

Memorandum



CITY OF DALLAS

DATE May 24, 2024

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

SUBJECT **Upcoming Agenda Item – Proposed Development Program Changes**

The purpose of this memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on June 12, 2024 that will provide proposed changes to the Development Program as described in items 1-4 below.

To-date, the Department of Housing and Neighborhood Revitalization (Housing) presented feedback and summary changes to the policy in the following manner:

- November 14, 2023, briefing to the Housing and Homelessness Solutions Committee (HHSC);
- December 8, 2023, City Manager's Friday Memo;
- January 22, 2024, briefing memorandum on updates to the Development Program Policy;
- February 14, 2024 by Council Resolution 24-0257, City Council approved changes to two developer programs administered by Housing: 1) the Land Transfer Program (LTP), and 2) the Single-Family Homeownership Development Requirements Program (SFHDR);
- April 23, 2024, briefing updates to HHSC; and
- April 30-May 22, individual meetings with HHS Committee Members.

The areas of the Development Policy that are proposed to be revised are as follows:

1. Language will be added to the Land Transfer program statement to allow a Stand-Still of the reverter when contractors/developers are financing the construction of homes through traditional financing with a lender. This provides an opportunity for the lenders to cure defaults on the construction loans before the City exercises its right to revert the property.
2. Add the following preferences for project selection. These changes provide equity and opportunity for more partnerships.
 - Awards to developer partners with no current outstanding housing projects with the City;
 - Apply caps to the amount of gap financing assistance to developers to 25% of the total development cost or up to \$5M, whichever is less. Exceptions will be granted to affordable housing projects in target areas and developments with partnerships for specific project initiatives such as city-owned properties, DART, Dallas Housing Authority, Dallas ISD;
 - Single family and homeownership developments.

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3. Equity Strategy Target Areas are to receive 50% of Housing's funding annually.
4. Revisions to provide consistency in repayment terms throughout the program statement for annual surplus cash payments.

For additional information or questions regarding this matter, please contact me or Cynthia Rogers-Ellickson at Cynthia.rogersellic@dallas.gov or 469-275-8732.



Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizer-Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors