

RECEIVED

Public Notice

2021 NOV 5 AM 8:37

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

2 1 0950

POSTED CITY SECRETARY
DALLAS, TX

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



Housing and Homelessness Solutions Committee

November 9, 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=ee67ea4bfd19152c9c6c12587d9f72372>

Call to Order

MINUTES

1. [21-2159](#) Approval of the October 25, 2021 Housing and Homelessness Solutions Committee meeting minutes

Attachments: [Minutes](#)

BRIEFING ITEMS WITH ACTION

- A. [21-2160](#) Approval of the Affordable Housing Economic Development Program and an Unsecured Chapter 380 Economic Development Conditional Grant Agreement with Dallas Housing Opportunity Fund, LLC in an Amount Not to Exceed \$6,000,000
[Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services, City Manager's Office; George Ashton, Managing Director, LISC Strategic Investments]

Attachments: [Presentation](#)

BRIEFING ITEMS WITHOUT ACTION

- B. [21-2158](#) Dallas Real-Time Rapid Rehousing Program - Metro Dallas Homeless Alliance Dashboard
[Christine Crossley, Director, Office of Homeless Solutions; Jolie Angel Robinson, Chief Executive Officer, Metro Dallas Homeless Alliance]

Attachments: [Presentation](#)

BRIEFING MEMORANDUMS WITH ACTION

- C. [21-2152](#) Overview of Upcoming Agenda Item: ARPA Home Repair Program
[Thor Erickson, Area Development Manager, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)
- D. [21-2153](#) Upcoming Agenda Item: Authorize a Resolution of No Objection for 4% Low Income Housing Tax Credits for Estelle Community Partners, LP - Estelle Village Apartments Multifamily Renovation
[Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)
- E. [21-2155](#) Upcoming Agenda Item: Authorize (1) a Resolution of No Objection for 4% Low Income Housing Tax Credits; and (2) Amended and Restated Loan Documents for S. Zang, L.P. - HighPoint at Wynnewood
[Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)
- F. [21-2154](#) Upcoming Agenda Item: Authorize a Resolution of No Objection for 4% Low Income Housing Tax Credits for Ash Creek Apartments, LLC - Ash Creek Apartments Multifamily Renovation
[Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

REPORTS

- G. [21-2156](#) Housing and Homelessness Solutions Interagency Report
[David Noguera, Director, Department of Housing & Neighborhood Revitalization; Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Report](#)
- H. [21-2163](#) Department of Housing & Neighborhood Revitalization Performance Measure Update
[David Noguera, Director, Department of Housing & 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 #: 21-2159

Item #: 1.

Approval of the October 25, 2021 Housing and Homelessness Solutions Committee meeting minutes

Housing and Homelessness Solutions Committee Meeting Record

The Housing and Homelessness Solutions Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com. Recordings may be reviewed online at <https://dallastx.swagit.com/ad-hoc-committees>.
Note: This meeting was conducted via videoconference to comply with a social distancing mandate during a declared state of disaster.

Meeting Date: October 25, 2021

Convened: 9:03 a.m.

Adjourned: 11:00 a.m.

Committee Members Present:

Casey Thomas II, Chair
Jesse Moreno, Vice Chair
Carolyn King Arnold
Paula Blackmon
Cara Mendelsohn
Paul E. Ridley
Jaynie Schultz

Committee Members Absent:

N/A

Other Council Members Present:

N/A

AGENDA

CALL TO ORDER

BRIEFINGS

- 1. Approval of the September 23, 2021 Housing and Homelessness Solutions Committee Meeting Minutes**
Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the September 23, 2021 Housing and Homelessness Solutions Committee. The motion passed unanimously.

Motion made by: Paul E. Ridley

Motion seconded by: Jesse Moreno

- 2. Upcoming Agenda Item: American Rescue Plan Act Home Repair Program**
Presenter(s): Thor Erickson, Area Development Manager, Department of Housing and Neighborhood Revitalization
Action Taken/Committee Recommendation(s): The Committee was briefed on an overview of the American Rescue Plan Act (ARPA) which was part of the Annual budget passed on September 22, 2021. 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. The purpose of this briefing was to discuss program design, neighborhood data, and plan to launch the program. Staff recommended the HHS Committee forward the approval of ARPA Home Repair Program to City Council for consideration and approval. A motion was made to have this item comeback to committee to allow staff to provide responses to the Council Members.

Motion made by: Paul E. Ridley
Item passed unanimously: X
Item failed unanimously:

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

- 3. Program Update: Low Income Housing Tax Credits Program and the Dallas Housing Finance Corporation's Participation**
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 Low-Income Housing Tax Credits Program and the Dallas Housing Finance Corporation's Participation. This overview included background information, DHFC Production, Application Process, Proposed 2022 9% HTC schedule, and Expiring Tax Credit Developments. Information only.

4. Authorize an Amendment to St. Jude – Park Central Project to Modify the Area Median Income Requirements

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 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. A motion was made to move this item to full Council for consideration with 100% of the units at 50% AMI.

Motion made by: Cara Mendelsohn

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: 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 Saddler Circle in Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/ Mockingbird TIF District)

Presenter(s): Kevin Spath, Assistant Director, Office of Economic Development

Action Taken/Committee Recommendation(s): The committee was briefed on an overview of an agenda item that 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 multifamily 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). A motion was made to move this item forward for Council Consideration.

Motion made by: Jaynie Schultz

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Cara Mendelsohn

Item passed on a divided vote:

Item failed on a divided vote:

6. Department of Housing Performance Measure Update

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

Action Taken/ Committee Recommendation(s): Information Only.

ADJOURN (11:00 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 #: 21-2160

Item #: A.

Approval of the Affordable Housing Economic Development Program and an Unsecured Chapter 380 Economic Development Conditional Grant Agreement with Dallas Housing Opportunity Fund, LLC in an Amount Not to Exceed \$6,000,000

[Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services, City Manager's Office; George Ashton, Managing Director, LISC Strategic Investments]

Dallas Housing Market Landscape and Challenges

Dallas/Fort Worth inter-censal (2010 to 2020) population growth exceeded **20%**

Dallas-Fort Worth leads the nation with **3,796** non-seasonally adjusted single family construction permits

Median home prices have increased **115%** since 2011 to **\$310,520**



Dallas/ Fort Worth was the lead metro for multifamily investment in 2020, totaling **\$10.8 billion**

Market asking rents per unit have increased **\$911** to **\$1,255** in the past 10 years

Over **51%** of low income households are cost burdened, spending more than 30% of income on housing

Dallas Housing Opportunity Fund - Genesis

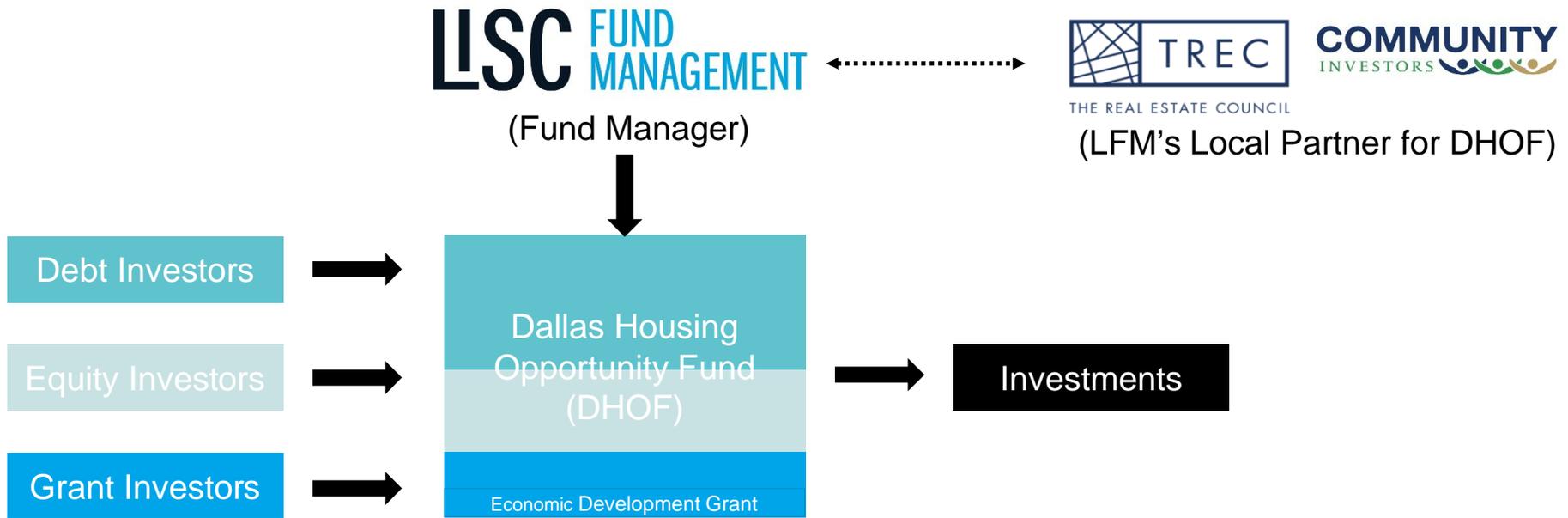
Background

The City of Dallas is leading an effort to attract investors into an Affordable Housing Development Fund to aid the development, financing and acquisition of affordable housing for low-to-moderate income residents of Dallas.

Dallas Housing Opportunity Fund, LLC (DHOF):

LISC and TREC desire to support the City in the development of affordable housing. LISC proposes the creation of the Dallas Housing Opportunity Fund LLC to further support the development of affordable housing within the corporate limits of the City of Dallas and in line with the City's Affordable Housing guidelines.

DHOF Structure



Core responsibilities

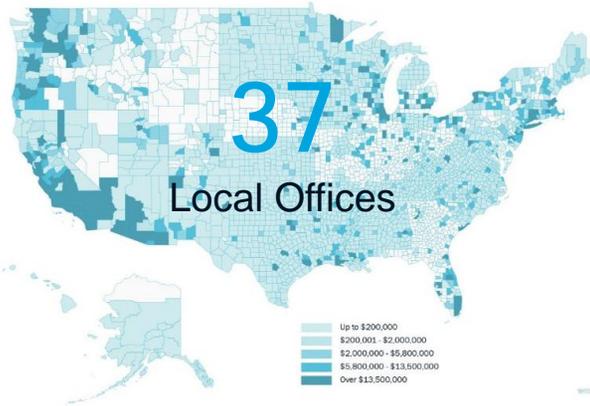
- LISC Fund Management as manager of DHOF will lead **administration**, **fund design**, **fundraising** and **marketing**.
- TREC Community Investors is LISC Fund Management's local partner in Dallas. They will lead **origination** and **underwriting** and also provide guidance on DHOF fund design, fundraising, and marketing.

LISC has been an impactful CDFI since 1979

\$24 Billion Invested



\$69 Billion Leveraged



436,320 Homes

Affordable homes built and/or preserved including:

- Multifamily rental
- Supportive housing for special populations such as chronically homeless, LGBTQ, seniors and veterans
- Affordable homeownership

We also emphasize sustainability through green, healthy housing and transit oriented development.

\$466.5 Million

Total Net Assets

- Net worth has increased 67% in the past 5 years
- Raised \$249 million in private grant funds in 2020

74.4 Million Square Feet

Square feet of commercial, retail and community space, including:

- Early childhood centers
- Schools
- Fields/recreational spaces
- Healthcare centers
- Grocery stores
- Financial Opportunity Centers

AA- S&P Rated CDFI

- S&P cited LISC's financial stability, track record of performance and community impact as compelling indicators.
- LISC is the first CDFI to tap the general obligation bond market, with a \$100 million issuance in 2017

LISC SI Leadership



**GEORGE
ASHTON**

MANAGING
DIRECTOR



**CATHERINE
CARLSTEDT**

SENIOR DIRECTOR
OF MARKETING



**TIFFANY
DURR**

SENIOR DIRECTOR
OF FUND
INVESTMENTS



**ANNE
GEGGIE**

SENIOR DIRECTOR
OF FUND
PERFORMANCE &
MEASUREMENT



**OKOMBOLI
ONG'ONG'A**

SENIOR DIRECTOR
OF FUND
MODELING &
DESIGN



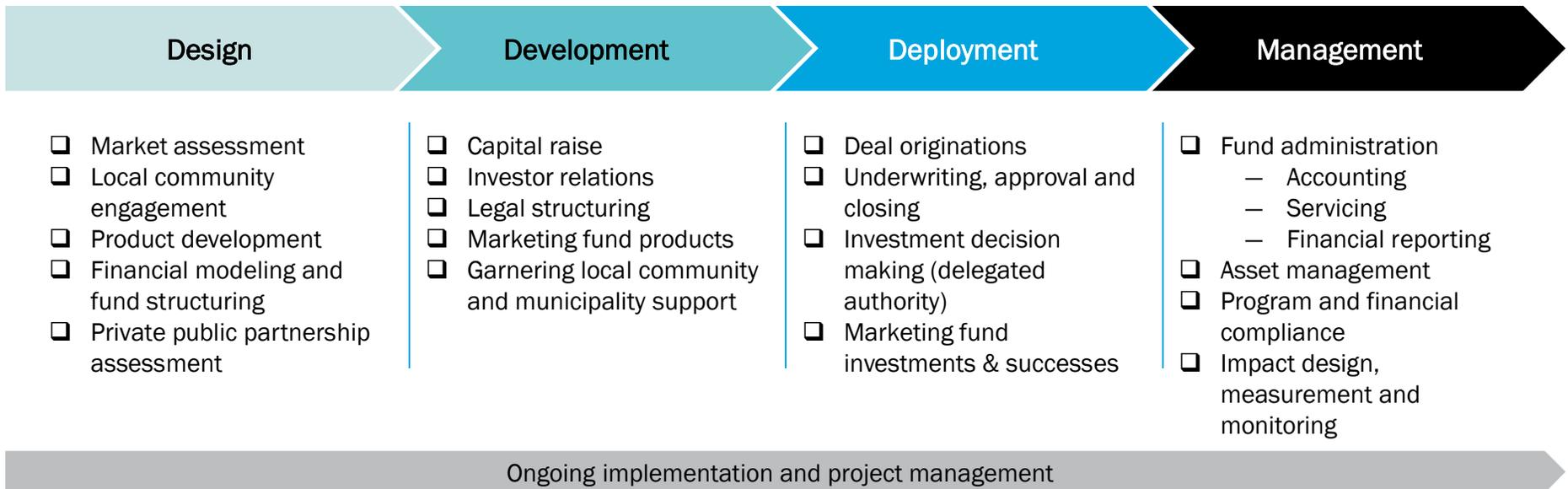
**MICHELLE
SPIVAK**

SENIOR DIRECTOR
OF BUSINESS
DEVELOPMENT

We are mission driven investment experts dedicated to capitalizing communities of opportunity across the US.

LFM Core Expertise and Services

The LISC Fund Management team structures, launches, and manages specialty investment funds with a mission focused around inclusive economic development and creating communities of opportunity. Our services include:



Bay's Future Fund

CHALLENGE

Residents across the Bay Area struggle every day to find and hold on to their homes. Two full-time workers, making \$15 per hour – over \$62k per year – can only afford to live in 5% of the region's neighborhoods and six out of ten households are at risk of displacement at any given time. Yet currently there is one house being constructed for every 6 jobs created.

OPPORTUNITY

Partnership for the Bay's Future is a partnership between LISC, public and private Bay Area institutions, including the San Francisco Foundation, CZI, Facebook, Genentech, the Ford Foundation, and Kaiser Permanente. The Partnership was created to increase the number of affordable housing units in the five-county region of the Bay Area and to advance a long-term regional policy agenda to foster the development of equitable communities of racial and economic diversity.

OVERVIEW

The Bay's Future Fund (BFF), one of the Partnership's initiatives, is a private pooled capital fund focused on preserving and producing approximately 8,000 housing units over the next 5-10 years by offering flexible capital to be invested directly in affordable, mixed and middle income housing projects

LISC Strategic Investments

FUND HIGHLIGHTS

Geography	Bay Area California
Fund Size:	\$500 million (entire initiative)
Target Returns	2-3%
Asset Class	New construction, rehab, and preserving naturally occurring affordable housing
Investment Type	Debt
Partnership Agreements	Co-Investment Partnership with CDFI
Partner Fund	The Policy Fund
Parent Initiative	Partnership for the Bay's Future

PARTNERSHIP FOR THE BAY'S FUTURE PARTNERS



IMPACT GOALS

20% of Units at **50% AMI** or below

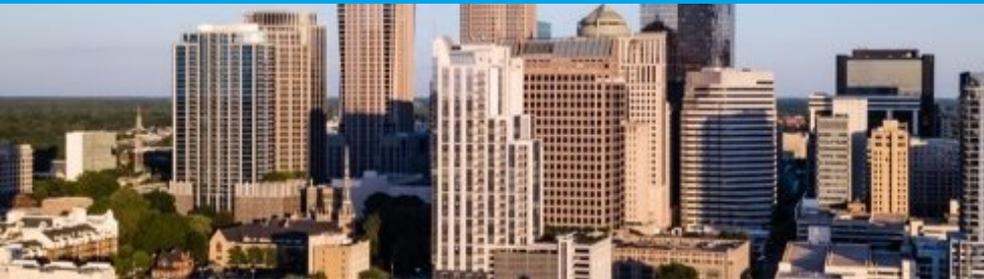
75% of units between **51% to 80%**

8,000
affordable housing units

PARTNERSHIP FOR
THE BAY'S FUTURE

Website Overview
Developer Website
Contact Us

Charlotte Housing Opportunity Investment Fund



CHALLENGE

Despite tremendous urban growth, Charlotte ranked 50th in terms of economic mobility in an analysis of America's 50th largest cities and many Charlotte residents are severely housing cost burdened and struggle to find affordable housing in areas of opportunity.

OPPORTUNITY

LISC designed the Charlotte Housing Opportunity Investment Fund (CHOIF), aimed to address the city's affordable housing crisis and leverage City of Charlotte Housing Trust Fund (Charlotte HTF) to deepen impact.

OVERVIEW

LISC manages and deploys CHOIF dollars through its tailored investment products geared to maximize Charlotte HTF's dollars alongside low cost debt, housing vouchers, and private capital. CHOIF's products are unique in that they meet all of the diverse investor's impact requirements, fills the gap in affordable housing, and can be scaled in Charlotte and cities across the U.S.

FUND HIGHLIGHTS

Geography	Charlotte, NC
Fund Size	\$43 million (2020)
Target Returns	2-4%
Asset Class	New construction, rehab, and preserving naturally occurring affordable housing
Investment Type	Conventional debt, preferred equity, & grants
Supplemental Partnership	Co-Investment agreement for up to \$20 million with affordable housing developer Ascent to deepen impact and speed needed to close NOAH

HIGHLIGHTED INVESTORS AND FUNDERS



IMPACT GOALS

1,500 to 2,000
affordable housing units

20% of units at 30%
AMI or lower

Charlotte **Housing Opportunity**
Investment Fund

[Website Overview](#) | [Developer Website](#) | [Contact Us](#)

Detroit Housing For the Future Fund

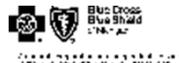


FUND OVERVIEW

Detroit Housing for the Future Fund (DHFF) is the private catalytic capital investment fund part of the Affordable Housing Leverage Initiative (AHLF). AHLF is a partnership between the City of Detroit Housing & Revitalization Department (HRD), LISC, and the Michigan State Housing Development Authority (MSHDA) to provide affordable housing developers and owners with streamlined access to financial tools that are specifically designed to address housing challenges in Detroit neighborhoods. DHFF's goal is to provide 3,000 units of affordable housing

INVESTORS & PARTNERS

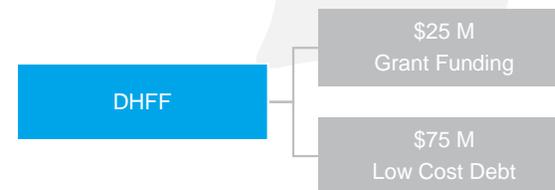
JPMORGAN CHASE & CO.



LISC Strategic Investments

FUND HIGHLIGHTS

Location	Detroit, MI
Fund Size	\$50 million debt \$25 million grant
Target Asset Class	New construction, rehab, and naturally occurring affordable housing
Investment Type	Preservation, naturally occurring affordable housing



IMPACT GOALS

3,000 affordable housing units at 50% - 80% AMI

Detroit Housing for the Future Fund

[Website Overview](#) | [Developer Website](#) | [Contact Us](#)

Half of our Funds Focus on Place-based Affordable Housing

THE BAY'S FUTURE

Size: \$496 million

Affordable Housing

Partners: Private Bay Area institutions, The San Francisco Foundation, CZI, Facebook, Genentech, Ford Foundation, Kaiser Permanente

Impact Goals:

Increase affordable housing in California Bay Area

CRA Goal: 0-120% AMI

Capital Base: Grants, Debt, Equity



Size: \$93 million

COVID Relief – Small Business Loans

Partners: State of NY (ESD and HCR), Apple Bank, Morgan Stanley, Wells Fargo, HSBC, Mizohu, Citi, Ford Foundation, BlackRock Charitable Fund

Impact Goals: Support small businesses, nonprofits, and small landlords

Capital Base: Grants, Debt

Black Economic Development Fund

Size: \$195 million

Black Banks, Business & Real Estate Transactions

Partners: Netflix, Square, Paypal, Costco, Thermofisher, Dick's Sporting Goods, Aflac, Hubspot

Impact Goals: Provide deposits, bridge financing and other financing to Black-led financial institutions, anchor institutions, and businesses

Capital Base: Equity

Detroit Housing for the Future Fund

Size: \$50.5 million

Affordable Housing

Partners: City of Detroit, MSHDA, Kresge Foundation, JPMC, Penske, PNC, Flagstar, Huntington, First Independence

Impact Goals: Support larger city initiative which aims for 12,000 units of affordable & mixed-income housing

CRA Goal: 30-120% AMI

Capital Base: Grants, Debt



Size: \$2.4 million

Community Accelerator- Program Management

Partners: Rockefeller Foundation

Impact Goals:

Increase pipeline of impact projects in Opportunity Zones in US cities to create jobs and improve conditions for minorities and low to moderate income populations.

Capital Base: Grants

Charlotte Housing Opportunity Investment Fund

Size: \$43 million

Affordable Housing

Partners: City of Charlotte, Charlotte Housing Authority, Foundation for the Carolinas

Impact Goals:

Support affordable and mixed-income housing

CRA Goal: 30-120% AMI and mixed-income

Capital Base: Grants, Debt, Equity

Note: Partners listed are not a comprehensive list of all invested parties.
*Based on capital closed as of March 31, 2020.

TREC Community Investors - Leadership



**LINDA
McMAHON**
PRESIDENT & CEO



**FELICIA
PIERSON**
SENIOR DIRECTOR
COMMUNITY
INVESTMENT



**SUMMER
LOVELAND**
CFO



**KAWANISE
MIMS**
FUND MANAGER



**AMY
STOVALL**
SENIOR DIRECTOR
COMMUNICATIONS



**NEBIAT
WODERE**
CONTROLLER

Capital That Builds Community



TREC Community Investors – Core Expertise and Services



- Dallas Market Knowledge
- Commercial Real Estate development community
- Community Engagement through Advisory Board
- Equitable Development Planning
- Public Private Partnerships
- Policy Engagement

- Capital Raise
- Fund Design
- Legal Structuring
- Relationship management with local officials and community organizations
- Grant Resources
- Local Bank relationships

- Deal sourcing & originations
- Underwriting, approval & closing
- Affordable Housing Fund I & II
- Existing portfolio of clients
- Marketing of Fund

- Loan Admin
- Accounting, Servicing, Financial Reporting
- Asset Management
- Impact Measurement

- Commercial Real Estate Financial Education
- Pro bono Project Management Services through membership network
- Post close project support
- Place based development support

Capital That Builds Community



Recap of Successful Affordable Housing Fund Structures

**Anticipated cost/unit range:
\$30k to \$65k**

	DHFF	CHOIF	BFF
fund size	\$ 75,000,000	\$ 43,000,000	\$ 500,000,000
units	2,000	1,500	8,000
cost/unit	\$ 37,500	\$ 28,667	\$ 62,500

Charlotte fund

Private-Public Partnership

Size: \$43

Capital Stack:

- Grant : \$9M
- Debt: \$22M
- Equity: \$12M

Terms: 18 years

Credit enhancement: \$20%

Unit count: 1,500

Detroit fund

Partnership with LISC, City of Detroit, MSHDA

Size : \$50-\$75

Capital stack:

- Grant: \$25M
- Debt : \$25-50M

Terms: 15 years

Credit enhancement : 20%

Unit count : 2,000



**Average fund
size \$50M =>
Supports 1,500-
2,000 Units**

Dallas Housing Opportunity Fund (potential)

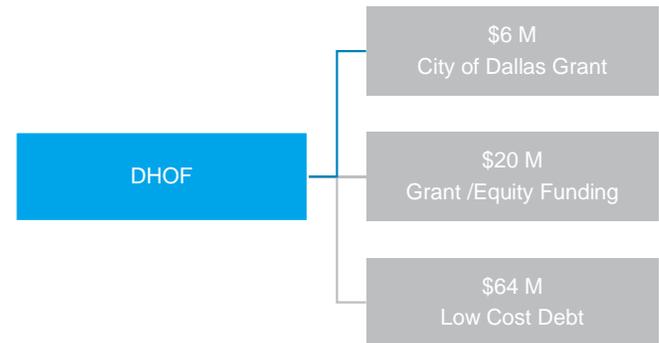


FUND HIGHLIGHTS

Location	Dallas, TX
Fund Size	\$40-100 million
Fund Life	5 year investment period and 18 years post-investment
Target Asset Class	New construction, rehab, and naturally occurring affordable housing
Fund Products	Senior/Subordinated loans (up to 18 year term); Preferred Equity (non-LIHTC)
Affordable housing target	< 120% City of Dallas median income

IMPACT GOALS

1,500 - 5,000
affordable housing units



CHALLENGE

The City of Dallas serves as the hub of economic activity for the fastest growing region in the country, yet low income households are increasingly having a difficult time obtaining affordable housing.

OPPORTUNITY

Dallas Housing Opportunity Fund (DHOF) is an entity created by LISC to provide financing to facilitate the production and preservation of affordable housing units within the corporate limits of the City of Dallas. DHOF will partner with LISC to provide fund management and capital raising expertise and TREC Community Investors' for local market knowledge and relationships.

Overview of City's Chapter 380 Grant Agreement

GRANT: City will provide a conditional grant of \$6,000,000 to Dallas Housing Opportunity Fund, LLC

- The funds will be provided on execution of the agreement.
- The promissory note will be forgiven in 1/15 increments (i.e. \$400,000) as each 100 units of affordable housing is produced.
- The city's note will be unsecured, and any repayment obligation is subordinate to DHOF's other lenders.

Overview of City's Chapter 380 Grant Agreement

DHOF OBLIGATIONS: DHOF will be required to meet the following benchmarks:

- Raise a minimum of **\$40,000,000** (in addition to the city's funding) on or before December 31, 2026
- Produce a minimum of **1,500 affordable housing units** on or before December 31, 2031
- The **first 100 units** of affordable housing must be produced on or before December 31, 2025
- **Deed restrict** the income restricted units for households earning at or below **120% AMI** for a minimum of 15 years

OTHER MATERIAL TERMS:

- DHOF will only work within Dallas city limits
- During the fundraising period DHOF will submit quarterly progress reports to the city. During construction, DHOF will submit annual progress reports to the city.
- Funds are to be paid upon execution of grant agreement

Housing Trust Fund

The source of the \$6,000,000 conditional grant will be the City's Housing Trust Fund.

In May 2018 the City Council approved the Dallas Comprehensive Housing Policy to create and maintain affordable housing throughout Dallas, promote greater fair housing choices, and overcome patterns of segregation and concentrations of poverty through incentives and requirements. The Policy called for the establishment of a Dallas Housing Trust Fund.

In December 2018 the Office of Economic Development provided \$7M to the Housing Trust Fund as seed funding.

In January 2020 the City Council approved using \$1M from the Housing Trust Fund for the residential neighborhood empowerment zone program, leaving a \$6M balance which will be deployed for this agreement.

Recent Economic Development Affordable Housing Incentives

(Incentives supported total project and potentially provided additional public benefits)

Project name	Address	Affordability	Affordable Units	City Subsidy (\$M)	Subsidy/Affordable Unit
The Galbreath	2400 Bryan	51% total units, 80% AMFI, 20 years (LIHTC)	111	\$14.00	\$126,126
Villas at Western Heights	1515 Fort Worth	80%/30-60%/ 45 (LIHTC)	104	\$7.68	\$73,835
Gateway Oak Cliff	400 S. Beckley	80%/60%/45 (LIHTC)	184	\$4.25	\$23,073
Alexan Riveredge	150 Turtle Creek	20%/80%/15 (TIF)	63	\$7.80	\$123,810
Sylvan 30	750 Fort Worth	20%/80%/15 (TIF)	40	\$3.20	\$80,000
Harvest Lofts	1111 S. Pearl St	20%/80%/15 (TIF)	48	\$8.54	\$177,843
Taylor Lofts	1010 S. Pearl St	20%/80%/15 (TIF)	12	\$3.55	\$296,124
Alta Maple Station	5522 Maple	20%/80%/15 (TIF)	50	\$8.00	\$160,000
The Haven	7707 Watercrest	20%/80%/15 (TIF)	40	\$10.00	\$250,000
Cypress @ Trinity Groves	320 Singleton	20%/80%/15 (TIF)	70	\$13.95	\$199,286
555 Ross	1777 N. Record	20%/80%/15 (TIF)	28	\$5.50	\$196,429
Alexan Trinity	333 E. Greenbriar	20%/80%/15 (TIF)	34	\$4.00	\$117,647
Bishop Arts Station (Victor Prosper)	195 & 196 W. Davis	20%/80%/15 (TIF)	44	\$11.25	\$255,682

Dallas Housing Opportunity Fund	Up to 120% AMI	1500	\$6.00	\$4,000
--	-----------------------	-------------	---------------	----------------

Next Steps

On December 8, City Council will consider two actions:

1. Approval of affordable housing as an economic development program, as required under Chapter 380 of the Texas Local Government Code; and
2. Approval of a Chapter 380 Economic Development Conditional Grant Agreement with Dallas Housing Opportunity Fund, LLC for \$6,000,000.

Questions?



City of Dallas

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

Agenda Information Sheet

File #: 21-2158

Item #: B.

Dallas Real-Time Rapid Rehousing Program - Metro Dallas Homeless Alliance Dashboard
[Christine Crossley, Director, Office of Homeless Solutions; Jolie Angel Robinson, Chief Executive Officer, Metro Dallas Homeless Alliance]



City of Dallas

**Housing and Homelessness
Committee, November 9th, 2021**

**Dallas R.E.A.L. Time Rapid
Rehousing MDHA Dashboard
Presentation**



OHS, MDHA



Dallas R.E.A.L. Time Rapid Rehousing

- Collaborative model involving multiple governmental entities and COC service providers
- Funding from American Rescue Plan Act (ARPA) and philanthropy
- Rehousing and wraparound services
- **RESULT: Responsible. Equitable. Accountable.**
Legitimate. access to housing for persons experiencing homelessness



Timeline Overview



October 2021

Provide new housing opportunities for sheltered & unsheltered residents

December 2022

Significant reduction in the number of encampments

September 2023

2,762+ residents sustainably housed.

Subsidies continue through 2024





Number served

Demographic data of all participants

Status at entry of program (sheltered or unsheltered)

Number of housing placements

Time from identification to move in

Racial Equity metrics including: identification ratios, match ratios, returns to homelessness, average length of stay in housing

Average length of stay in housing

Returns to homelessness

Permanent housing destinations





How is data being presented?

Dashboard Developed

- External
- High level overview of progress
- General public and stakeholders
- Visible on the MDHA Website

• Two Phases

• Phase One: Data from October 1, 2021 start date live in November 2021

Phase Two: June 2022

- Longer term outcomes will not be available until people have been in the program for 6 months





October 2021 Progress

•Housing Opportunities

- Rapid Rehousing
Application and lease up process established
DHA software built and training scheduled for case managers
Referrals started
- Emergency Housing Vouchers (EHVs)
 - Application and lease up process established

Case Management and Navigation

- MDHA completed first of multiple RFP rounds
 - 11 Agencies funded for 34 Rapid Rehousing case managers
 - 6 Agencies funded for 27 EHV case managers
 - 3 Agencies funded for 14 system wide navigators





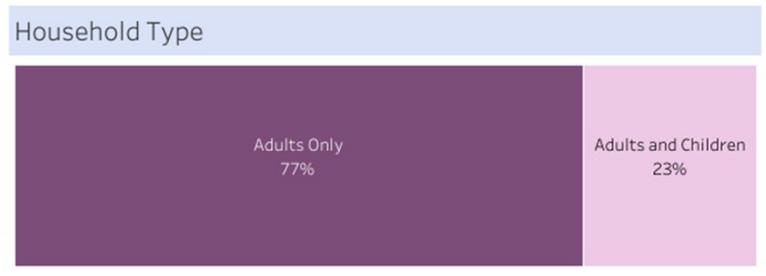
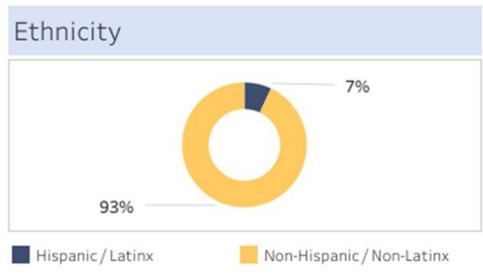
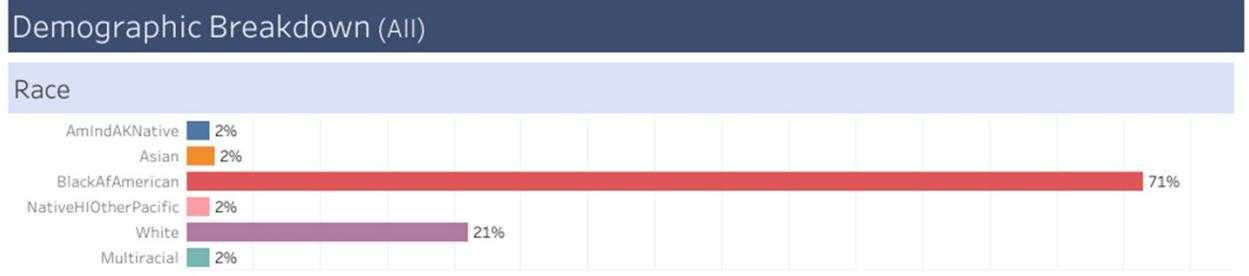
External Dashboard Mockup

- Data is not live
- Population of the actual dashboard started Oct 1, 2021

Who are we serving?

Use the dropdown to the right to select intervention type

Intervention
All



Rapid Rehousing



Who are we serving?

Use the dropdown to the right to select intervention type

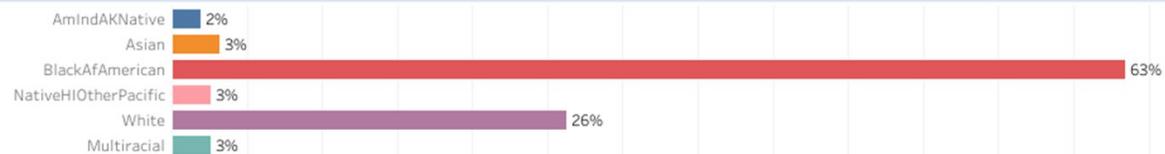
Intervention
Rapid Rehousing

Total Placements

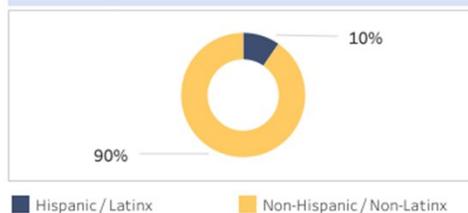


Demographic Breakdown (Rapid Rehousing)

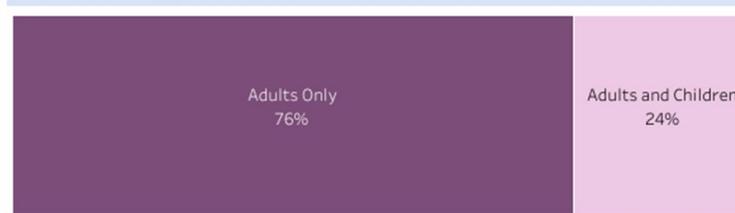
Race



Ethnicity



Household Type



Emergency Housing Vouchers



Who are we serving?

Use the dropdown to the right to select intervention type

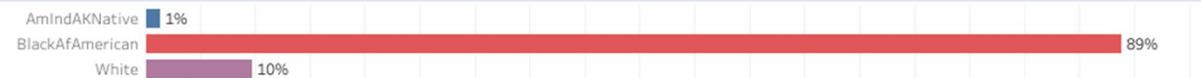
Intervention
Emergency Housing Voucher

Total Placements

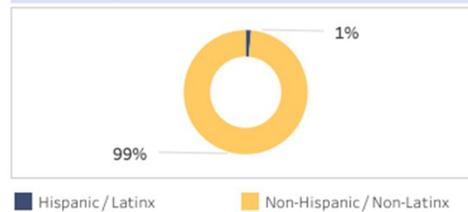


Demographic Breakdown (Emergency Housing Voucher)

Race



Ethnicity



Household Type



Racial Equity: Housing Assessments & Referrals



Examining Racial Equity in Housing Assessments and Referrals



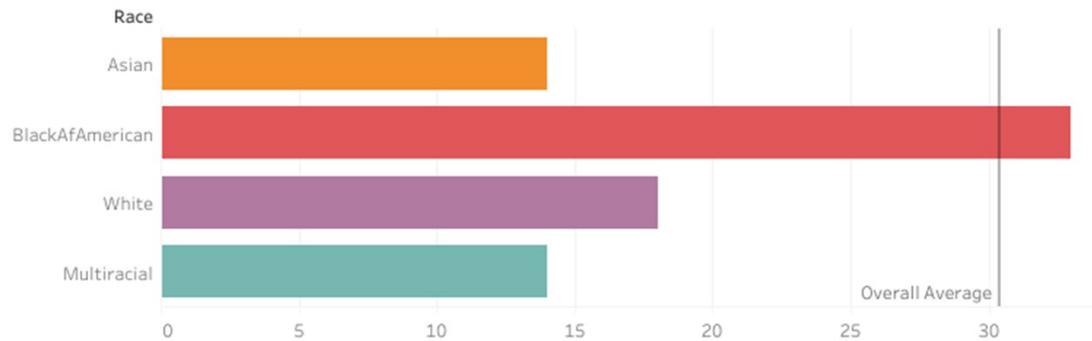


Racial Equity: Housing Retention

Examining Racial Equity in Housing Retention

Intervention
All

Average Days Housed by Program (All)



This graph is based on the length of time persons were served by housing programs following lease up. These values are cumulative and consider all past and present enrollments within the reporting period. It is expected that the values will increase over time as enrollments "age." To avoid this fluidity, the graph could be limited to only consider past enrollments.

Comparing Rates of Return to Homelessness

Returns to Homelessness

(for clients exited from 4/1/2019 to 6/30/2019)

PSH Goal: <2% within 6 months and 13-24 months

RRH Goal: <20% within 2 years

Vertical bar charts showing separated out by time period, similar to image at right except multiple graphs broken out by race. Values should reflect the % of exited (housed?) clients in each Race category that have returned to homelessness. There should also be a reference line that shows the overall average. NOTE: This will also satisfy the requirement to have overall return %s.



Next Steps

- November 16, 2021: Presentation of dashboard mockup to Citizen Homelessness Commission
- November 18, 2021: Presentation of dashboard mockup to Dallas Area Partnership
- December 14, 2021: Presentation of live data to Housing and Homelessness Solutions Committee





City of Dallas

Dallas R.E.A.L. Time Rapid Rehousing MDHA Dashboard Presentation



OHS, MDHA



City of Dallas

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

Agenda Information Sheet

File #: 21-2152

Item #: C.

Overview of Upcoming Agenda Item: ARPA Home Repair Program
[Thor Erickson, Area Development Manager, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE November 4, 2021

TO 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 **American Rescue Plan Act Home Repair Program Update**

On October 25, 2021 the Department of Housing & Neighborhood Revitalization (Housing) briefed the HHS Committee about the American Rescue Plan Act (ARPA) Home Repair and Infrastructure Program (Program). Following are the questions and corresponding responses.

Q. Why wasn't Elm Thicket included in the program?

A. Elm Thicket is not in a QCT and Housing staff worked on program design based on the adopted Fiscal Year 2021-2022 budget amendment as follows,

“Preservation of affordable housing and water/sewer infrastructure improvements in qualified census tracts including: Freedmen's towns, Tenth Street Historical District, 5 Mile neighborhood, and Joppa/Joppee (ARPA)“

Staff interpreted this amendment to mean funding was limited to the three neighborhoods explicitly identified. The rationale behind this interpretation is based on all three neighborhoods meeting the definition for qualified census tracts (census tracts with 50% of households earning less than 60% area median income). The term “Freedman’s towns” refers to many areas in Dallas, but most do not meet the qualified census tract definition or cannot be mapped due to unknown specific boundaries or new development has replaced all housing that was once there.

Q. A comment was raised about program intent of funding only historical housing to supplement funding needed to repair homes in Historic Tenth Street and if there were historic homes in the other QCT's that they could be eligible.

A. There are older homes in each of the three QCT's but only houses in Historic Tenth Street are considered Historic. Houses built before 1990 were proposed as there is significant need of repair for homes older than this in QCT's and this creates an applicant pool of about 200 people in each QCT.

Q. A suggestion was raised to limit the program to repair homes built before 1920.

A. Staff added in homestead exemption as our closest data set to know if the property is owner-occupied. This was done as Council had suggested to remove rental housing from the Program and focus on homeowners.

No Homestead can mean rental or vacant. Housing does not have access to any vacant house data set or rental house data set to confirm the breakdown within this category. If we focus on properties older than 1920 who are owner-occupied, this limits the pool in Tenth Street to 27, Five-Mile to 7, and Joppa to 0.

DATE November 4, 2021
 SUBJECT American Rescue Plan Act Home Repair Program Update

Historic Tenth Street

Year Built	Homestead Yes	Homestead No	Total
1910s		2	2
1920s	27	75	102
1930s	3	12	15
1940s	4	35	39
1950s	2	2	4
1990s		1	1
2000s		3	3
2010s	1	3	4
Grand Total	37	133	170

Five- Mile

Year Built	Homestead Yes	Homestead No	Total
1920s	7	10	17
1930s	14	17	31
1940s	19	29	48
1950s	19	34	53
1960s	6	7	13
1970s	5	9	14
1980s	13	13	26
1990s	13	15	28
2000s	60	151	211
2010s	35	32	67
2020s	5	17	22
Grand Total	196	334	530

Joppa

Year Built	Homestead Yes	Homestead No	Total
1920s		1	1
1930s		2	2
1940s	41	69	110
1950s	15	32	47
1960s	4	3	7
1970s	2	2	4
1980s	6	5	11
1990s	2	3	5
2000s	46	13	59
2010s	73	28	101
2020s	1	9	10
Grand Total	190	167	357

DATE November 4, 2021
SUBJECT **American Rescue Plan Act Home Repair Program Update**

- Q. A question about what performance we will use to track performance and it was asked if we can add dollars spent.
- A. For all Housing Preservation programs we track, total program budget, total applied, total denied/cancelled, households qualified, and units repaired. Housing tracks dollars spent on all programs and will add this to the performance measure report.
- Q. A question was raised about the recent new construction in the three QCTs and if City funding was involved.
- A. Staff was able to pull permit data back to year 2000 and looked at who the owners of the properties were. Tenth Street has seen 8 permits for new construction with all of them being individual owners and 8 new homes built. Five-Mile has seen 358 permits pulled with 28 belonging to David Bryan, and the rest is shared between individual owners and home builders and 235 new homes built. Joppa has seen 199 permits pulled and 136 of them from Habitat for Humanity and the remainder coming from individuals and other home builders and 160 home built.
- Q. A comment was raised about removing rental housing from the program design.
- A. Housing can do this, although it is our recommendation that rental housing remain as an eligible property as rental properties well as vacant housing can be deteriorating and critical to neighborhood revitalization efforts. We cannot revitalize neighborhoods without addressing key properties that need rehabilitation.

Should you have any questions, please contact me at (214) 671-5257.

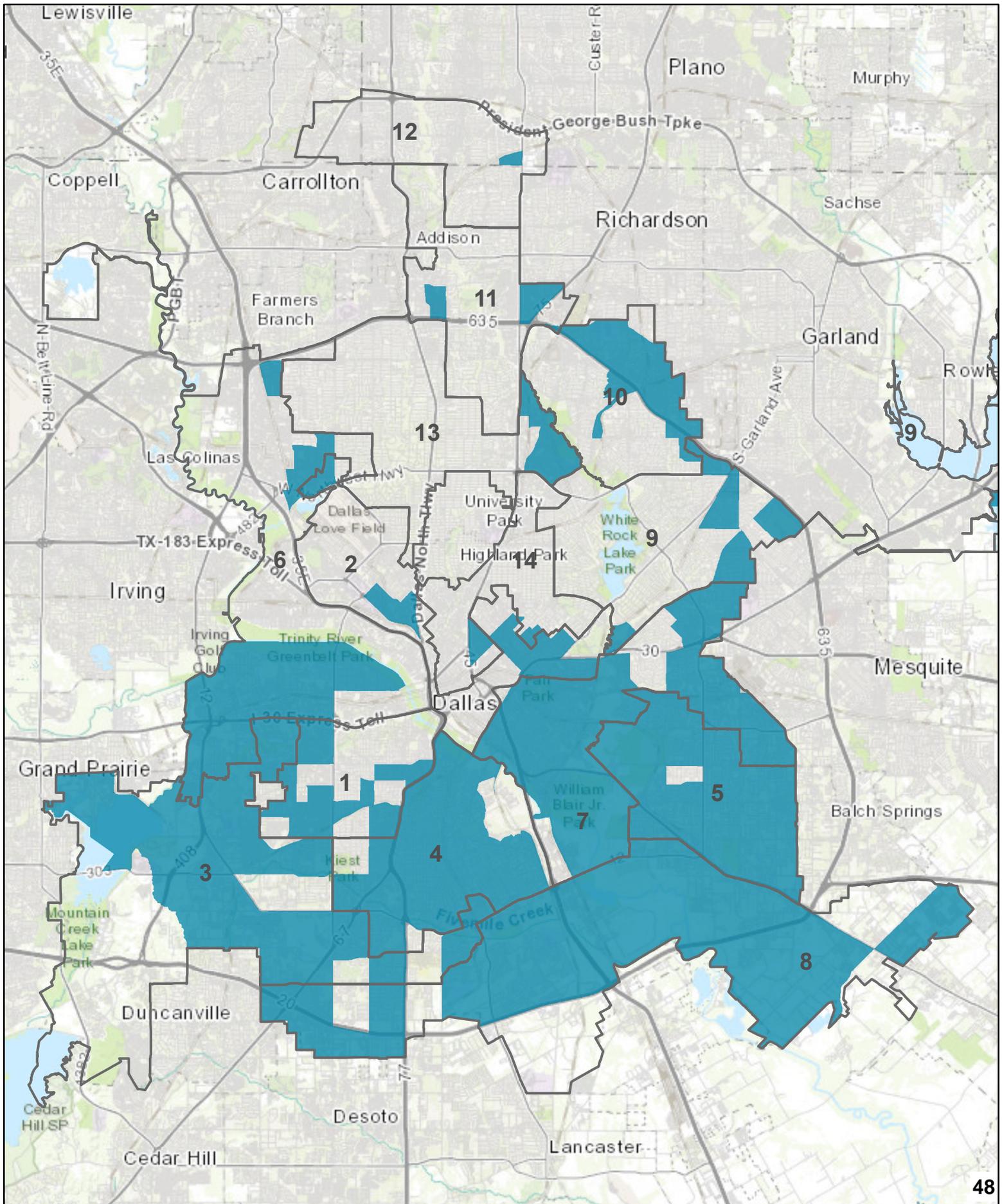


Dr. Eric A. Johnson,
Chief of Economic Development and Neighborhood Services

cc: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera 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

HUD Qualified Census Tracts (QCTs)





City of Dallas

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

Agenda Information Sheet

File #: 21-2153

Item #: D.

Upcoming Agenda Item: Authorize a Resolution of No Objection for 4% Low Income Housing Tax Credits for Estelle Community Partners, LP - Estelle Village Apartments Multifamily Renovation [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE November 4, 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 **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Estelle Village Apartments**

Estelle Community Partners, LP (Applicant), a to be formed Texas limited partnership, submitted a Request for Resolution application to the City for a Resolution of No Objection for its application to TDHCA for 2021 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the acquisition and renovation of the Estelle Village Apartments, an existing 291-unit affordable multifamily complex located at 5969 Highland Village Drive, Dallas, TX 75241 (Property). A Resolution of No Objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a resolution of no objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing as described in the Comprehensive Housing Policy (CHP). After review, the Applicant has satisfied all application requirements and staff recommend a Resolution of No Objection.

Background

Community Preservation Partners (CPP), or its affiliate, will serve as the developer and guarantor of the project. CPP has successfully acquired, developed and renovate over 11,000 affordable multifamily units. The proposed property manager is WinnResidential, a professional management company that currently manages more than 100,000 multifamily units including over 50,000 affordable units Estelle Community Partners, LP will be a partnership that includes an affiliate of CPP and an affiliate of the Dallas Housing Authority (DHA). DHA is the current landowner and will remain the landowner in order to continue to receive a property tax exemption. A to be determined tax credit equity investor will be admitted as an investor partner once identified.

The Applicant proposes to renovate all 291 units. The 291 units are comprised of 72 1-bedroom, 134 2-bedroom, 76 3-bedroom units, and 9 4-bedroom units. The renovation is focused on the following: (1) life safety including security, (2) energy efficiency, (3) physical and functional obsolescence, (4) neighborhood stabilization, (5) accessibility. But for the investment of 4% non-competitive housing tax credits, this property would continue to deteriorate, add blight to the neighborhood, and provide substandard housing to the existing residents.

Planned unit renovations will include:

DATE November 9, 2021

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Estelle Village Apartments**

- Unit signage
- Accessibility UFAS upgrades
- New cabinets
- New solid surface countertops
- New entry doors, hardware and weather stripping
- New mechanical and storage doors
- New vinyl plank flooring
- New cove base
- Paint in the kitchens and bathrooms
- New appliances
- New vertical blinds
- New kitchen sinks, faucets, and supplies
- New bathroom faucets and supplies
- New angle stops
- New low flow toilets
- New low flow shower heads, valves and trim kits
- Refinish tubs and showers
- New AC/ heat packages as needed based on condition
- Duct cleaning and sealing
- Programmable thermostats
- New LED light fixtures throughout
- New energy smart bathroom fans

Planned property renovations will include:

- Security camera system upgrade, as needed
- Asphalt repairs (seal and restripe)
- Storage amenity space
- Site signage
- New paint scheme
- Repairs of insulated vinyl siding
- New mailboxes
- ADA path of travel
- Laundry room improvements (flooring, lighting, folding table)
- Landscaping and tree trimming per security plan
- Pedestrian gates
- Motorized gates
- Complete fencing
- Trash enclosures
- Waterproof and repair stair and landings
- New 20 Yr. roof coating
- Gutter and downspout repairs
- Sandblast exterior of buildings

DATE November 9, 2021

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Estelle Village Apartments**

- New water heaters
- Hydro jet sewer lines
- New breezeway LED ceiling lights with cage and photocell
- Property wide WIFI
- Playground and amenity upgrades, seating areas and BBQs
- New roof mounted LED wall packs with photocells

The Applicant proposes to provide on-site resident services including:

- 12 hours per week of after school tutoring;
- 4 hours per week of adult financial literacy courses;
- Career training and placements partnerships;
- Food pantry;
- Annual health fair and flu shots;
- Notary services;
- Arts and crafts programming twice a month;
- Organized social gatherings twice a month;
- Partnership with local law enforcement for quarterly activities;
- Weekly chore and preventative maintenance for elderly and disabled residents;
- Education/tuition savings match/scholarship program for residents; and
- Property-wide wireless internet.

CPP will also work with the Office of Innovative Public Safety Solutions for security input, community activities and the Crime Prevention Through Environmental Design (CPTED). Total development costs are anticipated to be approximately \$73,453,904.00 which includes the acquisition price for the property. The hard construction budget is anticipated to be approximately \$16,085,491.00 which is \$55,277.00 per unit.

Proposed Financing Sources	Amount
Private Activity Bonds	\$38,552,720.00
Housing Tax Credits Equity	\$26,991,867.00
Income Through Completion	\$3,846,299.00
Deferred Developer Fee	\$4,063,018.00
Total	\$73,453,904.00

Proposed Uses	Costs
Acquisition	\$38,000,000.00
Total Const. Costs	\$16,085,491.00
Financing, Reserves, Soft Costs	\$8,648,468.00
Interim Interest	\$1,710,000.00
Developer Fee	\$9,009,944.00
Total	\$73,453,904.00

DATE November 9, 2021
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Estelle Village Apartments**

After the development is complete, all 291 units will be made available to households earning 0%-50% of Area Median Income (AMI) based on an existing Land Use Restrictive Agreement. The Property currently has a Project-Based Section 8 Housing Assistance Payments (HAP) Contract and the Applicant intends to extend the HAP Contract for a period of 20 years to continue to provide housing options to the extremely low-income tenants that current reside at the Property. This will ensure that no residents will be displaced.

The Development is within one mile of the Palladium Simpson Stuart, a recently awarded 4% housing tax credit project located at 3380 Simpson Stuart Road. Per the requirements of TDHCA's Qualified Action Plan and 10 TAC § 11.3(d), City Council must vote to specifically approved the construction of a new tax credit development within one linear mile of a tax credit development authorized within the past three years. The agenda item includes language acknowledging this proximity.

The Development is located within a census tract with a poverty rate over 40%. Per the requirements of TDHCA's Qualified Action Plan and 10 TAC §11.101(a)(3), City Council must specifically approve the construction of a new tax credit development in such a census tract. The agenda item includes language acknowledging this proximity.

The Development has been found to affirmatively further fair housing by the Office of Fair Housing. While the property has seen some recent improvements, a substantial renovation is still needed to provide the existing residents with the safe, decent and affordable housing they deserve. The introduction of additional safety measures and a robust menu of resident services will ensure that the residents have access to additional onsite opportunities they currently do not receive.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 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 Housing Tax Credits through TDHCA. On June 12, 2019, Council Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

For developments involving rehabilitation of existing housing, the proposed scope of work must be informed by a capital needs assessment ("CNA"), prepared by a qualified third-party professional that is independent from the development's architect or engineer, builder/general contractor, or other member of the development team. The City will review the CNA and conduct a site visit. The CNA must demonstrate to the City's

DATE November 9, 2021
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Estelle Village Apartments**

satisfaction that the initial scope of work is sufficient to address all City code violations (whether formally cited or not). Further, the scope of work, combined with planned replacement reserve funding, must be determined sufficient to address all projected repairs or replacements of the following items through the entire term of the development’s affordability period:

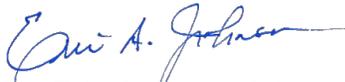
- All major systems including roof, foundation, electrical, HVAC, and plumbing;
- Interior and exterior windows and doors;
- The interiors of all units including the kitchen and bathroom and all major appliances;
- The exterior of the development, including balconies, walkways, railings, and stairs;
- Communal facilities such as community rooms, fitness centers, business centers, etc.;
- Security features including gates and security cameras; and
- Accessibility

To receive a staff recommendation for a resolution of no objection, the Applicant must satisfy all threshold requirements outlined in the CHP and affirmatively further fair housing.

Recommendation

The Development satisfies the threshold requirements of the Comprehensive Housing Policy and Staff recommends City Council authorize a Resolution of No Objection for Estelle Community Partners, LP’s application to the Texas Department of Housing and Community Affairs for Non-Competitive 4% Housing Tax Credits.

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
Billerae 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 #: 21-2155

Item #: E.

Upcoming Agenda Item: Authorize (1) a Resolution of No Objection for 4% Low Income Housing Tax Credits; and (2) Amended and Restated Loan Documents for S. Zang, L.P. - HighPoint at Wynnewood

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

Memorandum



CITY OF DALLAS

DATE November 5, 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 **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Highpoint at Wynnewood**

S. Zang, LP, an affiliate of Auxano Development and MVAH Holdings, LLC, (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of Highpoint at Wynnewood, a 220-unit multifamily development located at 1911 Pratt Street, Dallas, TX 75224 (Property) that is the third phase of the three-phase redevelopment of the Wynnewood area. A resolution of no objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a resolution of no objection, the Applicant must satisfy all threshold requirements, TDHCA underwriting requirements, and affirmatively further fair housing as described in the Comprehensive Housing Policy (CHP). After review, the Applicant has satisfied all application requirements and staff recommend a resolution of no objection.

In addition to the resolution of no objection, to move forward with this development, an amended and restated development loan agreement with the Applicant (originally with WCH Limited Partnership, the current owner of the property) is necessary as this is the third phase of a development loan agreement originally authorized in 1993, amended from time to time as described below. The proposed amendment will (a) require the Applicant to obtain 4% housing tax credits for the HighPoint at Wynnewood Apartments; (b) extend the timeline for completion by 10 years, to 2028; (c) extend the maturity date by 10 years, to 2028; (d) increase the number of units to be built from 160 to 220; (e) require a fifteen (15) year affordability period; (f) allow for the forgiveness of the remaining balance of \$418,750.00 upon satisfaction of the loan terms; and (g) require the Applicant to provide onsite classes for adults, career development/job training, annual health fairs, and a set aside in the amount of \$75,000.00 for social services, as consideration to the City for such amendments. Staff recommend authorizing the amended and restated development loan agreement in order to allow this redevelopment to be completed.

Background

The redevelopment of Wynnewood is a three-phase redevelopment of a 48-acre site located near the intersection of S. Zang Boulevard and West Illinois Avenue (Project). Two phases of the Project have been completed. The first phase (Phase 1), named HighPoint Seniors, was comprised of 140 units of senior housing, financed, in part, with 9% Low Income Housing Tax Credits (LIHTC) and was completed in December 2013. The second phase (Phase II), named HighPoint Family Living, is comprised of 161 units of family housing, financed, in part, with 9% LIHTC and was completed in June 2016.

DATE November 9, 2021

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – HighPoint at Wynnewood**

On December 31, 1993, the WCH Limited Partnership (Partnership) obtained a housing redevelopment loan from the City in the original principal amount \$1,080,000 (Loan). The Loan bore interest at 6.25%. Under the original loan terms, unpaid principal and accrued interest was due and payable on July 1, 2010; repayment was later extended to 2012. Between the Loan's origination and 2011, the Loan accrued interest of \$1,113,750, resulting in an outstanding balance of \$2,193,750. In 2011, the City Council approved a modification to the Loan whereby \$850,000 of the then outstanding balance was forgiven in exchange for a lump sum payment by the Partnership of \$500,000 to be applied to the Loan balance. It also required the Partnership to repay the then remaining balance of \$843,750.00 as a five (5) year, 0% interest loan. In 2012 and in 2013, City Council authorized various amendments to the Loan agreement including but not limited to partial assumptions and partial forgiveness of Loan balance and repayment to the City in the amount of \$125,000.00 for design services provided by the City Design Studio.

On February 22, 2017, City Council, approved the assumption of Loan by Wynnewood Senior Housing II, LP, a related party of BACDC, and forgiveness of the then outstanding balance, conditioned upon the successful award of 2017 LIHTC, which would have left a zero balance. This would have been the 3rd Phase of redevelopment with Phase I and Phase II complete. The Project was not granted a 2017 LIHTC award. The Loan matured on July 3, 2017 and currently has an unpaid principal amount of \$418,750 due to the City. The loan is secured by a third lien on the property.

On February 26, 2020, City Council authorized a Resolution of Support for Applicant's application to TDHCA for 9% competitive housing tax credits. This resolution also authorized an amendment to the development loan agreement to require the same terms and conditions below. The project did not receive 9% competitive housing tax credits in the 2020 cycle. The Applicant has now restructured the development to be funded using 4% housing tax credits which requires a resolution of no objection and amendment to the development loan.

S Zang, LP seeks to purchase the property from the Partnership. The Partnership and Applicant requests that the City provide a Resolution of No Objection for the Applicant to obtain 4% housing tax credits and to restate and amend the terms of a housing development loan for the redevelopment of the Parks at Wynnewood to:

- Extend the timeline for completion by 10 years;
- Increase the number of units to be built from 160 to 220;
- Extend the maturity date by 10 years;
- Require the Applicant to obtain 4% LIHTC for the HighPoint at Wynnewood Apartments;
- Require a fifteen (15) year affordability period to enforced by deed restrictions;
- Include additional resident services as consideration to the City for such amendments; and
- Allow forgiveness of the remaining balance upon satisfaction of the loan terms.

Resident services will be provided during the affordability period and will include organized onsite classes for adults, contracted career training and placement partnerships, food pantry accessible to residents, annual health fair, case management for elderly, disabled, or special needs tenants, and a one-time set aside of \$75,000 for other social services.

DATE November 9, 2021

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – HighPoint at Wynnewood**

On October 15, 2021, the Dallas Housing Finance Corporation (DHFC) approved a preliminary bond inducement and authorized the Applicant to submit an application to the Texas Bond Review Board to finance the third phase of the acquisition and redevelopment of the Project, an existing multifamily complex with an original total of 404 affordable units located at 1805 S. Zang Boulevard or 1911 Pratt Street, Dallas, Texas 75224 to be renamed HighPoint at Wynnewood. The property is currently owned by the Partnership and under contract with Applicant. The Partnership has completed phase one, HighPoint Seniors, and phase two, HighPoint Family, of the overall redevelopment of the Parks at Wynnewood.

The Applicant, a Texas limited partnership, is proposing to acquire, redevelop and manage the HighPoint at Wynnewood Apartments. The Applicant proposes the limited partnership includes S Zang GP, LLC as general partner, an entity that will include the DHFC as 100% owner, a Special Limited Partner to include as members Auxano Development, LLC (Auxano), a Texas limited liability company, MVAH Holding, LLC, a Georgia limited liability company, and Banc of America Community Development Corporation (BACDC), a North Carolina corporation. BACDC will also be admitted to the limited partnership as limited partner and investor.

The proposed property manager is MVAH Management, LLC, an affiliate of MVAH Partners (MVAH). MVAH has developed, built, and managed high quality multifamily and senior rental communities in the Midwest and the Southeast for more than 20 years. MVAH has expertise in workforce housing, 4% Housing Tax Credits, and senior independent living.

The Applicant proposes to develop 220 units. The 220 units will be comprised of 90 1-bedrooms, 107 2-bedrooms, and 23 3-bedrooms. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features. Planned amenities feature a swimming pool, fitness center, business center, and on-site offices.

Total development costs are anticipated to be approximately \$46,845,856.00. The hard cost construction budget is anticipated to be \$27,020,394.00 which is \$122,820.00 per unit. The total construction amount includes a 5.00% contingency.

Proposed Financing Sources	Amount
Permanent Financing	\$21,900,000.00
Housing Tax Credits Equity	\$19,812,206.00
Bank of America Gap Financing	\$2,500,000.00
Deferred Developer Fee	\$2,633,650.00
Total	\$46,845,856.00

Proposed Uses	Costs
Total Const. Costs	\$34,044,713.00
Soft Costs	\$2,295,414.00
Financing Costs	\$4,857,872.00
Developer Fee	\$5,647,857.00
Total	\$46,845,856.00

DATE November 9, 2021
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – HighPoint at Wynnewood**

After the development is completed, 35 of the 220 units will be made available to households earning 0%-30% of Area Median Income (AMI), and 185 of the 220 units will be made available to households earning between up to 60% of AMI.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 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 Housing Tax Credits through TDHCA. On June 12, 2019, Council Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

Recommendation

The Development satisfies the threshold requirements of the Comprehensive Housing Policy and Staff recommends City Council authorize a resolution of no objection for S. Zang, LP's application to the Texas Department of Housing and Community Affairs for Non-Competitive 4% Housing Tax Credits and authorize an amendment to the existing development loan agreement with the Applicant.

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
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

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

Agenda Information Sheet

File #: 21-2154

Item #: F.

Upcoming Agenda Item: Authorize a Resolution of No Objection for 4% Low Income Housing Tax Credits for Ash Creek Apartments, LLC - Ash Creek Apartments Multifamily Renovation [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE November 4, 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 **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Ash Creek Apartments**

Ash Creek Apartments, LLC (Applicant), a to be formed Texas limited partnership, submitted a Request for Resolution application to the City for a Resolution of No Objection for its application to TDHCA for 2021 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the acquisition and renovation of the Ash Creek Apartments, an existing 280-unit affordable multifamily complex located at 2605 John West Road, Dallas, TX 75228 (Property). A Resolution of No Objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a resolution of no objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing as described in the Comprehensive Housing Policy (CHP). After review, the Applicant has satisfied all application requirements and staff recommend a Resolution of No Objection.

Background

Devco, or its affiliate, will serve as the developer and guarantor of the project. The managing partners of Devco have successfully constructed, developed and managed over 11,500 affordable multifamily units. The proposed property manager is Avenue5, a nationwide professional management company that currently manages more than \$20 billion worth of multifamily assets and employs over 2,000 individuals.

The Applicant proposes to renovate all 280 units. The 280 units are comprised of 136 2-bedroom and 144 3-bedroom units. The renovation is focused on the following: (1) life safety including security, (2) energy efficiency, (3) physical and functional obsolescence, (4) neighborhood stabilization, (5) accessibility. But for the investment of 4% non-competitive housing tax credits, this property would continue to deteriorate, add blight to the neighborhood, and provide substandard housing to the existing residents.

Planned unit renovations will include:

- installation of erosion control drainage systems at downspout locations,
- termite treatment
- parking lot restripe and curb painting
- installation of new drive gates and operators

DATE November 9, 2021

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Ash Creek Apartments**

- landscaping and irrigation upgrades
- stone façade and retaining wall repairs
- repairs to site fencing
- new countertops in the laundry room
- wood replacement at gable ends and fascia and batten board trim
- stucco repair work, install new underlayment and architectural shingles and flashings
- hardie siding repairs at breezeways and patios
- repair and replacement of gutters and downspouts
- new unit entry doors and hardware
- new window screens and selective window glazing replacement
- general drywall repairs
- new LVP flooring throughout units with MDF baseboard
- painting of unit interiors
- refinishing of existing tubs and surrounds
- new unit ID signage and community and common area signage
- new wall-mounted mailboxes and parcel boxes
- installation of new bathroom accessories (TP holders, towel bars, medicine cabinets, shower rods)
- new appliances
- new vinyl window coverings
- laundry room finish upgrades
- repair of carports
- swimming pool repairs.

The Applicant proposes to provide on-site resident services including:

1. 12 hours per week of after school tutoring;
2. 4 hours per week of adult financial literacy courses;
3. health screening and mobile immunizations;
4. family counseling/family crisis intervention;
5. coordination with local social services agencies;
6. computer lab/computer training;
7. emergency assistance and relief;
8. community outreach programs;
9. vocational guidance;
10. social/recreational activities;
11. state workforce development and Welfare program assistance;
12. an Individual Development Account program

Devco will also work with the Office of Innovative Public Safety Solutions for security input, community activities and the Crime Prevention Through Environmental Design (CPTED).

DATE November 9, 2021

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Ash Creek Apartments**

Total development costs are anticipated to be approximately \$54,892,942.00 which includes the acquisition price for the property. The hard construction budget is anticipated to be approximately \$13,135,019.00 which is \$40,267.00 per unit.

Private Activity Bonds	\$35,170,000.00
Housing Tax Credits Equity	\$13,930,582.00
Income Through Completion	\$1,870,401.00
Deferred Developer Fee	\$3,921,959.00
Total	\$54,892,942.00

Acquisition	\$29,090,000.00
Total Const. Costs	\$13,135,019.00
Financing, Reserves, Soft Costs	\$5,115,750.00
Interim Interest	\$1,431,434.00
Developer Fee	\$6,120,739.00
Total	\$54,892,942.00

After the development is complete, all 280 units will be made available to households earning 0%-50% of Area Median Income (AMI) based on an existing Land Use Restrictive Agreement. The Property currently is a LIHTC restricted property and this new agreement will extend the LURA for a period of 30 years to continue to provide housing options to the low-income tenants that currently reside at the Property. This will ensure that no residents will be displaced.

The Development is within one mile of Shiloh Village Apartments, a recently awarded 4% housing tax credit project located at 8702 Shiloh Road. Per the requirements of TDHCA's Qualified Action Plan and 10 TAC § 11.3(d), City Council must vote to specifically approved the construction of a new tax credit development within one linear mile of a tax credit development authorized within the past three years. The agenda item includes language acknowledging this proximity.

The Development has been found to affirmatively further fair housing by the Office of Fair Housing. While the property has seen some recent improvements, a substantial renovation is still needed to provide the existing residents with the safe, decent and affordable housing they deserve. The introduction of additional safety measures and a robust menu of resident services will ensure that the residents have access to additional onsite opportunities they currently do not receive.

DATE November 9, 2021

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Ash Creek Apartments**

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 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 Housing Tax Credits through TDHCA. On June 12, 2019, Council Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

For developments involving rehabilitation of existing housing, the proposed scope of work must be informed by a capital needs assessment (“CNA”), prepared by a qualified third-party professional that is independent from the development’s architect or engineer, builder/general contractor, or other member of the development team. The City will review the CNA and conduct a site visit. The CNA must demonstrate to the City’s satisfaction that the initial scope of work is sufficient to address all City code violations (whether formally cited or not). Further, the scope of work, combined with planned replacement reserve funding, must be determined sufficient to address all projected repairs or replacements of the following items through the entire term of the development’s affordability period:

- All major systems including roof, foundation, electrical, HVAC, and plumbing;
- Interior and exterior windows and doors;
- The interiors of all units including the kitchen and bathroom and all major appliances;
- The exterior of the development, including balconies, walkways, railings, and stairs;
- Communal facilities such as community rooms, fitness centers, business centers, etc.;
- Security features including gates and security cameras; and
- Accessibility

To receive a staff recommendation for a resolution of no objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing. After review, the Applicant has satisfied all application requirements and staff recommend a resolution of no objection.

Recommendation

The Development satisfies the threshold requirements of the Comprehensive Housing Policy and Staff recommends City Council authorize a Resolution of No Objection for Estelle Community Partners, LP’s application to the Texas Department of Housing and Community Affairs for Non-Competitive 4% Housing Tax Credits.

DATE November 9, 2021
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Ash Creek Apartments**

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 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

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

Agenda Information Sheet

File #: 21-2156

Item #: G.

Housing and Homelessness Solutions Interagency Report
[David Noguera, Director, Department of Housing & Neighborhood Revitalization; Christine Crossley, Director, Office of Homeless Solutions]



Homeless Collaborative
System Transformation – Status Update
Q. 3, 2020 – Q. 3, 2021

System Governance and Leadership

- MDHA Board and New Homeless Collaborative Governing Board launched
- MDHA Lead Agency Strategic Planning conducted
- MDHA Leadership Transition- New CEO and CPO Onboarded and CoC Membership passes 100 organizations

Next Steps:

- Q4 2021- Annual community-wide needs and gaps analysis + action planning and priority setting

System Planning and Management

- System infrastructure and workgroups built to support change management and test/implement policies and best practices
- CARES Act investments aligned to housing solutions
- Racial equity impact assessment conducted to assess racial disparities in housing outcomes
- Performance and needs evaluation conducted to inform annual CoC Collaborative Application (NOFO)

Next Steps:

- Q4 2021- System analysis and planning to identify interventions and capacity needed to end homelessness and guide equitable resource investment decisions

System Performance

- COVID Recovery Rehousing Program (ESG CARES 1)- 300 Rapid Rehousing (RRH) Placements in 100 days; relaunch challenge 150 veterans housed
- Regional RRH Surge launched (230 of 550 households placed in PH)
- Codesigned collaborative investment model to align funding/scale resources for Dallas R.E.A.L. Time Rapid Rehousing Initiative (DRTRR) to house 2700 people
- DRTRR launched for families, survivors of domestic violence, and encampment decommissioning w/ 4 Public Housing Authorities

Next Steps:

- Q4 2021- Implement DRTRR rehousing for individuals

Dedicated Permanent Housing Expansion

- City Council Approves the Purchase of 3 Motel Sites; 344 Units (1 Site in partnership with Dallas County)
- New sites begin to operate for Covid isolation needs
- System-Wide Landlord Engagement & Incentives Program launched
- Established housing pipeline workgroup to strategically plan for scaling permanent supportive housing

Next Steps:

- Q4 2021- Permanent Housing Expansion Action Plan

Exhibit A

1. [Brokering Employment Opportunities for DHA families: The case of Red Bird Mall](#)

BACKGROUND

A major employer expanding into the Dallas market place created over 500 jobs to be filled in the Southern sector of Dallas. A public job fair was scheduled for candidates to attend and potentially be interviewed for employment. Over 600 candidates were expected to attend and apply.

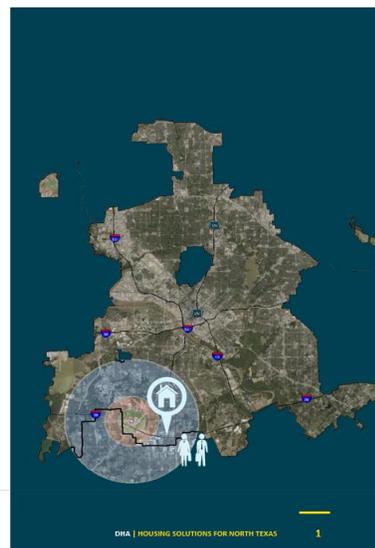
STRATEGY

In an effort to broker opportunities for DHA families while fostering inclusive economic development for the local community of Red Bird, DHA's PD&R department conducted a series of analyses to identify among its population working-age individuals (non-elderly, non-disabled), unemployed or earning less than the offered wages, residing in proximity to the employment hub. PD&R also assessed potential barriers to employment access and retention such as access to transportation, childcare, professional clothing, etc.

DHA conducted a series of surveys designed to identify interested and qualified candidates. The survey captured interest in the available positions, skills proficiency, and job experiences, and need for assistance. Thus, and concurrently, we brokered MOUs with major support service providers in Dallas to assist families with employment-related challenges. Finally, PD&R categorized and identified competitive candidates (+200) while linking survey respondents with service providers where needed.

OUTCOME

Upon reviewing the report presented by PD&R, the recruiting agency **set up 50 interviews one week prior to the public job fair event for DHA candidates only**. DHA candidates were able to interview in a one-on-one setting, on a dedicated appointment time slot at a nearby community college facility, with some candidates offered a job the same day. Early recruiting strategy efforts have given DHA participants a competitive advantage while building a tangible fast-track for them to engage in the market place.



2. [DHA Policy Innovation to support DPD workforce development](#)

BACKGROUND

With a severe staffing shortage and sharp rise in violent crime, our City is facing unprecedented safety challenges which affect the welfare of Dallas residents and communities. Mindful of our role as a resource to the community, DHA seeks to partner with the City of Dallas to address recruiting and retention challenges. Given Dallas’ tight labor market, our organization intends to leverage the housing assistance we provide as an incentive to recruit and retain police officers.

REGULATORY RELIEF

To effectuate such partnership, and because DPD officers and new recruits are exceeding income eligibility thresholds, DHA is seeking regulatory relief from the U.S. Department of Housing and Urban Development. The waiver would enable DHA to exclude all DPD income.

PROGRAM INTENT

This partnership seeks (1) recruit and retain DPD officers (2) to foster employment for unemployed and underemployed Housing Choice Voucher tenants and Public Housing residents, (3) to strengthen communities in Dallas, (4) and incentivize new recruits and existing officer to reside within the City of Dallas.

PROGRAM DESIGN

DHA envisions launching a series of targeted outreach campaigns: first, to unemployed and underemployed existing DHA families. Second, and in an effort to further “recruit and invest from within”, and to strengthen community ties via new recruits, DHA anticipates reaching out to individuals residing in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP). DHA anticipates receiving referrals from DPD for other/external individuals seeking to join the DPD academy based on DPD’s recruiting and retention priorities (i.e. merit-based, seniority-based...)

PROGRAM PARAMETERS

DHA anticipates issuing up to 100 Housing Choice Vouchers or Homeownership vouchers of at least \$500/month for first responders (DPD/DFD) and teachers. The program is scheduled to last 5 years. DHA anticipates partnering with the City of Dallas which would offer down payment mortgage assistance for homeownership voucher holders residing within the City. DHA seeks to leverage the City’s expertise in recruiting strategies to refine the parameters of this collaborative initiative.

MOVING FORWARD

DHA seeks to submit a joint DHA-City of Dallas letter to the U.S. Department of Housing and Urban Development outlining the initiative’s mission, design, and partnerships.

Exhibit A

3. [2020 CARES Act Rental Assistance: a tech-driven Equity-focused model of distribution](#)

BACKGROUND

In 2020, City of Dallas committed \$10M toward housing assistance for COVID-impacted residents. Unfortunately, early City efforts fell short to reach most impoverished neighborhoods. Thus, City looked for partners with proximity to vulnerable population to distribute funding and bring critical assistance to Dallas residents as rapidly as possible. DHA received \$4.5M.

PROGRAM DESIGN

DHA's PD&R team designed an equity-focused model to account for Dallas' variations in neighborhood inequity and vulnerability. The model developed captured social vulnerability across neighborhoods, and accordingly apportioned funding for each district based on their respective share of individuals living in highly vulnerable neighborhoods. In addition, DHA developed a mobile-friendly, multilingual e-application process to remove barriers to participation for LEP population.

To efficiently process applications, DHA's PD&R department developed a [sophisticated system](#) of automated workflows and processes allowing for the agile channeling of applications. The system developed is capable of performing composite logical assessment using a combination of sophisticated codes and algorithms, relying as well on self-certification mechanisms to limit unreasonable documentation burden and to remove barriers to participation.

PERFORMANCE

DHA disbursed all funding (\$4.05M) in only 2.5 months, assisting over 1,200 Dallas families. In addition, DHA receive coverage from [the Wall Street Journal](#) regarding its innovative system.

**DATA-DRIVEN,
EQUITY-FOCUSED
MODEL**

We designed our operations to accounts for variations in neighborhood inequity and vulnerability, drastically moving away from a first-come first-served approach, and disparity-agnostic model.

DESIGN OPERATIONS:



4. [2021 Emergency Rental Assistance- \\$18M](#)

BACKGROUND

The City of Dallas identified partners to administer Emergency Rental Assistance to COVID-impacted households in Dallas. DHA received \$18M to administer.

PROGRAM DESIGN

DHA's internal PD&R department developed in-house an automation-driven system to review applications and to derive a custom payment schedules (automated workflows, computations, composite logical assessments, application channeling, communication across parties, ...) allowing for the efficient and accurate processing of thousands of applications in just a few months. The flexible tech driven system not only ensured the prompt channeling of applications, but also timely communication with applicants and landlords throughout the entire application process.

Mindful that the pandemic has exacerbated participatory challenges conventionally found in governmental assistance programs, DHA purposefully designed its application process to mitigate unreasonable burdens by coupling self-certification mechanisms with optional supporting documentation for income, COVID-impact, and unemployment status. In addition, and to maximize participation, DHA deployed a multilingual, mobile-friendly e-application/process where both landlords and tenants can apply.

Applicants reporting being at risk-of eviction automatically received information about eviction resources available in their community. In an effort to circumvent imminent evictions, DHA acquired, through a partner agency, records of tenants/landlords under eviction proceedings and sent mass text campaigns to the landlords and tenants informing them of the availability of emergency rental assistance.

To best ensure compliance, DHA developed a series of sophisticated codes and algorithms to: 1) automate complex tasks, removing manual, error-prone process such as assistance package computation; and to 2) detect duplicate applications, data inconsistencies, and suspicious, likely-fraudulent information.

PERFORMANCE

In three months, (first week of September 2021) DHA obligated the totality of the funding - \$18M; providing relief to over 2,700 households in Dallas. DHA continues to perform recertifications for selectees as required by program regulations.

Exhibit A

5. [\\$70M Dallas Rapid Rehousing Program: \\$32M Rental Assistance; \\$8M EHV's](#)

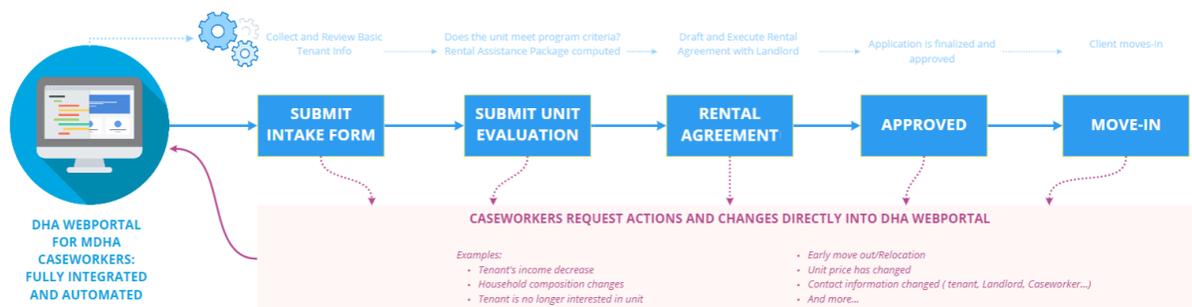
BACKGROUND

The Dallas R.E.A.L. Time Rapid Rehousing Initiative Project seeks to house approximately 2,762 families experiencing homelessness in the local Continuum of Care. The types of housing assistance available under this DRTRR Project includes Emergency Housing Vouchers (EHV) and Rental Assistance for up to 12 months. DHA will serve as the rental administrator for the Project, processing applications and payments.

PROGRAM DESIGN

Metro Dallas Homeless Alliance has identified 15 partner agencies to provide housing navigation and case management services to an estimated +2000 DRTRR applicants by deploying ~80/100 case managers/navigators. In the absence of a common, centralized technological infrastructure to allow for this multi-agency group to track and manage of rapid rehousing applications, DHA has created a web portal.

To assist, DHA created a web portal allowing caseworkers/navigators to seamlessly manage their rapid rehousing portfolio and to request changes and actions where necessary. The DHA web portal is fully integrated which allows for these actions/requested changes to be instantly received and analyzed by DHA's primary review software. To review and process application, as well as caseworkers' requests, DHA developed an automation-driven system allowing the controlled channeling of these actions/applications across stages as described below.



STATUS

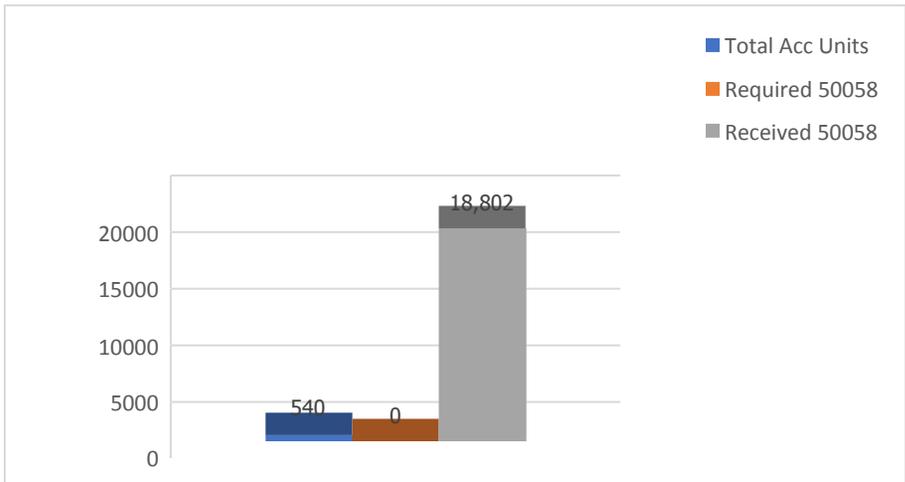
Ongoing. DHA is processing EHV applications referred by CoC and developing the necessary infrastructure to support multi-agency collaboration on Rental Assistance program.

Resident Characteristics Report

Program Type: All Voucher funded Assistance
Effective Dates Included: 06/01/2020 through 09/30/2021
Property: All Properties

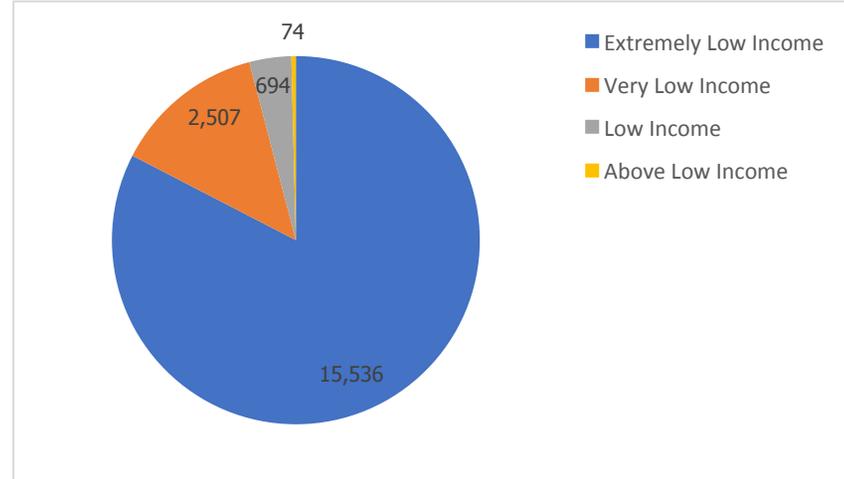
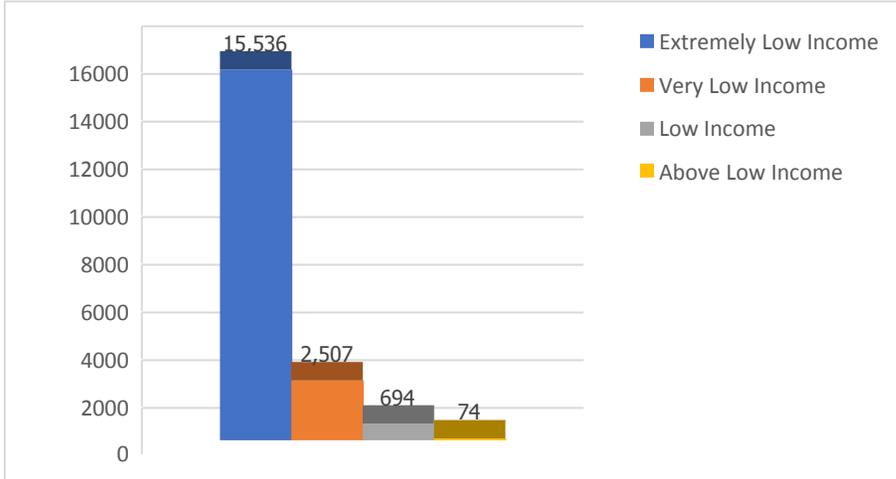
Units Information

ACC Units	Family Report (50058) Required	Family Report (50058) Received
540	0	18,802



Distribution by Income. Average Annual as a % of 50058

Extremely Low Income, 0% - 30% of Median		Very Low Income, 31% - 50% of Median		Low Income, 51% - 80% of Median		Above Low Income 81% + of Median	
Count	Percent	Count	Percent	Count	Percent	Count	Percent
15,536	83	2,507	13	694	4	74	0

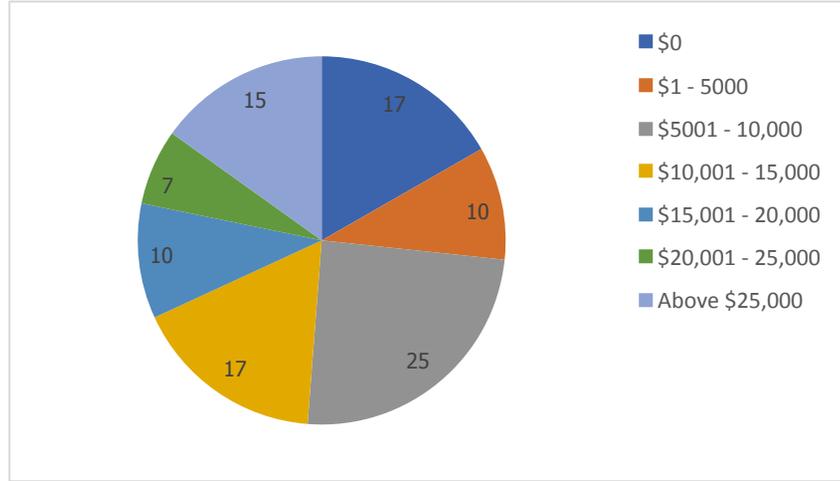
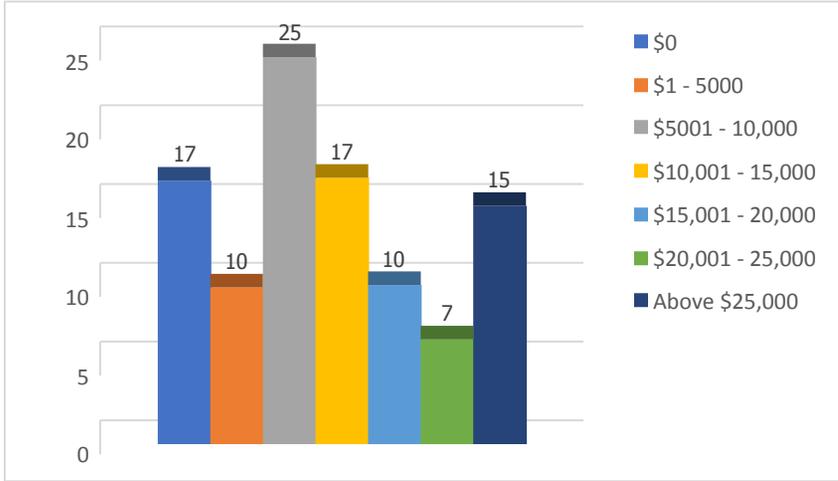


Average Annual Income (\$)

Average Annual Income
13,401

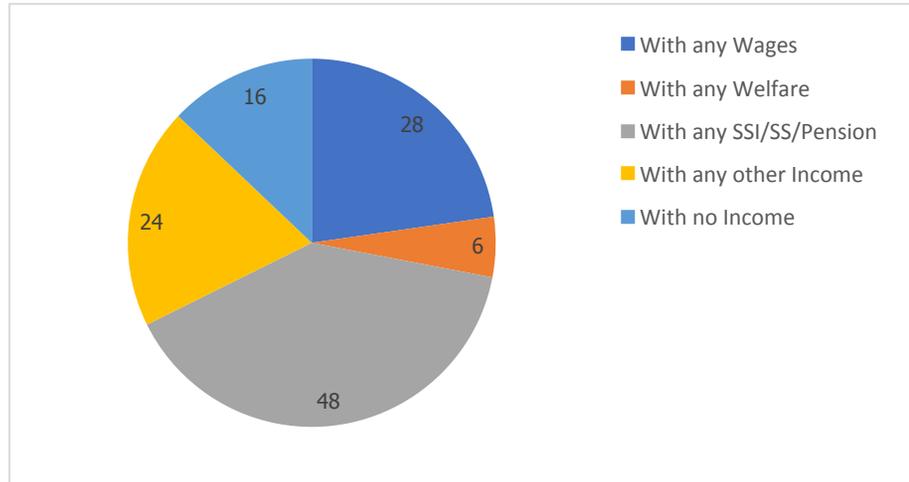
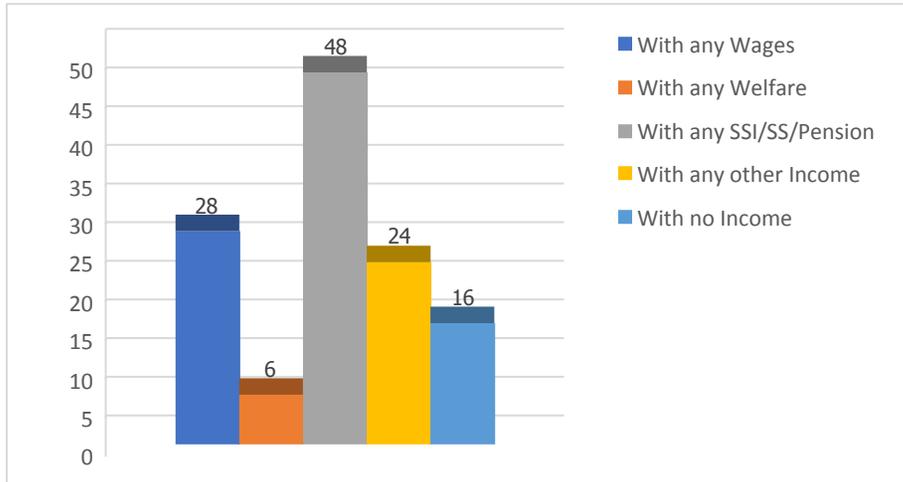
Distribution by Income as a % of 50058

\$0	\$1 - \$5000	\$5001 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
17	10	25	17	10	7	15



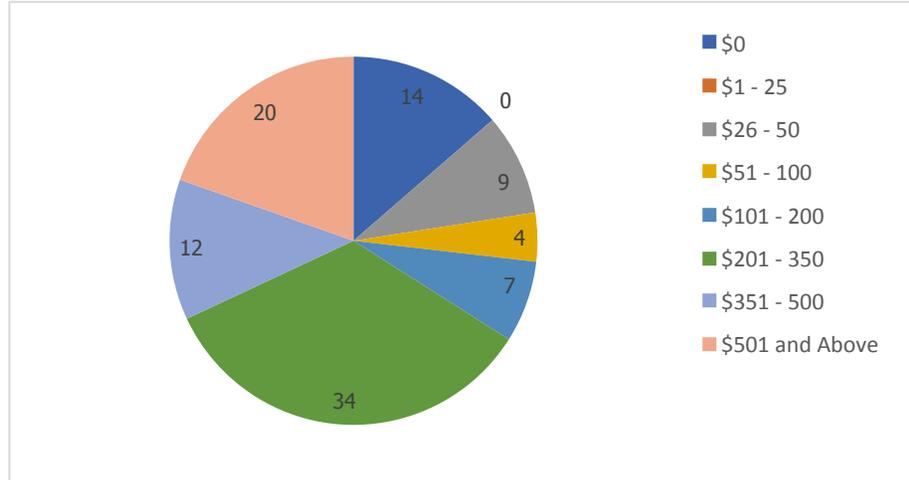
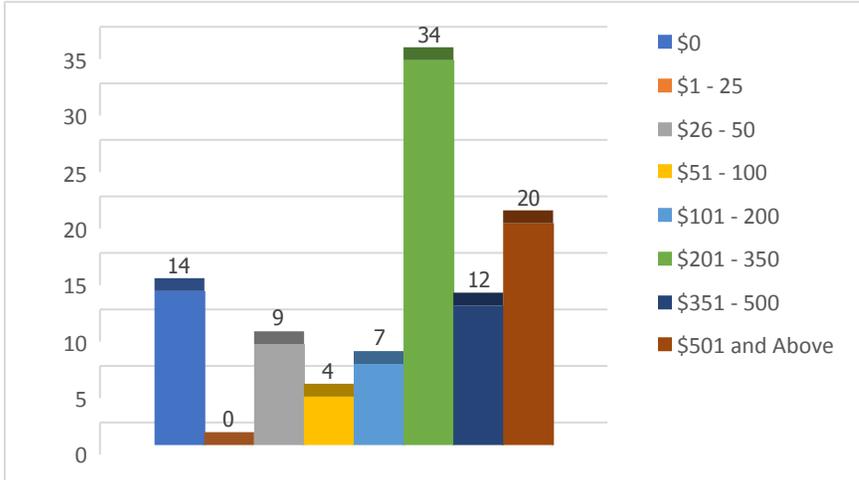
Distribution by Source of Income as a % of 50058 ** Some families have multiple sources of income **

With any Wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With no Income
28	6	48	24	16



Distribution by Total Tenant Payment as a % of 50058

\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
14	0	9	4	7	34	12	20



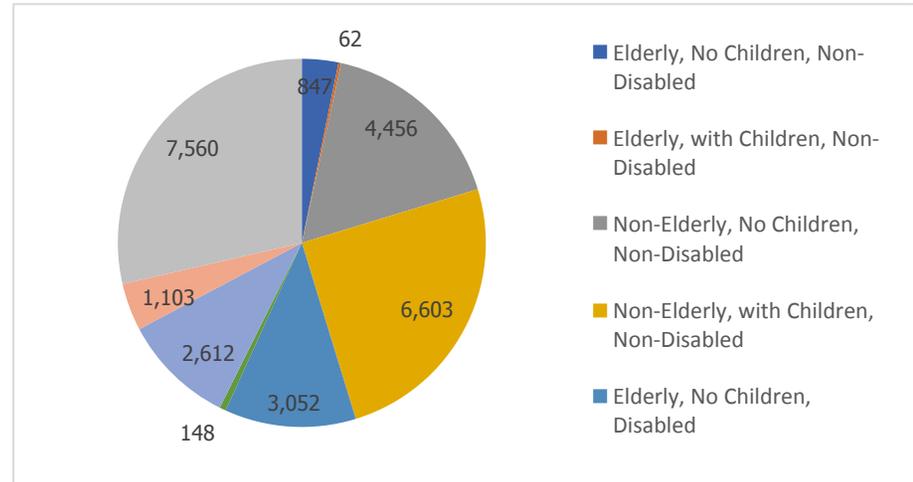
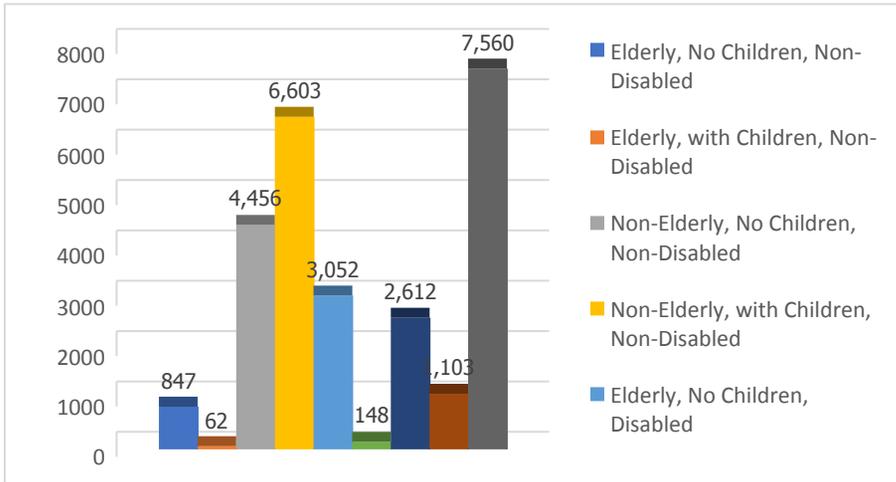
Average Monthly TTP (\$)

Average Monthly TTP
316

Distribution of Family Type as a % of 50058

Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-Elderly, No Children, Non-Disabled		Non-Elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-Elderly, No Children, Disabled	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
847	5	62	0	4,456	24	6,603	35	3,052	16	148	1	2,612	14

Non-Elderly, with Children, Disabled		Female Head of Household, with Children	
Count	Percent	Count	Percent
1,103	6	7,560	40

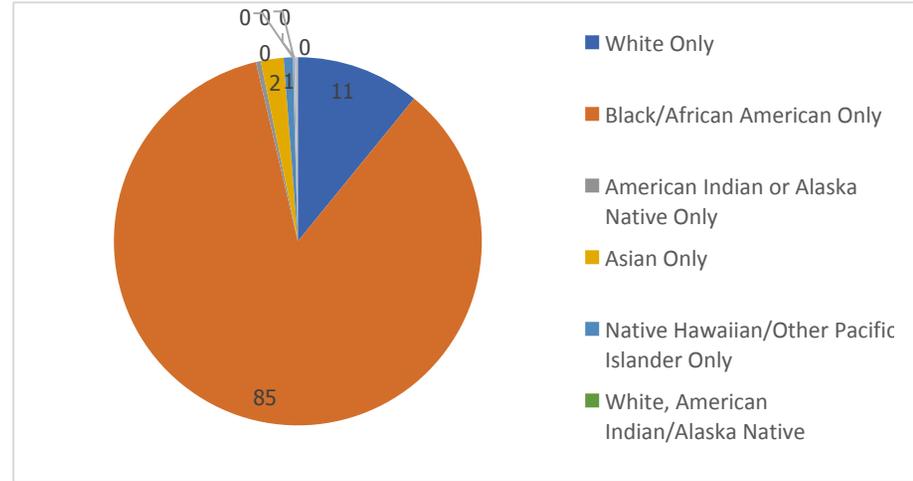
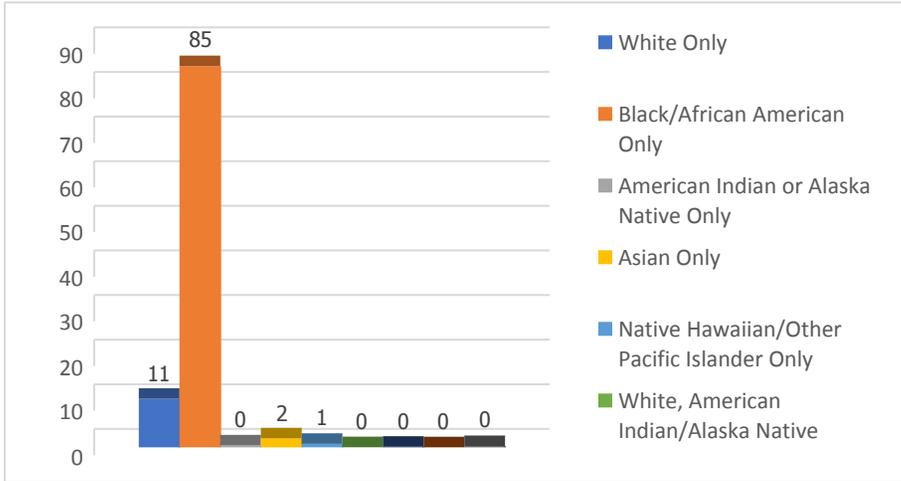


Average TTP by Family Type (\$)

Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled	Female Head of Household, with Children
283	374	173	406	306	422	305	418	406

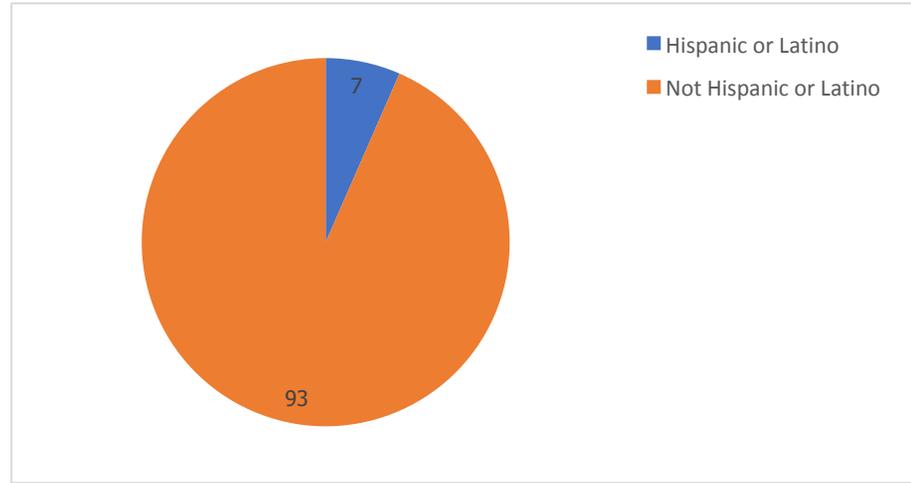
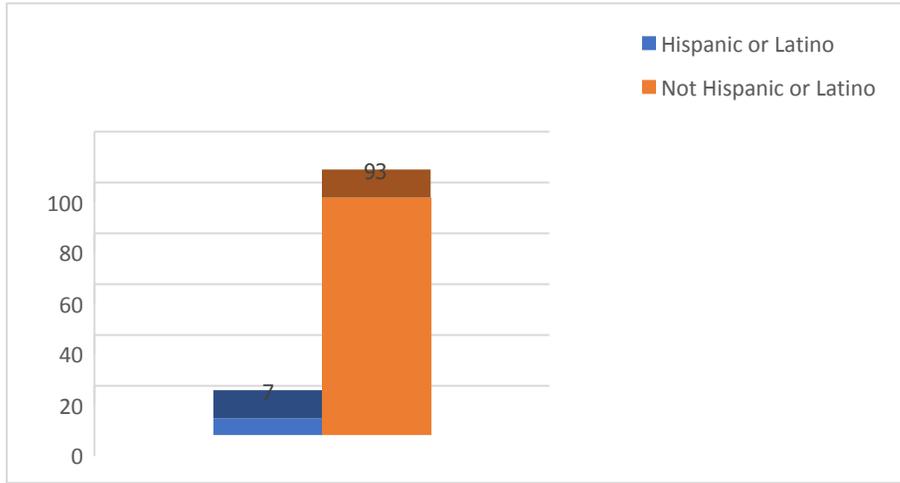
Distribution by Head of Household's Race as a % of 50058

White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/Other Pacific Islander Only	White, American Indian/Alaska Native	White, Black/African American	White, Asian	All Other Combinations
11	85	0	2	1	0	0	0	0



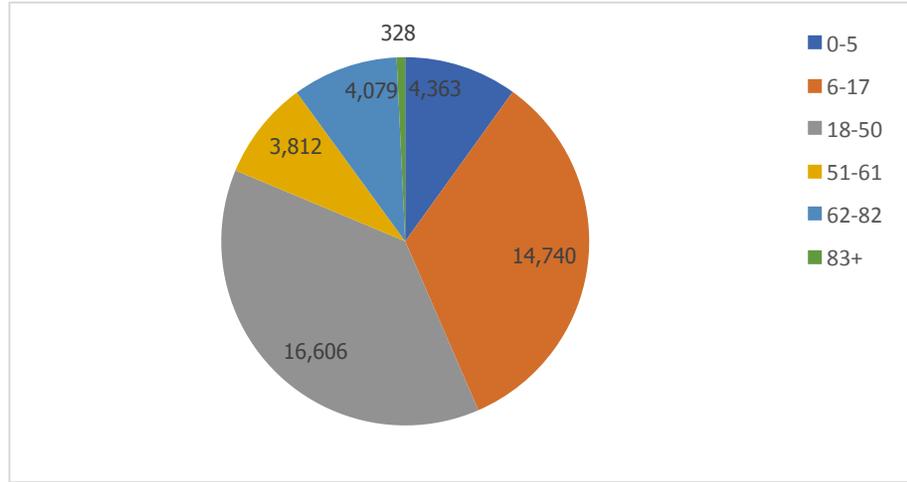
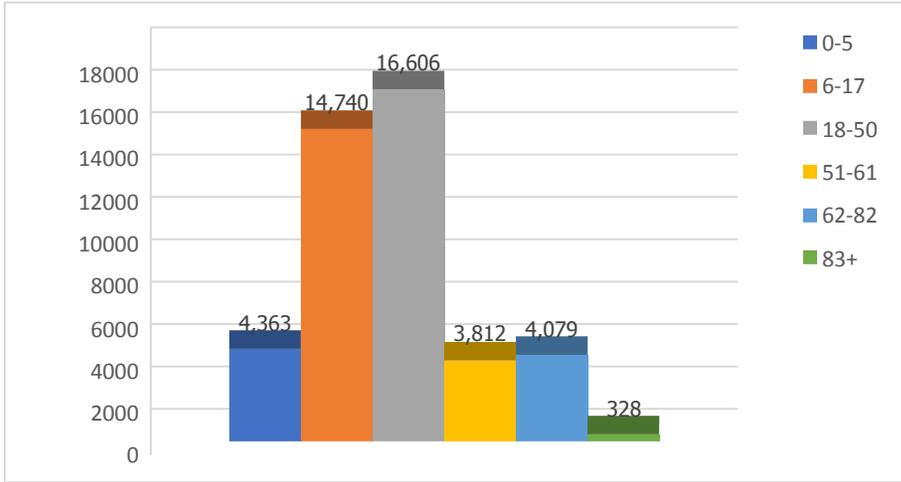
Distribution by Head of Household's Ethnicity as a % of 50058

Hispanic or Latino	Not Hispanic or Latino
7	93



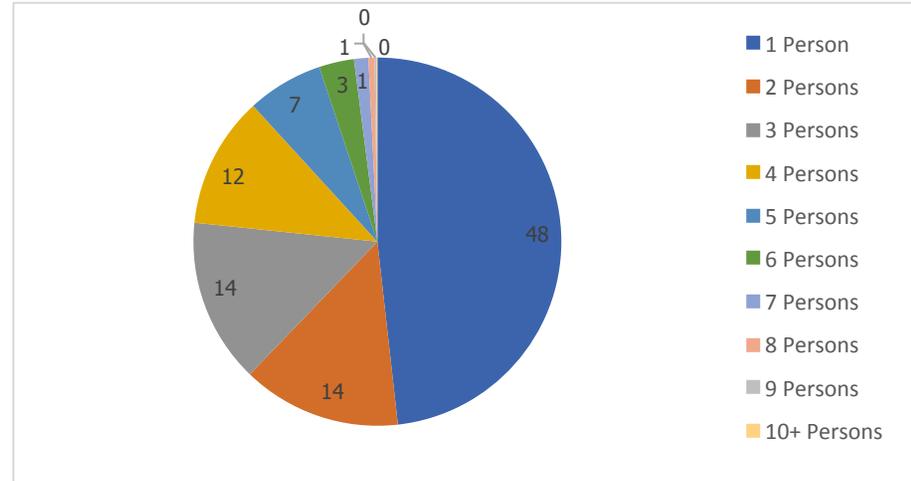
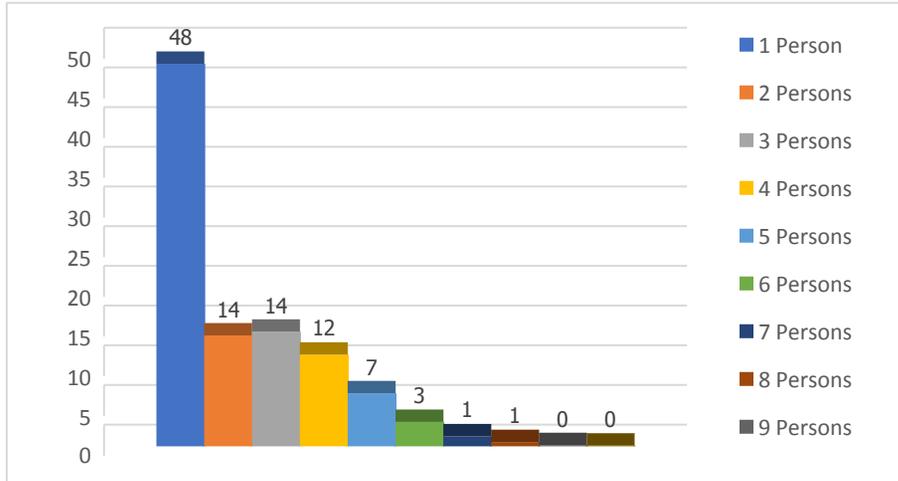
Distribution by Household Member's Age as a % of Total Household Members

0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
4,363	10	14,740	34	16,606	38	3,812	9	4,079	9	328	1



Distribution by Household Size as a % of 50058

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10+ Persons
48	14	14	12	7	3	1	1	0	0

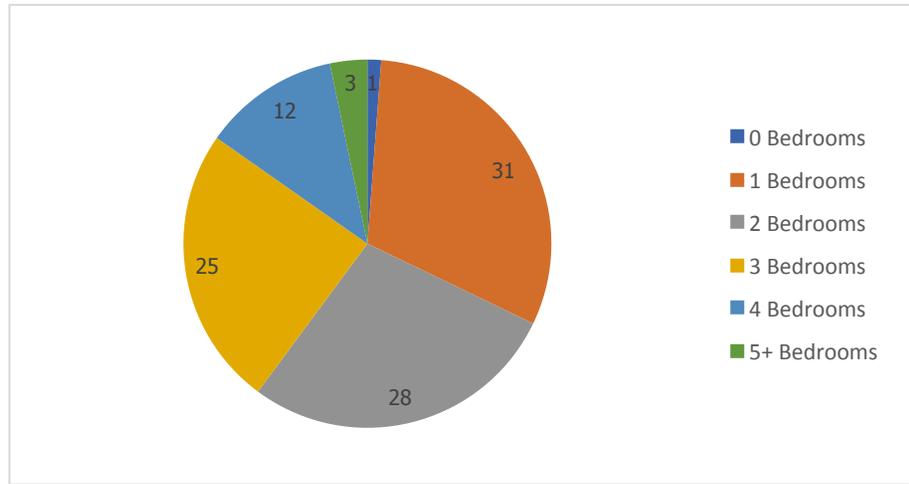
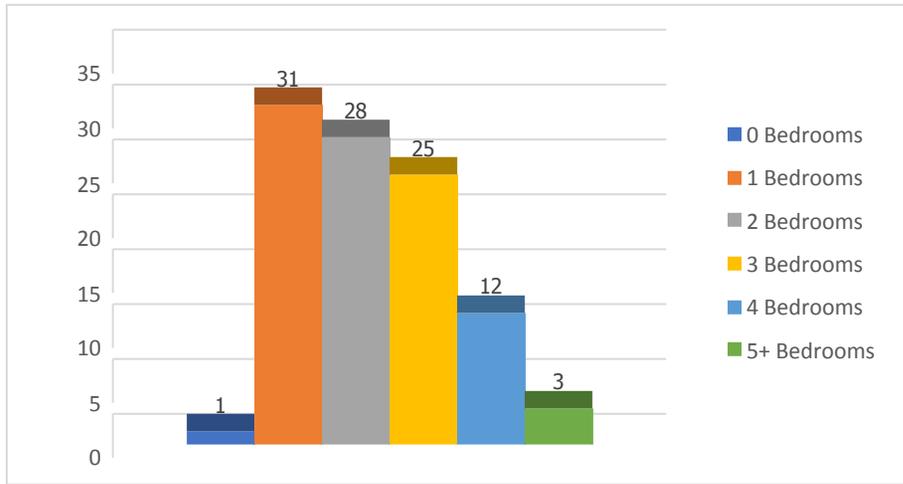


Total Household Members and Average Size

Total Number of Household Members	Average Household Size	Number of Households
43,928	2	18,802

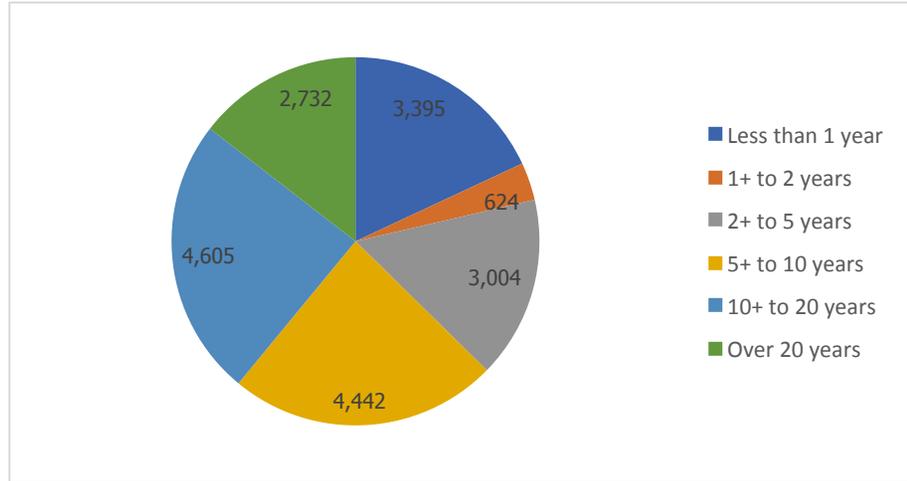
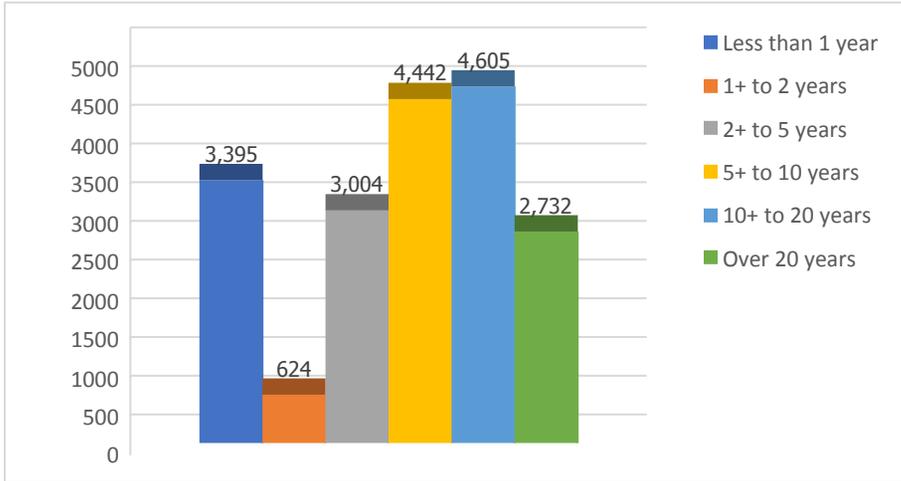
Distribution by Number of Bedrooms as a % of 50058

0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
1	31	28	25	12	3



Distribution by Length of Stay as a % of 50058 (currently assisted families)

Less than 1 year		1+ to 2 years		2+ to 5 years		5+ to 10 years		10+ to 20 years		Over 20 years	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
3,395	18	624	3	3,004	16	4,442	24	4,605	24	2,732	15

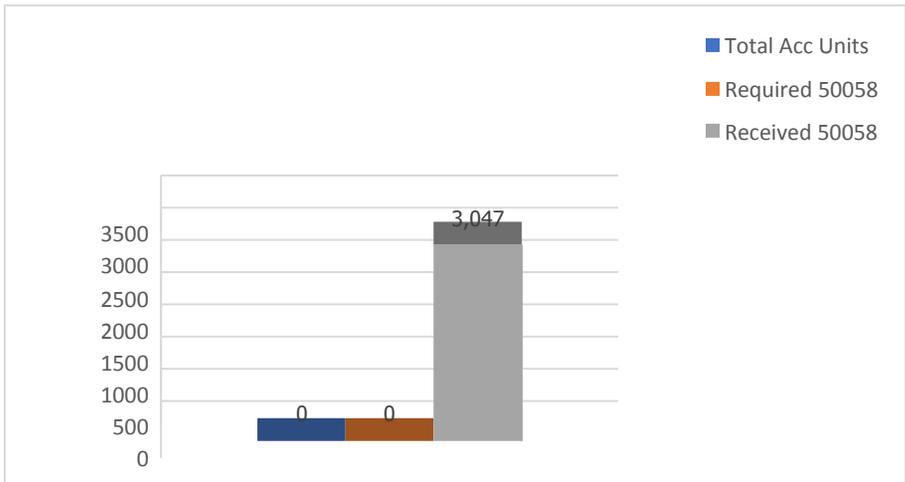


Resident Characteristics Report

Program Type: Public Housing
Effective Dates Included: 06/01/2020 through 09/30/2021
Property: All Properties

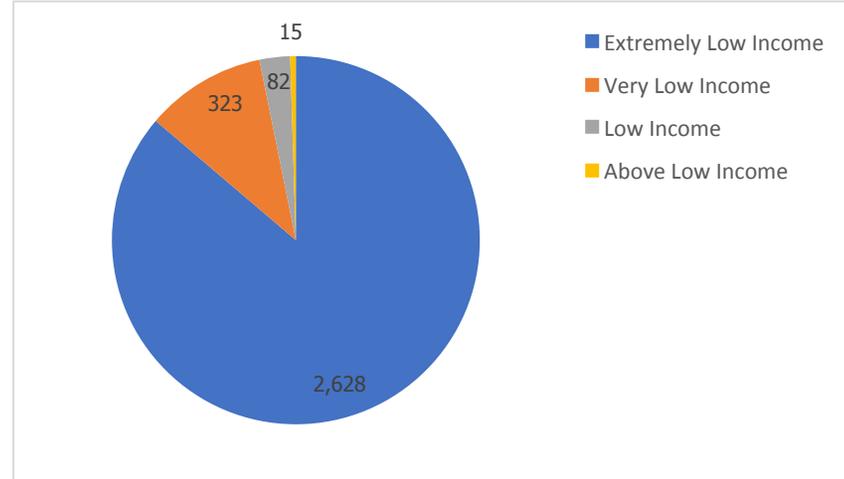
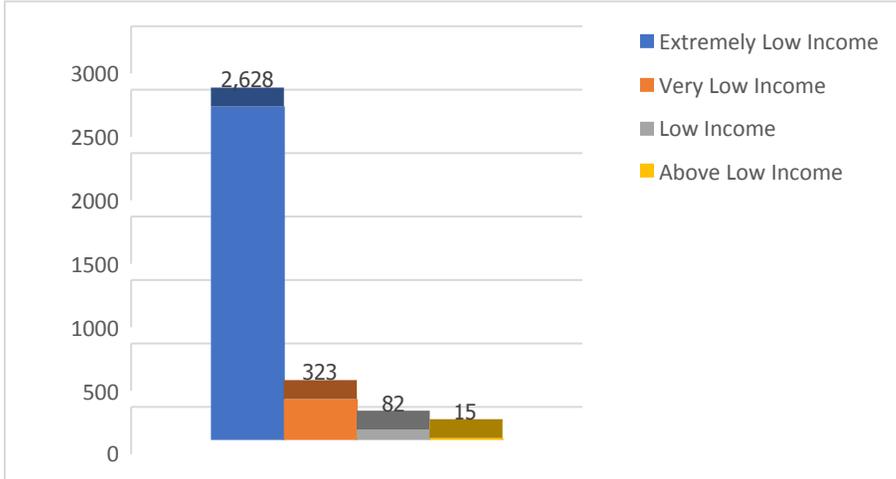
Units Information

ACC Units	Family Report (50058) Required	Family Report (50058) Received
0	0	3,047



Distribution by Income. Average Annual as a % of 50058

Extremely Low Income, 0% - 30% of Median		Very Low Income, 31% - 50% of Median		Low Income, 51% - 80% of Median		Above Low Income 81% + of Median	
Count	Percent	Count	Percent	Count	Percent	Count	Percent
2,628	86	323	11	82	3	15	0

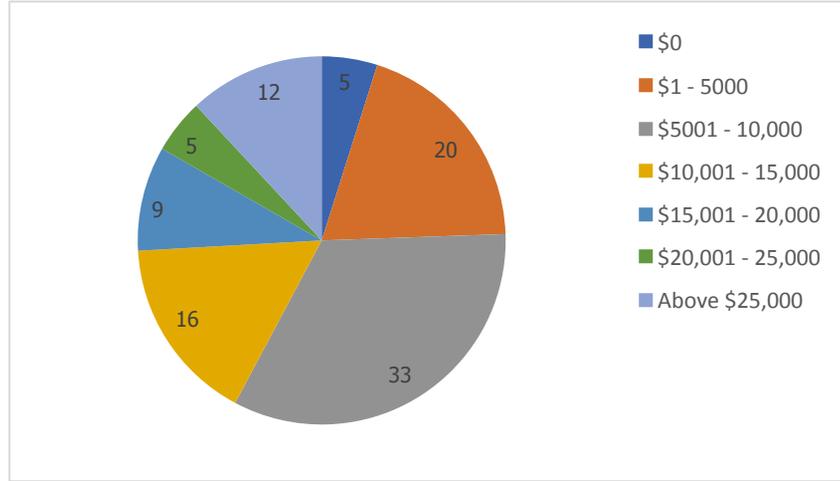
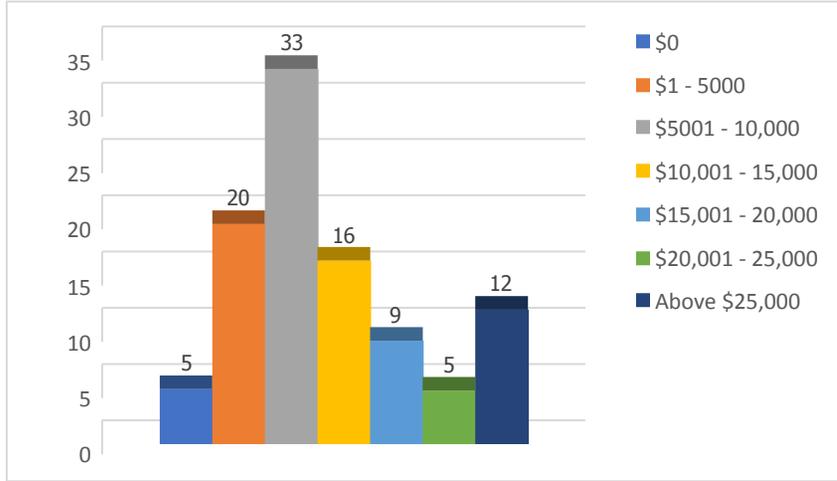


Average Annual Income (\$)

Average Annual Income
12,345

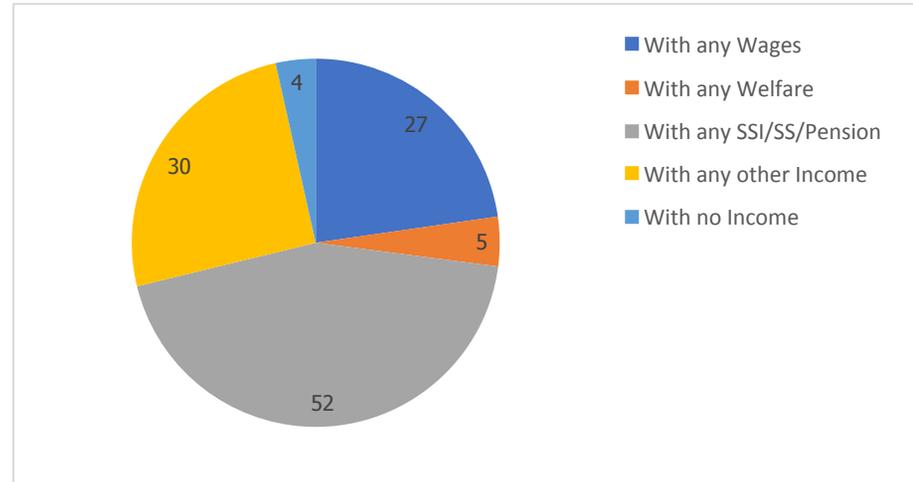
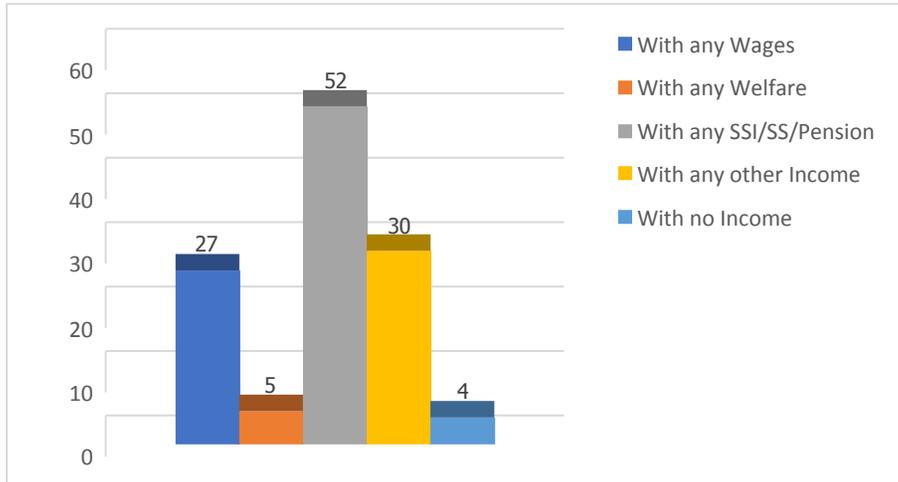
Distribution by Income as a % of 50058

\$0	\$1 - \$5000	\$5001 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
5	20	33	16	9	5	12



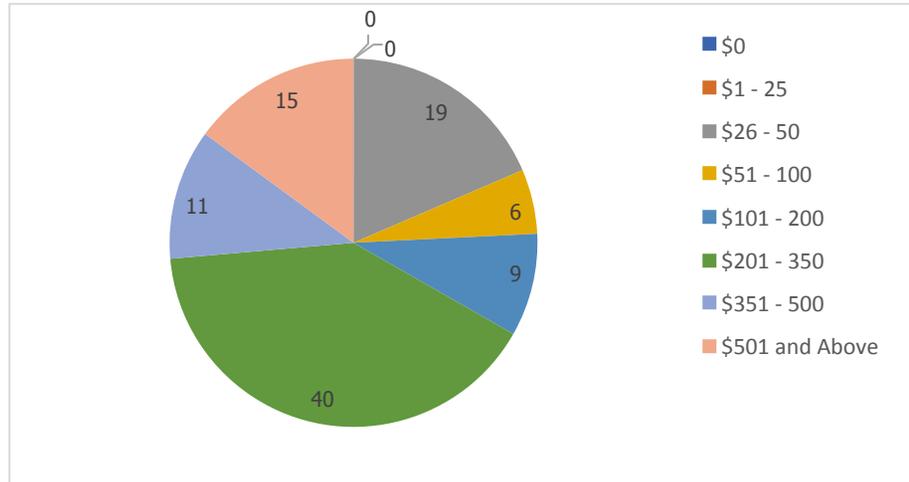
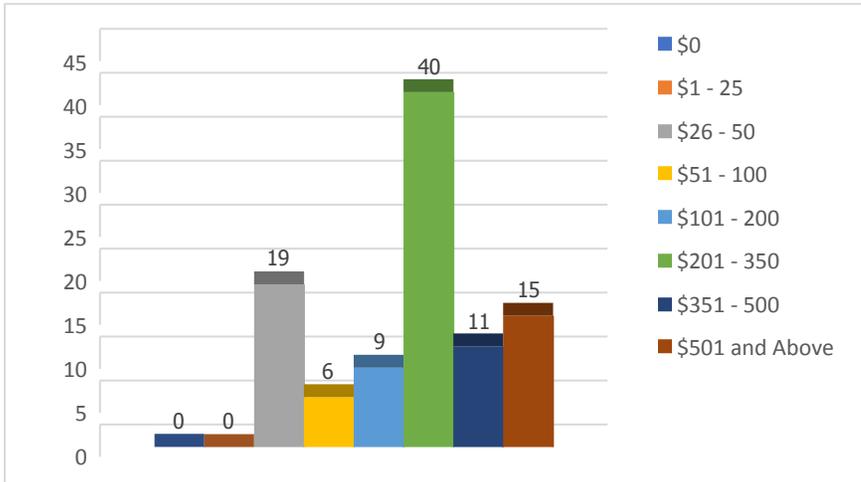
Distribution by Source of Income as a % of 50058 ** Some families have multiple sources of income **

With any Wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With no Income
27	5	52	30	4



Distribution by Total Tenant Payment as a % of 50058

\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
0	0	19	6	9	40	11	15



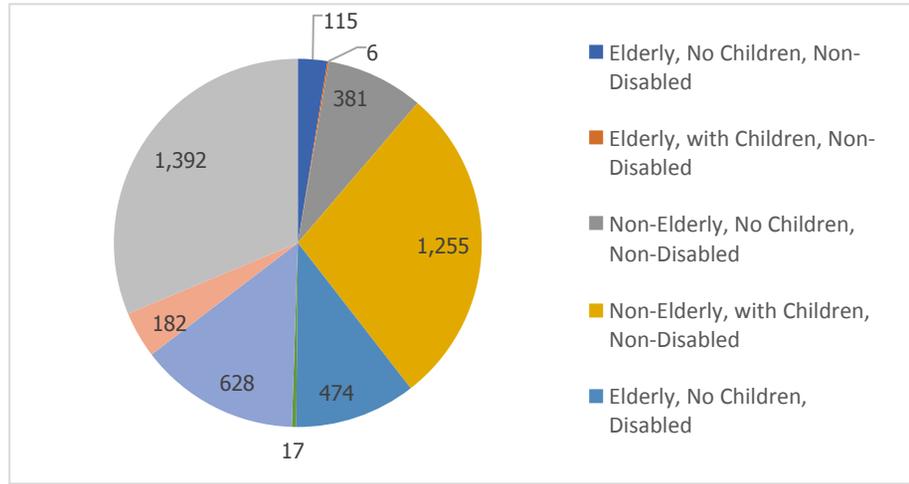
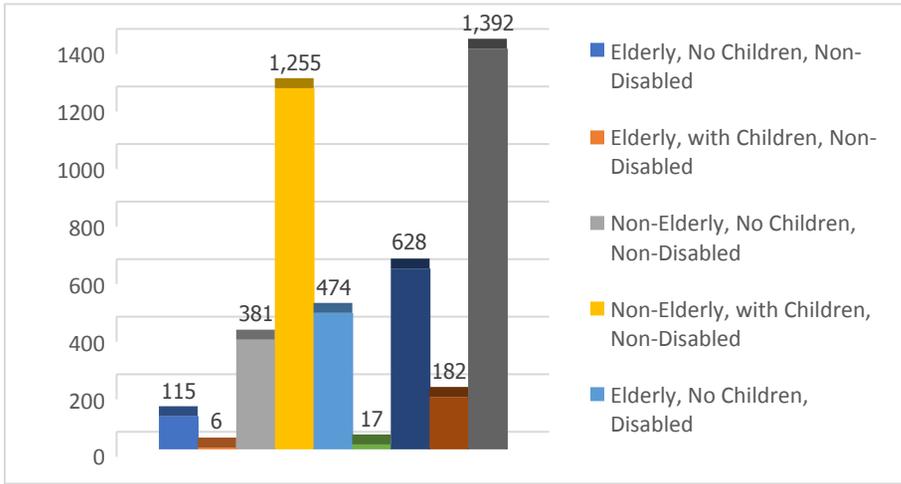
Average Monthly TTP (\$)

Average Monthly TTP
292

Distribution of Family Type as a % of 50058

Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-Elderly, No Children, Non-Disabled		Non-Elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-Elderly, No Children, Disabled	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
115	4	6	0	381	13	1,255	41	474	16	17	1	628	21

Non-Elderly, with Children, Disabled		Female Head of Household, with Children	
Count	Percent	Count	Percent
182	6	1,392	46

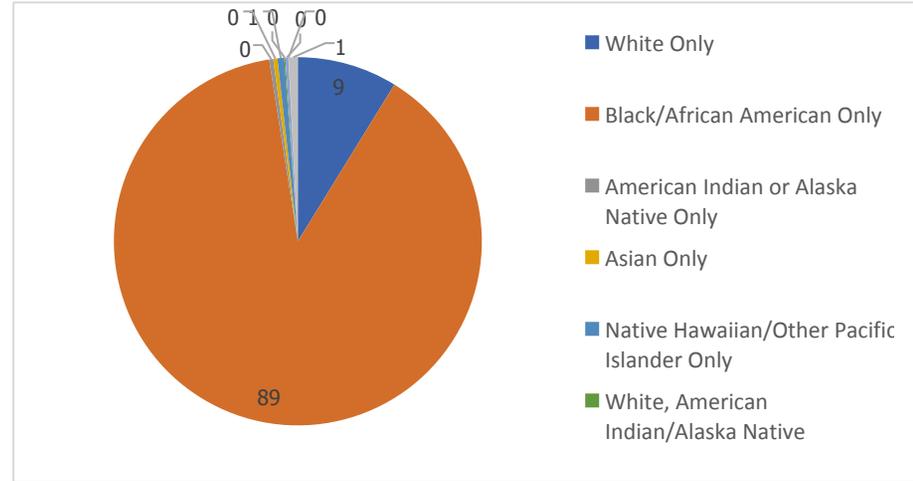
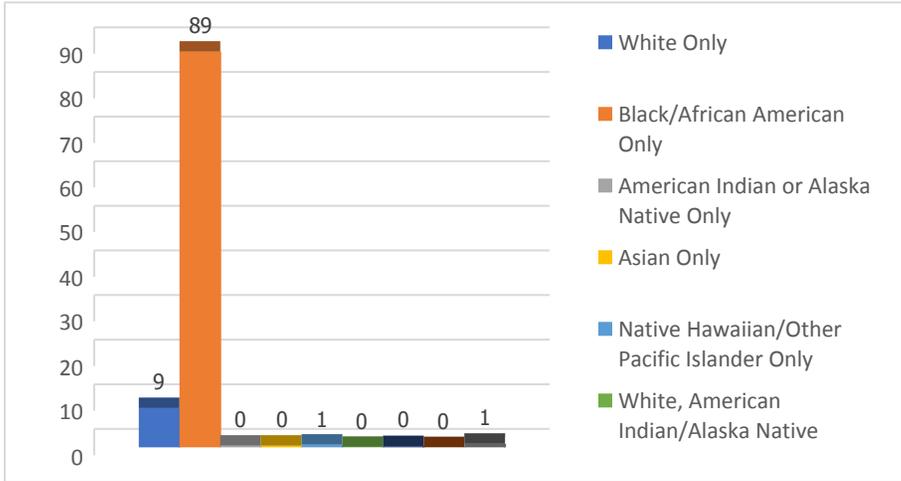


Average TTP by Family Type (\$)

Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled	Female Head of Household, with Children
308	459	304	287	297	479	276	317	292

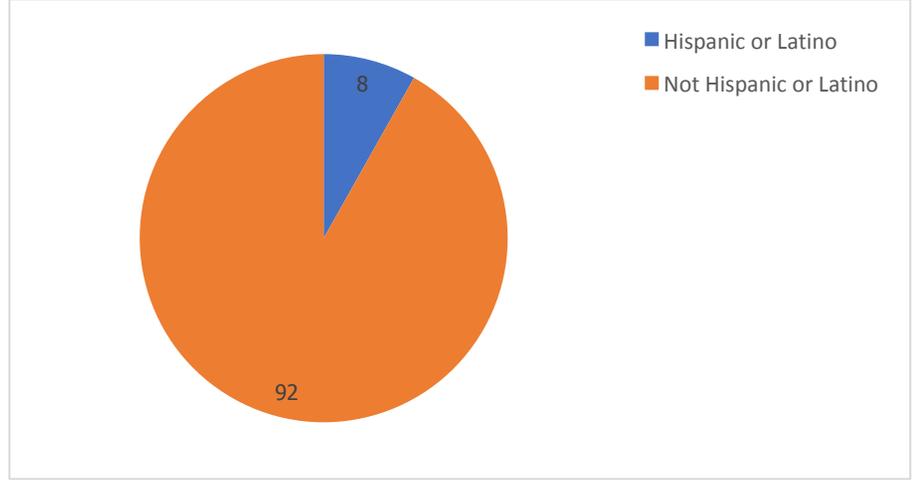
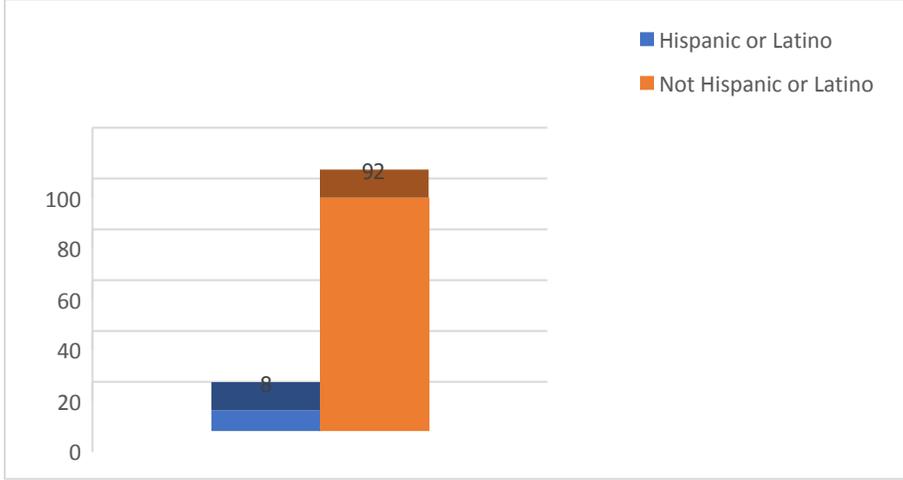
Distribution by Head of Household's Race as a % of 50058

White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/Other Pacific Islander Only	White, American Indian/Alaska Native	White, Black/African American	White, Asian	All Other Combinations
9	89	0	0	1	0	0	0	1



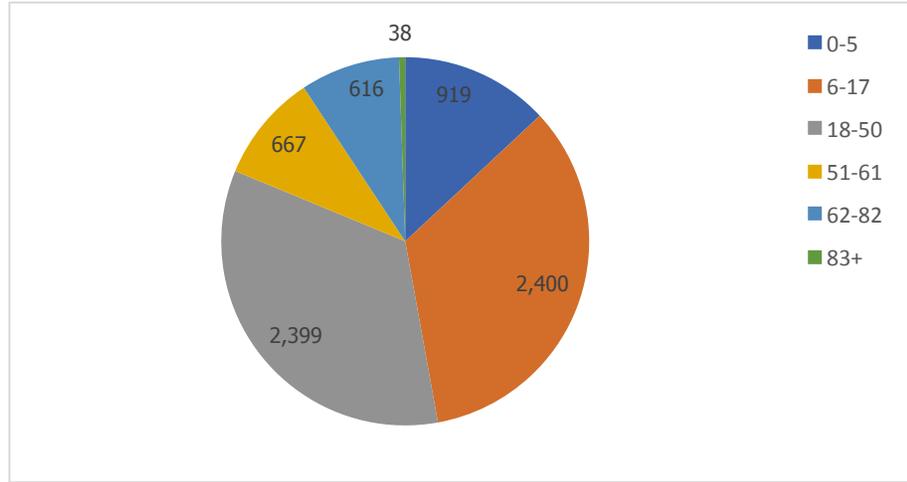
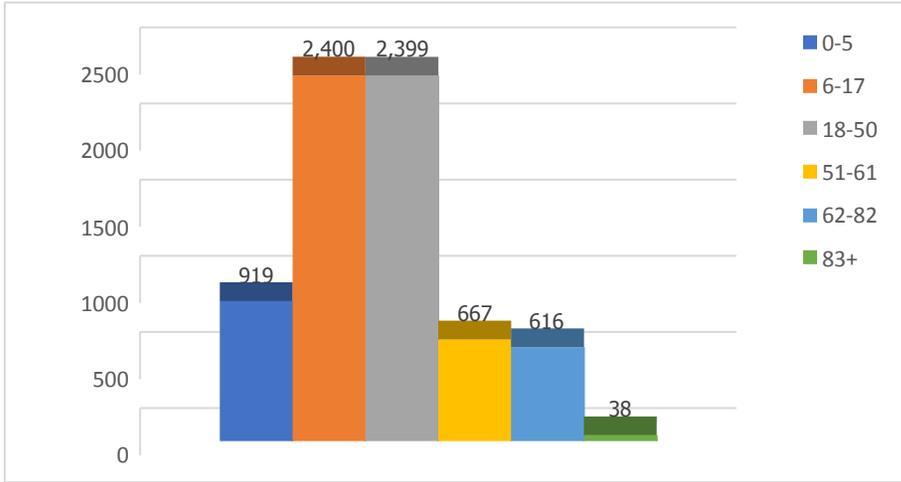
Distribution by Head of Household's Ethnicity as a % of 50058

Hispanic or Latino	Not Hispanic or Latino
8	92



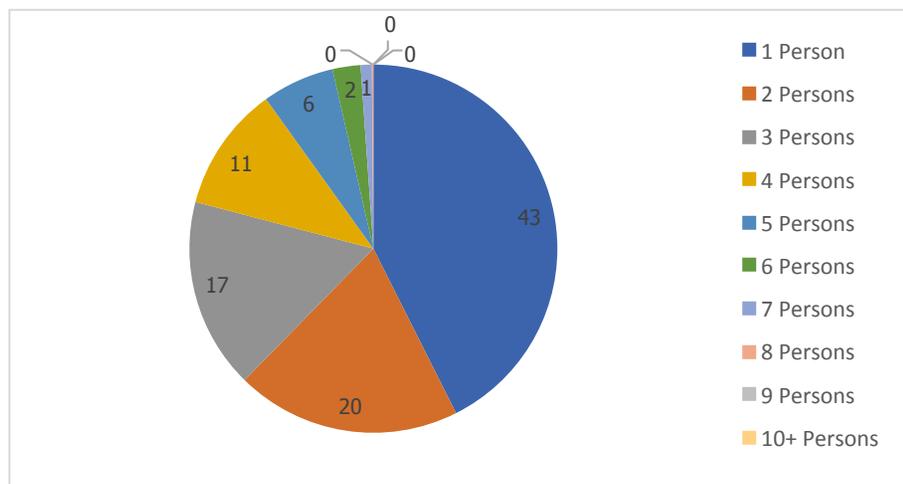
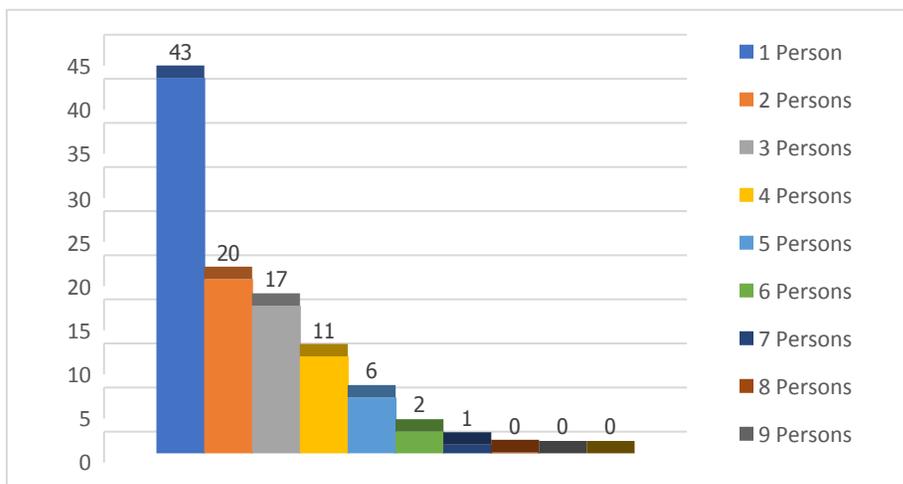
Distribution by Household Member's Age as a % of Total Household Members

0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
919	13	2,400	34	2,399	34	667	9	616	9	38	1



Distribution by Household Size as a % of 50058

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10+ Persons
43	20	17	11	6	2	1	0	0	0

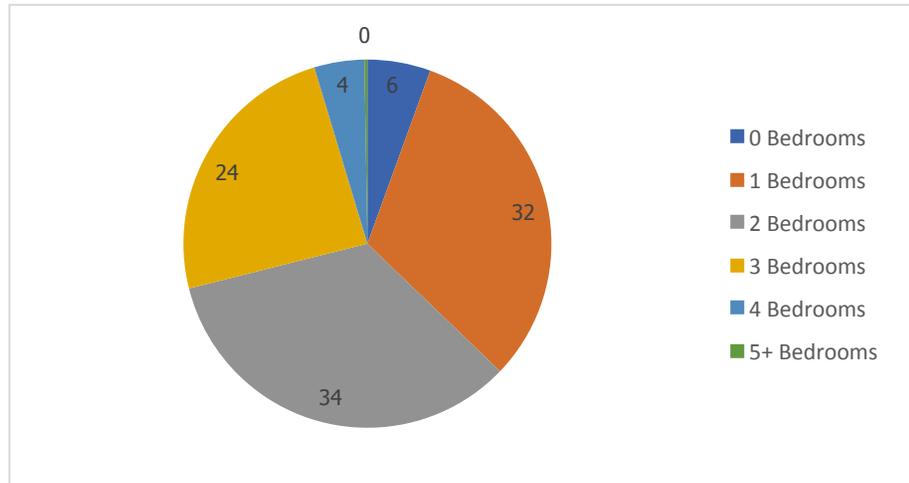
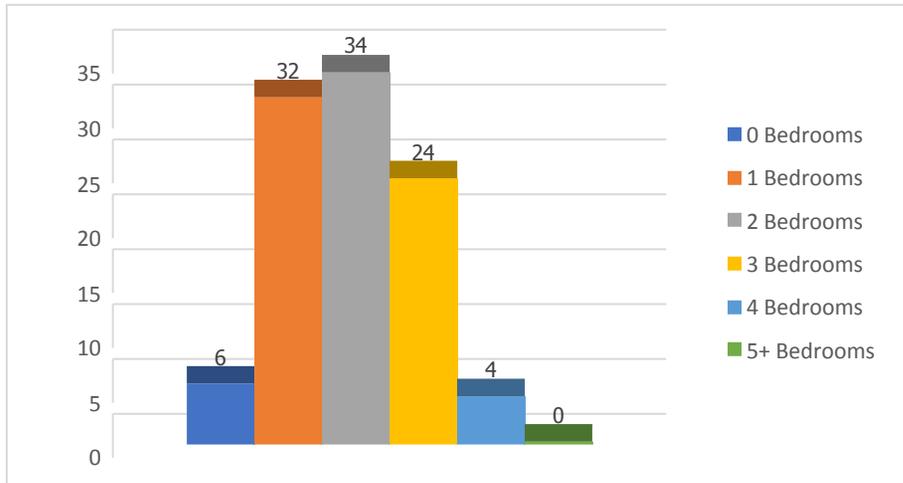


Total Household Members and Average Size

Total Number of Household Members	Average Household Size	Number of Households
7,039	2	3,047

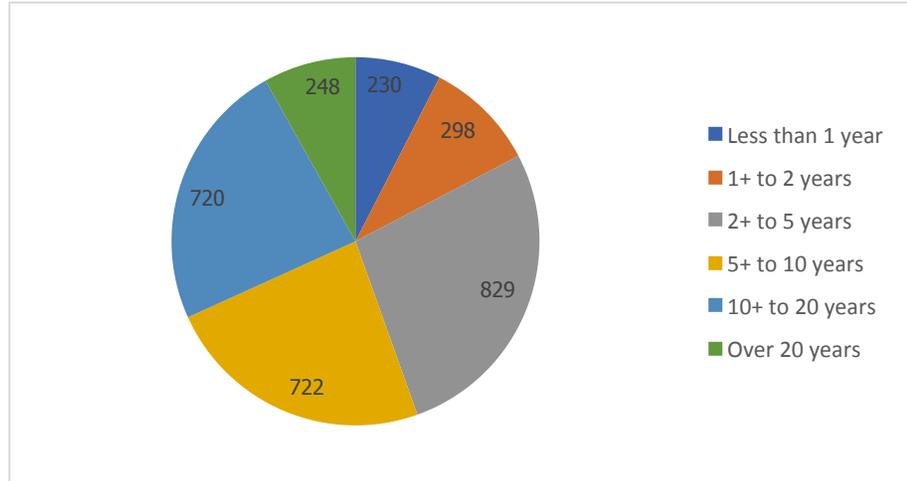
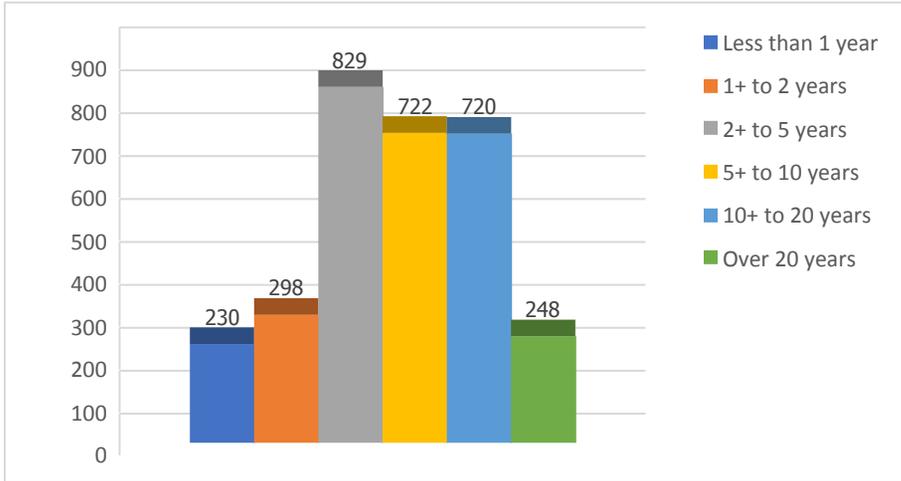
Distribution by Number of Bedrooms as a % of 50058

0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
6	32	34	24	4	0



Distribution by Length of Stay as a % of 50058 (currently assisted families)

Less than 1 year		1+ to 2 years		2+ to 5 years		5+ to 10 years		10+ to 20 years		Over 20 years	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
230	8	298	10	829	27	722	24	720	24	248	8





City of Dallas

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

Agenda Information Sheet

File #: 21-2163

Item #: H.

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

Memorandum



CITY OF DALLAS

DATE November 9, 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 accomplishments occurring in October and present projections for the current FY21-22 fiscal year. The updated presentation is attached, and details are included below:

Development

Methodology

The monthly measures for the upcoming fiscal year will remain the same. *Units Approved* represents the work staff will perform this fiscal year in reviewing applications and taking them to council or the associated committees. *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. *Units Complete* is taken either at Final Certificate of Occupancy, Green Tag, or final payment disbursement, depending on the program, and it represents a new or fully rehabilitated unit on the ground. Typically, completions represent staff work completed two or more years in the past.

The way the numbers are reported *by program* will change this fiscal year. As Housing has added more programs to encourage mixed income housing, more developments are taking advantage of multiple programs. Previously all these projects were summarized in a column called 'Multiple' to avoid duplication. Moving forward, these projects will be reported under all applicant programs, but a separate *Total Pipeline* column will be added to provide a non-duplicative count of all units that reached the give milestones.

October Performance and FY21-22 Projections

Housing staff project that 2,412 units will be approved by Council or the associated boards, 2,474 units will start construction and 1,983 will complete construction this fiscal year, to be broken down in the following paragraphs.

NOFA

The Notice of Funding Availability saw the following progress in October:

- One new application was received for 36 housing units.
- Council approved the Armonia Apartments, adding 15 units to the pipeline.

DATE November 9, 2021
SUBJECT **Department of Housing Performance Measure Update**

- Eight homes were completed as part of the FY18-19 single-family NOFA including four by Habitat for Humanity and four in the Five Mile project.
- One home was completed in the Prairie Creek development.

Including the October measures above, staff has made the following projections for FY21-22:

- 450 units will be approved by council this year, in line with the final numbers of FY20-21. This number is entirely dependent upon the number and types of applications received from developers.
- 70 single-family units are expected to receive a building permit and complete construction.
- All three major multifamily apartment developments from the FY18-19 NOFA, Palladium Red Bird, Estates at Shiloh, and The Galbraith (formerly 2400 Bryan), are expected to complete construction for an additional 779 completed units.

Land Programs

The Land Bank and Land Transfer programs have made the following accomplishments in October in addition to the single-family NOFA homes listed above:

- Council approved the sale of 11 Land Transfer lots to Titan and Associates.
- Two permits for Land Bank homes were issued and three homes were completed.

Including the accomplishments above, staff estimate the following projections in the coming fiscal year:

- 25 new land bank lots will be approved for sale by the end of the fiscal year, 19 land bank homes should receive a permit, and 22 land bank homes should be completed.
- A total of 37 land transfer lots are projected to be approved for sale, 124 homes should receive a permit, and 48 homes should be completed.

LIHTC/DHFC

In October, the Dallas Housing Finance Corporation (DHFC) approved Terrace at Southern Oaks, a 300-unit Low-Income Housing Tax Credit (LIHTC) development that council approved in September. This program counts measures at DHFC approval for consistency.

These programs received significantly more interest than expected last year. Due to the oversubscription of private activity bonds and a lack of high opportunity sites that will score well with TDHCA, Housing anticipates lower numbers this year, including the following:

- Around 1,200 units will be approved by the board (including Terrace at Southern Oaks).
- Approximately 600 units approved last fiscal year will receive a permit.
- All LIHTC units that will complete construction this fiscal year are also using NOFA funding and are accounted for above.

DATE November 9, 2021
SUBJECT **Department of Housing Performance Measure Update**

MIHDB

There was no reported movement in the Mixed Income Housing Development program (MIHDB) in October. However, there is so much moving in the pipeline that projections are high.

- Staff estimates 980 units will receive a permit. This is a round number that represents a portion of the units that may apply for permits next year that are not accounted for in other programs.
- 1,086 units are expected to complete construction. On average, 6% of units built in this program are reserved dwelling units offered at a rent rate affordable to the eligible household.

1,000 Unit Affordable Housing Challenge

The 1,000 Unit Affordable Housing Challenge is the final program reported in the Development measures. Council approved partnerships with three developers on city lots, and Housing is supporting these developments. These units were not counted for any measures last year because design and final unit counts have yet to be finalized. Housing estimates at least 700 units will be considered Approved once the designs are finalized and all 700 will start construction this fiscal year.

Repair

Methodology

The measures for the repair program have changed only slightly for the coming fiscal year. Staff previously measured *Households Approved* and *Units Repaired*, which offered a measure of staff's accomplishments working through applications and gave a count of final units that were impacted. This year, in addition to those measures, staff will include *Agreements Signed* which will offer a measure of units that have made their way entirely through the department and have moved on to the Construction stage.

Last fiscal year, Housing was overly optimistic about the ability to begin implementation and to complete new programs. Staff have acknowledged the barriers encountered in the last fiscal year and provided more cautious projections moving forward.

October Performance and FY21-22 Projections

The cycle for this year's Home Improvement and Preservation Program (HIPP) funding began in August when the application was launched in preparation for this fiscal year. In one day, 466 applications were collected from residents throughout Dallas. Staff have been reviewing the applications and supporting documentation. The first 15 homes have been referred for an initial inspection in November. All of this will be in addition to the 51 homes currently under construction from previous years' application cycles.

There is less to update regarding the other programs due to the short time between this and the previous memo. Updates include the following:

- Housing has received 17 new applications for DTF and three for the HHLR program

DATE November 9, 2021

SUBJECT **Department of Housing Performance Measure Update**

- Staff have completed the qualification process on one additional application in West Dallas and signed agreements with nine households.
- Outside of HIPP, there are 10 homes under construction, six in West Dallas and four using Dallas Tomorrow Fund.
- Engineers completed foundation inspections on six homes in Historic Tenth Street, and Housing is working with the Office of Historic Preservation to secure Certificates of Appropriateness on qualified houses.

This coming year, staff project 166 households will be approved, and 183 agreements will be signed, and 255 homes will be repaired through its existing programs. More repairs are estimated due to those applications already in the cycle that have already met the first and/or second milestones. Estimates of completed homes breakdown in the following way:

- 30 through DTF
- 30 through the Healthy Homes Lead Reduction (HHLR) program
- 100 through the West Dallas Targeted Repair Program (TRP)
- 14 through the Tenth Street TRP
- 81 through the HIPP including the repairs already in process and those projected for this fiscal year's cycle.

These projections do not include the ARPA Neighborhood Revitalization Program or the council-approved Minor Home Repair program, which are expected to begin implementation this fiscal year but are still undergoing program design.

DHAP

Methodology

The Dallas Homebuyer Assistance Program (DHAP) reports two key measures. *Homebuyers Prequalified* and *Loans Closed*. Both measures are important, as the current housing market means that staff will prequalify many more applicants than will be able to find and close on homes. Additionally, it is particularly important to note the number of applications received and cancelled for this program, because many applications will be denied, and many applicants will drop out due to loan terms, procedures, or market conditions.

October Performance and FY21-22 Projections

October saw noticeable movement in this program. Staff received 10 new applications, denied five, and prequalified two. Three loans were closed in October, all of which resulted from Housing's partnership with single-family NOFA developers.

The program received significant interest last fiscal year thanks to partnerships with developers from the single-family NOFA. Many of those applicants are expected to purchase their homes this fiscal year. However, due to the current market continuing to make homeownership difficult for qualified residents, and due to the temporary nature of the partnerships, Housing projects that 25 applicants will be prequalified for down

DATE November 9, 2021
SUBJECT **Department of Housing Performance Measure Update**

payment assistance this fiscal year and that 10 will purchase a home and close on their loans.

Other

Housing reports contributions to mixed income housing from other departments at the City as well as all units that have received building permits every month. These measures serve to provide context regarding the market to which Housing contributes.

In October, the Office of Economic Development brought an a mixed income housing development with Kroger and a development company called Southeastern through council, adding 375 new units to the pipeline just northeast of downtown. Due to the deadline of this report, data from other departments and permit data were not yet provided to Housing and will be reported in upcoming memos.

Finally, members of the Housing and Homelessness Solutions committee requested additional data as part of the monthly reports, including funding committed and expended and demographics of who we serve. This data is maintained by the department and can be provided upon request, but the infrastructure has not yet been created by staff to provide on a monthly basis. Housing strategy staff intend to migrate pipelines and accomplishments into an interactive dashboard this fiscal year, which will provide all the data requested in a more accessible format.

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
Biliera 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
November 9, 2021**

David Noguera, Director
Housing & Neighborhood Revitalization
City of Dallas

Production Chart (data as of 10/31/2021)



	Program Budget	Full Time Employees	Applied	Denied/Cancelled	Benchmark	FY 2021 Total	Oct 2021 YTD	FY 2022 Projections
Development	\$2.89m CDBG \$4.36m HOME \$1.05m CHDO	5 Employees	36	324	Units Approved	3,802	326	2,412
					Units Started	1,609	2	2,474
					Units Completed	71	12	1,983
Repair	\$3m CDBG \$1.95m Equity \$800k Bond \$1.4 m Lead \$500k DTF	2 Employees	486	133	Households Qualified	143	1	166
					Agreements Signed	N/A	2	183
					Units Repaired	189	2	255
DHAP	\$400k CDBG \$400k HOME \$220k General	2 Employees	10	5	Loans Approved	43	2	25
					Loans Provided	7	3	10
Other	N/A	N/A	N/A	N/A	Units Supported by Other Depts	1,322	375	N/A
					All Units Permitted	8,352	0	N/A

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



Development Chart (data as of 10/31/2021)



	NOFA	Land Programs	MIHDB	LIHTC/DHFC	1000 Unit Challenge	Total Pipeline
Program Budget	\$8.3 m	N/A	N/A	N/A	N/A	\$8.3 m
Units Applied	36	0	0	0	0	N/A
Units Approved	15	11	N/A	300	0	326
Units Started*	0	2	0	0	0	2
Units Completed*	5	11	0	0	0	12
Units Cancelled	0	0	0	324	0	N/A

Note: Program accomplishments are duplicative. The total pipeline is non-duplicative. E.g., if a development of 300 units uses both NOFA And LIHTC, it will be counted as 300 in both columns, but it will only count as 300 in the Total column, not 600.



*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 10/31/2021)



	HIPP	West Dallas	Tenth Street	Lead/ Healthy Homes	DTF	Total
Program Budget	\$3m	\$2m	\$750k	\$1.4m	\$500k	\$7.65m
Units Applied	466	0	0	3	17	466
Households Qualified	0	1	0	0	0	1
Agreements Signed	2	0	0	0	0	2
Units Repaired	2	0	0	0	0	2
Units Cancelled	133	0	0	0	0	133



DHAP Chart (data as of 10/31/2021)



	DHAP
Program Budget	\$1.02m
Units Applied	10
Units Cancelled	5
Loans Approved	2
Loans Provided	3



*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
November 9, 2021**

David Noguera, Director
Housing & Neighborhood Revitalization
City of Dallas