item #: B.

Program Update: Low Income Housing Tax Credits Program and the Dallas Housing Finance Corporation's Participation

[Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]



City of Dallas

Program Update:
RFA: Low Income Housing
Tax Credits (LIHTC) /
Dallas Housing Finance
Corporation

Housing & Homelessness Solutions
October 25, 2021

Kyle Hines, Assistant Director
Housing & Neighborhood Revitalization
City of Dallas

Presentation Overview



- Background
- DHFC Production
- Application Process
- Proposed 2022 9% HTC Schedule
- Expiring Tax Credit Developments



Background



The Basics: Low-Income Housing Tax Credits (LIHTC)

- Tax Reform Act of 1986 enacted Section 42 of the IRS code creating Housing Tax Credits (HTC)
- Texas Department of Housing & Community Affairs (TDHCA) allocates and administers HTC through Qualified Allocation Plan (QAP)
- Comprehensive Housing Policy (CHP) amended and adopted in June 2019 modified the City's Housing Tax Credit Policy
- Tax credits provide equity for the development of affordable residential units rented to households earning at or below 60% of the area median income (AMI)
- HTC developments must remain affordable, in general, for 30 years
- Since 1987, over 2.3 million units have been produced nationwide



Background



The Basics: Low-Income Housing Tax Credits (LIHTC)

- Two Types of HTC's:
 - 9% (Competitive) and 4% (Non-Competitive)
- 9% Competitive HTCs issued once a year by TDHCA
 - TDHCA scoring based on Qualified Allocation Plan (QAP) requirements
 - City provides Resolutions of Support based on requirements set forth in the Comprehensive Housing Policy (CHP)
- 4% HTCs awarded throughout the year by TDHCA
 - Must meet TDHCA threshold and underwriting requirements
 - City provides Resolutions of No Objection based on requirements the set forth in the CHP
 - Must finance at least 50% of the project cost using Private Activity Bonds (PABs)



Background



Who is served by the LIHTC program?

- The LIHTC program primarily serves residents and families earning at or below 60% AMI
- The 2021 60% income limits in the City are as follows:

Household Members	Income Limit
1	\$37,380.00
2	\$42,720.00
3	\$48,060.00
4	\$53,400.00

- The incomes above equate to hourly wage rates from \$18.69/hour to \$26.70/hour based on a 50-week work year.



Background



Who is served by the LIHTC program?

- Data from the U.S. Bureau of Labor Statistics (2019) and the Texas Workforce Commission (2020) show a wide range of the City's workforce that will be served by the LIHTC program:

Occupation	Income	Occupation	Income
Medical Secretaries	\$34,557	Waiters/Waitresses	\$24,282
Security Guards	\$30,067	Office Clerks	\$36,040
Retail Salespersons	\$27,152	Administrative Assistants	\$40,269
Food Preparation (incl. Fast Food)	\$21,893	Maintenance & Repair Persons	\$41,442
Accounting/Audit Clerks	\$45,331	Heavy Truck Drivers	\$48,325
Mail Carrier	\$38,410	Logistics & Freight Movers	\$32,934
Construction Laborers	\$32,929	Stock Clerks & Order Fillers	\$29,558



Background



CHP LIHTC Policy

- LIHTC policy designed to support the broad goals of the CHP:
 - Create and maintain affordable housing throughout Dallas
 - Promote greater fair housing choices
 - Overcome patterns of segregation and concentrations of poverty through incentives

Per the CHP LIHTC Policy:

“Given the substantial need for affordable housing across the City and that TDHCA administers the process for awarding HTC, the City has an interest in broadly supporting quality and responsible HTC proposals across the City. As such, the City will be supportive of maximizing production using HTC.”



Background



CHP LIHTC Policy Request for Application (RFA) Threshold Requirements

- Both 4% and 9% applications must meet the following threshold requirements for approval:
 - Submission of complete application
 - Must have evidence of site control
 - Must meet TDHCA minimum site and development requirements
 - Example: areas of poverty rates above 40% must be mitigated with additional resident services or other programs
 - CHP requires 17 points for elderly developments, 23 points for family developments, and 22 points for permanent supportive housing developments
 - All HTC developments must meet design standards set forth by TDHCA: 9-foot ceilings, energy efficient appliances, washer/dryer hookups, etc.
 - An overview of resident services to be provided



Background



CHP LIHTC Policy RFA Threshold Requirements

- Both 4% and 9% applications must meet the following threshold requirements for approval:
 - Must meet TDHCA underwriting standards
 - Must affirmatively further fair housing – independent review by the Office of Fair Housing using the Fair Housing Review Checklist
 - Application requires applicants identify and provide MOUs with anticipated project partners
 - Any existing residents at the development site must be notified at least 45 days prior to submitting application
 - Applications for substantial renovations must have property condition assessment, relocation plan, and City inspection of the property



Background



CHP LIHTC Policy RFA Threshold Requirements

- 9% applications must also qualify as a priority housing needs development or score 50 points on the CHP's HTC scoring matrix
- Priority Housing Needs Developments:
 - Development has been awarded City funding
 - Developer requesting DHFC partnership
 - Redevelopment of public housing
 - Located in census tract with a poverty rate below 20%
 - Development located in Redevelopment or Stabilization Reinvestment Strategy Area as identified in the CHP
 - Development will contain at least 20% of units reserved for Continuum of Care



Recent 9% HTC Development: The Galbraith



Background



Dallas Housing Finance Corporation

- Housing Finance Corporations (HFC): authorized by Chapter 394 of the Texas Local Government Code – the Housing Finance Corporation Act (Act)
- The Dallas Housing Finance Corporation (DHFC) was incorporated in 1984; amended and restated bylaws approved by City Council in 2018
- Any housing development owned by an HFC is exempt from all property taxes
- HFCs also issue PABs that are administered at the state level by the Texas Bond Review Board (TBRB)
- Bonds issued by the DHFC are NOT an obligation of the City
- The DHFC is governed by a 15-member, Council-appointed Board of Directors



Background



Dallas Housing Finance Corporation

- The DHFC partners with affordable housing developers to issue PABs and/or serve as the General Partner of the partnership entity created to own the property
- DHFC ownership provides a property tax exemption for all taxes including City, County, DISD and other jurisdictions
- For serving as the issuer of the bonds and partnering with the developer to provide a property tax exemption, the DHFC receives:
 - Issuer Fee equal to .5% of the total par amount of bonds, for example \$50,000,000 equates to \$250,000 in fees paid to the DHFC
 - Annual Administrative Fee of .1% of the total par amount of bonds
 - Developer Fee Split – generally ~25% to the DHFC
 - Cashflow Split – varies 25% to 50% of annual cashflow
 - Residual Sales Proceeds Split – mirrors cashflow split



DHFC Production



Dallas Housing Finance Corporation Portfolio								
Project	C.D.	Status/Completion	Development Cost	30%AMI	50% AMI	60%AMI	Market	Total
Gurley Place	7	2012	\$ 2,000,000			24		24
Providence Mockingbird - Renovation	2	2012	\$ 14,360,000				251	251
Sterlingshire Apartments	5	2015	\$ 37,000,000				264	264
Park at Cliff Creek - Renovation	8	2016	\$ 22,500,000				280	280
Martha's Vineyard Place	2	2017	\$ 13,700,000				100	100
2400 Bryan	14	<i>Under Construction</i>	\$ 77,746,799	11	45	55	106	217
Palladium Redbird	8	<i>Under Construction</i>	\$ 60,806,749	14	0	196	90	300
Estates at Shiloh	9	<i>Under Construction</i>	\$ 40,781,976	4	4	231	25	264
Ridgecrest Terrace - Renovation	3	<i>Under Construction</i>	\$ 57,361,222	25	0	225	0	250
The Ridge at Lancaster	8	<i>Under Construction</i>	\$ 77,020,538	0	0	270	30	300
Gateway Oak Cliff	1	<i>Under Construction</i>	\$ 47,131,511	0	0	184	46	230
Midpark Towers - Renovation	11	<i>Under Construction</i>	\$ 32,230,000	0	0	202	0	202
Westmoreland Station	3	<i>Under Construction</i>	\$ 51,561,000	0	0	223	25	248
			\$ 534,199,795	54	73	2481	322	2930



DHFC Production



Production since adoption of the Amended & Restated Bylaws (2018)

- The DHFC has closed financing on 8 mixed-income housing developments since 2018:
 - 6 partnerships/issuances, 1 issuance, and 1 partnership
 - \$444,000,000 in total development
 - 2,011 mixed income units
 - 1,689 affordable
 - 322 non-income restricted
 - Current pipeline of DHFC-approved projects awaiting financial close totals 1,995 units (571 units acquisition/rehabilitation of existing LIHTC developments)
 - Current pipeline is estimated at over \$450,000,000 in total development costs



DHFC Production



Production since adoption of the Amended & Restated Bylaws (2018)

- DHFC Revenues have consistently increased since 2018:
 - FY 2018 Net Operating Income: \$40,632
 - FY 2019 Net Operating Income: \$1,107,634
 - FY 2020 Net Operating Income: \$1,521,680
 - YTD 2021 Net Operating Income: \$2,876,058
- Current assets include \$6,213,199 in cash and cash equivalents
- DHFC Board in the process of determining potential uses of funds including gap financing for new development, down payment assistance programs for low to moderate income families, or other potential programs



Application Process



Requests for Resolutions / DHFC Partnerships

- Developers submit complete HTC application (if requesting DHFC partnership, DHFC application is also submitted)
- Staff reviews application for completeness and confirms all threshold requirements are met
 - Staff also reviews:
 - Project site/neighborhood characteristics
 - Confirmation of Priority Housing Needs Development and/or application score (Resolutions of Support only)
 - Analyze/Score proximity to amenities (grocery, transit, schools, job centers)
 - Resident services to be provided (after school tutoring, adult financial literacy class, health fairs)
 - Review Market Value Analysis (MVA) – Types A through I
 - Third party market feasibility studies (DHFC Applications)
 - Proximity to other LIHTC development and respective “placed in service” dates
- Office of Fair Housing conducts independent review
- If all threshold requirements are met, Staff submits to City Attorney’s Office for resolution preparation and Housing & Homelessness Solutions Committee for recommendation



Application Process



Requests for Resolutions / DHFC Partnerships

- Housing and Homelessness Solutions Committee (HHSC) briefed
 - After committee review and discussion, application must be approved and recommended for Council approval
- If seeking DHFC partnership, DHFC Board of Directors provided complete application, proposed term sheet, and publicly briefed
 - DHFC considers application at public meeting subject to the Texas Open Meetings Act; Board votes to approve or deny the partnership
 - DHFC allows public comment on all applications & partnership proposals
- If approved and recommended by HHSC, City Council considers authorization of the Resolution of Support/No Objection
- If approved, application is submitted to the Texas Department of Housing & Community Affairs (TDHCA) and, if the DHFC is issuing PABs, the Texas Bond Review Board for a bond reservation
- Final approval of all DHFC partnership documents and issuance of any bonds subject to further approval by the DHFC Board of Directors and City Council



Application Process



9% Competitive HTC's Application Timeline

- TDHCA application process dictates the timeline the City must provide Resolutions of Support for 9% HTC developments – it is a tight timeline
- The QAP is issued in early/mid December that sets for the rules by which applications will be scored at the State level
- To give applicants enough time to assemble pre-applications to TDHCA and our application, Staff sets the Request for Applications (RFA) deadline in late December
- Applications are due to TDHCA on or about March 1 of the next year
- Staff must review each application and prepare Council items to be considered and approved in February for applicants to include in their application to TDHCA
- It takes a rush effort by Housing, CAO, Fair Housing, and Agenda coordinators/managers to review and prepare each item for consideration
- Staff received 19 applications in 2021 cycle



Proposed 2022 9% HTC Schedule



Tentative 2022 9% Application Timeline

- Applications Due to City – December 23, 2021
- Housing & Homelessness Solutions Committee – TBD, must be prior to February 23, 2022
- City Council Agenda – February 23, 2022
- Applications Due to TDHCA – March 2022



Expiring Tax Credit Developments



Over the next 10 years, 9,472 LIHTC units may potentially reach the end of their Tax Credit Compliance Period (TCCP)*

- HTC developments must remain affordable for 30 years (new 9% HTC developments award additional points for extending the TCCP to over 40 years)
- At the end of the TCCP, the affordability requirements wear off and the property can begin charging market rates
- Depending on the location of the property, this could result in a significant increase in rents and subsequent displacement of low- to moderate-income residents
- Additionally, at year 15, the initial 15-year compliance period is complete, and the project is no longer at risk of tax credit recapture
 - At this time, the property can be resyndicated with tax credits to substantially renovate the property and maintain affordability for another 30 years
 - There are approximately 3,000 units* within 3 years of the 15-year initial compliance period

*Based on current TDHCA property inventory list



Expiring Tax Credit Developments



There are 3 Outcomes for Expiring Tax Credit Developments

1. The property is purchased by an affordable housing preservation buyer and resyndicated through the tax credit or similar program maintaining affordability
2. The property exits the tax credit program and converts to market rate with significant reinvestment/redevelopment based on increased rental rates
3. The property exits the tax credit program but the market rents at the property are not high enough to generate private sector reinvestment and the property deteriorates and contributes to neighborhood decline



Expiring Tax Credit Developments



The City should support preservation buyers seeking to reinvest in expiring tax credit development to maintain affordability

- The UT Austin Entrepreneurship and Community Development Clinic published a report in 2018 outlining opportunities to preserve affordable housing
- Strategies included:
 - Tracking projects at risk of exiting the tax credit program
 - Identifying and marketing of exiting tax credit developments to preservation buyers
 - Creation of a preservation policy
 - Requiring longer affordability terms for projects seeking resolutions of no objection or support



Expiring Tax Credit Developments



While not a formal Policy, the City can support the preservation of expiring tax credit developments

- Staff are now collecting data on existing LIHTC developments nearing the end of their TCCP
 - An effort to coordinate with preservation buyers, investors, and the brokerage community to meet City goals is underway
 - Some expiring developments are located within redevelopment areas and coordination with existing owners to prevent displacement while redeveloping the site is ongoing
- If the development is not located in an active redevelopment area, support/no objection for substantial renovation funded by tax credits or a similar program should be supported to maintain affordability and ensure the project does not contribute to blight



Expiring Tax Credit Developments



While not a formal Policy, the City should support the preservation of tax credit developments nearing the end of their 15-year initial compliance period

- Projects nearing the end of their initial compliance period have similar outcomes to the projects exiting the program:
 - A tax credit resyndication and the property undergoes a substantial renovation and extends the useful life of the property; or
 - The property does not receive a substantial renovation and deferred maintenance issues begin to compound
- Reinvestment locks in affordability for another 30 years and shields the existing residents from displacement, as recommended by the UT report
- Provides upgraded and modernized housing the existing residents deserve while not impacting rent or risking displacement



Expiring Tax Credit Developments



While not a formal Policy, the City should support the preservation of tax credit developments nearing the end of their 15-year initial compliance period

- The approval process for a resolution of support/no objection should be streamlined and only withheld in 1) areas undergoing significant redevelopment with direct City involvement to ensure no displacement will occur, 2) the existing owner/property manager has Fair Housing/Compliance issues, or 3) other extreme scenarios
- Certainty of approval will provide confidence to preservation buyers that the City is committed to not only preserving but investing in its existing housing stock





Program Update: RFA Low Income Housing Tax Credits (LIHTC) / Dallas Housing Finance Corporation

Housing & Homelessness Solutions
October 25, 2021

Kyle Hines, Assistant Director
Housing & Neighborhood Revitalization
City of Dallas





City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-1973

Item #: C.

Authorize an Amendment to St Jude- Park Central Project to Modify the Area Median Income Requirements

[David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE October 21, 2021

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Amendment to Conditional Grant Agreement – St Jude, Inc.**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on October 25, 2021 to authorize an amendment to the conditional grant agreement with St. Jude, Inc. to modify the income restrictions of the St. Jude Center – Park Central, a permanent supportive housing development located 8102 LBJ Freeway, Dallas, Texas 75251.

Background

On January 27, 2021, City Council authorized a condition grant agreement St. Jude, Inc. (St. Jude) in an amount not to exceed \$3,300,000.00 in consideration for the renovation of The St. Jude Center – Park Central (Project), a 180-unit permanent supportive housing development. The Project consisted of two phases and is currently transitioning from Phase 1 to Phase 2.

As part of Phase 1, the City executed a contract with Dallas County to provide \$2 million in Coronavirus Relief Funds for the acquisition of the Project by St. Jude, or its affiliate, approved by City Council on November 11, 2020 by Resolution No. 20-1789. Phase 2 includes the renovation of the Project to house individuals experiencing homelessness. In total, the Phase 2 renovation will result in 180 permanent supportive housing units that are approximately 350 square feet each. The gradual transition from Phase 1 to Phase 2 is ongoing in conjunction with City, County, and other stakeholders.

The conditional grant agreement currently requires that all 180 units of permanent supportive housing be reserve for residents earning at or below 30% Area Median Income (AMI). In order to better serve a broader population of persons experiencing homelessness in need of permanent supportive housing, Staff recommend the income restrictions of the Project be modified to require 60% of the 180 permanent supportive housing units be reserved for residents earning at or below 50% AMI and 40% of the 180 permanent supportive housing units shall be reserved for residents earning at or below 80% AMI. Persons experiencing homelessness often have incomes over 30% AMI and the current income restrictions prevent such a population from receiving housing.

The St. Jude application received a fundable score of 100.00 points through the Department of Housing and Neighborhood Revitalization’s standing Notice of Funding Availability (NOFA) Process. The Project also met the criteria for consideration for the use of Proposition J Homeless Bond funds. St. Jude’s NOFA application included the

DATE October 21, 2021
SUBJECT **Amendment to Conditional Grant Agreement – St Jude, Inc.**

above income restrictions and not the current 30% AMI income restrictions. In addition, the third-party underwriting report for this development contemplated the 50% AMI and 80% AMI income restrictions and confirmed the financial gap based on these terms.

St. Jude, Inc. is a subsidiary of Catholic Housing Initiative. Since 1992, the Catholic Housing Initiative has developed over 1,400 units of housing—the majority of which are affordable and senior housing projects. Those projects represent over \$75 million in total investment. At present, Catholic Housing Initiative owns and manages over 900 units of affordable and senior housing units.

City Council previously approved two resolutions for this project. The first, on November 11, 2020, City Council approved an Interlocal Agreement with Dallas County for COVID-19 supportive housing for persons experiencing homelessness as part of a cost share agreement between the City of Dallas and Dallas County for the St. Jude Center – Park Center Project, in an amount not to exceed \$2,000,000.00. The second, on January 27, 2021, City Council authorized a conditional grant agreement in an amount not to exceed \$3,300,000.00 with St. Jude, Inc. for 180 permanent supportive housing for persons experiencing homelessness by Resolution 21-0213.

Staff Recommendation

Staff recommends Council approval of the item as detailed herein. The amendment will serve a broader population of persons experiencing homelessness in need of permanent supportive housing.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@DallasCityHall.com or 214-670-3619.



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

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor 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
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-1978

Item #: D.

Upcoming Agenda Item: Authorize execution of a development agreement and all other necessary documents with Sadler Circle Senior Apartments, LLC and/ or its affiliates in an amount not to exceed \$4,438,154, payable from Maple/ Mockingbird TIF District Funds, in consideration of the Oaklawn Place Project, a senior multi-family development on approximately 1.8 acres of the property currently addressed at 5717-5725 Sadler Circle in Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District)
[Kevin Spath, Assistant Director, Office of Economic Development]

Memorandum



DATE October 22, 2021

CITY OF DALLAS

TO Honorable Members of the Housing & Homelessness Solutions Committee:
Casey Thomas (Chair), Jesse Moreno (Vice-Chair), Carolyn King Arnold,
Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Oaklawn Place: An Affordable Senior Multi-Family Development Project in the Maple/Mockingbird Tax Increment Financing (TIF) District**

On October 27, 2021, staff will seek City Council authorization to execute a development agreement and all other necessary documents with Sadler Circle Senior Apartments LLC and/or its affiliates in an amount not to exceed \$4,438,154, payable from Maple/Mockingbird TIF District Funds, in consideration of the Oaklawn Place Project (“Project”), a senior multi-family development on approximately 1.8 acres of property currently addressed at 5717-5725 Sadler Circle in Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District)

The proposed Project, which has an estimated total cost of \$24,116,922, consists of 84 income-restricted multi-family units (79 one-bedroom units and 5 two-bedroom units) in a new five-story building with a large outdoor terrace that overlooks a creek and, from the upper levels, allows for dynamic views of downtown Dallas. Additional Project amenities include a lobby, management and leasing office, community room, mail room, conference/dining room, kitchen, fitness room, and a business center.

The Project’s financing includes 9% Low Income Housing Tax Credits (“LIHTC”), which is conditioned on Developer providing 100% of the units for seniors (aged 55 years or older) earning between 30% and 60% of the Area Median Family Income (“AMFI”). Based on its mission, the Resource Center of Dallas will target LGBTQ senior citizens.

The Office of Economic Development engaged an independent outside underwriter to extensively review the Project and the Developer’s incentive application along with subsequent revisions in response to changing conditions during recent months. Using the outside underwriting as a guide, the Office of Economic Development negotiated a detailed Letter of Intent with the Developer for an amount not to exceed \$4,438,154.00 (“TIF Subsidy”), payable upon completion of the Project and Developer’s satisfaction of all terms and conditions in the development agreement.

See the attached **Exhibit A** for more detailed information regarding the Project as well as the proposed terms, conditions, and requirements of the TIF Subsidy.

Should you have any questions, please contact Kevin Spath, Assistant Director in the Office of Economic Development, at (214) 670-1691 or kevin.spath@dallascityhall.com

DATE October 22, 2021

SUBJECT **Oaklawn Place: An Affordable Senior Multi-Family Development Project
in the Maple/Mockingbird Tax Increment Financing (TIF) District**

Regards,



Dr. Eric A. Johnson
Chief of Economic Development & Neighborhood Services

c: Honorable Mayor and City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae 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
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors



City of Dallas

Oaklawn Place

An Affordable Senior Multi-Family Development Project
in the Maple/Mockingbird TIF District

Housing and Homelessness
Solutions Committee
October 25, 2021

Kevin Spath, AICP, EDFP, HDFP
Assistant Director
Office of Economic Development

Presentation Overview



- Background
- Proposed Project
- Staff Recommendation
- TIF Board Recommendation
- Next Steps

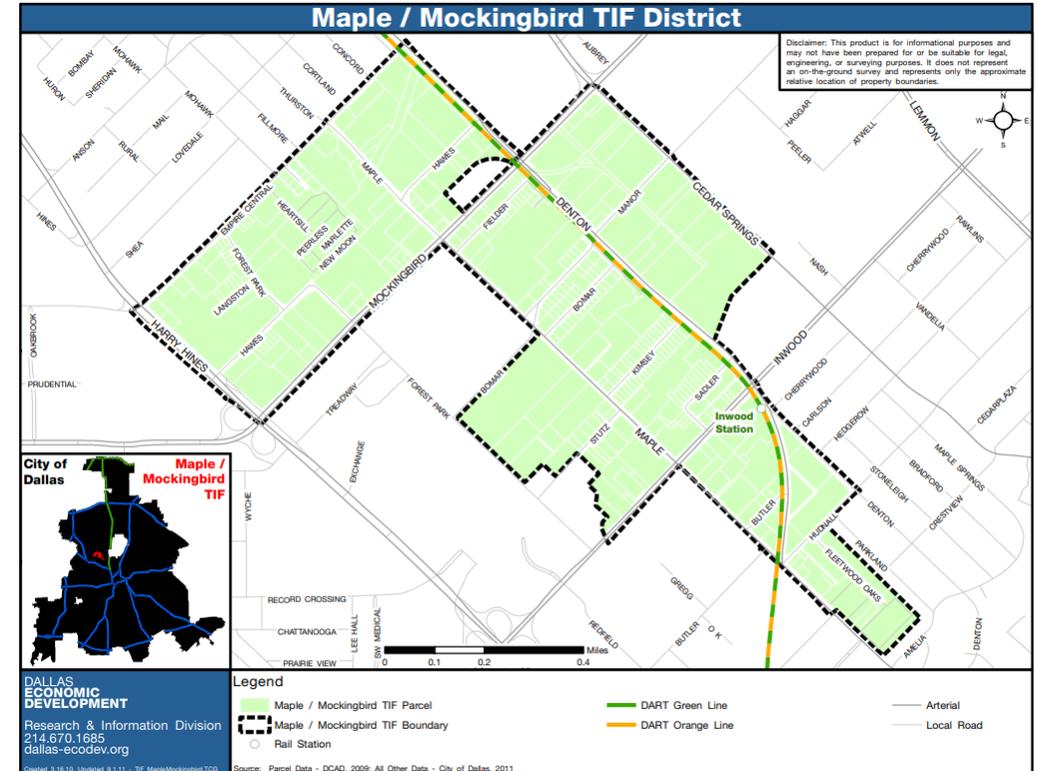
- Appendix



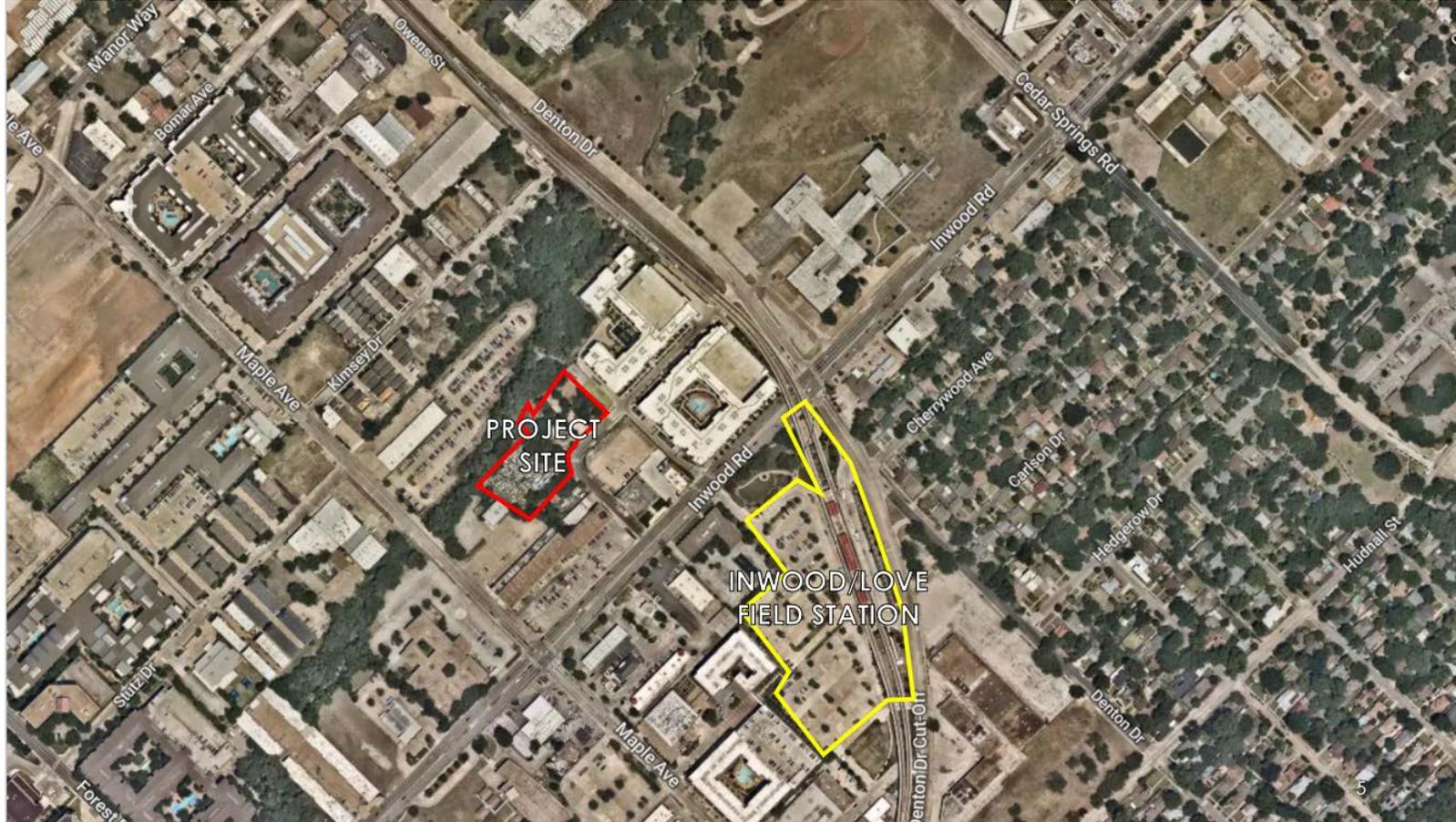
Background: Maple/Mockingbird TIF District



- Created in 2009 as a long-term tool to encourage redevelopment in the area southwest of Dallas Love Field Airport and northwest of the Southwestern Medical Center
- Participation rates
 - City: 70% 2009 - 2011
 - City: 85% 2012 - 2026
 - City: 70% 2027 - 2033
 - County: 55% 2012 - 2032
- District expires in 2033
- To date, taxable value of real property has increased by \$576 million within the District, an increase of 313% above the base value



Background: Location of Project



Oaklawn Place (the "Project") is located at 5717-5725 Sadler Circle in City Council District 2 in the Maple/Mockingbird TIF District



Background: Existing Conditions



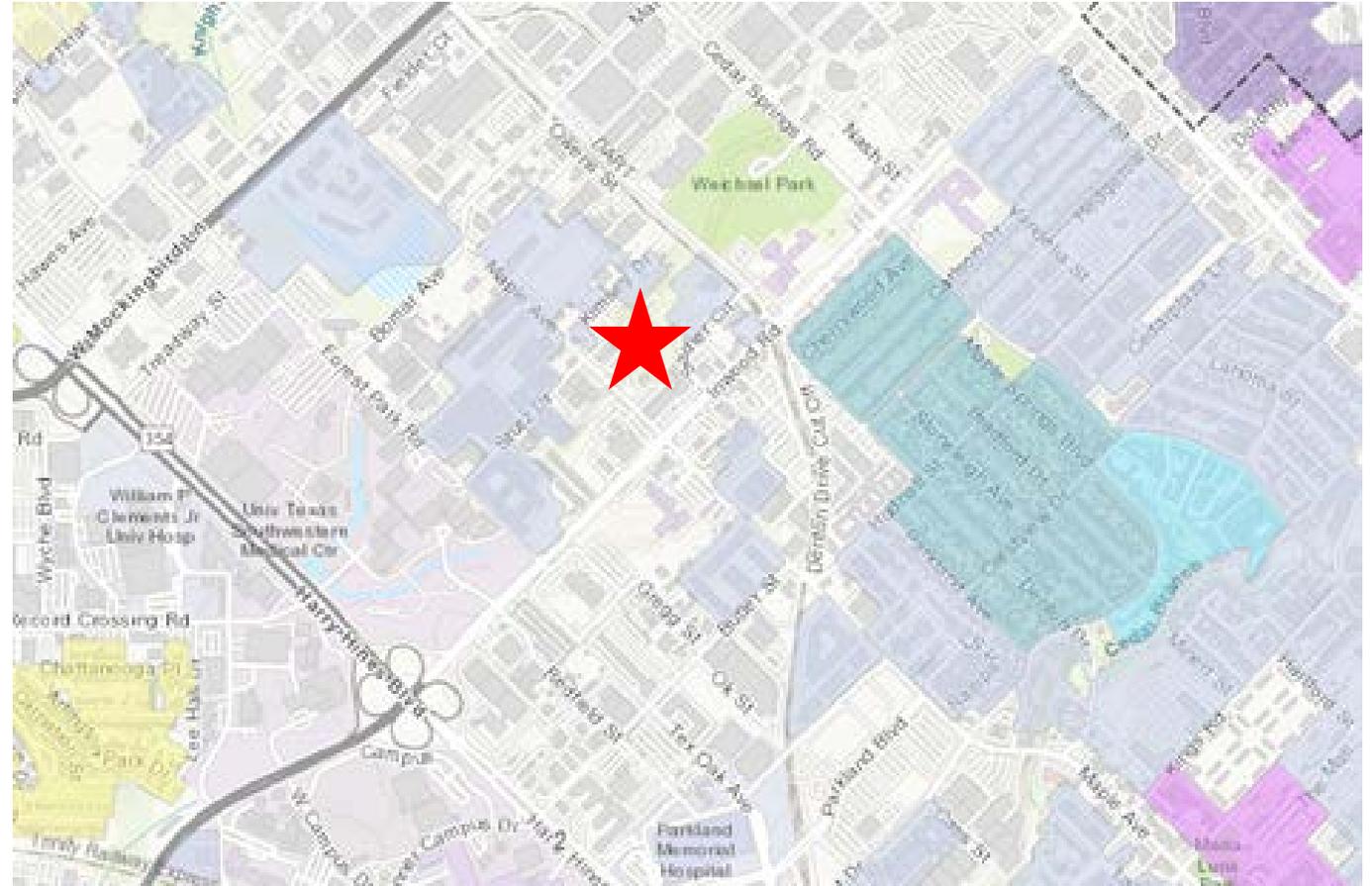
- Current site consists of an undeveloped tract, boat and vehicle storage, a one-story residence, and a vacant one-story office building
- In October 2020, City Council approved Ordinance 31663 to change the zoning from an Industrial Research District (IR) to PD 1037 to accommodate this proposed Project



Proposed Project: Market Value Analysis



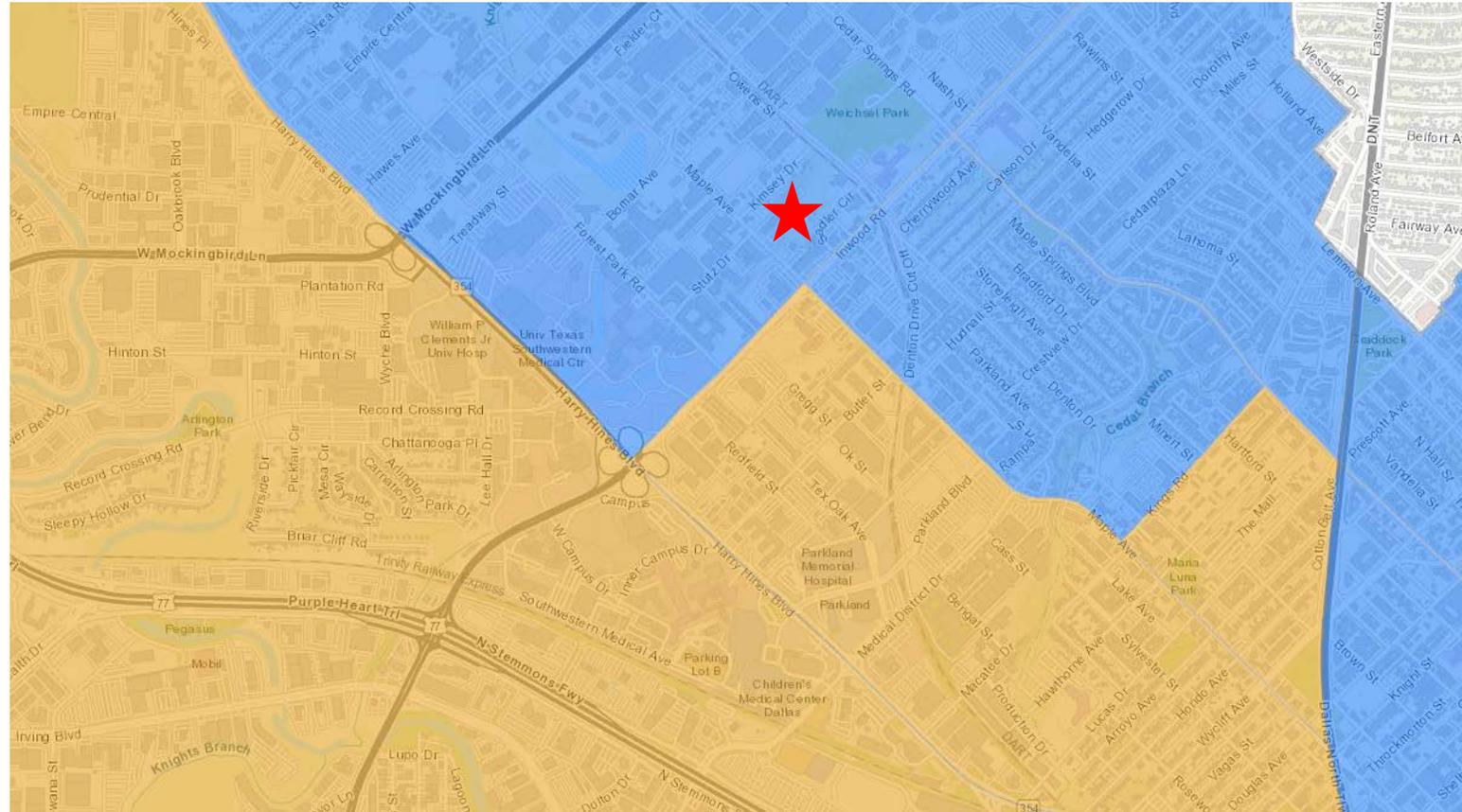
- Market Value Analysis (MVA) is a tool to assist residents and policy-makers to more precisely target intervention strategies in weak residential markets and support sustainable growth in stronger residential markets
- Project site is located on a non-residential tract; surrounded to the northwest by residential market type E (a middle residential market) and to the southeast by residential market types D, E, and F (middle residential markets)



Proposed Project: High Opportunity Area



- Project site is located in High Opportunity Area (depicted in blue color on the map)
- High Opportunity Areas within the city of Dallas are census tracts with poverty rate of 20% or below
- High Opportunity Areas often have attributes that, based on recent research, correlate with positive effects on the economic mobility of residents



Proposed Project: Summary



Project Developer: Sadler Circle Senior Apartments, LLC, a Texas limited liability company with equity investment in the form of 9% Low Income Housing Tax Credits (LIHTC) from National Equity Fund (TDHCA notification of LIHTC award on September 16, 2021)

Project Summary: Developer submitted an incentive application to the Office of Economic Development for the Oaklawn Place (the "Project")

- 84 apartments, of which 100% shall be rent restricted for senior (55 or older) households earning between 30% and 60% of AMFI
- Total Project cost estimated \$24.1 million
- Start construction: January 1, 2022
- Complete construction: May 1, 2023

	RESID UNITS
30% AMFI	21
50% AMFI	34
60% AMFI	29
Low Income Total	84
Market Rate	0
Total units	84

Bedroom Type	RESID UNITS
1 Bedroom	79
2 Bedroom	5
Total Units	84



Proposed Project: Urban Design



- In August 2021, the City's Urban Design Peer Review Panel ("UDPRP") reviewed the Project and commended the development team for a high-quality design and for bringing much needed affordable housing to this area of the City
- UDPRP recommendations:
 - Explore opportunities to leverage the wooded ravine as a potential open space asset with a possible walking path, while also exploring ways to better connect the amenity deck to the surrounding natural areas
 - Leverage the landscaping, streetscape, and the Sadler Circle façade architecture to create a more pedestrian-oriented, human-scaled character
 - Apply integrated stormwater management (iSWM) design approaches, including bioswales, to manage on-site water quality as it exits the site and enters the adjacent riparian area
 - Work with the City to explore adjacent streetscape improvements to enhance walkability and access to the Love-Inwood DART Station
 - Give further design thoughts to the pedestrian bridge to maximize user experience while enhancing the connection to the adjacent open space
 - Refine the design of the fire lane to maximize it as an asset while also considering functionality and maintenance
 - Refine the parking lot design to allow for screening of the parking for adjacent neighbors and allow for enhanced landscaping on the parking field itself
- Developer has committed to working with staff to incorporate UDPRP's recommendations into the Project's final conceptual design



Proposed Project: Preliminary Rendering



Source: Perkins & Will



Proposed Project: Preliminary Elevations



Source: Perkins & Will



Proposed Project: Preliminary Site Plan



Source: Perkins & Will



Proposed Project: Budget



Uses	Amount	Percent
Acquisition	\$ 2,994,200	12.4%
Demolition	\$ 105,545	0.4%
Off-Site Infrastructure	\$ 250,000	1.0%
On-Site Preparation	\$ 825,957	3.4%
Site Amenities	\$ 422,455	1.8%
Building Construction, Finish-Out and Furnishings	\$ 10,742,127	44.5%
Contingency (6%)	\$ 740,765	3.1%
Contractor Overhead & Profit	\$ 1,832,159	7.6%
Soft Costs	\$ 1,176,701	4.9%
Professional Fees	\$ 895,000	3.7%
Financing	\$ 1,237,396	5.1%
Developer Fee	\$ 2,510,000	10.4%
Reserves	\$ 384,617	1.6%
Total Uses	\$ 24,116,922	100.0%



Proposed Project: Sources



Permanent Sources	Amount	Percent
Permanent Loan (BBVA Bank)	\$ 3,242,540	13%
Resource Center of Dallas	\$ 1,691,294	7%
Developer Fee Deferral	\$ 522,720	2%
FHLB Dallas AHP	\$ 750,000	3%
3rd Party Equity as 9% LIHTC (National Equity Fund)	\$ 13,472,214	56%
City (Maple/Mockingbird TIF Funds)	\$ 4,438,154	18%
Total Sources	\$ 24,116,922	100%



Staff Recommendation: TIF Funding



Staff Recommendation

- Authorize a development agreement and all other necessary documents with Sadler Circle Apartments LLC and/or its affiliates in an amount not to exceed \$4,438,154 payable upon completion of the Project and Developer's satisfaction of all terms and conditions in the development agreement

Category	Amount
Environmental Remediation and Demolition	\$240,545
Infrastructure/Utility Improvements	\$843,536
Affordable Housing	\$3,354,073
TOTAL TIF SUBSIDY – amount not to exceed	\$4,438,154

Note: Funding could be less if final (actual documented) costs for the environmental remediation and demolition and infrastructure/utility improvements are less. Funds may be shifted from one category to another as long as the total amount of TIF funding does not exceed \$4,438,154. No interest shall accrue on any portion of the TIF funding. Related design, engineering, and professional services may be included in these categories.



Staff Recommendation: Conditions of TIF Funding



- Developer shall incur (or cause to be incurred) and provide documentation evidencing a minimum of \$17,000,000 in Investment Expenditures for the Project, including site acquisition, off-site infrastructure, on-site preparation, site amenities, building construction/finish-out/furnishings, and professional fees (e.g. architecture, engineering, landscape architecture, interior design)
- Project shall include a minimum of 84 residential units of which 100% (84) of the units shall be set aside and leased solely to those households earning between 30% and 60% of the Area Median Family Income (AMFI) for a minimum of 15 years (the City's required "Affordability Period") (although anticipated to be set aside for 45 years for LIHTC)
- Developer shall set aside at least 10 percent of the dwelling units and solely lease those dwelling units to holders of housing vouchers or abide by any amendments to Ordinance 30246 and Chapter 20A
- Developer shall obtain a building permit by July 1, 2022. A foundation permit may constitute meeting the obligation of this requirement
- Construction of the Project, including associated public improvements streetscape improvements, shall be complete, and all portions of the building shall be occupiable by December 31, 2023 or the placed in service deadline established by TDHCA for the Project, as evidenced by certificate of occupancy, letter of acceptance, certificate of completion, and/or similar documentation from the City



Staff Recommendation: Conditions of TIF Funding



- Developer will execute a 20-year Operating and Maintenance Agreement for all non-standard public improvements
- Developer will make a good faith effort to comply with City's Business Inclusion and Development ("BID") goal of 32% participation by certified Minority/Women-owned Business Enterprises ("M/WBE") for all hard construction expenditures of the Project and meet all reporting requirements
- Developer shall submit an Affirmative Fair Housing Marketing Plan for approval
- Until the Project has passed final building inspection and all required paperwork for payment has been submitted, Developer will submit to the Office of Economic Development quarterly status reports for ongoing work on the Project as well as public improvements (reporting information that will already be provided to the lender, tax credit investor, and TDHCA will be accepted)
- Developer shall submit updated conceptual drawings and renderings in substantial conformance with the UDPRP's advice provided by the Urban Design Peer Review Panel on August 27, 2021; allowable minor modifications may include those required for compliance with development regulations



Staff Recommendation: Conditions of TIF Funding



- For all permanent employment opportunities, Developer shall submit a written plan describing how Developer or property management group will use and document best efforts to recruit and hire residents of the city of Dallas. At a minimum, the written plan shall describe how local recruitment will be targeted through local advertisement, community outreach, local engagement, participation in local job fairs, and/or coordination with local hiring sources
- Director of the Office of Economic Development may authorize minor modifications to the Project, including, but not limited to, adjustment in unit type, unit mix, set-aside duration, and/or qualifying Area Median Family Income (only if also consistent with the Texas Department of Housing and Community Affairs Project requirements and in compliance with Maple/Mockingbird TIF District Policies and Plans)
- With approval of the TIF Board and Director of the Office of Economic Development, deadline extension up to 12 months may be granted



TIF Board Recommendation



On October 19, 2021, the Maple/Mockingbird TIF District Board of Directors reviewed and recommended for approval TIF funding for the Oaklawn Place Project in an amount not to exceed \$4,438,154 as recommended by staff



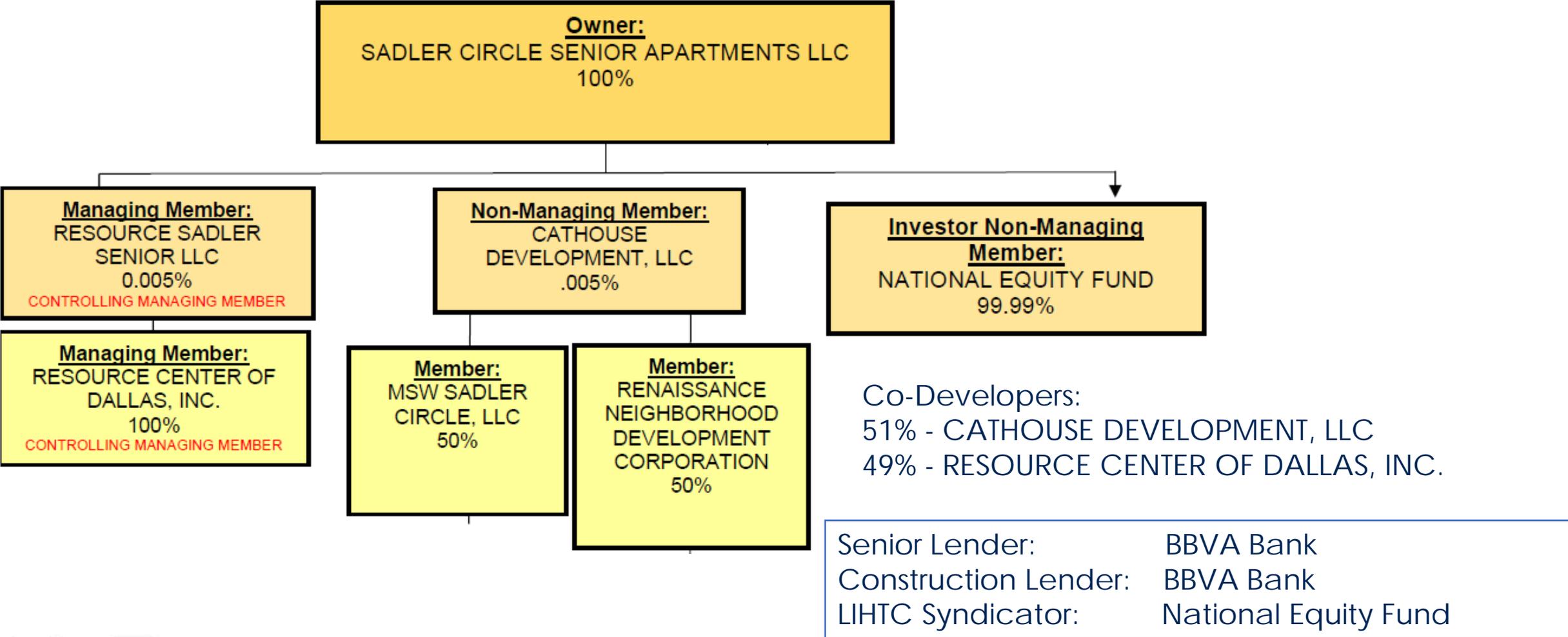
Next Steps



City Council voting agenda on October 27, 2021



Appendix: Ownership Structure



Appendix: Development Team



Role	Party Name
Owner Entity/Primary Contact	Sadler Circle Apartments LLC
Developer	Matthews Southwest (MSW); Resource Center of Dallas; Renaissance Neighborhood Development Corporation
Architect	Perkins & Will
Contractor	Spring Valley Construction Company
Property Management	Volunteers of America



Appendix: Project History



- On February 22, 2021, Housing and Homelessness Solutions Committee was briefed regarding the proposed Project
- On February 24, 2021, City Council authorized a Resolution of Support for Developer, related to its application to the TDHCA for 9% Low Income Housing Tax Credits for the proposed Project by Resolution No. 21-0374
- On September 16, 2021, Developer received formal notice from the TDHCA that the proposed Project was awarded 9% LIHTC
- On October 19, 2021, Maple/Mockingbird TIF District Board of Directors reviewed and recommended for approval TIF funding for the proposed Project in an amount not to exceed \$4,438,154 as recommended by staff



Appendix: Resident Support Services



The Project will provide the following support services to residents:

- monthly transportation to community events
- adult education classes
- income tax preparation classes
- health fairs
- exercise classes
- organized community programming

Resident services coordinator will provide:

- linkage to health services
- access to Resource Center services, including primary care, mental health counseling, health and support for AIDS, HIV+, Ryan White-eligible persons



Appendix: Maple/Mockingbird TIF District Budget



Category	Estimated TIF Expenditures (Current Dollars)	Allocated to Date	Pending Allocation for Oaklawn Place Project	Balance
Infrastructure/Utility Improvements	\$ 30,323,696	\$ 2,595,000	\$ 240,545	\$ 27,488,151
Environmental Remediation and Demolition	\$ 4,318,248	\$ 315,000	\$ 843,536	\$ 3,159,712
Affordable Housing	\$ 8,156,690	\$ 4,400,000	\$ 3,354,073	\$ 402,617
Retail/High Density Grant Program	\$ 7,782,442	\$ 3,690,000	\$ -	\$ 4,092,442
Administration and Implementation	\$ 2,735,606	\$ 414,673	\$ -	\$ 2,320,933
Total Project Costs	\$ 53,316,682	\$ 11,414,673	\$ 4,438,154	\$ 37,463,855



Appendix: Underwriting



- Project has also been through underwriting process with LIHTC application to TDHCA
- Developer's amended incentive application requested \$4,500,000 in TIF funding
- National Development Council (NDC), under contract with the City, conducted independent underwriting of the incentive application
- Conclusions of independent underwriting:
 - Development team: The development team appears highly qualified to carry out the proposed project
 - Equity investors: As a tax credit project, over half (approx. \$13.5M of \$24M) of project funding comes from equity generated from the LIHTCs. The tax credit investor requires several guarantees including completion. Should the Developer not perform, the investor (99.99% owner) may intercede to complete the project. Audited Financial Statements for the guarantor General Partner involved in the ownership structure were reviewed and show a more than adequate ability to fund guarantees.
 - Permanent debt capacity of Project: Maximized
 - Appraisal and Market Study: Applicant's assumptions are consistent with information presented
 - Cost estimates of Project: Costs reasonable in current market; Total development costs proved higher than projected since the original figures provided by the developer were not contracted prices.
 - Rationale for subsidy: The main driver of the subsidy need is TDHCA's artificial restriction of the tax credits to \$1.5M per year (\$15M total). Without the TDHCA restriction, the project has the potential to qualify for over \$24M in tax credits which would eliminate the gap.
 - Rational for subsidy based on Returns: 4.0% IRR for tax credit investor; within reasonable range; no undue enrichment





Oaklawn Place

An Affordable Senior Multi-Family Development Project
in the Maple/Mockingbird TIF District

Housing and Homelessness
Solutions Committee
October 25, 2021

Kevin Spath, AICP, EDFP, HDFP
Assistant Director
Office of Economic Development





City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-2109

Item #: E.

Department of Housing Performance Measure Update
[David Noguera, Director, Department of Housing and Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE October 25, 2021

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Department of Housing Performance Measure Update**

The Department of Housing and Neighborhood Revitalization (Housing) reports project pipelines and accomplishments to the Housing & Homelessness Solutions Committee on a monthly basis. This memo will summarize updates occurring in September and present the final year-end measures. The updated presentation is attached, and details are included below:

Development

The monthly measures presented for development projects in this report follow three different phases of work. The first measure, *Units Approved*, represents the work staff performed this fiscal year in reviewing applications and taking them to council or the associated committees. The second measure, *Units Started*, represents the 'start of construction' and includes work staff has done to bring approved projects to close and the work developers have done to apply for and receive the required building permits. This typically includes work done in prior fiscal years or early in the current fiscal year. The final measure, *Units Complete*, is taken either at Final Certificate of Occupancy, Green Tag, or final payment disbursement, depending on the program, and represents a new or fully rehabilitated unit on the ground. Typically, completions represent staff work completed two or more years in the past.

Overall, staff's efforts have made an impressive start to affordable housing development in Dallas in FY20-21. Among all development programs, staff brought 3,802 units through the approval process, significantly exceeding the projection of 2,742 at the start of this fiscal year. Staff logged 1,609 units receiving a new permit, just short of the projected 1,686 but still representing almost 20% of the 8,352 units permitted in the city. A total of 71 units have been completed compared to the projected 405, which will be explained in the sections below.

In September, the Notice of Funding Availability (NOFA) did not see significant movement as the final intended project for the fiscal year was approved in August. The Greenleaf Ventures project in West Dallas began to pull permits, and Texas Heavenly Homes in the Bottoms has also started construction now that the first phase of infrastructure projects is complete. The Prairie Creek development will be reaching completion soon, with four more units on the ground.

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At the start of the fiscal year, staff projected a significant number of projects from the Single-Family NOFA would start construction, with a portion of those homes completing construction. While two developers (Confia and Habitat) have been able to move forward with their first phase of construction, all other developers have run into unanticipated issues that have caused significant delays including zoning issues, environmental issues, and permitting delays. Additionally, the resolutions for many of these projects were written with such specificity that they will need to be amended as the market has changed so significantly that the sales prices agreed upon are no longer feasible. Council can expect these resolution changes in the coming fiscal year.

Housing's land programs have also been moving forward successfully. This fiscal year, council approved the sale of 203 lots, 59 homes have been permitted, and 28 have been completed. Council approval exceeded expectations, but permits and completion did not meet this year's projections. Some of this has been caused by delays in the permitting office, but it is also due to difficulties in making projections for the land bank program, as developers can pull a permit any time in the first three years after closing. There is still significant interest in this program and staff are very busy with multiple applications, so further development is expected in the next fiscal year.

The Mixed Income Housing Development Bonus (MIHDB) has also seen increasing interest this year, with even more growth anticipated as OneDallas moves through council and launches in FY21-22. Unfortunately, much of this progress was not logged in these measures. However, 530 units permitted this fiscal year are using MIHDB in addition to other programs. An additional 1,160 units applied for a permit between May and July of 2021, which we anticipate will start construction in the coming fiscal year. 540 of those units are using only MIHDB and no other program. Finally, staff had anticipated the completion of one project with 270 units. While no projects have received a final Certificate of Occupancy that will allow them to be counted in these measures, 1,101 units using MIHDB have received some level of temporary Certificate of Occupancy, which indicates those projects should be completed soon.

The Low Income Housing Tax Credit (LIHTC) and Dallas Housing Finance Corporation (DHFC) exceeded every expectation. There were 2,825 units approved and 481 permitted this fiscal year using only LIHTC, with many others using some combination of LIHTC and NOFA and/or MIHDB. 991 of the units were approved for preliminary inducement by the DHFC during September's board meeting. More projects are using multiple programs within the Housing Department, which helps ensure more affordable high quality housing. Two examples are the Midpark Towers and Westmoreland Station developments which received both NOFA funding and LIHTC support. Both projects, accounting for 450 units, were approved by council and permitted this fiscal year.

Finally, the 1000 Unit Affordable Housing Challenge kicked off this fiscal year. Dallas City Council selected three applicants to develop affordable multifamily housing on three of the selected lots. These units have not been included in the measures as they are still finalizing designs to meet with zoning and permitting requirements, and the unit count

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may be subject to change. These units will begin appearing in the performance measures in the next fiscal year.

Repair

Housing staff are hard at work managing the five programs currently dedicated to home repairs throughout Dallas. This report features two measures for these programs that summarize two phases of the process. The first measure, Households Qualified, represents the work that staff completes in evaluating applications and properties. The measure counts every application that receives preapproval and has their home inspected. In some cases, these homes may not move forward in the process (due to state of the home, cost or type of repairs needed, title issues, or cancellation from the homeowner), but the measure still represents significant work from the team. The second measure, Units Repaired, counts the final number of units that have gone through the complete process and received all agreed repairs.

Projections at the beginning of the fiscal year were optimistic that the newest programs approved by council would be active early in the fiscal year. That has not been the case, so the projections have not been met. Housing projected 360 households would be qualified and 410 repairs would be completed (accounting for previous projects in the pipeline). In total, staff qualified 143 households and repaired 189, and each program is discussed in more detail below.

The Home Improvement and Preservation Program (HIPP) is the most popular program in the department, with applications far exceeding the amount of funding available to the program. Staff projected that HIPP would serve 110 people. This included homes approved for the fiscal years 18-19, 19-20, and 20-21. The program was stalled in 2020 due to COVID and really started up in January 2021. Working with three quarters of the fiscal year, staff were able to complete repairs on 16 of 18 homes from 2018 with the other two under construction; closed loans on 43 applications from 2019, 20 of which are complete and 23 under construction; and closed loans for 37 of 41 applicants for 2020 funds with 4 completed and 27 under construction. This totals 102 people served, just under the 110 projected, as all funding has been utilized. All construction is set to be complete by March 2022. Applications for the 21-22 fiscal year have been received, are currently under review and will be reported starting in November.

The Targeted Repair Program (TRP) was projected to be running throughout the fiscal year, however procurement and contracting processes took longer than anticipated and projects are only just underway. The goal for TRP West Dallas was to serve 200 people. Staff have received 123 applications, have 20 agreements with the City Attorney, have 20 signed agreements, and have 5 homes under construction. Staff have worked through the challenges and now have a steady stream of applicants moving into construction.

The Historic Tenth TRP has had 6 applicants qualified for the program. The process requires a Certificate of Appropriateness from the Office of Historic Preservation, which requires an engineer on the project. This engineer was procured in September 2021. Six

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foundation assessments have been completed and all 6 will move into agreement at the start of the next fiscal year. Due to receiving fewer applications than anticipated, this program was also amended in September to allow for a maximum of \$50,000 to be spent on each house. This will reduce the capacity of the program from a goal of 35 down to 14 homes, but the changes will allow contractors to provide more significant repairs on each home.

The Healthy Homes Lead Reduction (HHLR) program projected 50 households qualified and 40 homes repaired. So far, 22 homes have gone through the qualification process and none have been repaired. The lead program has strict eligibility rules set by HUD that require the household be low-to moderate income, have kids or pregnant woman under six who spend a lot of time in the house, and own a home older than 1978 that tests positive for lead. Finding qualified applicants has been challenging despite 20,000 door hangers advertising the program being provided in neighborhoods most likely to have qualifying homes. Staff have had 83 applicants, of which 16 meet this eligibility. Staff are working through the process for these 16 homes and anticipate drafting agreements for construction by end of October. Staff is currently working to identify other housing that may also qualify for the program so that more people can be served more quickly.

The Dallas Tomorrow Fund (DTF) was closer to its goal of 25 households prequalified and served despite new challenges. DTF can serve 35 households a year depending on the number of referrals received, but the code violation must be able to be cleared with \$20,000. Staff have had to deny 29 applicants for two primary reasons: the house needs significantly more than \$20,000 to complete the repair, or the applicant is not willing to submit the required proof of income or ownership. Staff have completed 5 repairs, have 4 under construction, have 14 being inspected and have 6 agreements being drafted. Housing and Code are also working together to refine program efficiencies, communication and the referral process to meet the goal of 35 served per year.

In addition to managing the larger programs above, staff was directed to create and implement an Emergency Home Repair Program (EHRP) to assist residents in recovering from damages after the winter storm. This program was created and implemented quickly. Nonprofit partner Volunteers of America (VOA) provided home repairs, and Housing offered rebate assistance. VOA served 139 people, and Housing reimbursed 14 people for costs incurred due to the winter storm. This program was completed successfully and is closed.

DHAP

The Dallas Homebuyer Assistance Program (DHAP) has gained interest this fiscal year due to advertising and marketing strategies and partnerships with affordable housing developers. The projection this fiscal year was to qualify 25 applicants with the expectation that many would not purchase a home, would move forward without assistance, or otherwise exit the program, ultimately providing loans to 10 households. Staff was able to provide 7 loans this fiscal year despite current market conditions and competition increasing prices and making it difficult for low- or moderate-income

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households to buy homes. Further, the DHAP team prequalified 43 applicants this fiscal year, many of whom will be purchasing single-family NOFA homes as they are completed in the coming fiscal year.

DHAP staff also amended the Comprehensive Housing Policy this year with additional changes better reflecting the market and the demographics of homebuyers we serve. Staff believes these changes will allow the City to serve more residents through the DHAP program.

MRAP

The Mortgage and Rental Assistance Program (MRAP) was created in FY 19-20 to help households impacted by COVID, such as through job loss or illness, remain in their homes. The program was implemented quickly, with limited technology, and pulled together staff from many departments around the city to handle the huge volume of applications expected. Staff closed the application process after just one and a half days due to the number of applications received. The program was initially expected to serve 2,555 households, but staff was able to serve many more due to additional funding and housing costs that were lower than expected.

The implementation of the program was a partnership between Housing and the Office of Community Care (OCC) managing a variety of funds together. This report included total ongoing counts for all funding sources. However, since the expenditure of COVID-related funds has been completed, Housing is no longer involved in providing rental assistance. All programs, tools, processes, and lessons learned are now actively used in OCC as they continue to implement a Tenant-Based Rental Assistance Program.

Due to the separation, Housing will now only report households served using CDBG and CRF funding sources. These monthly updates previously reported serving 4,996 households. After separating and finalizing the funding sources, MRAP provided rental assistance to 4,173 Dallas households, still significantly more than projected.

Other

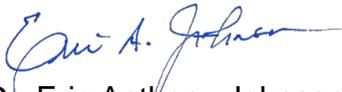
The Title and Property Assistance Program (TAPA) is a pilot program to assist households in clearing the title to their homes through items such as affidavits of heirship, deeds, probate, mediation, and a few other issues. Title issues are a common problem among applications to Housing's repair programs that prevent owners from being able to improve or access the equity of their homes. Housing has referred 40 clients with title issues to the program. So far 15 clients have been served. While the program is available for applicants outside of referral, marketing the program to the public has been difficult. Currently Housing is seeking to procure a second attorney to administer the program.

Housing has been made aware of the work of other departments on 1,322 housing units in Dallas. Some of these units are duplicative with housing's production numbers, as the

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developers have used multiple sources to fund their projects. The Office of Economic Development has reported 230 units for Gateway Oak Cliff, which utilized TIF funding in addition to its participation in Housing programs. The 53 units created in the St. Jude permanent supportive housing project have also been included thanks to an investment of CARES Act funding from the Office of Homeless Solutions. The remaining units are the housing units currently funded by the Office of Homeless Solutions for permanent supportive housing, rapid rehousing, and supportive housing.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@DallasCityHall.com or 214-670-3619



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

Attachment: Department of Housing Performance Measure Update Presentation

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billieae 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
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors



City of Dallas

Department of Housing Performance Measure Update

**Housing and
Homelessness Solutions
October 25, 2021**

David Noguera, Director
Housing & Neighborhood Revitalization
City of Dallas

Production Chart (data as of 10/12/2021)



	Program Budget	Full Time Employees	Applied	Denied/Cancelled	Benchmark	Aug 2021 YTD	FY 2021 Total	FY 2021 Projections
Development	\$2.5 m CDBG \$4.1 m HOME \$965k CHDO	5 Employees	10,836	2,234	Units Approved	2,776	3,802	2,742
					Units Started	1,585	1,609	1,686
					Units Completed	60	71	405
Repair	\$2.9 m CDBG \$1.4 m Lead \$2 m EHRP	4 Employees	879	477	Households Qualified	144	143	360
					Units Repaired	167	189	410
DHAP	\$500k CDBG \$767k HOME	2 Employees	65	30	Loans Approved	39	43	25
					Loans Provided	7	7	10
MRAP	\$10.5 m HOU \$8.2 m OCC	N/A	N/A	N/A	Households Served	4,996	4,173	2,555
Other	N/A	N/A	N/A	N/A	Units Supported by Other Depts	1,092	1,322	N/A
					All Units Permitted	7,852	8,352	N/A

3 Admin, 4 Finance, 2 Strategy, 8 Inspection,
6 Compliance, 4 Floating Program Staff,
2 Assistant Directors, 1 Director



Development Chart (data as of 10/12/2021)



	NOFA	Land Programs	MIHDB	LIHTC/DHFC	NEZ	1000 Unit Challenge	Multiple Programs	Total
Program Budget	\$6.7 m	N/A	N/A	N/A	N/A	N/A	N/A	\$6.7 m
Units Applied	2,051	228	1,160	5,063	0	2,334	0	10,836
Units Cancelled	406	0	51	1,777	0	0	0	2,234
Units Approved	485	203	N/A	2,825	0	0	289	3,802
Units Started*	4	82	51	481	0	0	991	1,609
Units Completed*	41	28	0	0	0	0	2	71



*Due to the length of construction timelines, units starting construction often reflect work done a year prior, and units completed may reflect staff work completed up to 3 years prior depending on the project

Repair Chart (data as of 10/12/2021)



	HIPP	West Dallas	Tenth Street	Lead/ Healthy Homes	DTF	NEZ	EHRP	Total
Program Budget	\$2.9 m	\$2 m	\$750k	\$1.4 m	\$500k	N/A	\$2 m	\$9.05 m
Units Applied	453	123	6	80	64	0	153	879
Units Cancelled	399	22	1	38	17	0	N/A	477
Households Qualified	60	37	5	22	19	0	N/A	143
Units Repaired	31	0	0	0	5	0	153	189



Other Programs (data as of 10/12/2021)



	DHAP
Program Budget	\$1.27 m
Units Applied	65
Units Cancelled	30
Loans Approved	43
Loans Provided	7

	MRAP	TAPA*
Program Budget	\$18.7 m	\$200k
Households Served	4,173	15



*TAPA will report data on a quarterly basis, next update expected October 2021



City of Dallas

Department of Housing Performance Measure Update

**Housing and
Homelessness Solutions
October 25, 2021**

David Noguera, Director
Housing & Neighborhood Revitalization
City of Dallas