

June 14, 2023

**WHEREAS**, in September 2022, the City Council adopted the FY 2022-23 budget and included in the budget \$500,000.00 for an emerging developer initiative to provide technical assistance to non-profit developers that develop affordable housing in underserved neighborhoods by Resolution No. 22-1424; and

**WHEREAS**, in August 2022, the United Way of Metropolitan Dallas, Inc. (United Way or ~~Contractor~~ [Consultant](#)) received a grant from Truist Bank in the amount of \$15,000.00 for a program to research and collect data on current and future opportunities for non-profit capacity building; and

**WHEREAS**, in March 2023, the United Way received a grant from Schwab Bank in the amount of \$12,500.00 to administer the program for non-profit developer capacity building; and

**WHEREAS**, these private funds will be used to match the \$500,000.00 from the City of Dallas; and

**WHEREAS**, in September 2022, TDA Consulting, Inc. (TDA) and United Way held focus groups with the non-profit housing community to discuss the needs of the non-profit development community; and

**WHEREAS**, on May 22, 2023, the Housing and Homelessness Solutions Committee was briefed by memorandum on the program, entitled “Emerging Developers Initiative,” (Program) developed by United Way; and

**WHEREAS**, the City desires to strengthen capacity for non-profit developers to increase opportunities for development of affordable housing by entering into an agreement with United Way (~~Contractor~~ [Consultant](#)) for the Program in an amount not to exceed \$500,000.00 (the Agreement) [in accordance with Section 10.5.6 of AD4-5](#); and

**WHEREAS**, [the City desires to maintain affordable housing, provide greater fair housing choices, address equity blind spots, advance racial equity, and to overcome patterns of segregation and concentrations of poverty, and the Program supports these goals by supporting the growth and development needs of growing developers and providing technical assistance to developers of affordable housing to partner the City and to deliver affordable housing; and](#)

**WHEREAS**, it is in the best interest of the City to enter into the Agreement with ~~Contractor~~ [Consultant](#) in connection with the Program.

**Now, Therefore,**

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

June 14, 2023

**SECTION 1.** That the City Manager is hereby authorized to execute a one-year ~~professional services~~ consultant contract, with two one-year renewals, with United Way of Metropolitan Dallas, Inc. (~~Contractor~~ Consultant), approved as to form by the City Attorney, for the Emerging Developers Initiative (Program) for developer capacity-building services (Services), in an amount not to exceed \$500,000.00 (Funds).

**SECTION 2.** That the terms of the Agreement shall include, but are not limited to the following:

- a. The developer capacity-building services are described in the attached Scope of Services. Up to 20 percent of the Funds may be utilized for administrative fees, including but not limited to staff, overhead and supplies by ~~Contractor~~ Consultant for delivery of the Services.
- b. All City funds shall be paid on a cost reimbursement basis and shall be used for actual, allowable, allocable and direct administrative fees and Eligible Costs (as defined in the Contract) for the Program and shall include only those identified in the Program budget.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with this resolution in an amount not to exceed \$500,000.00 to the United Way of Metropolitan Dallas, Inc. from Emerging Developers Fund, Fund 0762, Department HOU, Unit 5818, Object 3099, Encumbrance/Contract No. HOU-2023-00021784, Vendor VC20595.

**SECTION 4.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the contract, until such time as the contract documents are duly approved by all parties and executed.

**SECTION 5.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.