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CITY SECRETARY  
DALLAS, TEXAS

## City of Dallas

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



### Housing & Homelessness Solutions Committee

September 23, 2021  
9:00 AM

Public Notice

210796

POSTED

CITY SECRETARY  
DALLAS TX

## 2021 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	<b>ENVIRONMENT AND SUSTAINABILITY</b> Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
<b>PUBLIC SAFETY</b> McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	<b>WORKFORCE, EDUCATION, AND EQUITY</b> Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
<b>AD HOC JUDICIAL NOMINATING COMMITTEE</b> Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	<b>AD HOC LEGISLATIVE AFFAIRS</b> Atkins (C), McGough, Mendelsohn, Narvaez, Willis
<b>AD HOC COMMITTEE ON COVID-19 RECOVERY AND ASSISTANCE</b> Thomas (C), Atkins, Mendelsohn, Moreno, Ridley	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING &amp; ETHICS</b> 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](https://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=e1c7c2bf1932a6b068a0008f8374f566d>

## Call to Order

## MINUTES

1. [21-1739](#) Approval of the August 23, 2021 Housing and Homelessness Solutions Committee Meeting Minutes

**Attachments:** [Minutes](#)

## BRIEFING ITEMS WITHOUT ACTION

- A. [21-1758](#) Overview: Public Facility Corporation  
[Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization]

**Attachments:** [Presentation](#)

- B. [21-1772](#) Overview: Urban Land Bank Demonstration Program and the Comprehensive Housing Policy (CHP) Land Transfer Program  
[David Noguera, Director, Department of Housing and Neighborhood Revitalization]

**Attachments:** [Presentation](#)

## BRIEFING MEMORANDUMS WITH ACTION

- C. [21-1742](#) Upcoming Agenda Item: Amendment to the CHP - Dallas Homebuyer Assistance Program  
[Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization]

**Attachments:** [Memo](#)

- D. [21-1753](#) Upcoming Agenda Item: Amendment to the CHP-Subordination of Lien Requirements  
[Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization]

**Attachments:** [Memo](#)

- E. [21-1756](#) Upcoming Agenda Item: Authorize a Conditional Grant Agreement and a HOME Loan Agreement in a total amount not to exceed \$2,385,000 with Dallas City Homes, Inc. for the Development of 15 Multifamily Units [Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization]

**Attachments:** [Memo](#)

- F. [21-1759](#) Upcoming Agenda Item: Authorize a Resolution of No Objection for 4% Housing Tax Credits for Hickory Trail Partners, LP - parchAUS at Hickory Trail Multifamily Development [Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization]

**Attachments:** [Memo](#)

- G. [21-1757](#) Upcoming Agenda Item: Consideration and Approval of the Sale of 8 Land Transfer Lots to Titan and Associates Inc. for the Development of 8 Single Family Homes [David Noguera, Director, Department of Housing and Neighborhood Revitalization]

**Attachments:** [Memo](#)

- H. [21-1755](#) Upcoming Agenda Item: Hearing and Preliminary Adoption of the FY 20-21 Action Plan Substantial Amendment No. 5 [Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization]

**Attachments:** [Memo](#)

**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

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**File #:** 21-1739

**Item #:** 1.

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Approval of the August 23, 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](http://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:** August 23, 2021

**Convened:** 9:02 a.m.

**Adjourned:** 12:20 p.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 June 8, 2021 Housing and Homelessness Solutions Committee Meeting Minutes**  
**Action Taken/Committee Recommendation(s):** A motion was made to approve the minutes for the June 8, 2021 Housing and Homelessness Solutions Committee. The motion passed unanimously.  
  
Motion made by: Jesse Moreno  
Motion seconded by: Jaynie Schultz
- 2. Accessory/Additional Dwelling Units (ADUs): Current Regulations and Proposed Comprehensive Housing Policy Amendment**  
**Presenter(s):** David Noguera, Director, Department of Housing and Neighborhood Revitalization  
**Action Taken/Committee Recommendation(s):** The Committee was briefed on an overview of funding for ADUs. ADUs offer an attainable housing option, the construction can still be expensive. Other cities and entities offer direct financial support for construction of ADUs. Some programs subsidize a low- or moderate-income tenant. Some programs subsidize a low- or moderate-income homeowner. Staff recommends adding language to the Comprehensive Housing Policy (CHP) that supports funding the construction of innovative housing types. All such units would: continue to be required to follow all applicable City codes, be underwritten according to CHP underwriting guidelines in the various programs. This additional flexibility would allow the City to innovate to meet the needs of current and future residents and workers. Staff would incorporate the committee's discussion into an amendment to the CHP to guide potential funding of innovative housing types. A motion was made for this item to have no support from the Committee and for the item to not come back for discussion.  
  
Motion made by: Carolyn King Arnold  
Item passed unanimously: X  
Item failed unanimously:  
  
Motion seconded by: Paul E. Ridley  
Item passed on a divided vote:  
Item failed on a divided vote:
- 3. Upcoming Agenda Item: Comprehensive Housing Policy- Proposed Amendments to the Home Improvement and Preservation Program**  
**Presenter(s):** David Noguera, Director, Department of Housing and Neighborhood Revitalization  
**Action Taken/Committee Recommendation(s):** The Committee was briefed on an overview of the proposed Comprehensive Housing Policy (CHP) amendments needed to address market changes. Remove match and lower dollar amount per house for Minor, change from set cap to % of HOME allowed Limits for Major and Reconstruction, remove front end debt ratio as we offer forgivable loan, add in debt ration will be applied in under-writing for 81% and above for reconstruction programs, and raise AMI in tenth street from 80% to 12%

and raise the limit from \$20K to \$35K per property. A motion was made to move the amendments to the CHP outlined by staff and raise the amount of Tenth street grants limit from \$35K to \$50K per property.

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

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

**4. Upcoming Agenda Item: Authorize the transfer of 5210 Bexar Street to H.I.S. BridgeBuilders subject to restrictive covenants, and agreement, a right of reverter, and execution of all necessary documents, pursuant to Section 253.011 of the Texas Local Government Code**

**Presenter(s):** Cynthia Rogers-Ellickson, 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 agreement pursuant to Section 253.011 of the Texas Local Government Code for the transfer of improved property located at 5210 Bexar Street to H.I.S. BridgeBuilders. Whereby H.I.S. BridgeBuilders commits to use the property in a manner that primarily promotes a public purpose of the City, including specifically to maintain the property as a mixed-use property with affordable housing during a required affordability period and, to support the economic development activities through leases to privately owned business on the existing retail/commercial spaces. A motion was made to move this item for Council consideration.

Motion made by: Paula Blackmon  
Item passed unanimously: X  
Item failed unanimously:

Motion seconded by: Paul E. Ridley  
Item passed on a divided vote:  
Item failed on a divided vote:

**5. Upcoming Agenda Item: Consideration and Approval of the Sale of 29 Land Transfer Lots to a Confia Homes, LLC for the Development of 29 Single Family Homes**

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

**Action Taken/Committee Recommendation(s):** The committee was briefed on an overview on the proposed sale of Land Transfer lots to a qualified participating developer, Confia Homes, LLC. Staff recommends that the Housing and Homelessness Solutions Committee moved this item forward to City Council to consider and approve of the sale of 29 vacant lots held by the City to the qualified participant developer pursuant to the terms of development set forth in the briefing memorandum. A motion was made to move this item to Council for consideration.

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

Motion seconded by: Paula Blackmon  
Item passed on a divided vote:  
Item failed on a divided vote:

**6. Upcoming Agenda Item: Authorize a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits for Terrace at Southern Oaks, LP-Terrance at Southern Oaks Multifamily Development**

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

**Action Taken/Committee Recommendation(s):** The committee was briefed on the overview of the LDG Terrace at Southern Oaks, LP, an affiliate of LDG Development, LLC (applicant), submitted 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 the Terrace at Southern Oaks, a new 300-unit multifamily development located at Southern Oaks Boulevard, Dallas, Texas 75216. A motion was made to move this item to Council for consideration.

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

Motion seconded by: Paula Blackmon  
Item passed on a divided vote:  
Item failed on a divided vote:



**7. Upcoming Agenda Item: Authorize and Amendment to a Loan Agreement with Central Dallas Community Development Corporation for the CityWalk at Akard Project to Extend the Loan Term**

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

**Action Taken/Committee Recommendation(s):** The committee was briefed on an overview of an agenda item to amend a loan agreement with Central Dallas CDC requesting the loan term be extended (1) a repayable loan to Central Dallas Community Development Corporation for the CityWalk at Akard project at 511 North Akard Street in the amount of \$750,000.00 in Community Development Grant (CDBG); and (2) a repayable loan for 1,500,000.00 in Homeless Bond Funds from December 2030 to June 30, 2032. Central Dallas CDC requested the extension to comply with the terms of their financing agreement. A motion was made to move this item to Council for consideration.

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

Motion seconded by: Paula Blackmon  
Item passed on a divided vote:  
Item failed on a divided vote:

**8. Upcoming Agenda Item: Authorize a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits for at Meadowbrook, LP- the Meadowbrook Multifamily Development**

**Presenter(s):** Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization

**Action Take/Committee Recommendation(s):** The committee was briefed on an overview of LDG Meadowbrook, LP, an affiliate of LDG Development, LLC (Applicant), submitted Request for a Resolution of No Objection 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 the Meadowbrook, a new 180-unit multifamily development locates at 15251 Seagoville Road, Dallas, Texas 75353. A motion was made to move this item to Council for consideration.

Motion made by: Paula Blackmon  
Item passed unanimously: X  
Item failed unanimously:

Motion seconded by: Paul E. Ridley  
Item passed on a divided vote:  
Item failed on a divided vote:

**9. Overview of all Advisory Body and Unsheltered and Community Listening Session Feedback Concerning the Dallas R.E.A.L. Time Rapid Rehousing Initiative and Upcoming Contracts**

**Presenter(s):** Christine Crossley, Director, Office of Homeless Solutions

**Action Taken/Committee Recommendation(s):** The Committee was briefed on the overview of the collective feedback received by staff during the Office of Homeless Solutions (OHS) community and unsheltered listening sessions conducted between August 3, 2021 and August 12, 2021. During the sessions, OHS presented an overview of the American Rescue Plan Act (ARPA) HUD Home funds allocated to the City for use in housing and homelessness to communities via City Council District-led listening sessions and a dedicated unsheltered listening session at The Bridge. A total of 135 Dallas City Residents were in attendance, across 6 sessions, with 100 unsheltered residents in attendance at The Bridge, totaling 235 residents. Information only.

**ADJOURN** (12:20 p.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

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**File #:** 21-1758

**Item #:** A.

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Overview: Public Facility Corporation

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



**City of Dallas**

# Program Update: Public Facility Corporation

Housing & Homelessness Solutions  
September 23, 2021

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

# Presentation Overview



- Background
- Issue
- Timeline
- Next Steps



# Background



- Public Facility Corporations (PFC): authorized by Chapter 303 of the Texas Local Government Code – the Public Facility Corporation Act (Act)
- Any public facility owned by a PFC is exempt from all property taxes
- Primarily used for the development of mixed-income/workforce housing development:
  - 50% of the units reserved for families at or below 80% of the Area Median Income (AMI)
  - 50% of the units at market rate
- PFCs provide housing for the “missing middle” – particularly 60%-80% AMI – not served by housing tax credit or market rate developments



# Background



- On June 24, 2020, City Council authorized the creation of the Dallas Public Facility Corporation and adopted the Corporation Bylaws
- Bylaws provide for a 15-member Board of Directors to approve partnerships and the issuance of financial obligations authorized by the Act

## PFC Application Requirements per Bylaws

- Potential PFC partnerships are to be received via an open application process using an application based on the Office of Economic Development's Development Incentive Application
- Application to be used to ensure that but for the property tax exemption the project would not be feasible
- Any action taken by the PFC Board resulting in a property tax exemption also requires authorization by resolution of City Council



# Background



- The goals of the DPFC and the application requirements are designed to achieve the following:
  - Ensure that all DPFC projects are in alignment with the CHP and adhere to the broader affordable housing industry's rent and income standards
    - AMI targets adjusted for family size
    - Rent restrictions based on 30% of the applicable AMI restricted levels as established by HUD, TDHCA
    - Consider the income of all residents living in the unit
  - Identify opportunities for deeper income targeting based on the operational subsidy provided by the property tax exemption to ensure the property is not over subsidized
  - Ensure there is no source of income discrimination at the property
  - Ensure the project affirmatively furthers fair housing in the City
  - Ensure the developers and property managers of DPFC projects engage in affirmative marketing plans
  - Ensure future residents receive enhanced protections for the life of the property
  - Ensure a diverse unit mix to provide housing options for families with children





# Issue



- To begin approving applications, the DPFC Board of Directors must have enough members to constitute a quorum
- 5 board members have been nominated and completed the requirements of the City Secretary's Office
- 3 additional board members are needed to begin approving applications and other actions of the DPFC
- There are numerous potential affordable/workforce housing developments that require PFC Board Action to move forward:
  - 2 out of 3 of the 1,000 Unit Affordable Housing Challenge developments are seeking a PFC structure (643 total units)
  - Staff have received 2 unsolicited applications/MOUs from developments that have short timelines to close (659 total units)
  - Staff have had preliminary discussions with numerous affordable/workforce housing developers regarding potential projects (1,600+ units)
- Most developers will not move forward with a development or go under contract with non-refundable deposits without a Board authorized term sheet





# Timeline



- To expedite the processing of applications and future DPFC Board of Directors approval, staff have developed the following timeline:
- August 23, 2021: Solicitation for DPFC Corporation Counsel, Bond Counsel and Financial Advisory Services Released
- September 24, 2021: Counsel & Advisory Responses Due
- October 1, 2021: Opening of DPFC Application Window
- October 27, 2021: City Council identifies and nominates qualified candidates to serve on the DPFC Board of Directors
- October 31, 2021: Term Sheets/MOUs negotiated to a substantially finalized form
- November 18, 2021: First DPFC Board of Directors meeting is held to approve or deny initial applications



# Next Steps



- Inform development community of the DPFC's upcoming application window
- Provide assistance as needed in identifying potential DPFC Board candidates for nomination by October 27, 2021
- Meet with DPFC Directors to provide background on the program, structure and potential applications
- Review applications to ensure that but for a property tax exemption, the project would not be feasible and that the proposed development adheres to the requirements of the Comprehensive Housing Policy
- Present applications to the DPFC Board of Directors for approval





# Program Update: Public Facility Corporation

Housing & Homelessness Solutions  
September 23, 2021

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





# City of Dallas

1500 Marilla Street  
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## Agenda Information Sheet

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**File #:** 21-1772

**Item #:** B.

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Overview: Urban Land Bank Demonstration Program and the Comprehensive Housing Policy (CHP)  
Land Transfer Program  
[David Noguera, Director, Department of Housing and Neighborhood Revitalization]



**City of Dallas**

# Land Development

Land Bank Program

Land Transfer Program

Housing and  
Homeless Solutions Committee  
September 27, 2021

David Noguera, Director  
Albert Gonzalez, Land Bank Manager  
Department of Housing &  
Neighborhood Revitalization  
City of Dallas

## Land Bank Program/Land Transfer Program Presentation Overview



- Program Overview
- Purpose
- Background/History
- Issues/Operational or Business Concerns
- Operational Impact
- Proposed Action
- Next Steps



# Land Bank and Land Transfer Programs



## Process

- Land Bank Program - Acquire and sell tax delinquent vacant property for the development of affordable homes through DHADC
- Land Transfer Program - Sell city-held property for the development of affordable homes

## Type of Land

- Land Bank Program – 5-year tax-delinquent vacant property
- Land Transfer Program -Tax foreclosed and surplus vacant property

## Targeted Income of Homebuyer

- Land Bank Program –115% AMI and below
- Land Transfer Program - 61% - 120% AMFI

## Project Timeframe

- Land Bank Program –Developer should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 4 years of the date of acquisition.
- Land Transfer Program -Developer should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 2 years of the date of acquisition.

## Vacant Lot Sales Price

- Land Bank Program –Property is sold at comparative market value (CMV), qualifying developers may demonstrate through a proforma that a discount is necessary
- Land Transfer Program –Tax foreclosed property is sold at \$1,000 for the first 7500 SF of the lot size, plus \$0.133 per SF for lots exceeding 7500 SF. Surplus property is sold at CMV, qualifying developers may demonstrate through a proforma that a discount is necessary.





# Land Bank vs. Land Transfer



Program Elements	Land Bank Program	Land Transfer Program
Owner	DHADC (non-profit)	City of Dallas/taxing entities
Process	acquire and sell land	sell land
Type of Land	vacant, tax-foreclosed land	vacant, surplus and tax-foreclosed land
Targeted Income of Homebuyer	115% and below	61% - 120%
Project Timeframe	4 years	2 years
Vacant Lot Sales Price	CMV	CMV and \$1000/7500SF (> 7500SF \$1000 + .13/SF)





# Land Bank Program Purpose



- Utilize tax foreclosure process for properties with five years or more of delinquent property taxes.
- Acquire unproductive, vacant, and developable lots and lots improved with abandoned, vacant and uninhabitable houses
- Bank for affordable housing or commercial development
- Dispose for new single-family homeowner or rental development on lots to house low-income households up to 115% of AML.



# Land Bank Program Background



- Urban Land Bank Demonstration Program Act signed by Governor Perry on June 18, 2003.
  - Act is codified in Texas Local Government Code Chapter 379C.
- The Act, as amended, gives municipalities the right to establish land bank programs to:
  - reclaim vacant real property from tax delinquency status and
  - use such land to develop affordable housing for low-income households or for commercial purposes.
- The Act requires that the governing body of a municipality that adopts an Urban Land Bank Demonstration Program execute with the other taxing units that are parties to the tax suit an interlocal agreement that enables those units to agree to participate in the program.



# Land Bank Program Background cont.



- In 2004, the City of Dallas designated the Dallas Housing Acquisition and Development Corporation (DHADC) to administer the Land Bank.
- Administered by Dallas Housing Acquisition and Development Corporation (DHADC), a not-for-profit corporation, with Housing Department staff.
- DHADC Board is composed of: Department Directors of: Housing, Code Compliance, and Development Services; and Representatives from Dallas County (2), DISD (1), The Real Estate Council (1), and a non-profit organization(1).



# Land Bank Program Historical Issues



- In the Fall of 2016, the Land Bank received negative publicity in light of perceived developer conflict of interest reported by the media.
- Consequently, the DISD Board did not approve the FY 2016-17 ILA due to ethics concerns.
- In Fall 2017, the City of Dallas hired a consultant to evaluate Land Bank policies and procedures, and offer recommendations.
- Land Bank staff and consultant recommended program changes to address concerns and improve the program.



## Land Bank Program Historical Issues cont.



- The Land Bank Program was suspended from 2017-2018 while steps were taken to:
  - Re-evaluate the Program's practices
  - Train staff and program participants on new rules and expectations
  - Approve the Interlocal Cooperation Agreement
- Evaluation of the program led to the following areas of reform:
  - Policy and Procedures
  - Financial Management
  - Operations



# Land Bank Program Historical Issues cont.



## Program Changes - Policies and Procedures

Factors	Issues	Revisions
Homebuyer Eligibility	Homebuyer income information was provided after the home sold. Making it impossible for Land Bank Program to verify homebuyer income compliance prior to sale.	Developers must submit homebuyer income information prior to sale of home.
Affordability Requirements	Deed restrictions were released at the time of sale to homebuyer; Land Bank Program lacked authority to enforce income and residency requirements.	Affordability restriction carries over to the income qualified homebuyer.
Conflict of Interest	Qualified Participating Developers (QPD) could sell homes to family members or swap lots to address personal interests.	QPD must disclose any and conflicts of interest as part of its application, city reviews lot values for swaps and city liens are used to monitor compliance.



# Land Bank Program Historical Issues cont.



## Program Changes – Financial Management

Factors	Issues	Revisions
Procurement	It was standard practice for the same companies to be used again and again on Land Bank Program transactions.	Land Bank issues new request for proposals on a 3 year basis to give other vendors the opportunity to bid for contracts.
Sales Price	Lots were sold for \$5,000 regardless of Land Bank operating costs and lot value.  Note: Operating costs must be paid with program revenues..	Established the FMV as the lot sales price and offer discount consideration to incentivize housing affordability. To the extent sales proceeds are generated, it will help offset operating costs.





# Land Bank Program Historical Issues cont.



## Program Changes - Operations

Factors	Issues	Revisions
Antiquated Tracking System	Program information has been collected in MS Excel, which lacks sophistication needed to manage Land bank Program.	Preparing to implement a property management system, Neighborly, that incorporates all land bank functions.
Portfolio Limitations	Land Bank Program was limited to purchasing vacant residential zoned lots.	Expanded scope of properties to allow the purchase of multifamily and commercially zoned properties.
Disposition Strategy	Land Bank did not have a strategy for acquisitions/dispositions.	Developing an acquisition and disposition plan: Identifying current development, forecasted development, acquire minimum of 5 neighborhood lots to create clusters, increased engagement with neighborhood associations, utilize Market Value Analysis





# Land Bank Program-Performance



## DHADC Lot Sales

2004 – 2017	641
2019 – 2021	144
Total	785

## Lots Sold by Council District

1	2	3	4	5	6	7	8	9	10	11	12	13	14
1%	3%	.4%	34%	1%	26%	30%	4%	0%	0%	0%	0%	0%	0%



# Land Bank Program-Performance cont.



Homebuyer Profile	
<u>Occupation Title</u>	<u>Annual Wage</u>
Food Preparation and Serving Workers, Including Fast Food	\$ 21,893
Cashiers	\$ 22,245
Waiters and Waitresses	\$ 24,282
Janitors and Cleaners, Except Maids	\$ 25,511
Retail Salespersons	\$ 27,152
Construction Laborers	\$ 32,929
Laborers and Freight, Stock, and Material Movers	\$ 32,934
Office Clerks, General	\$ 36,040
Bookkeeping, Accounting and Auditing Clerks	\$ 45,331
First Line Supervisors of Retail Workers	\$ 48,026
Sales Representatives, Services	\$ 64,453
Registered Nurses	\$ 73,994



## Land Bank Program-Performance cont.



Housing Units	
Constructed and Sold to Income Eligible Homeowner (2004-2021)	674
Total Valuation	\$ 126,337,930
Average Housing Unit Valuation	\$ 187,445
Total Property Tax Generated (2004-2020)	\$ 19,129,774
COD Property Tax Generated (2004-2020)	\$ 5,474,061
Total Property Tax Generated Annually	\$ 3,427,390
COD Property Tax Generated Annually	\$ 980,671



# Land Bank Program-Projection FY 21-22



Status	Number of Lots/Units
DHADC Current Inventory	12
Lots Sold and Undeveloped	99
Lots to be Acquired through Foreclosure	140
Lots to be Sold to Eligible Developers	73
Lots to be Permitted for Construction	91
Units to be Constructed and Sold to Income Eligible Homebuyers	42





## • Inventory

### • Acquisition Process

- DHADC Staff
- Legal: Linebarger Goggan Blair & Sampson
- Title: Republic Title
- Environmental: Terracon
- Dallas County Sheriffs Office

### • Costs

- Average Acquisition Cost: \$9,650

### • Projections

- 2021-2022



# Land Transfer Program Purpose



- The purpose of the Land Transfer Program (the “Program”) is to incentivize: (1) the development of quality, sustainable housing that is affordable to the residents of the City and (2) the development of other uses that complement the City’s Comprehensive Housing Policy, economic development policy, or redevelopment policy.
- Specifically, this Program authorizes the City to sell qualifying city-owned real property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or city ordinance.
- The sale of real property pursuant to the Land Transfer Program will enable the City to facilitate the development of housing units that will be offered for sale, lease or lease-purchase to low and moderate-income households and, on appropriate parcels of land, enable the City to facilitate the development of commercial uses such as neighborhood retail.





# Land Transfer Program Background

## State Codes for Sale of Land by Cities

### General:

- Texas Local Government Code Section 253.008 provides the mechanism to buy and sell land.

### Specific to Affordable Housing:

- Pursuant to Texas Local Government Code Section 272.001 (g), the City 1) may sell, exchange, or otherwise convey land to an entity for the development of low-income or moderate-income housing, and 2) may sell the land at below market prices if found to accomplish a public purpose.
- Pursuant to Texas Property Tax Code Section 34.051, the City 1) may resell tax foreclosed land to an entity to be used for a purpose consistent with the municipality's urban redevelopment plans or the municipality's affordable housing policy, and 2) may sell the land at less than the market value specified in the judgement of foreclosure or less than the total amount of judgements against the property.
- Pursuant to Texas Local Government Code Section 253.010, the City 1) may sell land acquired by the City to a non-profit entity for the development of low-income housing, and 2) may sell the land at below market prices.







## Land Transfer Program Background cont.

- In 1997, City Council first adopted a policy specifically related to the resale of tax-foreclosed land
- In 1998, City Council codified the procedures in Dallas City Code Sections 2.26-4 through 2.26-14
- In 2001, City Council adopted a Land Transfer Program that encompassed the sale of city-owned surplus and seized land as well as tax-foreclosed land policy specifically related to the resale of tax-foreclosed land
- In 2018, City Council adopted a Comprehensive Housing Policy that set citywide goals for homeownership and rental units for the next three years along with respective income bands that will be prioritized within the production goals and also set forth various programs, tools and strategies to be used to meet the production goals.
- In 2019, City Council adopted an amendment to the Comprehensive Housing Policy to add the Land Transfer Program
- In 2020, the Housing Department activated the Land Transfer Program





# Land Transfer Program Background cont.



## • Inventory

- 543 Lots “On Hold” for Housing
- 265 Sold in 2019 through NOFA
- 278 Lots for Land Transfer Program FY2020-2021

### Neighborhood Clusters

Bertrand

Bonton

Cedar Crest

Dolphin Heights

Ideal

Jeffries Meyers

Joppa

Jubilee

Mill City

Oak Cliff

Paul Quinn

St. Philips

Zoo

### Land Transfer Program Lots Available by Council District (FY 2020-2021)

1	2	3	4	5	6	7	8	9	10	11	12	13	14
0	7	0	51	0	0	211	9	0	0	0	0	0	0



# Land Transfer Program-Performance



Land Transfer Program Lots Approved by City Council	
February 2020	59
March 2020	15
April 2020	50
May 2020	10
June 2020	40
September 2020 (projected)	29
Total	203

Land Transfer Program Lots Approved by City Council District YTD													
1	2	3	4	5	6	7	8	9	10	11	12	13	14
0	7	0	30	0	0	164	2	0	0	0	0	0	0



## Land Transfer Program-Performance cont.



Housing Units	
YTD Approved by City Council	203
Average Housing Unit Size (projected)	1,802 SF
Average Housing Unit Sales Price (projected)	\$ 192,574
Total Valuation (projected)	\$ 39,092,522
Total Property Tax Generated Annually (projected)	\$ 1,060,531
COD Property Tax Generated Annually (projected)	\$ 303,475
COD Annual Maintenance Cost Savings (projected)	\$ 81,200



# Land Transfer Program-Projection FY 21-22



Status	Number of Lots/Units
Land Transfer Program Current Inventory	75
Lots Sold and Undeveloped	203
Lots to be Sold to Eligible Developers	75
Lots to be Permitted for Construction	278
Units to be Constructed and Sold to Income Eligible Homebuyers	93



## Land Transfer Program Current Issues/Operational Concerns



- Inventory

- Demand
- Collaboration with Code Compliance
- Collaboration with SDC-Real Estate





**City of Dallas**

# Land Development

Land Bank Program

Land Transfer Program

Housing and  
Homeless Solutions Committee  
September 27, 2021

David Noguera, Director  
Albert Gonzalez, Land Bank Manager  
Department of Housing &  
Neighborhood Revitalization  
City of Dallas



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 21-1742

**Item #:** C.

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Upcoming Agenda Item: Amendment to the CHP - Dallas Homebuyer Assistance Program  
[Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



DATE September 16, 2021

CITY OF DALLAS

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

SUBJECT **Amendment to the City of Dallas Comprehensive Housing Policy: Dallas Homebuyer Assistance Program (DHAP)**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on October 13, 2021 to authorize an amendment to the City of Dallas Comprehensive Housing Policy, as amended, to modify the terms of the Dallas Homebuyer Assistance Program (DHAP) to **(1)** change the definition of applicant to meet the guidelines set forth by the Department of Housing and Urban Development (HUD); **(2)** remove the minimum income requirement of 60% of the Area Median Income (AMI); **(3)** remove the minimum 26% front-end loan to income ratio requirement; and **(4)** modify the Targeted Homebuyer Incentive Program to remove federal requirements when assistance is provided to homebuyers using nonfederal funds. Staff recommend this change to improve DHAP's effectiveness and broaden the potential number of homebuyers that can be served by the program.

## **Background**

DHAP provides homeownership opportunities to low- and moderate-income homebuyers through financial assistance when purchasing a home within the City of Dallas. This includes principal reduction, down payment assistance, and/or closing costs.

In order to improve DHAP's effectiveness and broaden the potential number of residents served, the Department of Housing & Neighborhood Revitalization (Department) recommends the following changes to DHAP:

- **Amend the Area Median Income limits to Remove the 60% Minimum**

Staff recommends removing the 60% AMI minimum income requirements because numerous applicants that were approved for loans by DHAP-approved mortgage lenders were ultimately denied by the City because they were below 60% AMI. DHAP should not have more restrictive lending requirements than reputable and verified lenders that participate in the program. The 60% AMI minimum income requirement only hinders the City's ability to provide homeownership opportunities to low- to moderate-income families.



DATE September 16, 2021  
SUBJECT **Amendment to the City of Dallas Comprehensive Housing Policy: Dallas Homebuyer Assistance Program (DHAP)**

Removing the 60% AMI minimum income requirement will not overburden potential homeowners as DHAP will still limit applicants to a front end loan to income ratio of 32%. This means no potential homeowner will be able to borrow more than 32% of their income on housing costs.

Removing the 60% minimum income requirement will also increase consistency throughout CHP programs as the Land Bank/Land Transfer Program and New Construction and Substantial Rehabilitation Program do not have a minimum requirement.

- Amend the Front-End Ratio to Remove the 26% Minimum Loan to Income Requirement

The current CHP requires a Front-End Loan to Income Ratio between 26%-32%. Staff recommends removing the 26% minimum loan to income requirement as it penalizes homebuyers who have little to no debt. If a homebuyer has minimal debt but needs to utilize DHAP to obtain down payment assistance, the homebuyer should not be denied simply because they do not have outstanding debt that requires 26% of their income.

Many first-time homebuyers have paid off debt such as student loans and credit cards to prepare for homeownership, the 26% floor precludes them from utilizing DHAP. This adjustment increases applicant options for homeownership, while adhering to the appropriate underwriting guidelines within the CHP.

- Amend the Definition of Applicant

Staff requests an adjustment to the definition of applicant to meet the guidelines set forth by the Department of Housing and Urban Development (HUD). This adjustment to the program will ensure all qualified applicants, who have eligible status, are being served.

- Amend the Targeted Homebuyer Incentive Program

This program offers financial assistance for those in the respective fields of Protective Services: Fire Fighters, Police Officers, Healthcare, Teachers/Education Instruction, and Library occupations.

Staff recommends the removal of the federal program requirements, that are not a requirement of the City when federal funds are not used.


### **Staff Recommendation**

All other program requirements and policies will remain unchanged. These recommended changes are designed to provide more equitable homeownership opportunities

DATE September 16, 2021  
SUBJECT **Amendment to the City of Dallas Comprehensive Housing Policy: Dallas Homebuyer Assistance Program (DHAP)**

throughout the City. The current DHAP program requirements have resulted in the denial of assistance to qualified homebuyers that were approved for loans from reputable lenders yet could not receive assistance from the City. Staff recommend the changes contained herein to provide more equitable assistance to low- and moderate-income homebuyers, better customer service, and access to wealth-building homeownership opportunities throughout the City.

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](mailto: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

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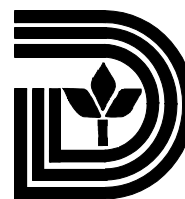
**File #:** 21-1753

**Item #:** D.

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Upcoming Agenda Item: Amendment to the CHP-Subordination of Lien Requirements  
[Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



CITY OF DALLAS

DATE September 16, 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 **Upcoming Agenda Item – Proposed Amendments to the Comprehensive Housing Policy**

The purpose of this memo is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item to amend the City's Comprehensive Housing Policy (CHP) to remove the New Construction and Substantial Rehabilitation program requirement that the City may only subordinate its lien position to a private financial institution for a loan in a greater amount. Removing this requirement will allow the City to provide loans to smaller-scale and non-profit developers that may not be able to receive loans from private institutions in amounts greater than the City's subsidy yet still require a subordination of a City loan. Staff recommend approval of this item to provide greater flexibility when investing in affordable housing and build capacity of our smaller-scale and non-profit developers.

## **Background**

The Comprehensive Housing Policy (CHP) has three main goals: (1) create and maintain available and affordable housing throughout Dallas; (2) promote greater fair housing choices; and (3) overcome patterns of segregation and concentrations of poverty through incentives and requirements.

The Department of Housing & Neighborhood Revitalization (Department) recommends changes to the New Construction and Substantial Rehabilitation Program. The proposed changes are designed to improve the program's effectiveness and broaden the potential number of development partners that can participate in the program.

At present, the City's New Construction and Substantial Rehabilitation Program requires that the lien position of any City loan be no less than second, except upon approval of the appropriate City Department Director, subordinate only to a private financial institution's superior lien for a loan in a greater amount. The Department is recommending this requirement be removed in order to provide loans to smaller-scale and non-profit developers that may not be able to receive loans from private institutions in amounts greater than the City's subsidy yet still require a subordination of our soft loans.

A recent third-party underwrite of an application the Department received through its standing Notice of Funding Availability application process confirmed a financial gap for a 15-unit mixed-income, multigenerational development in West Dallas. This financial gap


DATE August 22, 2021  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Meadowbrook**

will require a City loan in an amount greater than what was available to the non-profit developer in the market. In order to make this loan, the City will need to subordinate its loan to the private financial institution. This will provide much needed affordable housing to the City, but also build capacity with one of our non-profit development partners.

All applications through the standing NOFA application would still require underwriting to confirm the financial gap. The change would only provide the ability to subordinate to private lending institution for a lesser amount in the event such a financial gap is identified. Staff recommend approval of this change.

All applications through the standing NOFA application would still require underwriting to confirm the financial gap. The change would only provide the ability to subordinate to private lending institution for a lesser amount in the event such a financial gap is identified. Staff recommend approval of this change.

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](mailto:David.Noguera@DallasCityHall.com) or 214-670-3619



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

c: T.C. Broadnax, City Manager  
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# City of Dallas

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

## Agenda Information Sheet

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**File #:** 21-1756

**Item #:** E.

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Upcoming Agenda Item: Authorize a Conditional Grant Agreement and a HOME Loan Agreement in a total amount not to exceed \$2,385,000 with Dallas City Homes, Inc. for the Development of 15 Multifamily Units

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

# Memorandum



CITY OF DALLAS

DATE September 16, 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 **NOFA Funding Award – Dallas City Homes: Armonia Apartments**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on October 13, 2021 to authorize a HOME Investment Partnership (HOME) loan agreement in an amount not to exceed \$2,085,504.00 with Dallas City Homes (Applicant) for the construction of the Armonia Apartments, an affordable rental community to be located at 3115 Topeka Avenue, Dallas Texas 75212 (Property). The Applicant received a fundable score through the Notice of Funding Availability (NOFA) application process and a third-party underwrite of Armonia Apartments was completed to confirm the funding gap associated with the development. The agenda item also includes \$300,000.00 of general funds to be used for the installation of solar panels on the Project's community space as part of the *Dallas Community Solar Initiative* pilot project between the Office of Environmental Quality and Sustainability and the Department of Housing and Neighborhood Revitalization.

## **Background**

The Department of Housing and Neighborhood Revitalization (Housing) administers programs to seek to appropriately incentivize private investment for the development of quality, sustainable housing that is affordable to the residents of the City. Specifically, Housing administers the New Construction and Substantial Rehabilitation Program which—where necessary—seeks to provide financial assistance to new developments or substantially rehabilitate existing developments. All projects seeking financial assistance are required to submit a Notice of Intent to apply for financial assistance through the Notice of Funding Availability (NOFA) to Develop Affordable Homeownership and Rental Housing. As outlined in the NOFA, multiple sources of funding are available; however, proposed projects must meet specific thresholds to qualify for the use of a specific funding source.

At minimum, each proposed project must be composed of at least five (5) affordable units and must achieve a fundable score as outlined in the NOFA solicitation.

On November 6, 2020, Dallas City Homes, Inc. (Dallas City Homes), a non-profit housing developer, submitted a NOFA application requesting funding in the amount of \$4.3 million for the Armonia Apartments, a 15-unit multifamily development located at 3115 Topeka Avenue in the La Bajada/Trinity Groves submarket of West Dallas (Development). The Development will consist of approximately 16,000 square feet distributed over 3 stories of rentable living space. The unit mix will include ten (10) 1-bedroom apartments and five (5) 2-bedroom apartments. Of the fifteen (15) units, eleven (11) HOME-funded units of housing will be reserved for persons at or below

DATE September 16, 2021  
SUBJECT **NOFA Funding Award – Dallas City Homes: Armonia Apartments**

80% of the area median income for a minimum of twenty (20) years. The remaining four (4) units will not have income restrictions and leased at market rates.

The Armonia Apartments will be Phase I of a planned, multi-phased, mixed-use project located on the site. The subsequent phases of the project to include a community center and park/urban garden spaces. The project site is approximately 32,208 square feet and appropriately zoned for both multifamily housing and a community center. As such, the project requires no further zoning changes. The project's location places it squarely in the West Dallas Stabilization Reinvestment Strategy Area outlined in the Comprehensive Housing Policy.

The Dallas City Homes application received a fundable score of 100.00 points. Financing of the project is limited to HOME funds due to the eligibility guidelines surrounding available development funds advertised in the NOFA. While Dallas City Homes initially requested \$4,300,000.00 in NOFA funds, third-party underwriting recommended and confirmed a financial gap in the amount of \$2,085,504.00.

In addition to developing and preserving affordable housing, an integral part of Dallas City Homes' mission is the provision of youth and adult services through the organization's community programming network. Those services include but are not limited to the following:

- On-site academic support and skills curricula
- Arts and Crafts
- Enrichment Activities/programming of public spaces
- Resident breakfasts to encourage fellowship within the communities Dallas City Homes serves
- Senior luncheons and programming

Additionally, Dallas City Homes will receive \$300,000.00 in funding from the General Fund to provide solar panels for the building. The grant will be forgivable at the end of the term of the agreement. This initiative contributes to the City of Dallas' goal to develop sustainable and environmentally friendly housing in the city as outlined in the Comprehensive Housing Policy's New Construction and Substantial Rehabilitation Program.

As proposed, the permanent financing for the project is as follows:

<b>Financing Sources</b>	<b>Amount</b>
City of Dallas NOFA – HOME Funds	\$2,085,504.00
City of Dallas General Fund (Solar Funds)	\$300,000.00
Owner Equity	\$248,000.00
Construction Loan	\$1,784,496.00
Philanthropic Funds/Investors	\$174,000.00
Deferred Developer Fees	\$100,000.00
<b>Total</b>	<b>\$4,692,000.00</b>



DATE September 16, 2021  
SUBJECT **NOFA Funding Award – Dallas City Homes: Armonia Apartments**

Investment in the Project is estimated to exceed \$4,600,000.00, with each City dollar leveraging a minimum of \$1.00 in private investment. Approval of this project will help the City meet its affordable housing production goals under the Comprehensive Housing Policy.

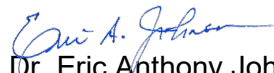
Since 1989, Dallas City Homes has acquired, renovated, and developed over 2,400 units of affordable apartments. Additionally, Dallas City Homes has developed and sold over 350 single-family homes in the City of Dallas. Prior developments by Dallas City Homes include 1) 711 Beckley (2019), a mixed-use apartment building with 2,000 square feet of office space; and 2) Jubilee Park Scattered Site single-family project (2012), five for-sale homes sold to income-eligible homeowners.

City Council's approval of this item will authorize the City Manager to execute a conditional grant agreement, a HOME development loan agreement, and any other necessary documents to complete the development. Staff recommend Council approval of this development in order to advance the goals of the Comprehensive Housing Policy.

### **Staff Recommendation**

Staff recommends Council approval of the item as detailed herein. Passage of the item will help the City maintain its affordable housing production goals and further both Housing and OEQS' sustainable development goals.

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](mailto: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  
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Directors and Assistant Directors



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 21-1759

**Item #:** F.

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Upcoming Agenda Item: Authorize a Resolution of No Objection for 4% Housing Tax Credits for Hickory Trail Partners, LP - parchAUS at Hickory Trail Multifamily Development  
[Kyle Hines, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



CITY OF DALLAS

DATE September 16, 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 **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – parchAUS at Hickory Trail**

Hickory Trail Partners, LP an affiliate of Provident Realty Advisors, Inc., (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) for parchAUS at Hickory Trail, a new 324-unit multifamily development located at 9101 Old Hickory Trail, Dallas, TX 75237 (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**

Hickory Trail 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 development of parchAUS at Hickory Trail, a 324-unit affordable “built-to-rent” single-family residential community located at 9101 Old Hickory Trail, Dallas, Texas 75237 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants provide a Resolution of No Objection from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for residents to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

Hickory Trail Partners, LP, or its affiliate, will serve as the developer and guarantor of the project. The Applicant is an affiliate of Provident Realty Advisors. Provident has successfully completed over 39 properties, 19 of which are multifamily and the others which range from retail/office, mixed-use, medical, industrial, hospitality, self-storage and single family. Much of the Provident portfolio is Texas-centric.

The Applicant proposes to develop 324 units. The 324 units are comprised of 36 1-bedroom, 108 2-bedroom, 120 3-bedroom units, and 60 4-bedroom units. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features. Community amenities include a full-size pickle ball court, pool, business center, dog park, and community open space.

DATE September 14, 2021  
 SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – parchHAUS at Hickory Trail**

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

1. 12 hours per week of after school tutoring;
2. After school and summer care;
3. Tax preparation;
4. Career training and job placement;
5. Substance abuse meetings;
6. Local law enforcement partnership;
7. Notary services;
8. Organized social gatherings twice a month;
9. Weekly chore and preventative maintenance for elderly and disabled residents;
10. Education scholarships; and
11. A part-time resident services coordinator.

The site is situated in Southwest Dallas between Wheatland Road and Daniieldale Road on Hickory Trail. The property will be designed as a “built-to-rent” single family and townhome development. The single family and townhome rentals allow increased housing options for families who cannot afford a house, offering more space for the price of an apartment. This will diversify the type of affordable housing stock in the area, as well as increase the quality of housing for the families who will live there. The tracts of land surrounding parchHAUS at Hickory Trail are already zoned as MF-2 and are not subject to a Planned Development District.

The MVA market type is uncategorizable as it is vacant land. The MVA states the immediately adjacent neighborhoods are market type ‘F’, also known as emerging markets with a poverty rate greater than 20%. Adjacent neighborhoods are 73% owner-occupied housing and a family income that does not exceed 80% AMI. The site is located very near the City’s Inland Port which, among several others, includes a Home Depot fulfillment center as well as an Amazon fulfillment center. This is a large center of jobs for the surrounding areas.

Total development costs are anticipated to be approximately \$84,545,786.00 which includes the \$4,372,335.00 acquisition price for the land. The anticipated sources and uses are as follows:

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Primary Mortgage</b>	\$ 50,208,000.00
<b>Tax Credit Equity</b>	\$ 31,195,140.00
<b>Deferred Developer Fee</b>	\$ 3,142,646.00
	<b>\$ 84,545,786.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
Acquisition	\$ 4,372,335.00
Construction Costs	\$ 56,120,060.00
Financing Fees, Soft Costs	\$ 12,995,910.00
Reserves	\$ 1,376,264.00
Developer Fee	\$ 9,681,217.00
	<b>\$ 84,545,786.00</b>

DATE September 14, 2021  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – parchHAUS at Hickory Trail**

After the development is complete, 291 of the 324 units will be made available to households earning 0%-60% of Area Median Income (AMI) and 33 of the 324 units will not be income restricted. The Development has been found to affirmatively further fair housing by the Office of Fair Housing.

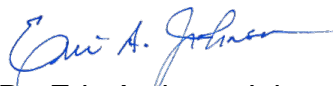
June 29, 2021, the City of Dallas Housing Finance Corporation Board of Directors adopted a resolution declaring its intent to issue bonds for the Property and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

To receive a staff recommendation for a resolution of no objection, the applicant must satisfy all threshold requirements, TDHCA underwriting standards, and affirmatively further fair housing. After review, the Applicant has satisfied all application requirements and staff recommends 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 Hickory Trail 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](mailto: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
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# City of Dallas

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

## Agenda Information Sheet

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**File #:** 21-1757

**Item #:** G.

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Upcoming Agenda Item: Consideration and Approval of the Sale of 8 Land Transfer Lots to Titan and Associates Inc. for the Development of 8 Single Family Homes  
[David Noguera, Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



CITY OF DALLAS

DATE September 27, 2021

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

SUBJECT Consideration and Approval of the Sale of Land Transfer Lots to a Qualified Participating Developer

On Monday, September 27, 2021, the Housing and Homelessness Solutions Committee will be briefed on the proposed sale of Land Transfer lots to a qualified participating developer.

## **Summary**

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing and Neighborhood Revitalization, currently has an inventory of 71 lots that are offered for sale.

Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Titan and Associates, Inc. for the purchase of ten (10) Land Transfer lots. This memorandum provides an overview of the application submitted by Titan and Associates, Inc. for HHS committee consideration.

## **Background**

On May 22, 2019, City Council adopted the Land Transfer Program via Resolution No. 19-0824. The purpose of the Land Transfer Program is to incentivize: (1) the development of quality, sustainable housing that is affordable to the residents of the City and (2) the development of other uses that complement the City's Comprehensive Housing Policy, economic development policy, or redevelopment policy. Specifically, the Land Transfer Program authorizes the City to sell qualifying city-owned real property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or city ordinance.

In July 2021, an eligible developer, Titan and Associates submitted an application (proposal) to purchase a total of 10 Land Transfer lots. Housing Department staff

DATE September 16, 2021  
SUBJECT Consideration and Approval of the Sale of Land Transfer Lots to a Qualified Participating Developer

evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be “complete” and was assigned a score by Housing Department staff. Housing Department staff collaborated with the qualified participating developer regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers.

The Developer being considered for the sale of 10 lots is Titan and Associates, Inc. The Developer is a domestic for-profit corporation formed in Texas in 2014 and is MWBE-certified, licensed with the City of Dallas and is a participant in the City’s Home Improvement and Preservation Program. The company has seven years of home building experience as well as home renovation experience. To date, the applicant has constructed and sold market rate homes in Dallas and the surrounding area. The company does have experience constructing and selling in the target area of South Dallas to homebuyers in the income range as the Land Transfer Program. The applicant has a current line of credit to support this project 1.43 times. The Chief Executive Officer of the company is Kwame Ellis.

The proposal indicates the construction of 11 single family units ranging from 1,416 square feet to 1,515 square feet with a minimum of three bedrooms and two baths. The developer proposes to re-plat 1507 Presidio into two lots due to the size of the lot, 17,637 square feet. The price range of the proposed units will be \$205,000.00 - \$215,000.00 targeting homebuyers in an income range of 61 - 120% AMI, of which 5 units will be used to target homebuyers in an income range of 61 - 80% AMI. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 61 - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as Exhibit A.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the 2021 HUD HOME homeownership sales price for the Dallas, TX HUD Metro FMR Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** 61 - 120% AMI.
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In addition, Developer should complete construction and sale of each affordable housing unit to an income eligible homebuyer within two years of the date of acquisition of the vacant lot utilized for construction of the unit.



DATE September 16, 2021  
SUBJECT Consideration and Approval of the Sale of Land Transfer Lots to a Qualified Participating Developer

- **Restrictive Covenants:** Developer must: (1) sell each lot to an income eligible household and (2) prior to the sale, must provide to Department of Housing and Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household's principal place of residence for at least five years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City if Developer does not apply for a construction permit and close on any construction financing within 60 days of purchase from the City or does not complete the construction and sale of the affordable housing unit to an income eligible homebuyer within two years.

### **Issues**

The City incurs costs related to maintaining lots in its inventory. If the Committee does not approve forwarding the proposed development to City Council to consider for approval of the sale of the 10 vacant lots to the Qualified Developer, the City will be required to continue expending funds to maintain the unsold inventory.

### **Fiscal Impact**

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$13,012.85. The sales price for each lot is a minimum of \$1,000 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed 11 housing units the expected property tax revenue for the City of Dallas is expected to be approximately \$17,971.35 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$21,160.82.

### **Staff Recommendation**

Staff recommends that the Housing and Homeless Solutions Committee move this item forward to City Council so that it may consider and approve of the sale of 10 vacant lots held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

DATE September 16, 2021  
SUBJECT Consideration and Approval of the Sale of Land Transfer Lots to a Qualified Participating Developer

### **Next Steps**

Upon receiving Committee approval, staff will place this item on the next available City Council agenda.

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](mailto: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  
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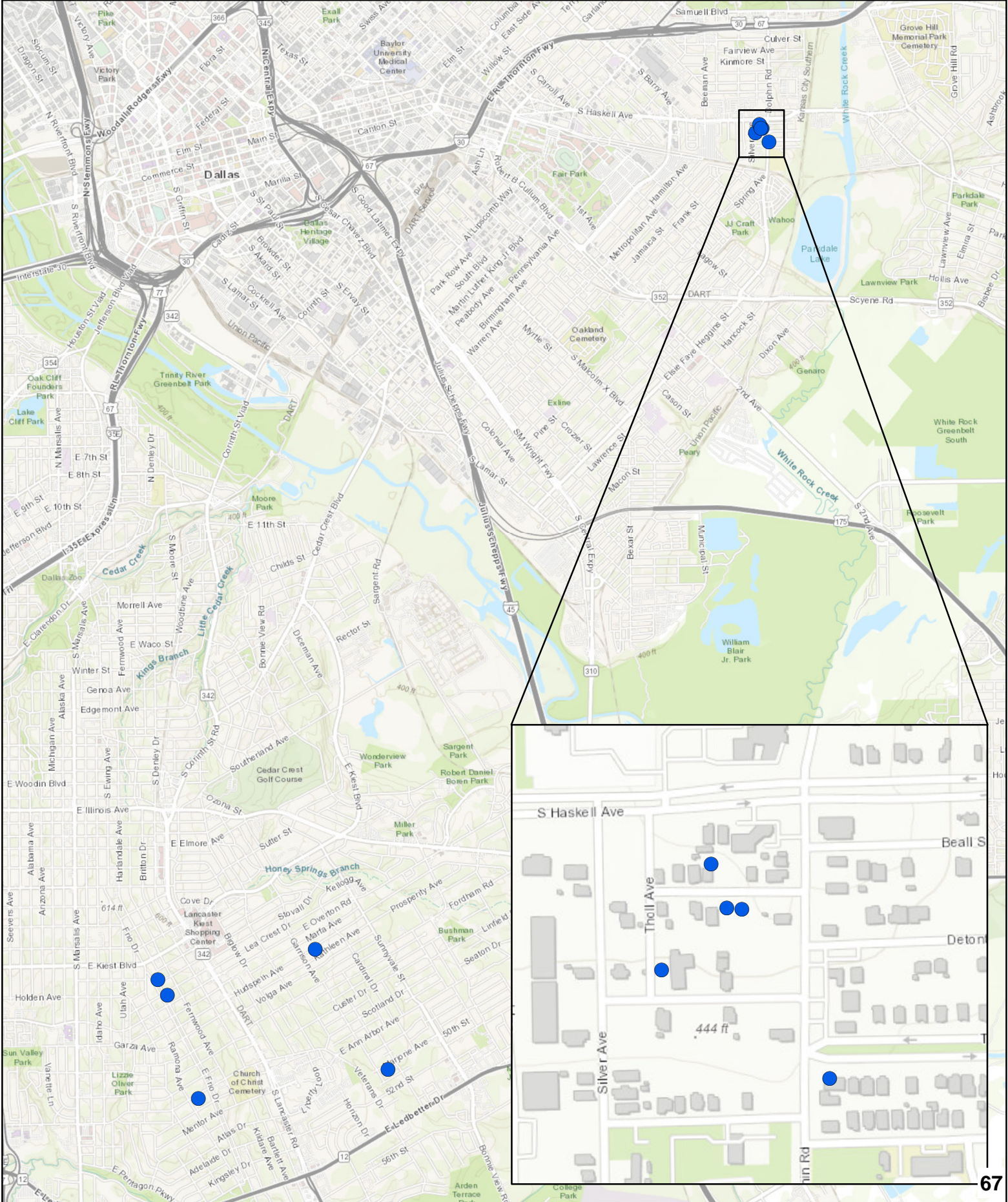
DATE September 16, 2021  
SUBJECT Consideration and Approval of the Sale of Land Transfer Lots to a Qualified Participating Developer

**Exhibit A**  
**Titan and Associates, Inc.**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non- Tax Lien Amount
1	3331	BEALL ST	Dolphin Heights	7	3398	\$ 1,000.00	tax foreclosed	61-80%	\$ 1,821.51
2	3322	BEALL ST	Dolphin Heights	7	3600	\$ 1,000.00	tax foreclosed	61-80%	\$ -
3	3327	BEALL ST	Dolphin Heights	7	3600	\$ 1,000.00	tax foreclosed	61-80%	\$ 3,149.87
4	3310	DETONTE ST	Dolphin Heights	7	4809	\$ 1,000.00	tax foreclosed	61-80%	\$ -
5	4714	DOLPHIN RD	Dolphin Heights	7	3200	\$ 1,000.00	tax foreclosed	81-120%	\$ 3,785.78
6	1522	E ANN ARBOR AVE	Oak Cliff	4	9419	\$ 1,255.23	tax foreclosed	81-120%	\$ 1,854.40
7	1506	PRESIDIO AVE	Oak Cliff	4	17637	\$ 2,348.22	tax foreclosed	81-120%	\$ -
8	1403	MAYWOOD AVE	Oak Cliff	4	8518	\$ 1,135.39	tax foreclosed	81-120%	\$ -
9	2524	MARJORIE AVE	Oak Cliff	4	17079	\$ 2,274.01	tax foreclosed	81-120%	\$ 7,251.34
10	2436	HUDSPETH AVE	Oak Cliff	4	6183	\$ 1,000.00	tax foreclosed	81-120%	\$ 3,297.92
<b>Total Purchase Price</b>						<b>\$ 13,012.85</b>	<b>Total Non-Tax Lien Amount</b>		<b>\$ 21,160.82</b>



# Land Transfer Lots Requested by Developer Titan and Associates, Inc





# City of Dallas

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

## Agenda Information Sheet

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**File #:** 21-1755

**Item #:** H.

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

[Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization]



# Memorandum



CITY OF DALLAS

DATE September 23, 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 **Upcoming Agenda Item on October 13, 2021 to authorize preliminary adoption of Substantial Amendment No. 5 to the FY 2020-21 Action Plan for the HOME Investment Partnerships Program (HOME) to reallocate \$982,796 in HOME funds balance for Tenant Based Rental Program (TBRA) to Housing Development Program**

The memorandum is to inform you of an upcoming agenda item to authorize preliminary adoption of Substantial Amendment No. 5 to the FY 2020-21 Action Plan for the HOME Investment Partnerships Program (HOME) to reallocate \$982,796 in HOME funds balance for Tenant Based Rental Program (TBRA) to Housing Development Program.

## **BACKGROUND**

Housing requests to revise the FY 2020-21 Action Plan, Tenant Based Rental Program (TBRA) and Housing Development Loan Program, to allow timely commitment and expenditure of unused HOME TBRA funds for new development activities. The TBRA Program is managed by the Office of Community Care that has received other less restrictive funds that will assist households with rental and other services as needed. Once moved to development activities, Housing will post the funds through the NOFA process to award to developments for affordable housing.

Federal regulations and the City's Citizen Participation Plan require a public hearing to authorize a substantial amendment and require that a public hearing be held with not less than a 30-day public review and comment period to allow for public comments and input with respect to any substantial amendment.

## **Financial Impact**

This change does not have a financial impact on the City. The funds are already available to reallocate.

## **Recommendation**

Staff recommends authorizing **(1)** preliminary adoption of Substantial Amendment No. 5 to the FY 2020-21 Action Plan for the HOME Investment Partnerships Program (HOME) to (a) reallocate \$982,796 in HOME funds balance for Tenant Based Rental Program

DATE August 23, 2021  
SUBJECT **Upcoming Agenda Item on September 22, 2021 to authorize a contract for the disposition of 5210 Bexar Street**

(TBRA) to Housing Development Program; (b) reduce the unit production anticipated from 150 units to 108 for TBRA; and (c) increase the Development Loan Program production from 32 to 47 ; and **(2)** a public hearing to be held on November 10, 2021 to receive comments on Substantial Amendment No. 5 to the FY 2020-21 Action Plan for the HOME Investment Partnerships Program (HOME).

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](mailto: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  
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M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE September 23, 2021

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

SUBJECT **Department of Housing Performance Measure Update**

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

## **Development**

In August, development staff worked to bring the final Notice of Funding Availability (NOFA) project of the fiscal year to Council. Kiva East, an 87-unit development which had already been awarded competitive 9% Low Income Housing Tax Credits (LIHTC), was approved by council to move forward with City funding. The NOFA also received four new applications accounting for 623 new units that staff will review in the coming months. Staff calculates that there are 1,320 NOFA units currently in the construction phase of development and 499 that have been approved by council but have not yet begun construction.

The Dallas Housing Finance Corporation (DHFC) and LIHTC program also saw substantial movement. In August the DHFC approved a partnership with LDG Development for the Meadowbrook Apartments development for a total of 180 new multifamily units in far southeast Dallas. Staff also received applications totaling 839 units that will be reviewed in the coming months. The Ridge at Lancaster also received its final build permit with approval and specifications for its Mixed Income Housing Development Bonus (MIHDB), moving those 300 units from the LIHTC metric to the 'multiple' metric.

The MIHDB program is hitting its momentum. Staff finished submitting restrictive covenants for eight mixed-income multifamily projects that will bring 1,678 units to Dallas, 137 of which will be reserved as affordable housing. Most of these affordable units will also accept voucher holders and are located in areas of opportunity throughout Dallas.

Land programs also continue to see use. Staff received an application for the purchase of 29 land transfer lots to be used for affordable housing in August. Two Land Bank units received build permits and eight new affordable homes were completed on land bank lots.



DATE September 23, 2021  
SUBJECT **Department of Housing Performance Measure Update**

## **Repair**

Housing staff are hard at work managing the five programs currently dedicated to home repairs throughout Dallas. In addition to the processing of applications, in August staff has focused on policy changes and the early development of new programs.

The Home Improvement and Preservation Program (HIPP) is continuing at a steady pace. Five home repairs were completed in August including the first homes from homeowners who applied this fiscal year. Staff has signed 28 closing agreements with homeowners and contractors and scheduled any remaining closings for September, meaning that construction can begin soon for all selected applicants from this fiscal year. August also saw the release of the HIPP application for the coming fiscal year. The applications were collected from locations around the city on September 11, and counts will be reported to Committee in October. This is earlier than previous years – December 2019 and October 2020 – thanks to significant process improvements made by staff this fiscal year.

The Targeted Repair Program (TRP) will be moving soon. Staff received one additional application in West Dallas in August and prequalified four additional applicants. There were no new applicants in Tenth Street Historic District, however, due to the limited application pool and extent of required repairs, in August council approved an increase in available funding for each home in this neighborhood. With the contractor's insurance receiving City approval this month, staff has begun signing agreements, and repairs will begin soon.

The Healthy Homes Lead Reduction (HHLR) program and Dallas tomorrow fund are both receiving and processing applications. However, most changes to the performance measures in this program were due to auditing existing data and progress in migrating the program into the online case management system Neighborly.

August also saw council's approval and guidance to begin creating two additional repair programs. Next fiscal year, \$1 million in repair funds have been set aside to create a minor home repair program that will be managed by nonprofits and will address the many clients who need assistance fixing only a handful of problems in their homes. An additional \$11.25 million in ARPA funding has been set aside for comprehensive, full-home repairs in Dallas's qualifying freedman's towns and specific water/sewer repairs.

## **DHAP**

The Dallas Homebuyer Assistance Program (DHAP) is continuing to see increased movement with eight additional applications received in August, seven applicants prequalified, and two loans closed. The major increase in applicants in the last few months can be attributed to potential buyers in developments from the single-family NOFA. These applicants will have homes available in their price range as soon as that construction is completed. Other applicants are still struggling to find available affordable homes in today's market.

DATE September 23, 2021  
SUBJECT **Department of Housing Performance Measure Update**

## **Other**

Permits have been issued for another 871 units in August, for a total of 7,852 units permitted this fiscal year. So far, 1,585 units supported by Housing programs have been permitted, meaning that Housing-sponsored programs account for roughly 20% of all units starting construction this fiscal year.

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](mailto: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	Jon Fortune, Assistant City Manager
	Chris Caso, City Attorney	Joey Zapata, Assistant City Manager
	Mark Swann, City Auditor	M. Elizabeth Reich, Chief Financial Officer
	Billerae Johnson, City Secretary	M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
	Preston Robinson, Administrative Judge	Directors and Assistant Directors
	Kimberly Bizzor Tolbert, Chief of Staff to the City Manager	
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**City of Dallas**

# **Department of Housing Performance Measure Update**

**Housing and  
Homelessness Solutions  
September 23, 2021**

David Noguera, Director  
Housing & Neighborhood Revitalization  
City of Dallas

# Production Chart (data as of 9/8/2021)



	Program Budget	Full Time Employees	Applied	Denied/ Cancelled	Benchmark	Jul 2021 YTD	Aug 2021 YTD	FY 2021 Projections
Development	\$2.5 m CDBG \$4.1 m HOME \$965k CHDO	5 Employees	10,000	1,661	Units Approved	2,596	2,776	2,742
					Units Started	1,583	1,585	1,686
					Units Completed	52	60	405
Repair	\$2.9 m CDBG \$1.4 m Lead \$2 m EHRP	4 Employees	865	491	Households Approved	140	144	360
					Units Repaired	166	167	410
DHAP	\$500k CDBG \$767k HOME	2 Employees	60	28	Loans Approved	32	39	25
					Loans Provided	5	7	10
MRAP	\$10.5 m HOU \$8.2 m OCC	N/A	N/A	N/A	Households Served	4,996	4,996	2,555
Other	N/A	N/A	N/A	N/A	Units Supported by Other Depts	1,092	1,092	N/A
					All Units Permitted	6,981	7,852	N/A



# Development Chart (data as of 9/8/2021)



	NOFA	Land Programs	MIHDB	LIHTC/ DHFC	NEZ	1000 Unit Challenge	Multiple Programs	Total
Program Budget	\$6.7 m	N/A	N/A	N/A	N/A	N/A	N/A	\$6.7 m
Units Applied	2,047	256	300	5,063	0	2,334	0	10,000
Units Cancelled	232	0	0	1,429	0	0	0	1,661
Units Approved	485	168	N/A	1,834	0	0	289	2,776
Units Started*	0	62	51	481	0	0	991	1,585
Units Completed*	37	22	0	0	0	0	1	60



\*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 9/8/2021)



	HIPP	West Dallas	Tenth Street	Lead/ Healthy Homes	DTF	NEZ	EHRP	Total
Program Budget	\$2.9 m	\$2 m	\$750k	\$1.4 m	\$500k	N/A	\$2 m	\$9.05 m
Units Applied	453	119	7	83	67	0	136	865
Units Cancelled	400	21	1	45	24	0	N/A	491
Households Approved	60	36	3	24	21	0	N/A	144
Units Repaired	26	0	0	0	5	0	136	167





# Other Programs (data as of 9/8/2021)



	DHAP
Program Budget	\$1.27 m
Units Applied	60
Units Cancelled	28
Loans Approved	39
Loans Provided	7

	MRAP	TAPA*
Program Budget	\$18.7 m	\$200k
Households Served	4,996	20



\*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  
September 23, 2021**

David Noguera, Director  
Housing & Neighborhood Revitalization  
City of Dallas