

Memorandum



CITY OF DALLAS

DATE January 28, 2025

TO Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT **Upcoming Agenda Items: Authorize Resolution of Support and \$500.00 line of credit for 2025 9% Competitive Housing Tax Credits Applications**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of upcoming agenda items on the February 12, 2025 Council agenda to authorize a Resolution of Support for the recommended Applicants and/or affiliates related to their application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Competitive Housing Tax Credits (HTC). Due to the competitive nature of the 9% HTC in the region, and although many applications are presented, it is likely that only a small number will receive a TDHCA tax credit award.

BACKGROUND

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC) Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking LIHTC through TDHCA.

On June 12, 2019, City Council authorized an amendment to the policy as restated in the DHRC, to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9.00% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

Applicants have submitted a pre-application to the TDHCA for 2025 9% Competitive Housing Tax Credits pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code. The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, HOME Investment Partnerships Program, or General Obligation Bond funding;

- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20.00%;
- The project located within an area designated as an Equity Strategy Target Area in the DHP33 and DHRC; and
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

In the administration of its 9% HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:
Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development
- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

A synopsis of each application submitted for a resolution of support is shown below. Additional project-specific details along with any applicable waivers and/or requests by the Applicants to the City Council along with recommendations by staff is shown in the attached Exhibit A. A total of eleven applications were received, of which seven support the DHP33 by providing housing below 50% AMI. Three of the developments do not support the DHP33 due to location in high poverty areas with a concentration of other HTC projects within a 1–2-mile radius and other factors. The attached Exhibit B depicts map locations for each project.

A. (Application Withdrawn) Toro Arches
213 & 215 E. 12th and 223 S. Storey, Council District 1

O-SDA Industries, LLC is a City of Austin MBE/WBE/Texas HUB certified real estate development firm with deep expertise in building affordable housing communities that meet the unique needs of each city and individual neighborhood they serve. Since 2011, O-SDA Industries, LLC has partnered with Saigebrook Development on over 30 successful 9% Housing Tax Credit applications for projects across the state of Texas.

The Applicant proposes to develop 86 units, to include 64 one-bedroom, and 22 two-bedroom units serving seniors. The units will include energy efficient appliances and lighting and other TDHCA-required features. Community amenities will include an on-site leasing center and community room with kitchen, fitness center, cyber lounge, and community-designed public art. Planned resident services will include income tax preparation, food pantry, annual health fair, monthly arts and crafts classes, and social events. The development is located within the Southern Gateway Reinvestment Strategy Area and is one mile from the Methodist Dallas Medical Center which is an added amenity for the targeted senior resident population. In addition, this project is less than half a mile from high frequency transit, grocery stores, parks, and community centers.

B. The James at Wheatland – Recommend Support
7100 Wheatland Road, Council District 3

Express Development, Inc. serves as an affordable housing developer, construction, and management company committed to creating and preserving affordable housing opportunities. Partnering with Albatross Development, LLC, Express Development, Inc. has over 11 years of experience in residential and commercial development, producing over 100 projects across the country.

The Applicant proposes to develop 90 units, to include 26 one-bedroom, 44 two-bedroom, and 20 three-bedroom units. The units will include energy efficient appliances and lighting and other TDHCA-required features. Community amenities will include an on-site leasing center, community storm shelter, fitness center, and pool. The development is located in Southwest Dallas. The development will be 1 mile from The Village and Cedar Park

shopping centers, high frequency transit, licensed childcare center, full scale grocery stores, and Rotary Park.

C. The Broderick - Recommend Support
12800 Coit Road, Council District 11

St. Margaret Inc., a Catholic Housing Initiative (CHI) member, has partnered with Carleton Construction to develop the Project. CHI is a community-based, non-profit organization founded in 1991 with a mission to provide quality, affordable family and senior housing. CHI has completed a 230-unit mixed-income LIHTC development, Gateway Oak Cliff. St. Jude Inc., another member of CHI, has opened St Jude Center-Vantage Point, a 136-unit permanent supportive housing development for chronically homeless. In addition to these St. Jude Centers (444 units), CHI owns and operates more than 1,000 apartment units in Coppell, Carrollton, Mesquite, and Dallas. Of its existing housing inventory, approximately 200 units are designated for seniors, and the rest are for families.

The Applicant proposes to develop a 108-unit mixed-income affordable multifamily community for seniors ages 55 and above. The development will provide seniors with access to high-quality amenities and supportive services in a High Opportunity area of Dallas. The units will include energy efficient appliances, vinyl plank flooring, fully appointed kitchens, ceiling fans, water-saving plumbing features, lighting and other TDHCA-required features. Community amenities will include a fitness room, community room, multi-functional activity room and business center. The proposed development has easy access to needed amenities and is near a full-service grocery, transit, Cottonwood Trail/Hamilton Park, Medical City Healthcare, a library, and daycare center.

D. The Meadow - Recommend Support
8130 Meadow Road, Council District 13

Sycamore Strategies was founded in 2016 and has been involved in multiple affordable housing developments from land purchase through development and into asset management to develop affordable housing in Texas resulting in over 1,200 units under development.

The Applicant proposes to repurpose a vacant skilled nursing facility into a 100-unit permanent supportive housing development to include 50 studio and 50 1-bedroom units. The units will include full electric kitchen appliance package, spacious nine-foot ceilings, generous porches or balconies with storage closets, decorative lighted ceiling fans in living and bedrooms, garden tubs and walk-in showers, full size washer and dryer connections, radiant barrier, oversized walk-in closets and high-speed internet and cable tv access. Amenities include elevators in each building, activities & events, supportive staff onsite, a maintenance free lifestyle, a community kitchen for get togethers or special events, business center, full fitness studio, library with seating tables, billiards room,

movie theatre, and laundry facilities. The site is within one mile of transit bus stop and two light rail stations, a Tom Thumb, Harry S. Moss Park, trails, and Kindred Hospital.

E. Reserve at Elam - Recommend Support
9129 Elam Road, Council District 5

Pivotal Development LLC began developing affordable housing in 1993. Since then, they have developed more than 6,000 units across 99 properties in 15 states. Their properties cover the spectrum of housing types: multi-story apartment properties for families and seniors, villas, single-family developments, rehabs, adaptive reuse of existing buildings in large and small communities. Pivotal has a singular focus on developing quality affordable housing for those who need it most. Pivotal Development LLC serves as affordable housing developer, construction, and management company.

The proposed development, Reserve at Elam, is new construction of workforce housing in a garden-style walk-up apartment building. The Reserve at Elam will consist of 96 units, including 30 one-bedroom, 42 two-bedroom units, and 24 three-bedroom units. The community amenities include granite countertops, a playground, pool, learning center, community building, ride-share parking spots, dog park, fitness center, high-speed Wi-Fi, and learning space for programming. The proposed 7.5-acre site comprised of five parcels provides access to transit stop at Buckner and Elam, just over a mile away. Crawford Memorial Park and Southeast Dallas Health Center are within a quarter mile. A daycare center is within a half mile radius and the Prairie Creek Branch Library is within a one-mile radius, and the nearest grocery stores are less than two miles away.

F. Oikos Square – Recommend No Support
6246 Bonnie View Road, Council District 8

National Community Renaissance (National CORE) has a 30-year track record as a national nonprofit developer of affordable housing in the United States. The organization manages over 9,000 housing units and offers a variety of services, including planning and development, construction, property management, and resident services through its various divisions.

The Applicant proposes to develop an 82-unit three-story multifamily development consisting of 20 one-bedroom, 42 two-bedroom, and 20 three-bedroom units. Each unit will feature modern amenities, including solid surface countertops, luxury flooring, LED lighting, and energy-efficient appliances, ensuring durability, sustainability, and comfort for residents. Property amenities include ample surface parking, community gathering spaces, a pool, walking trail, community garden, exercise classes, eviction prevention program, bi-monthly on-site social events to foster a sense of community and promote active, social lifestyles for residents. The development site is situated near essential services such as the Highland Hills at Bonnie View transit (less than half mile away), grocery stores and the Judge Charles R. Rose Community Park (quarter mile away), retail

(within a half mile), and medical facilities (less than a quarter mile). The site is located within an Equity Strategy Target Area C as designated by the DHP2033 and aligns with the City's goals of targeted community investment and revitalization. Additionally, the project is located within the Bonnie View Neighborhood Plus Target Area.

G. (Application Withdrawn) Heroes House @ Friendship West
616 West Kiest Boulevard, Council District 4

Since 1997, Karrington Realty as offered realty services, property management, and development of two notable affordable housing projects: Heroes House at 2122 Highland (31 units) and Heroes House 2 at 2120 52nd Street (67 units), both funded by U.S. Housing and Urban Development in partnership with the City of Dallas.

The Applicant plans to construct a three-story 75-unit apartment community for veteran including unhoused veterans on a vacant 1.7-acre parcel currently owned by the Friendship West Baptist Church who will enter a ground lease with the Applicant for the development. Units include modern designs, ADA-compliant facilities, washers and dryers, and all utilities will be included in the rent. Property amenities include regular bi-weekly recreational and social activities, fitness sessions, transportation, literacy classes, tax preparation, eviction prevention program, food pantry, health fair, partnership with law enforcement, and other resident services. The development site provides access DART bus and rail stops less than a half mile, Kiest Park, Rugged-Elmwood-Mark and Kiest Park Trails are less than a mile away along with minutes away from a Walmart and the Lancaster Kiest Shopping Center.

H. Fair Park Landing – Recommend No Support
3220 & 3222 Elihu Street & West Corner of Al Lipscomb Way and JB Jackson Boulevard, Council District 7

Woda Cooper Companies, Inc. (WCCI) specializes in developing, designing, constructing, and managing affordable housing communities. WCCI's team has broad expertise across the spectrum of affordable housing: urban and rural communities; senior and general occupancy communities; mid-rise, garden and single-family communities; and new construction, acquisition rehabilitation, and adaptive reuse developments. Since its founding in 1990, WCCI has taken a long-term approach to every community it develops and constructs. The company owns and manages more than 330 communities with over 16,000 units and works hard to affect positive change in every village, town, and city where properties are located. The firm operates in 17 states in the Midwest, Mid-Atlantic, and Southeast.

The Applicant proposes to develop 121 units, to include 32 one-bedroom, 47 two-bedroom, and 42 three-bedroom units. Plans for property amenities include a leasing center, 24-hour fitness center, BBQ grills, bicycle racks, perimeter fencing, controlled gates, and outdoor living area. Units will have 9'0" ceilings, microwaves, dishwashers,

cooking range with oven, Energy Star rated appliances, spacious kitchens, private balcony/patio. The development is located within Equity Strategy Target Area A and Grand Park South TIF, thereby meeting a priority housing need of the City. It is also located less than 1 mile away from high frequency transit, the Martin Luther King Jr. Park, a full-scale grocery store, the Martin Luther King Jr Branch Library, a licensed day care center, a medical clinic and a pharmacy.

I. Eagle Ford Townhomes - Recommend Support
6000 Eagle Ford Drive, Council District 3

Sphinx Development Corporation, headquartered in Dallas, Texas, has been a prominent player in real estate development for four decades. The Applicant specializes in building homes and developing affordable housing solutions, particularly under Section 42 of the Internal Revenue Code, specializing in HTC affordable housing, mixed-use of apartments and retail, elderly housing & assisted living, and transit-oriented developments.

The Applicant proposes to develop a 90-unit, new construction, mixed use multifamily development to include 72 two-bedroom and 18 three-bedroom units. Planned unit amenities include energy efficient appliances, lighting, and other TDHCA-required features. Property amenities include fitness center, children’s playscape, community rooms, business center, walking/jogging path, BBQ grills and picnic tables, and a dog park. Targeted resident services include literacy classes, health and community services, social events/activities, and supportive staff onsite along with other resident services. The development is located less than one mile of high frequency transit, Mountain Creek Library, Walmart and less than a half mile from Big Cedar Wilderness trail. Other adjacent amenities include Fox Hollow Park one mile away and childcare services less than two miles away.

J. 5900 Station – Recommend No Support
5900 Bonnie View Road, Council District 8

National Community Renaissance (National CORE) is a non-profit affordable housing developer with a focus on creating high-quality, sustainable housing solutions for low- and moderate-income family. With over 30-year track record as a national nonprofit developer of affordable housing in the United States. The organization manages over 9,000 housing units and offers a variety of services, including planning and development, construction, property management, and resident services through its various divisions.

The Applicant proposes to develop an 82-unit multifamily senior development to include 82 1-bedroom units. The units will include energy efficient appliances, lighting and other TDHCA-required features. Property amenities include ample surface parking, community gathering spaces, a pool, walking trail, community garden, exercise classes, eviction prevention program, bi-monthly on-site social events to foster a sense of community and promote active, social lifestyles for residents. The 9.5-acre development site has access

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to a full-scale grocery, transit, Charles R. Rose Community Park and medical facility less than a fourth mile away. The site is located within an Equity Strategy Target Area C as designated by the DHP2033 and the Bonnie View Neighborhood Plus Target Area.

K. The Magnolia - Recommend Support
1401 Commerce Street, Council District 14

Sycamore Strategies, LLC was founded in 2016 and has been involved in multiple affordable housing developments from land purchase through development and into asset management to develop affordable housing in Texas resulting in over 1,200 units under development.

The Applicant proposes to repurpose an existing hotel in Downtown Dallas and develop 130 units of affordable housing, to include 39 studio, 52 one-bedroom, and 39 two-bedroom units. The units will include full electric kitchen appliance package, spacious nine-foot ceilings, generous porches or balconies with storage closets, decorative lighted ceiling fans in living and bedrooms, garden tubs and walk-in showers, full size washer and dryer connections, radiant barrier, oversized walk-in closets and high-speed internet and cable tv access. Amenities include elevators in each building, activities & events, supportive staff onsite, a maintenance free lifestyle, a community kitchen for get togethers or special events, business center, full fitness studio, library with seating tables, billiards room, movie theatre, and laundry facilities. It is located on Pegasus Park and within walking distance of numerous businesses, grocery stores, retailers, pharmacies, and post office.

If awarded tax credits by TDHCA, Applicants will work with the Office of Emergency Management and Crisis Response throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, Applicants will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Neighborhood Revitalization at cynthia.rogersellic@dallas.gov or 214-670-3601.

Service First, Now!



Robin Bentley,
Assistant City Manager (I)

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c: Kimberly Bizer Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

Attachments:

Exhibit A – Summary Details of 2025 9% HTC Applications

Exhibit B - Map