

RECEIVED

2020 MAR 20 AM 9:22

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201
214-670-4050



Housing and Homelessness Solutions Committee

March 23, 2020

9:30 AM

Public Notice

200266

POSTED CITY SECRETARY
DALLAS, TX

This meeting will be conducted by
teleconferencing. Members of the public who
wish to listen to the meeting, may participate
by contacting the following number
[214-670-4050].

2020 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Blewett (VC), Gates, McGough, Narvaez, Resendez, West	ENVIRONMENT AND SUSTAINABILITY Narvaez (C), Atkins (VC), Blackmon, Blewett, Gates
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Gates (C), Mendelsohn (VC), Arnold, Bazaldua, Kleinman, Narvaez, Thomas	HOUSING AND HOMELESSNESS SOLUTIONS West (C), Thomas (VC), Arnold, Blackmon, Kleinman, Mendelsohn, Resendez
PUBLIC SAFETY McGough (C), Arnold (VC), Bazaldua, Blewett, Medrano, Mendelsohn, Thomas	QUALITY OF LIFE, ARTS, AND CULTURE Arnold (C), Gates (VC), Atkins, Narvaez, West
TRANSPORTATION AND INFRASTRUCTURE Kleinman (C), Medrano, (VC), Atkins, Bazaldua, Blewett, McGough, West	WORKFORCE, EDUCATION, AND EQUITY Thomas (C), Resendez (VC), Blackmon, Kleinman, Medrano
AD HOC JUDICIAL NOMINATING COMMITTEE McGough (C), Blewett, Mendelsohn, Narvaez, West	AD HOC LEGISLATIVE AFFAIRS Johnson (C), Blackmon (VC), Atkins, Gates, Mendelsohn

(C) – Chair, (VC) – Vice Chair, (L) – Liaison

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."

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

This meeting will be conducted by teleconferencing. Members of the public who wish to listen to the meeting, may participate by contacting the following number [214-670-4050].

Call to Order**PUBLIC COMMENT/OPEN MICROPHONE****MINUTES**

- A [20-529](#) Approval of the February 24, 2020 Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS WITHOUT ACTION

- B [20-532](#) Introduction to the Department of Housing & Neighborhood Revitalization Performance Reports
[David Noguera, Director and Thor Erickson - AICP, Project Manager, Department of Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

BRIEFING ITEMS WITH ACTION

- C [20-533](#) Overview of the 2019 Single Family Notice of Funding Availability Projects including Good Urban Development, LLC., Dallas Area Habitat for Humanity, Grand Central Texas Development Corporation dba Texas Community Builders, Notre Dame Place, Inc., The Golden S.E.E.D.S. Foundation, City Wide Community Development Corporation, East Dallas Community Organization, and The Muse Family Foundation
[David Noguera, Director, and T. Daniel Kalubi, Area Redevelopment Manager; Department of Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

BRIEFING MEMORANDUMS WITH ACTION

- D [20-535](#) Briefing by Memorandum: Upcoming Agenda Item - Amendment to the Conditional Grant Agreement with Dallas Area Habitat for Humanity to Reduce Funding and the Number of Units in the Joppa Neighborhood Project
[David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- E [20-536](#) Briefing by Memorandum: Consideration and Approval of the Sale of Land Banks Lots to FOCIS Holding Group, L.L.C., Open Mindframe Ventures LLC., and Marcer Construction Company, LLC.
[David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- F [20-537](#) Briefing by Memorandum: Consideration and Approval of the Sale and Swap of Land Bank Lots to Camden Homes, LLC and Confia Homes, LLC
[David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

BRIEFING MEMORANDUMS WITHOUT ACTION

- G [20-538](#) Briefing by Memorandum: Citizen Homelessness Commission Subcommittees
[Kevin Oden, Interim Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

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
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-529

Item #: A

Approval of the February 24, 2020 Minutes

Housing & Homelessness Solutions Committee

Meeting Record

The Housing & Homelessness Solutions meetings are recorded.
Agenda materials are available online at www.dallascityhall.com. Recordings may be reviewed online at <https://dallastx.swagit.com/housing-and-homelessness-solutions>.

Meeting Date: February 4, 2020

Convened: 9:03 a.m.

Adjourned: 11:17 a.m.

Committee Members Present:

Chad West, Chair
Casey Thomas, II, Vice Chair
Carolyn King Arnold
Paula Blackmon
Lee Kleinman
Cara Mendelsohn
Jamie Resendez

Committee Members Absent:

N/A

Other Council Members Present:

Adam McGough
David Blewett

AGENDA

CALL TO ORDER

1. Consideration of the February 4, 2020 Meeting Minutes

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the January 14, 2020 Housing & Homelessness Solutions Committee meeting. The motion passed unanimously.

Motion made by Lee Kleinman

Motion seconded by Jamie Resendez

BRIEFING ITEMS

2. Rapid Rehousing Overview

Presenter(s): Monica Hardman, Director, Office of Homeless Solutions

Action Taken/Committee Recommendation(s): The Committee was briefed on the need for rapid rehousing units (RRH), the existing rapid rehousing portfolio, the challenges and limitations of existing programs, the plan for new rapid rehousing in units in the City of Dallas, and the assessment of the Office of Homeless Solutions (OHS) funded rapid rehousing programs. Information only.

3. Overview of Accessory Dwelling Units

Presenter(s): Kris Sweckard, Director, Sustainable Development & Construction

Action Taken/Committee Recommendation(s): The Committee was briefed on the current regulations for ADUs, which are rentable accessory dwelling units, subordinate to the main unit, located on a building site with a single-family use. (Often referred to as "granny flats," "garage apartments," "mother-in-law quarters," etc. ADUs could be a tool to increase affordable housing units without changing the character of the neighborhood. Committee was also briefed on other cities and states who have adopted ADU legislation (Plano, Austin, California, Oregon). Information only.

4. Update on the U.S. Department of Housing and Urban Development Audits, Monitorings and Reviews for Department of Housing & Neighborhood Revitalization

Presenter(s): Cynthia Rogers Ellickson, Assistant Director and Kesha Simon, Program & Compliance Manager; Department of Housing & Neighborhood Revitalization

Action Taken/Committee Recommendation(s): The Committee was briefed on the HUD audits conducted over the past 4 years on the Housing Dept, which found no fraud, waste, or abuse. Findings generated by the audits included lack of written policies and procedures, lack of underwriting projects and applicants, and poor record-keeping. Housing has worked to address concerns and will continue to work with HUD to close out the remaining audits. Information only.

5. Amendment to Comprehensive Housing Policy to Create a Targeted Rehab Program

Presenter(s): David Noguera, Director and Thor Erickson – AICP, Project Manager; Department of Housing & Neighborhood Revitalization

Action Taken/Committee Recommendation(s): The Committee was briefed on the Targeted Rehab Program, which allows Housing to address many targeted issues with different constraints. Additionally, needs, outreach, and funding sources were discussed for West Dallas and Tenth Street Historic District. A motion was made to recommend to the full City Council to grant an amendment to the Comprehensive Housing Policy to create a targeted rehab program.

Motion made by: Cara Mendelsohn
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Carolyn King Arnold
Item passed on a divided vote:
Item failed on a divided vote:

BRIEFING MEMORANDUMS WITH ACTION

6. Briefing by Memorandum: Upcoming Agenda Item – Amendment of Housing Development Loan and Conditional Agreement with East Dallas Community Development Organization for the Construction of 8 Homes for Low and Moderate Mixed income Families to Extend the Completion Deadline and Reduce the Amount of Funding

Presenter(s): Michael Mendoza, Chief of Economic Development & Neighborhood Services

Action Taken/Committee Recommendation(s): The Committee was briefed by memorandum on a proposed amendment to Resolution No. 18-0279 extend the HOME loan agreement and the Bond conditional agreement from December 31, 2018 to December 31, 2020. Staff addressed concerns regarding funding. A motion was made to forward this item to the full City Council for approval.

Motion made by: Cara Mendelsohn
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Lee Kleinman
Item passed on a divided vote:
Item failed on a divided vote:

7. Briefing by Memorandum: Upcoming Agenda Item – Authorization to Award Funding in the Amount of \$1,427,000 and Enter into a Development Agreement with Dallas Housing Foundation for the Sale and Development of Up to 34 Affordable Housing Units as Part of the 2019 Single Family Notice of Funding Availability (NOFA)

Presenter(s): Michael Mendoza, Chief of Economic Development & Neighborhood Services

Action Taken/Committee Recommendation(s): The Committee was briefed by memorandum on a recommendation from staff to award funding to Dallas Housing Foundation (developer) and enter into a development agreement setting forth the terms of the development of affordable housing units. Staff addressed concerns regarding developer fees. A motion was made to forward this item to the full City Council for approval.

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

Motion seconded by: Lee Kleinman
Item passed on a divided vote:
Item failed on a divided vote:

BRIEFING MEMORANDUMS WITHOUT ACTION

8. Briefing by Memorandum: Upcoming Agenda Item – Amendment to the Loan Agreement with Inncity Development Corporation (ICDC) – Scattered Sites to Reduce the Number of Units and the Amount of Funding

Presenter(s): Michael Mendoza, Chief of Economic Development & Neighborhood Services
Action Taken/Committee Recommendation(s): The Committee was briefed on an amendment to the loan agreement with Inncity Development Corporation (ICDC) – scattered sites to reduce the number of units and the amount of funding. Information only.

9. Briefing by Memorandum: Upcoming Agenda Item – Amendment to Resolution 19-1243, regarding a Purchase and Sale Agreement and Development Agreement between Dallas Housing acquisition and

Development Corporation (DHADC) and Marcer Construction Company, LLC, pursuant to the Land Bank Program to the Sale Price of the Lots

Presenter(s): Michael Mendoza, Chief of Economic Development & Neighborhood Services

Action Taken/Committee Recommendation(s): The Committee was briefed by memorandum on a proposed amendment to Resolution 1-1243 regarding a purchase and sale agreement and developer agreement between Dallas Housing Acquisition and Development Corporation (DHADC) and Marcer Construction Company. Information only.

10. Briefing by Memorandum: Update on the Dallas Area Partnership to End and Prevent Homelessness

Presenter(s): Councilmember Casey Thomas, II, Housing & Homelessness Solutions Committee Vice Chair

Action Taken/Committee Recommendation(s): The Committee was provided an update on the Dallas Area Partnership to End and Prevent Homelessness. Information only.

ADJOURN (11:17 a.m.)

APPROVED BY:

**Chad West, Chair
Housing & Homelessness
Solutions Committee**

ATTESTED BY:

**Arnelle Woods, Coordinator
Housing & Homelessness
Solutions Committee**



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-532

Item #: B

Introduction to the Department of Housing & Neighborhood Revitalization Performance Reports
[David Noguera, Director and Thor Erickson - AICP, Project Manager, Department of Housing & Neighborhood Revitalization]

Introduction to Housing Department Performance Reports

Housing & Homelessness Solutions

March 23, 2020

David Noguera, Director
Thor Erickson, AICP, Project Manager

Department of Housing &
Neighborhood Revitalization



Overview

- Background
- Purpose
- Operational Impact
- Issues
- Overview
- Next Steps

Background

- HUD investigations reveal need for improved data and document tracking
- 8/14/2019 – Council approves contract for Neighborly Software
- 11/4/2019 – HIPP Application released through Neighborly
- 2/27/2020 – Development module goes live for staff

Purpose

- Introduce monthly reports that:
 - Consolidate data
 - Provide useful information
 - Encourage accountability
 - Create transparency
- HIPP, DHAP, Development Summary

Operational Impact

- Define and track performance measures
- Assess current impact
- Monitor project pipeline
- Improve department processes
- Create or modify policies and programs

Issues

- Historic data
- Data from other sources
- New staff, processes, and software

Overview

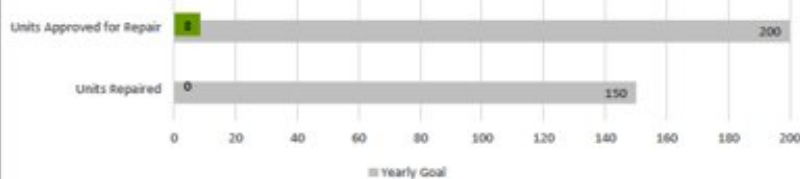
- Performance measures
- Pipeline flowchart
- Geography
- Funding
- Demographics
- Property info
- Program-specific data

Overview (Cont.)

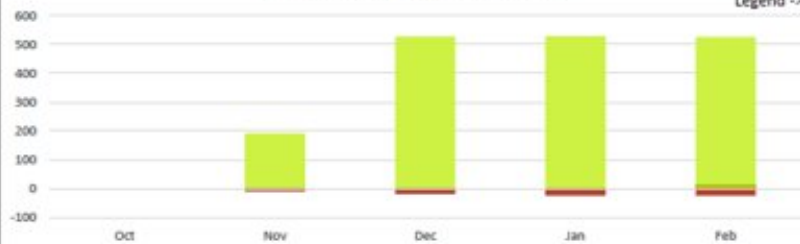
HIPP 2.0 Report - February 2020

Summarizes data from the HIPP 2.0 program, which opened November 2019.

FY 2020 Performance Measures



Monthly Status of HIPP Households



Program Statistics

Minor Home Repair	225 Active Applications	N/A Average Cost per Project
Major Home Repair	304 Active Applications	N/A Average Cost per Project
Reconstruction	0 Applications Received	N/A Average Cost per Project

Top 10 Repairs - Minor

	Count	Avg Cost	Difference
No repairs have been completed			

Top 10 Repairs - Major

	Count	Avg Cost	Difference
No repairs have been completed			

Current Pipeline and Process

313 Orientation Attendees
369 Office Hours Attendees
1000 Applications Started

555 Applications Submitted
45 Average Days to Review

512 In Process 25 Denied

18 Homeowners Approved
13 Average Days Until Inspection

10 In Process 0 Denied

8 Inspections Completed
13 Average Days Until First Bid Walk

5 In Process 0 Denied

3 First Bid Walks
No applications beyond this point

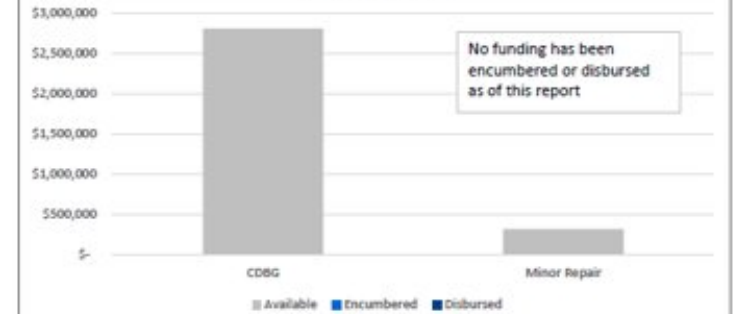
0 In Process 0 Denied

0 Repairs Contracted
No applications beyond this point

0 In Process 0 Denied

0 Homes Repaired

Funding Available



Demographics of Active Applicants

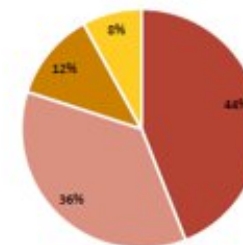
	Minor	Major	Recon
Average Age	63	64	N/A
Average HH Size	1.6	1.8	N/A
Average Income	\$ 17,520	\$ 24,177	N/A
Average AMI	27%	36%	N/A
Male	24%	26%	N/A
Female	70%	71%	N/A
African American	66%	72%	N/A
Asian	0%	0%	N/A
Hispanic	20%	20%	N/A
White, Non-Hispanic	5%	4%	N/A
Other Race	1%	0%	N/A

Properties of Active Applicants*

Average Sq Ft	1,278	1,284	N/A
Average Home Age	1959	1948	N/A
Average Value	\$ 21,193	\$ 27,631	N/A

HIPP By Council District*

	Applied	Complete
District 1	8	0
District 2	5	0
District 3	20	0
District 4	74	0
District 5	30	0
District 6	14	0
District 7	56	0
District 8	40	0
District 9	5	0
District 10	1	0
District 11	0	0
District 12	1	0
District 13	1	0
District 14	1	0
Citywide	256	0

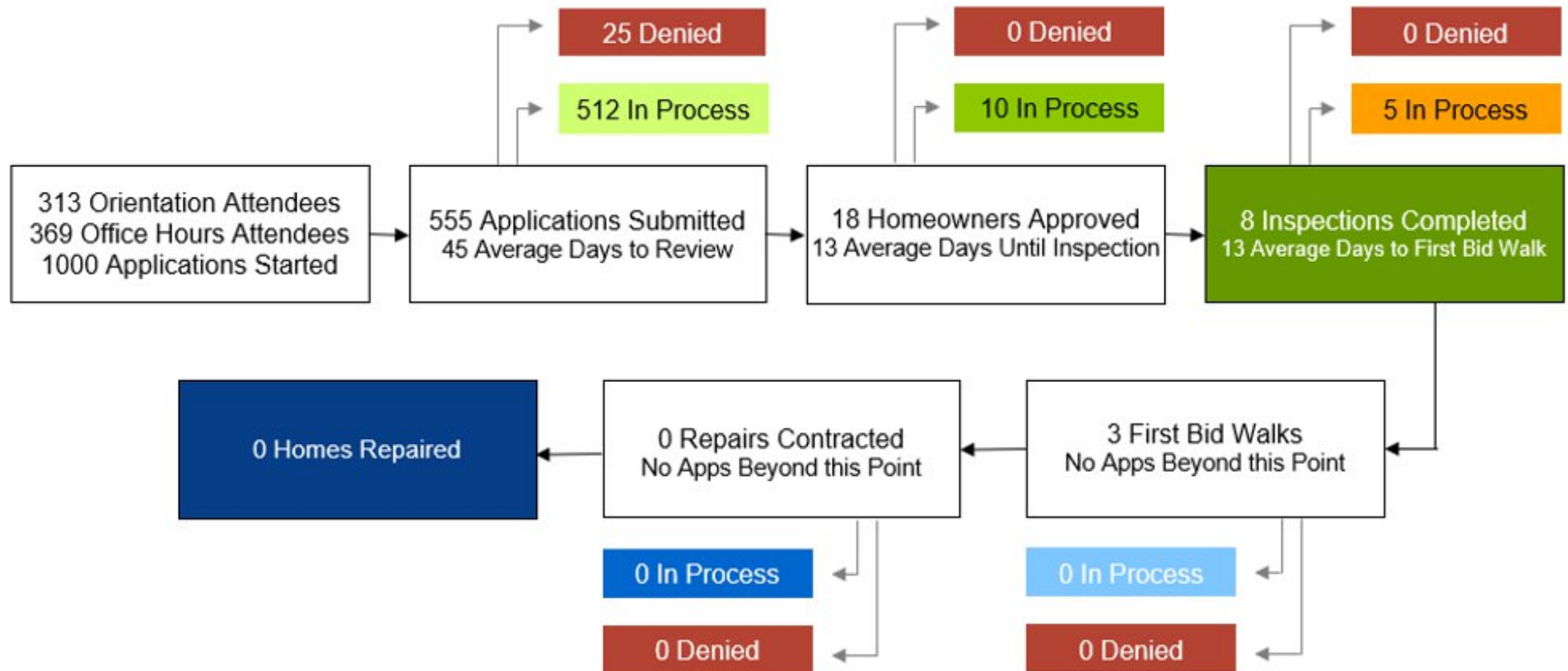


Denial/Cancellation Reasons

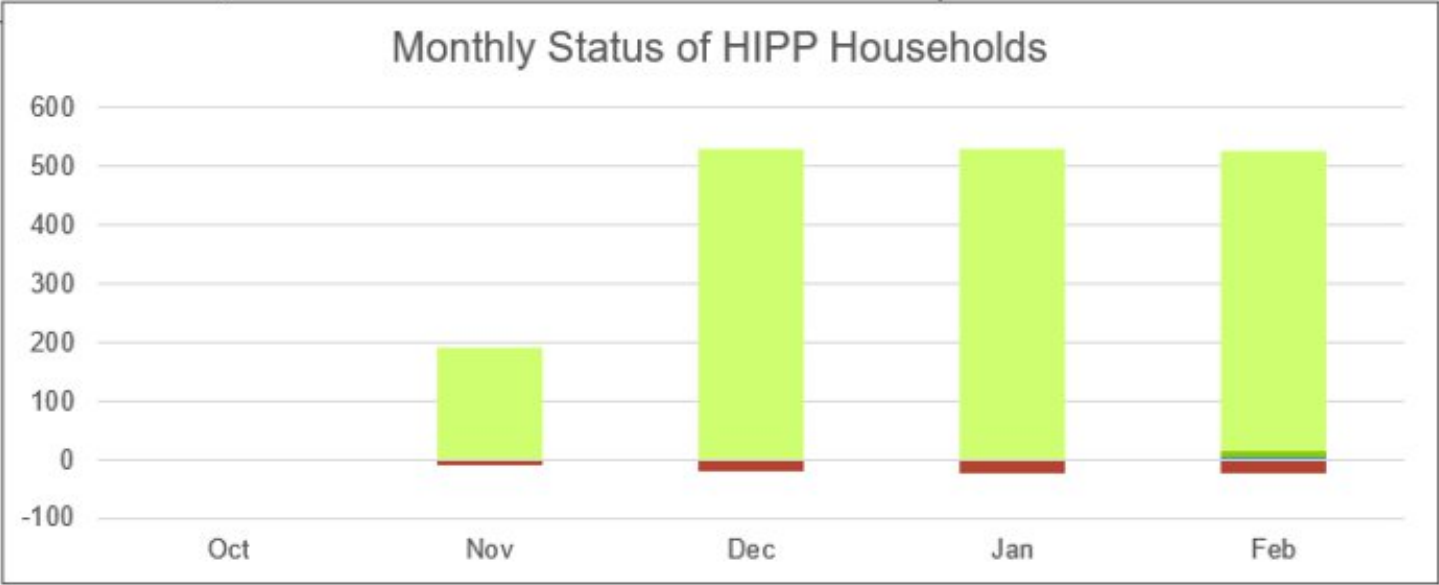
- Did not have clear title
- Did not meet other eligibility requirements
- Client cancelled for personal reasons
- Client cancelled for other reasons



Overview (Cont.)



Overview (Cont.)



Overview (Cont.)

Program Statistics		
Minor Home Repair	225 Active Applications	N/A Average Cost per Project
Major Home Repair	304 Active Applications	N/A Average Cost per Project
Reconstruction	0 Applications Received	N/A Average Cost per Project

Top 10 Repairs - Minor			
	Count	Avg Cost	Difference
No repairs have been completed			

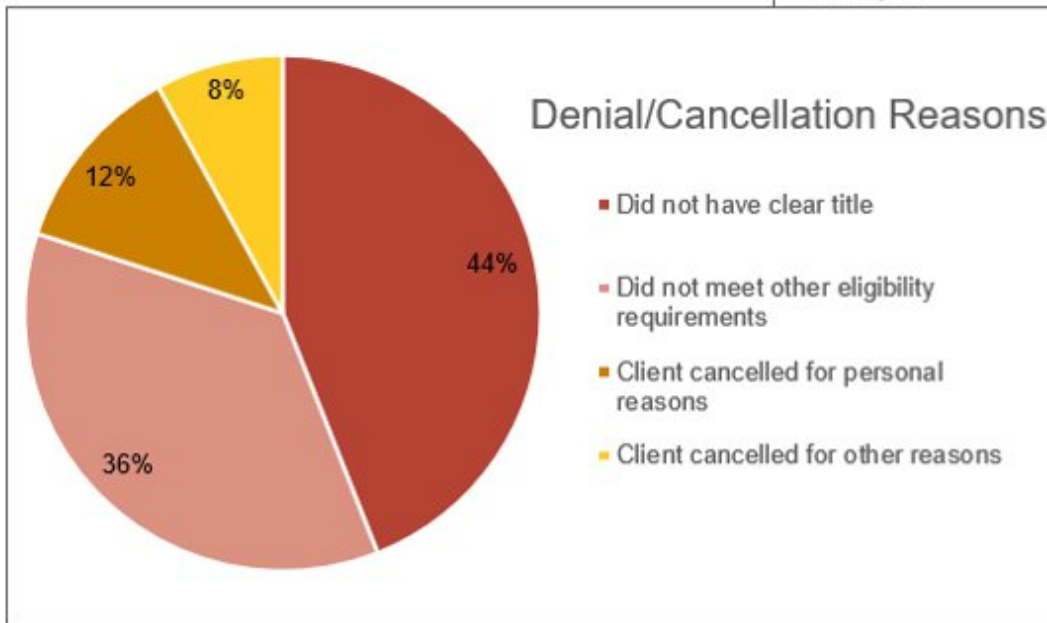
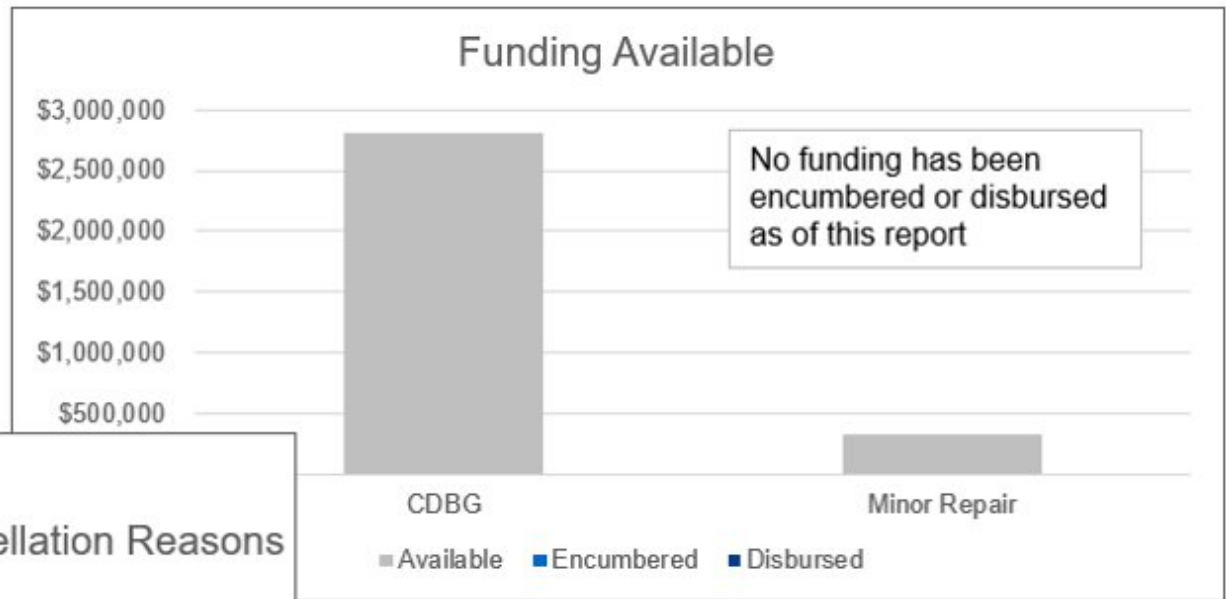
Top 10 Repairs - Major			
	Count	Avg Cost	Difference
No repairs have been completed			

Overview (Cont.)

Demographics of Active Applicants			
	Minor	Major	Recon
Average Age	63	64	N/A
Average HH Size	1.6	1.8	N/A
Average Income	\$ 17,520	\$ 24,177	N/A
Average AMI	27%	36%	N/A
Male	24%	26%	N/A
Female	70%	71%	N/A
African American	66%	72%	N/A
Asian	0%	0%	N/A
Hispanic	20%	20%	N/A
White, Non-Hispanic	5%	4%	N/A
Other Race	1%	0%	N/A
Properties of Active Applicants*			
Average Sq Ft	1,278	1,284	N/A
Average Home Age	1959	1948	N/A
Average Value	\$ 21,193	\$ 27,631	N/A

HIPP By Council District*		
	Applied	Complete
District 1	8	0
District 2	5	0
District 3	20	0
District 4	74	0
District 5	30	0
District 6	14	0
District 7	56	0
District 8	40	0
District 9	5	0
District 10	1	0
District 11	0	0
District 12	1	0
District 13	1	0
District 14	1	0
Citywide	256	0

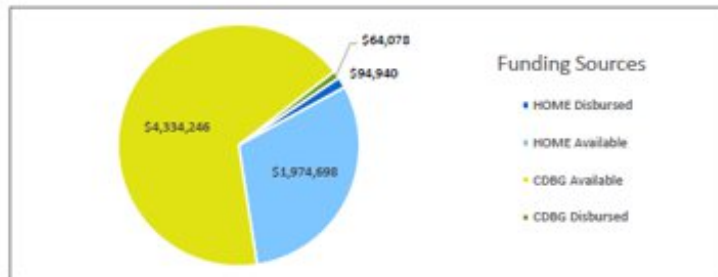
Overview (Cont.)



Overview (Cont.)

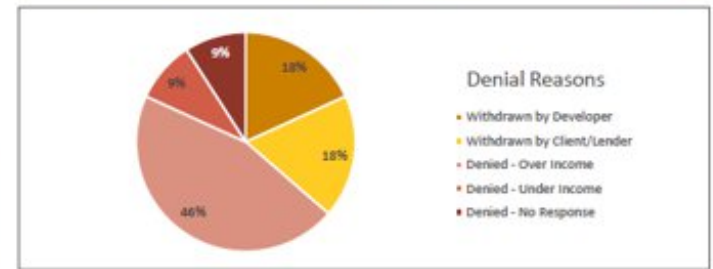
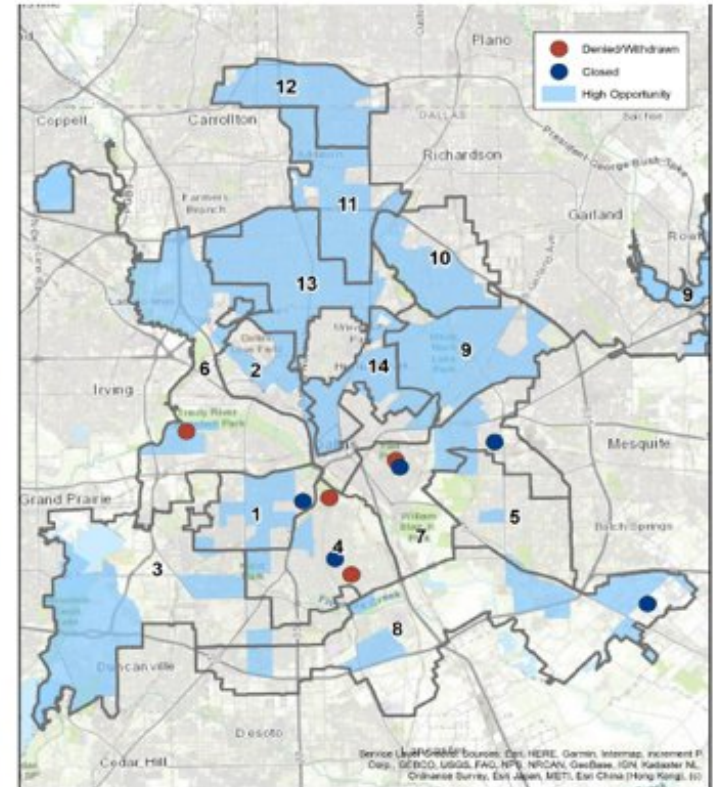
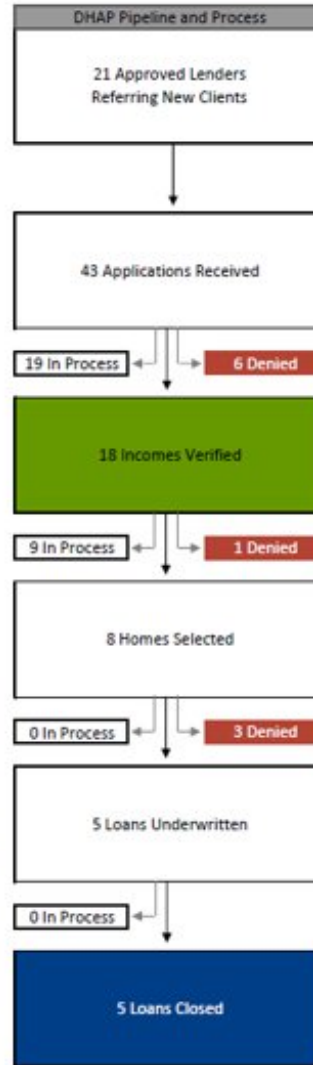
DHAP Report - February 2020

Summarizes data from all DHAP applications active at the start of FY 2020



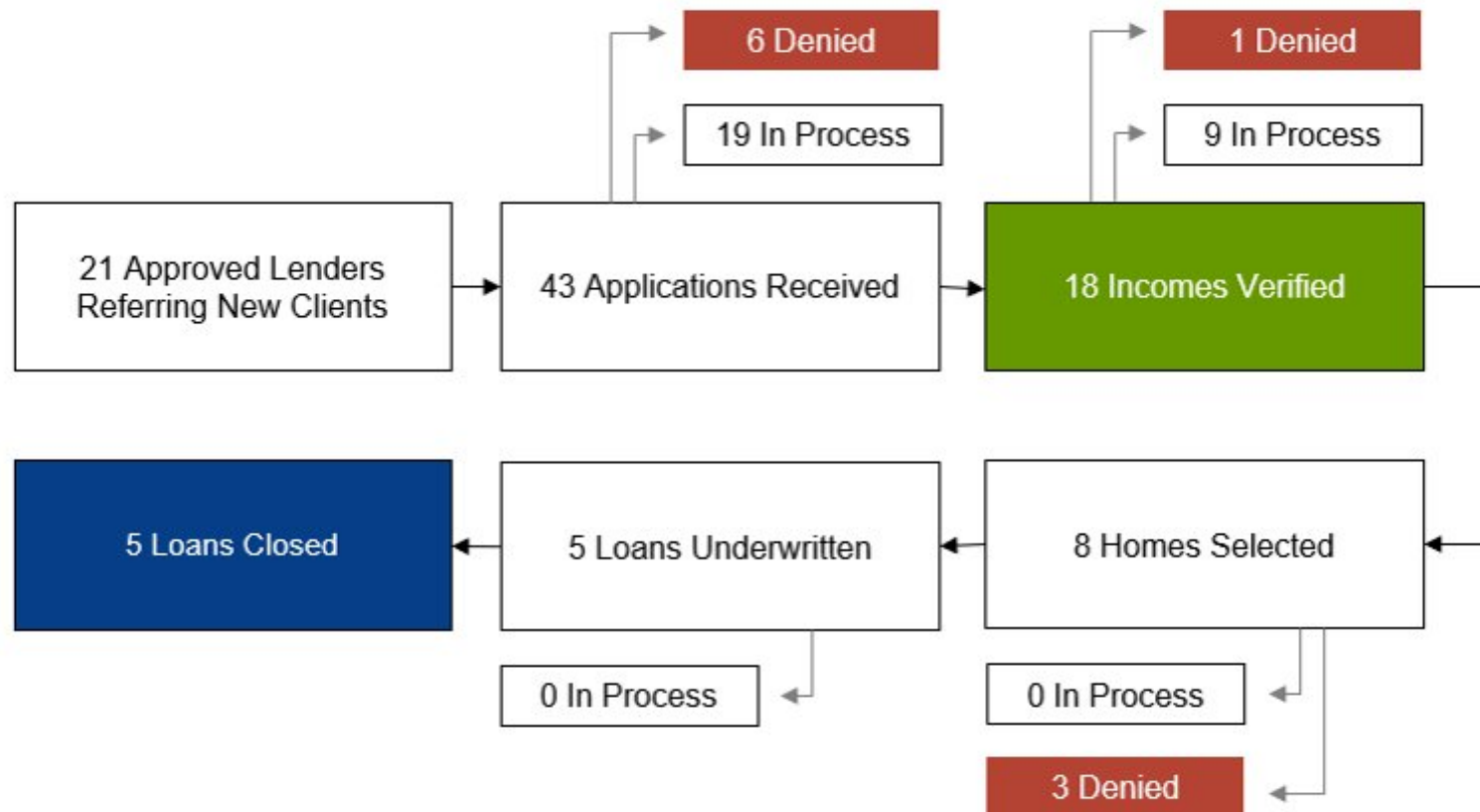
Active Homes by Council District		
	High Opportunity	Total
District 1	0	1
District 2	0	0
District 3	0	0
District 4	0	1
District 5	0	0
District 6	0	0
District 7	0	2
District 8	0	1
District 9	0	0
District 10	0	0
District 11	0	0
District 12	0	0
District 13	0	0
District 14	0	0
Citywide	0	5

Active Borrower Demographics	
Average Household Size	3.0
Average Income	\$ 50,696
Average AMI	
Male	80%
Female	20%
African American	20%
Asian	0%
Hispanic	80%
White	0%
Other Race	0%
Property Information	
Average Sq Ft	1580.6
Average Bed/Bath	3.4/2
Average Year Built	2019
Average Sales Price	\$ 188,370
Average Assistance	\$ 31,804

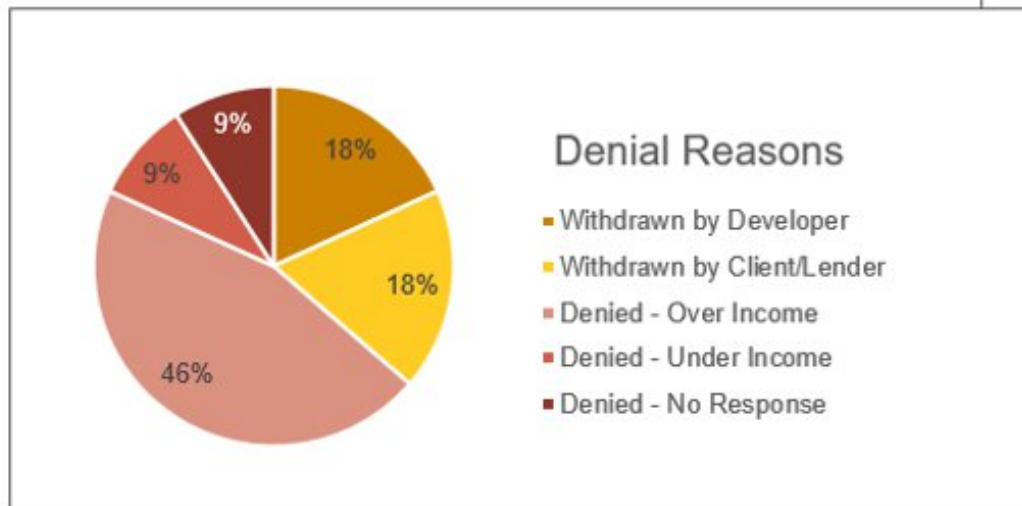
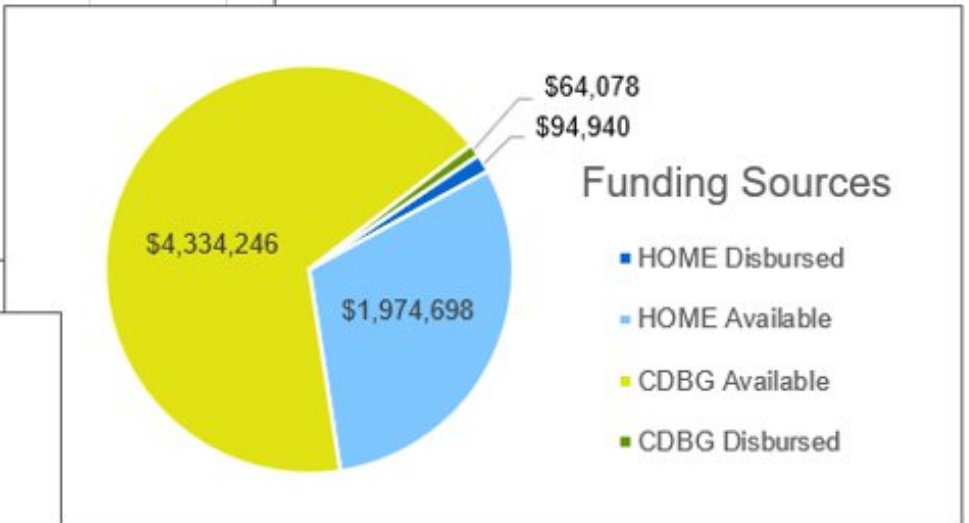
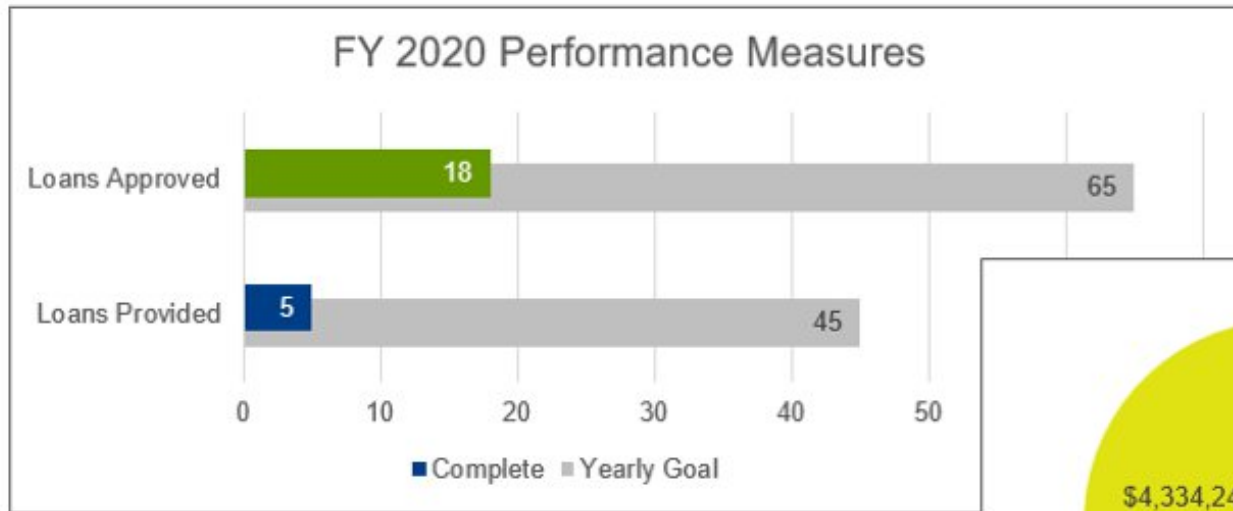


Data updated 2/28/2020

Overview (Cont.)



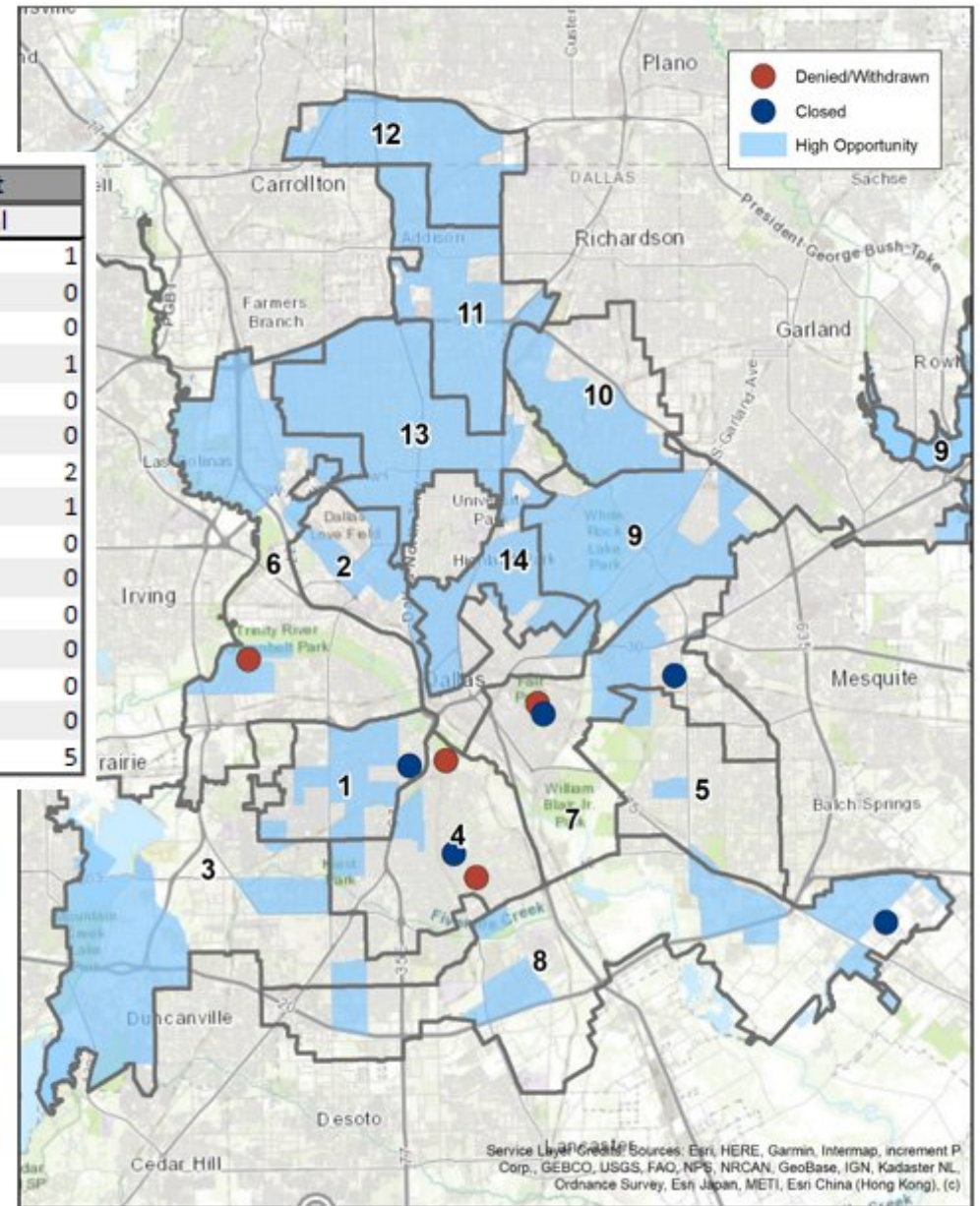
Overview (Cont.)



Overview (Cont.)

Active Homes by Council District		
	High Opportunity	Total
District 1	0	1
District 2	0	0
District 3	0	0
District 4	0	1
District 5	0	0
District 6	0	0
District 7	0	2
District 8	0	1
District 9	0	0
District 10	0	0
District 11	0	0
District 12	0	0
District 13	0	0
District 14	0	0
District 15	0	5

Active Borrower Demographics	
Average Household Size	3.0
Average Income	\$ 50,696
Average AMI	
Male	80%
Female	20%
African American	20%
Asian	0%
Hispanic	80%
White	0%
Other Race	0%
Property Information	
Average Sq Ft	1580.6
Average Bed/Bath	3.4/2
Average Year Built	2019
Average Sales Price	\$ 188,370
Average Assistance	\$ 31,804



Overview (Cont.)

Development Report - February 2020

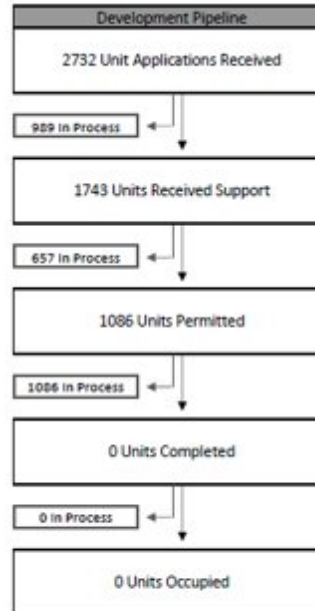
Summary of development projects currently active in Housing Dept. programs



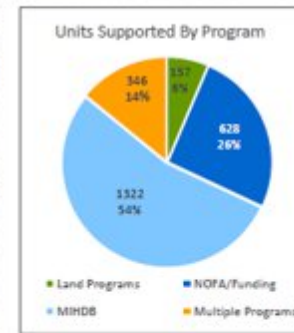
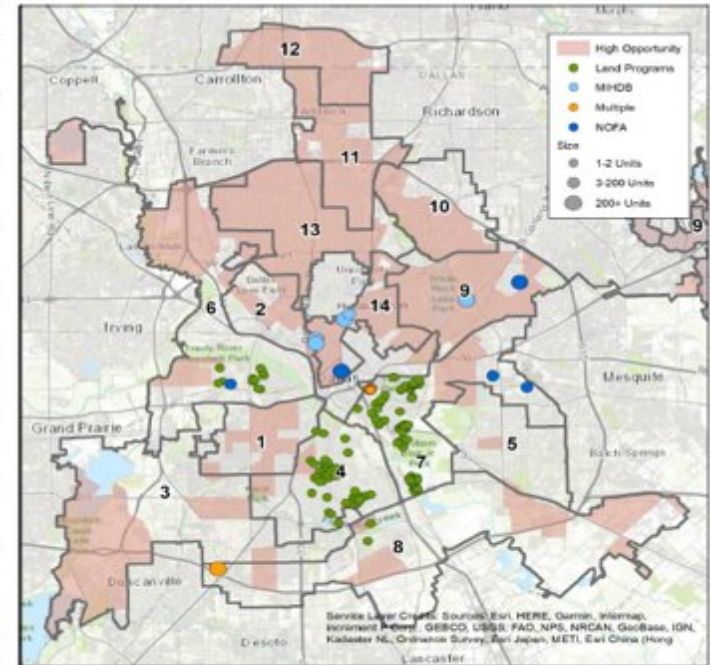
Units by Income by Program**			30% AMI Max	60% AMI Max	80% AMI Max	100% AMI Max	120% AMI Max	Market Rate
Homeownership	Land Bank	Lots Sold	0	41	39	0	26	0
		Homes Permitted	0	8	8	0	11	0
		Homes Occupied	0	0	0	0	0	0
	Land Transfer	Lots Sold	0	0	53	0	44	0
		Homes Permitted	0	0	0	0	0	0
		Homes Occupied	0	0	0	0	0	0
	NOFA/Funding	Homes Approved	0	0	20	0	26	147
		Homes Permitted	0	0	0	0	0	147
		Homes Occupied	0	0	0	0	0	0
	NEZ	New Homes Approved	0	0	0	0	0	0
		New Homes Permitted	0	0	0	0	0	0
		New Homes Occupied	0	0	0	0	0	0
Rental	Land Bank	Lots Sold	0	0	0	0	0	0
		Units Permitted	0	0	0	0	0	0
		Units Occupied	0	0	0	0	0	0
	Land Transfer	Lots Sold	0	0	0	0	0	0
		Units Permitted	0	0	0	0	0	0
		Units Occupied	0	0	0	0	0	0
	NOFA/Funding	Units Approved	0	0	560	0	221	0
		Units Permitted	0	0	210	0	90	0
		Units Occupied	0	0	0	0	0	0
	MIHDB	Units Approved	0	0	253	0	659	0
		Units Permitted	0	0	253	0	659	0
		Units Occupied	0	0	0	0	0	0
	NEZ	New Units Supported	0	0	0	0	0	0
		New Units Permitted	0	0	0	0	0	0
		New Units Occupied	0	0	0	0	0	0

*Performance measures show only events that have occurred during this fiscal year (e.g. a permit will only be counted in this chart if it was issued in FY 2020)

**This chart duplicates any units involved in more than one program. For a non-duplicative total refer to Units Supported by Council District or Units Supported by Program

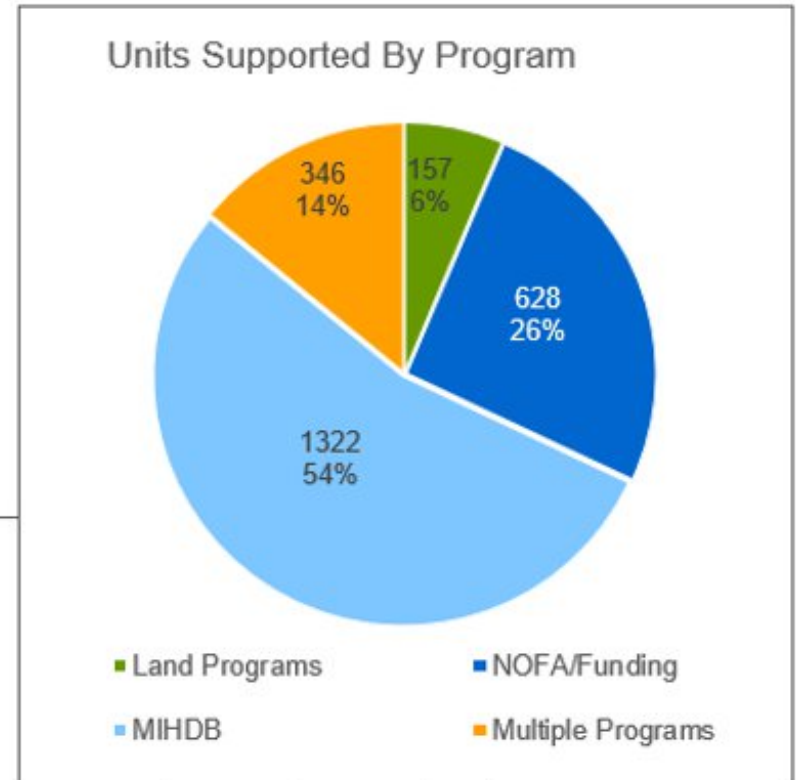
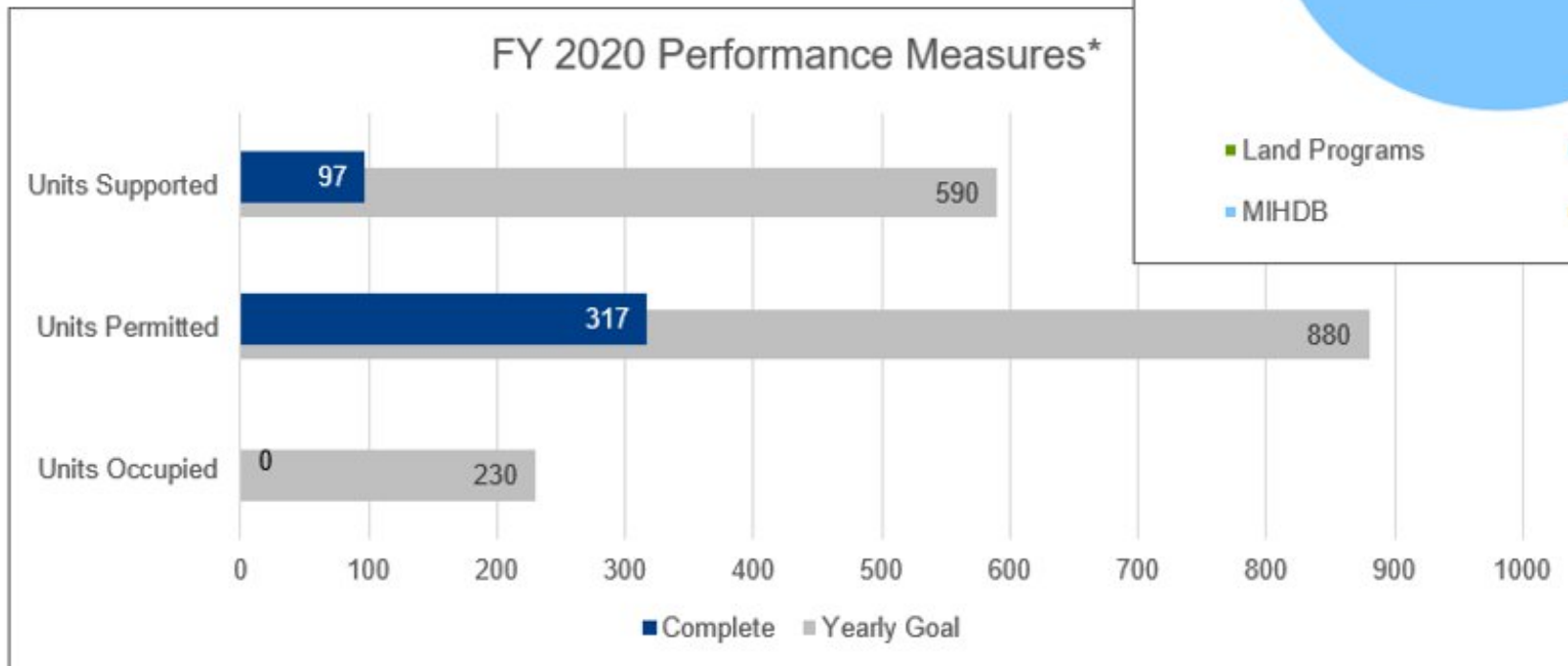


Units Supported by Council District		
	High Opportunity	Total
District 1	0	1
District 2	293	293
District 3	0	1
District 4	3	44
District 5	0	0
District 6	0	69
District 7	0	231
District 8	1	302
District 9	219	483
District 10	0	0
District 11	0	0
District 12	0	0
District 13	0	0
District 14	1027	1027
Total	1543	2451

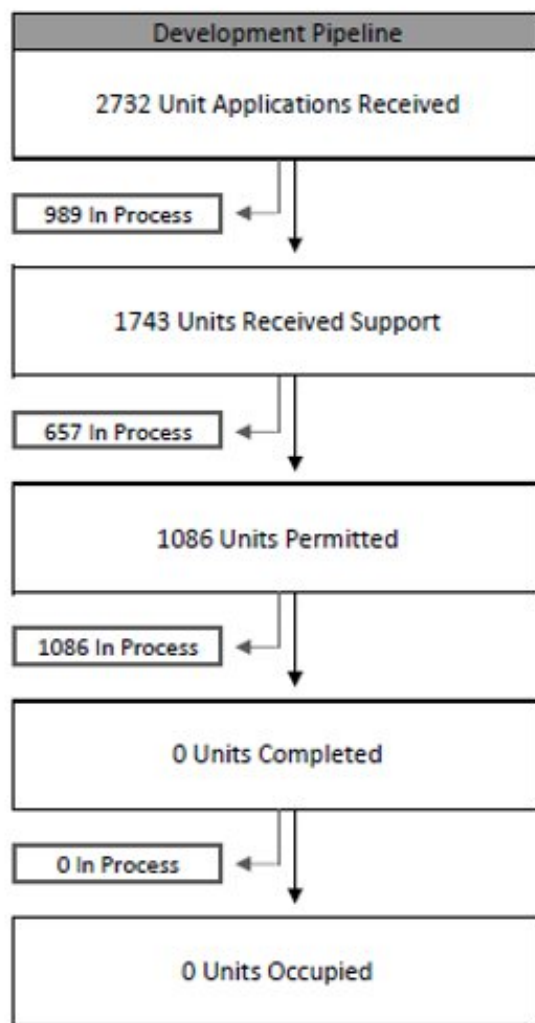


Demographics		
	Own	Rental
Average Household Size		
Average Income		
Average AMI		
African American		
Asian		
Hispanic		
White		
Other Race		
Property Information		
Average Sq Ft	1,772	NA
Average Bed/Bath	3.3/2	1.4/NA
Average Price	\$ 151,212	NA
Average Assistance/Unit	\$ 47,146	\$ 46,964

Overview (Cont.)

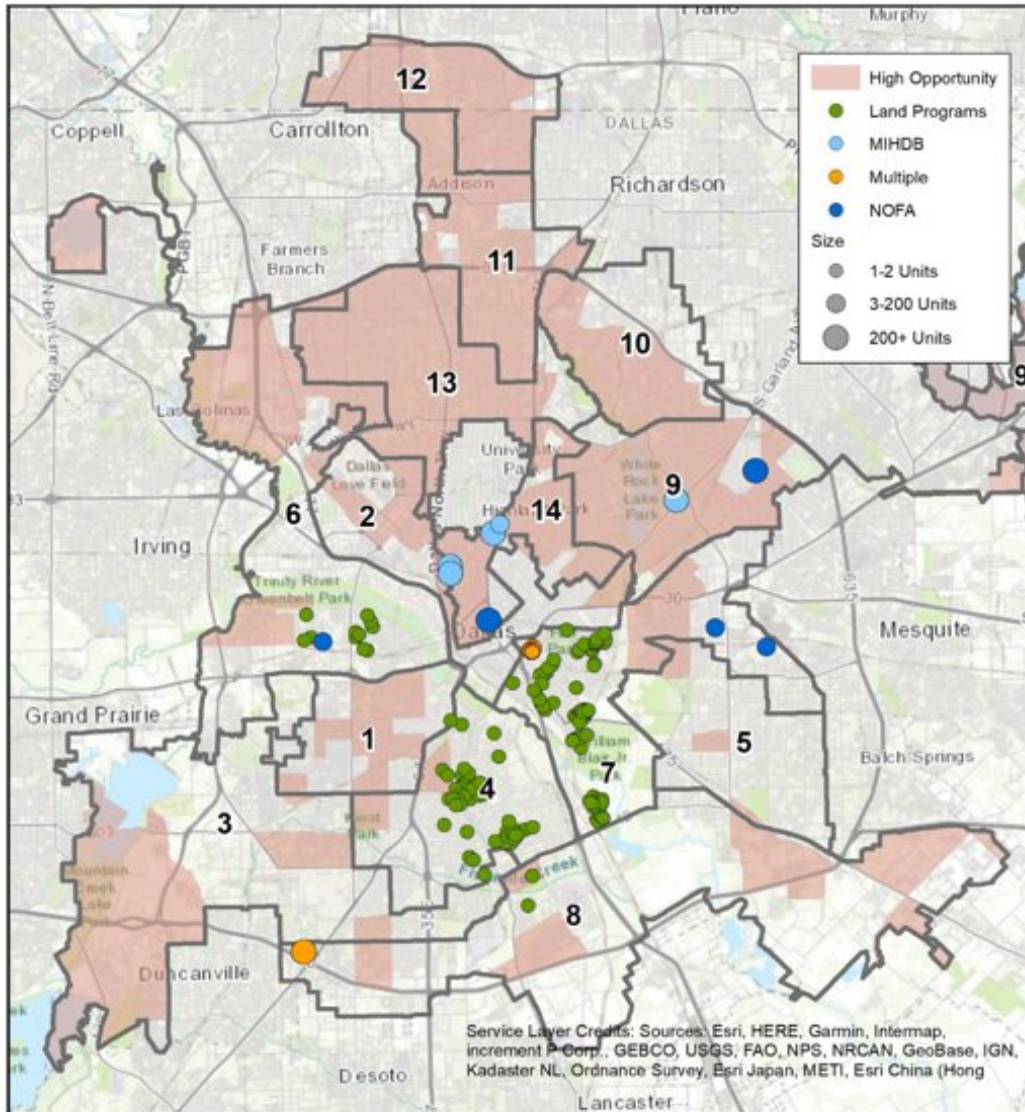


Overview (Cont.)



Units by Income by Program**			30% AMI Max	60% AMI Max	80% AMI Max	100% AMI Max	120% AMI Max	Market Rate
Homeownership	Land Bank	Lots Sold	0	41	39	0	26	0
		Homes Permitted	0	8	8	0	11	0
		Homes Occupied	0	0	0	0	0	0
	Land Transfer	Lots Sold	0	0	53	0	44	0
		Homes Permitted	0	0	0	0	0	0
		Homes Occupied	0	0	0	0	0	0
	NOFA/ Funding	Homes Approved	0	0	20	0	26	147
		Homes Permitted	0	0	0	0	0	147
		Homes Occupied	0	0	0	0	0	0
	NEZ	New Homes Approved	0	0	0	0	0	0
		New Homes Permitted	0	0	0	0	0	0
		New Homes Occupied	0	0	0	0	0	0
Rental	Land Bank	Lots Sold	0	0	0	0	0	0
		Units Permitted	0	0	0	0	0	0
		Units Occupied	0	0	0	0	0	0
	Land Transfer	Lots Sold	0	0	0	0	0	0
		Units Permitted	0	0	0	0	0	0
		Units Occupied	0	0	0	0	0	0
	NOFA/ Funding	Units Approved	0	0	560	0	0	221
		Units Permitted	0	0	210	0	0	90
		Units Occupied	0	0	0	0	0	0
	MIHDB	Units Approved	0	0	253	0	0	659
		Units Permitted	0	0	253	0	0	659
		Units Occupied	0	0	0	0	0	0
	NEZ	New Units Supported	0	0	0	0	0	0
		New Units Permitted	0	0	0	0	0	0
		New Units Occupied	0	0	0	0	0	0

Overview (Cont.)



Units Supported by Council District		
	High Opportunity	Total
District 1	0	1
District 2	293	293
District 3	0	1
District 4	3	44
District 5	0	0
District 6	0	69
District 7	0	231
District 8	1	302
District 9	219	483
District 10	0	0
District 11	0	0
District 12	0	0
District 13	0	0
District 14	1027	1027
Total	1543	2451

Demographics		
	Own	Rental
Average Household Size	No Homes Occupied	
Average Income		
Average AMI		
African American		
Asian		
Hispanic		
White		
Other Race		
Property Information		
Average Sq Ft	1,772	NA
Average Bed/Bath	3.3/2	1.4/NA
Average Price	\$ 151,212	NA
Average Assistance/Unit	\$ 47,146	\$ 46,964

21

Next Steps

- Publish reports online at dallashousingpolicy.com
- Create new reports as programs are added to Neighborly
 - Phase 2 – Spring 2020
 - Phase 3 – Summer 2020
- Performance Reports for other programs

Introduction to Housing Department Performance Reports

Housing & Homelessness Solutions

March 23, 2020

David Noguera, Director
Thor Erickson, AICP, Project Manager

Department of Housing &
Neighborhood Revitalization





City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-533

Item #: C

Overview of the 2019 Single Family Notice of Funding Availability Projects including Good Urban Development, LLC., Dallas Area Habitat for Humanity, Grand Central Texas Development Corporation dba Texas Community Builders, Notre Dame Place, Inc., The Golden S.E.E.D.S. Foundation, City Wide Community Development Corporation, East Dallas Community Organization, and The Muse Family Foundation

[David Noguera, Director, and T. Daniel Kalubi, Area Redevelopment Manager; Department of Housing & Neighborhood Revitalization]

**Overview of the 2019 Single Family Notice of Funding Availability
Projects including Good Urban Development, LLC, Dallas Area Habitat
for Humanity, Grand Central Texas Development Corporation d/b/a
Texas Community Builders, Notre Dame Place, Inc., The Golden
S.E.E.D.S. Foundation, City Wide Community Development Corporation,
East Dallas Community Organization, and The Muse Family Foundation**

**Housing & Homelessness Solutions
Committee
March 23, 2020**

**David Noguera, Director
T. Daniel Kalubi, Area Redevelopment Manager**

**Department of Housing &
Neighborhood Revitalization**



Presentation Overview

- Summary
- NOFA Process
- Proposals and Scoring Results
- Benefits to the City
- Recommendations and Next Steps



Summary

- Comprehensive Housing Policy (CHP) includes the **New Construction and Substantial Rehabilitation Program**, which sets the policy the Housing & Neighborhood Revitalization Department (HNR) follows in funding and otherwise supporting the rehabilitation or new construction of 5 or more single-family homes.
- June 2019: City Council approved an amendment to the CHP to add the **Land Transfer Program**, which sets the criteria by which HNR may sell public land at below-market prices for the purpose of creating affordable housing.
- May 2019: HNR released a Single Family Notice of Funding Availability (NOFA). Purpose of the NOFA was to provide **gap financing** and **low-cost land** to incentivize private investment in the development of quality, sustainable, affordable housing.

3

Eligible Project Types

Homeownership

(New construction or substantial rehab)

- Must result in the production of at least five (5) units

Lease-Purchase

(New construction or substantial rehab)

- Must result in the production of at least five (5) units

Rental

(New construction or substantial rehab)

- Must result in the production of at least five (5) units

Land Transfer Program

(new construction)

- Entire cluster must be developed; no sales of individual parcels

Eligible Project Income Bands

Homeownership

- 60%-120% of AMI

Lease-Purchase

- 60%-120% of AMI

Rental

- 30%-120% of AMI

Land Transfer Program

- Depending on the type of project (homeownership, lease-purchase, or rental), the income bands served are the same as above, 30%-120%

Available Funding

Source of Funds	Amount Available	Loan of Grant
HOME	\$ 2,454,933	Loan
HOME CHDO Set Aside	\$ 2,585,000	Loan
GO Bonds (Projects located in Council District 4)	\$ 8,000,000	Grant
GO Bonds (Projects located in Council District 7)	\$ 8,000,000	Grant
Other	\$ 440,000	Loan

Evaluation Criteria

1. Development Team Experience

2. Leveraging of Funds

3. Consistency with Comprehensive
Housing Policy

4. Consistency with City's Business
Inclusion & Development Plan

5. Project and Site Factors

6. Financial Feasibility
(Underwriting)

Proposals Received

	<u>Developer/Proposer</u>
1	Builders of Hope CDC
2	City Wide CDC
3	Confia Homes, LLC
4	Dallas Area Habitat for Humanity
5	Dallas Housing Foundation
6	East Dallas Community Organization
7	Good Urban Development, LLC
8	Juxta Developments
9	Muse Family Foundation
10	Notre Dame Place
11	OCON SRB, LLC
12	Open Mindframe Ventures, LLC dba Cultivating Matters
13	Road Solutions, LLC
14	SG Blocks, Inc.
15	Team Recon
16	Texas Community Builders
17	The Golden S.E.E.D.S. Foundation

Proposals Received

(Scores, Underwriting Eligibility, Proposed Locations & Staff Recommendations)

Project Name	NOFA Score	Eligible for Underwriting	Clusters Requested	Council District(s)	Staff Recommendation for City Council
Builders of Hope - Revitalize West Dallas	125.75	Y	West Dallas	6	Approve
Texas Community Builders	120.75	Y	Jeffries-Meyers/Fair Park	7	Approve
City Wide CDC - Lisbon Villages Estates	115.25	Y	Developer-owned land	4	Approve
Dallas Area Habitat for Humanity	113.75	Y	Ideal #2 & #3 & Joppa	7	Approve
Dallas Housing Foundation	113.75	Y	Jeffries-Meyers/Fair Park	7	Approve
Muse Family Foundation	111.75	Y	Jeffries-Meyers/Fair Park	7	Approve
East Dallas Community Organization	110.00	Y	Developer-owned land	7	Approve
Good Urban Development	106.50	Y	Mill City Clusters 1-6	7	Approve
Notre Dame Place (Five Mile Infill & Bonton)	106.00	Y	Five Mile Clusters 1-6, Bonton #2	8, 7	Approve
Golden SEEDS	103.50	Y	The Bottom	4	Approve
Confia Homes - Cedar Crest	102.75	Y	Cedar Crest	4	Approve
Road Solutions	101.00	Y	West Dallas, Mill City #3, Jubilee, Oak Cliff #1	6,7,4	Do Not Recommend
SG Blocks	97.00	N	West Dallas, Mill City #6, Bertrand, Bonton #1, Cedar Crest, Oak Cliff #1 & #2	6,7,4,8	Do Not Recommend
Open Mindframe dba Cultivating Matters	87.00	N	Five Mile Clusters 3 & 4	8	Do Not Recommend
Team Recon	79.00	N	Mill City Clusters 1-6, Jeffries-Meyers/Fair Park, St. Philip's, Zoo Area, Oak Cliff #1 & #2	7,4	Do Not Recommend
OCON SRB	78.50	N	Paul Quinn	8	Do Not Recommend
Juxta/Tekton	60.00	N	Zoo Area	4	Do Not Recommend

Council-Approved NOFA Projects

Developer	Total Project Cost	Funding Approved	Lots Requested	No. Affordable Housing Units
Confia Homes LLC	\$3,600,000	\$0	19	19
Grand Central Texas Development Corp. (Texas Community Builders)	\$2,545,590	\$741,730	11	12
Habitat for Humanity	\$3,200,000	\$0	33	33
Dallas Housing Foundation	\$6,367,368	\$1,427,000	17	34
Total	\$15,712,958	\$2,168,730	80	98

**HNR will seek Committee approval of 8 more projects in March, April & May of 2020*

Projects Pending Council-Approval

Developer	Total Project Cost	Funding Recommended	No. of Lots Requested	Units	Leverage (per \$1 of City funds)
East Dallas Community Organization (EDCO)	\$1,039,432	\$502,200	0	5	\$1.06
Builders of Hope	\$3,636,872	\$1,141,922	20	20	\$2.18
Muse Family Foundation	\$4,120,100	\$1,172,000	11	13	\$2.49
The Golden S.E.E.D.S Foundation	\$4,821,423	\$1,400,000	24	22	\$2.71
City Wide Community Development Corp.	\$3,667,500	\$1,150,000	0	20	\$2.19
Notre Dame Place (Bonton Rental)	\$3,406,000	\$730,000	17	35	\$3.67
Good Urban Development (For-sale)	\$9,327,651	\$2,000,000	25	50	\$3.66
Notre Dame Place (Five Mile Infill)	\$20,965,000	\$1,600,000	99	99	\$12.10
Total	\$51,350,227	\$9,696,122	196	264	

Growing the Tax Base

Developer	Annual Taxes Paid to City of Dallas	Annual Savings to City of Dallas for Maintenance
East Dallas Community Organization (EDCO)	\$6,209.53	N/A
Builders of Hope	\$28,035.62	\$27,259
Muse Family Foundation	\$21,017.40	\$15,444
The Golden S.E.E.D.S Foundation	\$30,870.25	\$33,696
City Wide Community Development Corp.	\$31,232.71	N/A
Notre Dame Place (Bonton Rental)	\$26,451.34	\$23,868
Good Urban Development (For-sale)	\$75,175.86	\$35,100
Notre Dame Place (Five Mile Infill)	\$149,924.58	\$127,764
Total	\$368,917.29	\$263,131

Note: Maintenance savings assume an estimated \$1,404/lot annually

12

NOFA Process

Application Process	<ul style="list-style-type: none">• Pre-submission conferences• Responding to developer inquiries (45 days)
Application Review/Prep for Evaluation Committee	<ul style="list-style-type: none">• Eligibility Reviews• Proposer interviews (30 days)
Evaluation/Scoring	<ul style="list-style-type: none">• Assemblage of Evaluation Committee• Evaluations & recommendations from committee (30 days)
Underwriting	<ul style="list-style-type: none">• Internal review & 3rd party verification• Negotiations & determination of scope (45-60 days)
Community Engagement	<ul style="list-style-type: none">• Review of project, solicitation of input from direct stakeholders and indirect stakeholders (Ongoing)
Preparation of Item for Council Committee	<ul style="list-style-type: none">• 1) CAO Review 2) Budget Review 3) MWBE Review (90 days)

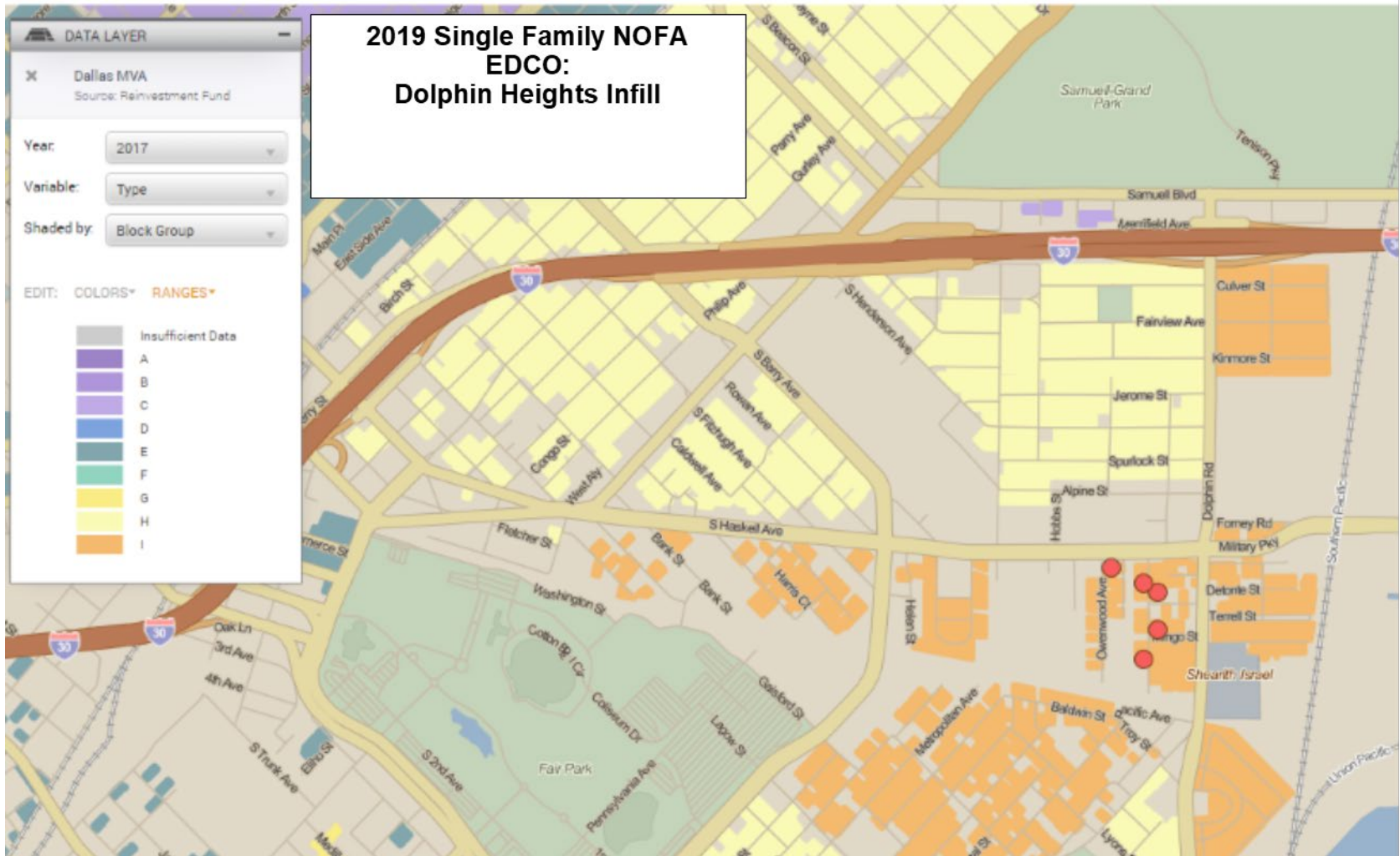
Developer Background: East Dallas Community Organization (EDCO)

- Established in 1997 as an affordable housing developer in East Dallas
- Actively working in the following communities:
 - Bexar Street
 - Jubilee Park
 - Dolphin Heights
 - East Oak Cliff
- EDCO has built over 34 homes using HOME, CDBG, and NSP funding in the last 10 years
- Proposed project includes the construction of five (5) HOME-funded units for households at 60-80% of the AMI
- Ken Montgomery, Executive Director (2020)

14

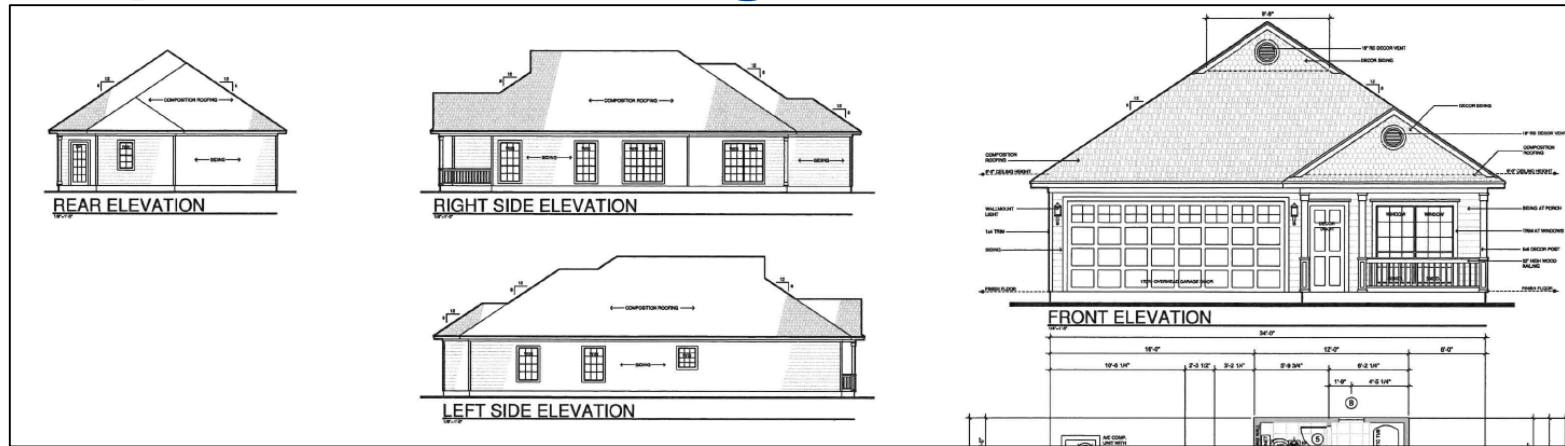


Proposed Development Location: EDCO

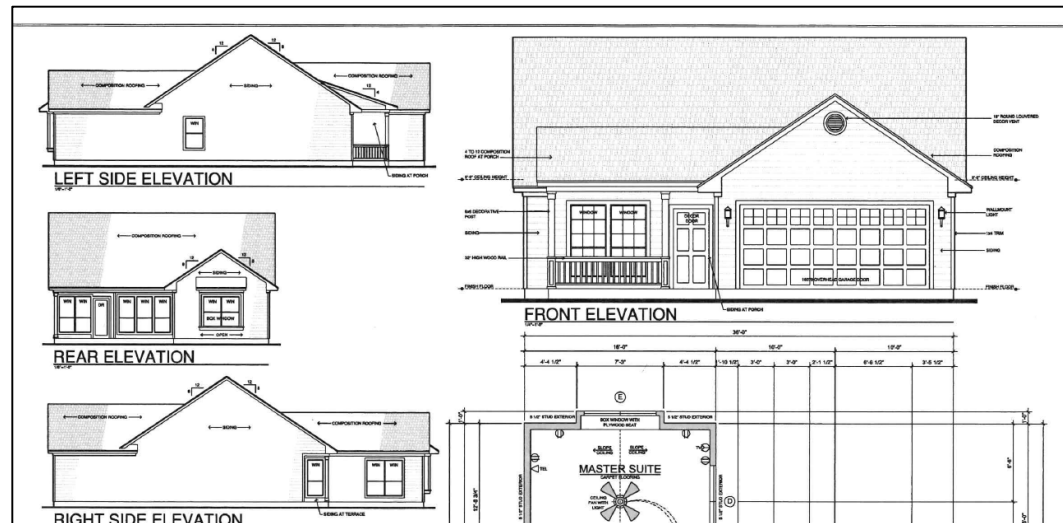


15

Conceptual Renderings



4635 Silver Avenue



4838 Owenwood Avenue

Affordability Targets and Sales Prices

Sq. Ft.	Beds	Baths	Sales Price	AMI Target	Affordability Period
2012	3	2	\$ 164,020.00	60%-80%	10 Years
2012	3	2	\$ 164,020.00	60%-80%	10 Years
2012	3	2	\$ 164,020.00	60%-80%	10 Years
2012	3	2	\$ 164,020.00	60%-80%	10 Years
1804	3	2	\$ 143,488.00	60%-80%	10 Years
Avg SF 1970			Avg Sales Price \$ 159,913.60		

Proposed Project Budget - EDCO

Financing Source	Amount
Developer Equity	\$ 40,400.00
City of Dallas HOME Funds (Development Subsidy)	\$ 270,000.00
City of Dallas HOME Funds (Construction Period funding Source)	\$ 232,200.00
Construction Period funding Source	\$ 530,255.00
Total	\$ 1,032,455.00

Developer Fee: \$90,000.00
Percent of Total Project: 9%

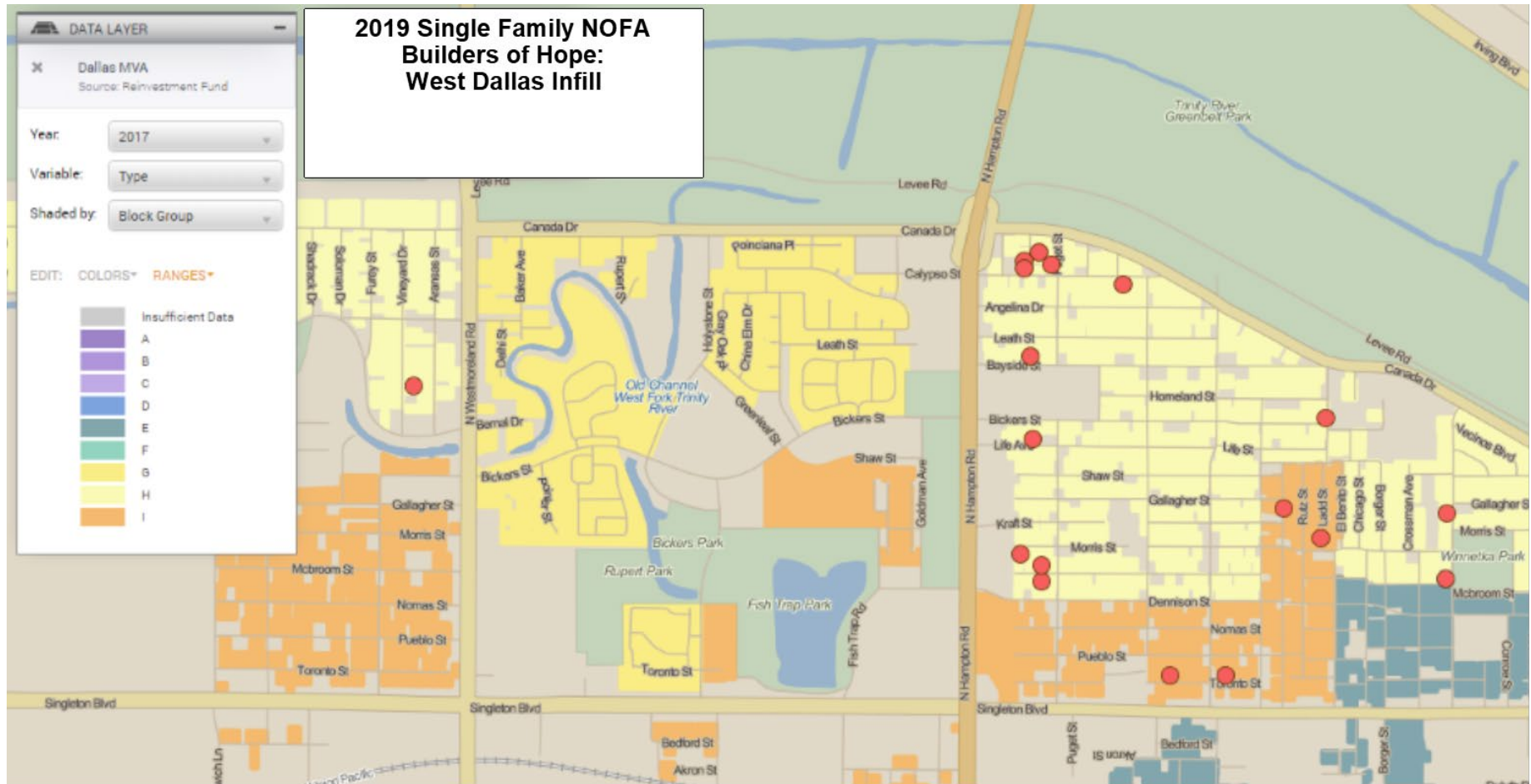
Developer Background: Builders of Hope

- Established in 1998 as an affordable housing developer in West Dallas
- Actively working in the following communities:
 - West Dallas
 - South Dallas
 - East Dallas
- BOH has built over 500 homes since 1998 and has participated in HOME-funded projects as a CHDO
- Proposed project includes the construction of up to twenty (20) HOME-assisted units to be sold to households between 60-80% of the AMKI
- James Armstrong, Executive Director

19



Proposed Development Location: Builders of Hope



20

Conceptual Renderings



Affordability Targets and Sales Prices

Sq. Ft.	Beds	Baths	Sales Price	AMI Target	Affordability Period	Proposed # of Models
1361	3	2	\$ 155,020.00	60%-80%	15 Years	6
1554	3	2	\$ 165,020.00	60%-80%	15 Years	7
1648	4	2	\$ 180,020.00	60%-80%	15 years	7
Avg SF 1530			Avg Sales Price \$ 167,14.86			

Proposed Project Budget – Builders of Hope

Financing Source	Amount
Developer Equity	\$ 20,000.00
City of Dallas HOME Funds (Development Subsidy + Construction Period funding source)	\$ 401,922.00
City of Dallas HOME Funds (Mortgage Reduction/Buyer Assistance)	\$ 740,000.00
Construction Period funding Source	\$ 2,474,950.00
Total	\$ 3,636,872.00

Developer Fee: \$438,500.00
Percent of Total Project: 12%

Developer Background: Muse Family Foundation/Dade Community Partners, LLC

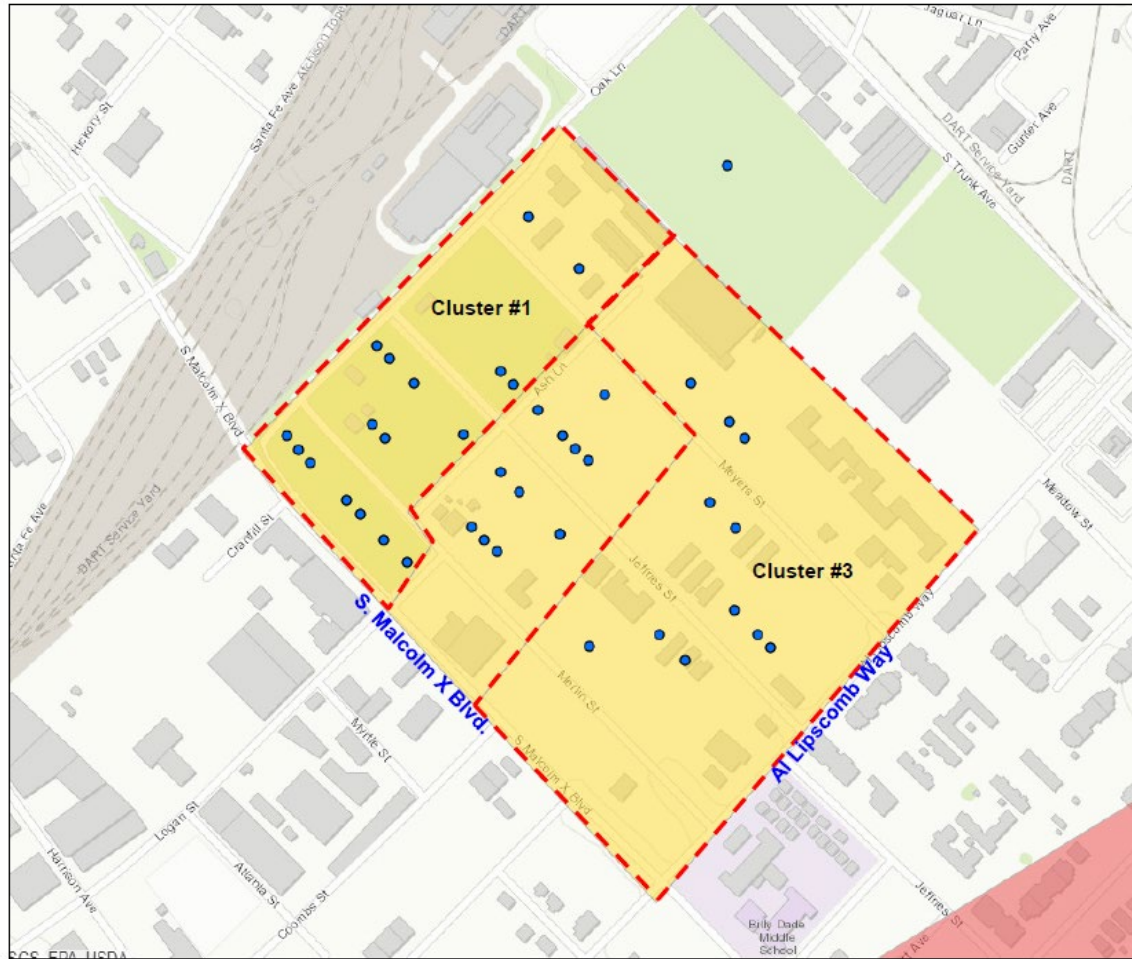
- Established in 1999
- Partnership with Centre Living Homes (will serve as GC); Centre Living Homes actively engaged in infill development throughout DFW:
 - West Dallas
 - The Cedars
 - Old East Dallas
 - Lakewood
- Proposed project includes the construction of thirteen (13) single-family homes for households between 60-12-% of the AMI
- Income-eligible homebuyers to receive up to \$10,000 in closing costs
- Developer intends to reinvest development fee towards additional developments in workforce and affordable housing
- Foundation is investing additional funds towards community engagement and planning efforts to identify opportunities for neighborhood improvements
- Whitney McKnight, Executive Director
- Mallory Muse, VP Community Development

24

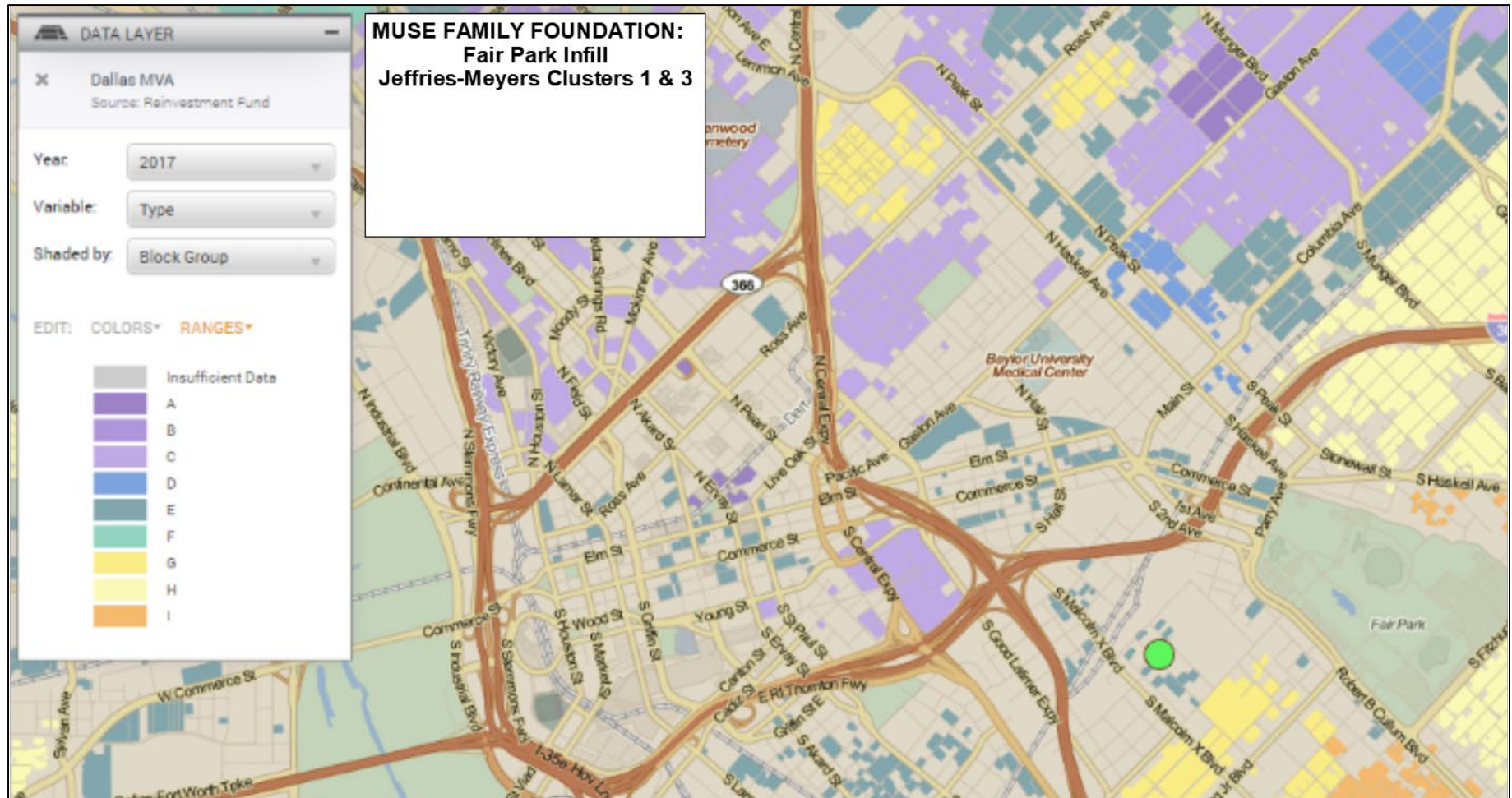


Proposed Development Location: Muse Family Foundation

Jeffries-Meyers Clusters No. 1 & No. 3
Dallas Housing Foundation & Muse Family Foundation



Proposed Development Location: Muse Family Foundation



26

Conceptual Renderings



Model 1: Amelia



Model 2: Camila



Model 3: Elena

Affordability Targets and Sales Prices

Sq. Ft.	Beds	Baths	Sales Price	AMI Target	Affordability Period	Proposed # of Models
1697	3	2	\$195,300.00	60%-120%	10 Years	2
1697	3	2	\$204,600.00	60%-120%	10 Years	2
1738	3	2	\$232,500.00	60%-120%	10 Years	3
1738	3	2	\$241,800.00	60%-120%	10 Years	1
1970	3	2	\$241,800.00	60%-120%	10 Years	3
2083	3	2	\$241,800.00	60%-120%	10 Years	2
Avg SF 1832			Avg Sales Price \$ 226,777			

Proposed Project Budget – Muse Family Foundation

Financing Source	Amount
Developer Equity	\$ 2,917,100.00
City of Dallas District 7 Bond Funds	\$ 1,172,000.00
Total	\$ 4,089,100.00

Developer Fee: \$454,418.00
Percent of Total Project: 11%

Developer Background:

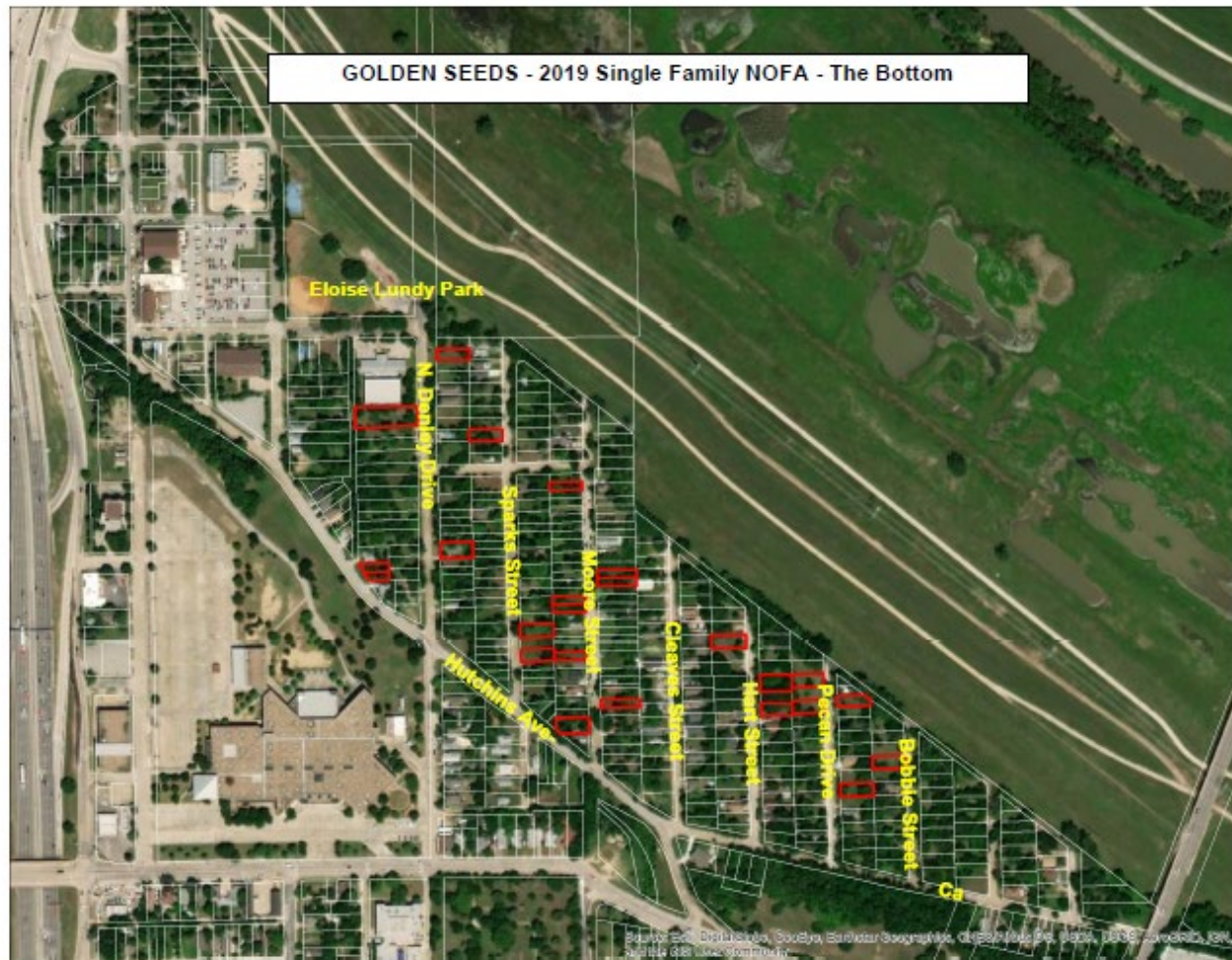
The Golden S.E.E.D.S. Foundation

- **Golden S.E.E.D.S Foundation**, a 501(c)(3) community development corporation, was established in 2004.
 - Golden SEEDS works to create affordable housing, promote economic development and facilitate community building in the Oak Cliff neighborhood commonly known as “The Bottom.”
 - The Project aligns with The Bottom Urban Structure and Guidelines, approved by the City of Dallas in 2015.
 - Executive Director: Libbie Lee
- Development Partner: Innovan Neighborhoods, LLC
- Proposed development includes twenty-two (22) single-family homes to be sold to homebuyers between 60-80% of the AMI. Project would occur in two (2) phases with 10-12 houses in each phase.
- Development Experience: The team brings a combined 30+ years of development experience, with project costs ranging from \$10 million to more than \$1.7 billion for residential, mixed-use, hotel, retail/dining, office, and parking projects.

30

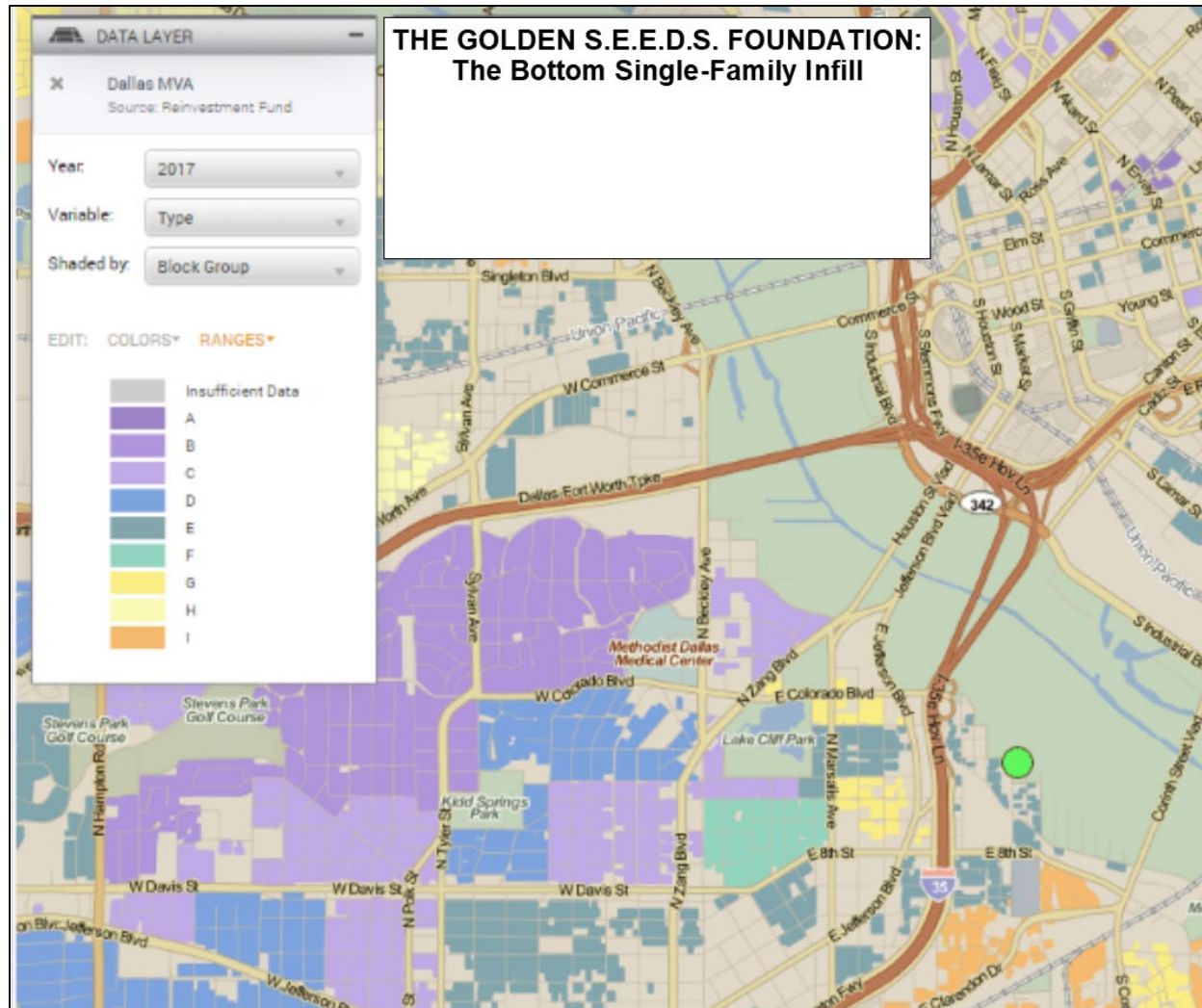


Proposed Development Location: The Bottom Infill



31

Proposed Development Location: The Bottom Infill



32

Conceptual Renderings



Affordability Targets and Sales Prices

Phase I

Sq. Ft.	Beds	Baths	Sales Price	AMI Target	Affordability Period	Proposed # of Models
1425	3	2	\$175,000.00	80%	10 Years	1
1700	3	2	\$180,000.00	80%	10 Years	3
1275	2	2	\$165,000.00	80%	10 Years	7
Avg SF 1466			Avg Sales Price \$170,000.00			

Phase II

Sq. Ft.	Beds	Baths	Sales Price	AMI Target	Affordability Period	Proposed # of Models
1350	3	2	\$185,000.00	80%	10 Years	4
1700	3	2	\$195,000.00	80%	10 Years	7
Avg SF 1525			Avg Sales Price \$191,364			

34

Proposed Project Budget – The Golden S.E.E.D.S. Foundation

Financing Source	Amount
Developer Equity	\$ 248,556.00
City of Dallas District 4 Bond Funds	\$ 1,400,000.00
Construction Period funding Source	\$ 3,539,116.00
Total	\$ 5,187,672.00

Developer Fee: \$634,915.00

Percent of Total Project: 13%

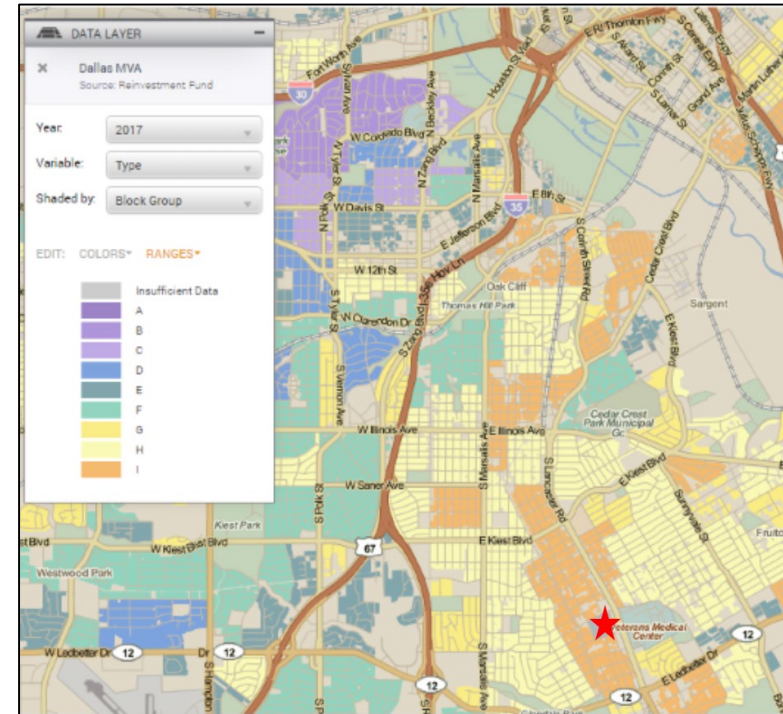
Developer Background: City Wide Community Development Corporation

- Established in 2001 to provide affordable housing and other services in South Dallas
- City Wide CDC is active in the Lancaster Corridor and has completed projects using HOME, CDBG, and NSP funding
- Notable projects include:
 - Lancaster Kiest Crossing (2017)
 - The Village of Runyon Springs II (2016)
 - Serenity Place Apartments (2015)
 - Lancaster Urban Village (2012-2014)
- Proposed project includes the construction of twenty (20) single-family, detached townhouse-style homes. Five (5) units to be HOME-assisted for homebuyers between 60-80% AMI, fifteen (15) houses to be sold to buyers at up to 120% of the AMI.
- Sherman Roberts, Executive Director

36

Proposed Development Location

City Wide CDC - SINGLE FAMILY 2019 NOFA PROJECT SITE



37

Conceptual Renderings



38

Affordability Targets and Sales Prices

Sq. Ft.	Beds	Baths	Sales Price	AMI Target	Affordability Period	Proposed # of Models
1787	3	2.5	\$190,000.00	60%-120%	10 Years	7
2216	3	2.5	\$215,000.00	60%-120%	10 Years	6
2357	3	2.5	\$230,000.00	60%-120%	10 Years	6
Avg SF 2120			Avg Sales Price \$ 211,666			

Proposed Project Budget – Muse Family Foundation

Financing Source	Amount
Developer Equity	\$267,000.00
City of Dallas District 4 Bond Funds	\$950,000.00
City of Dallas HOME Funds	\$200,000.00
Construction Period Financing	\$2,250,000.00
Total	\$3,667,000.00

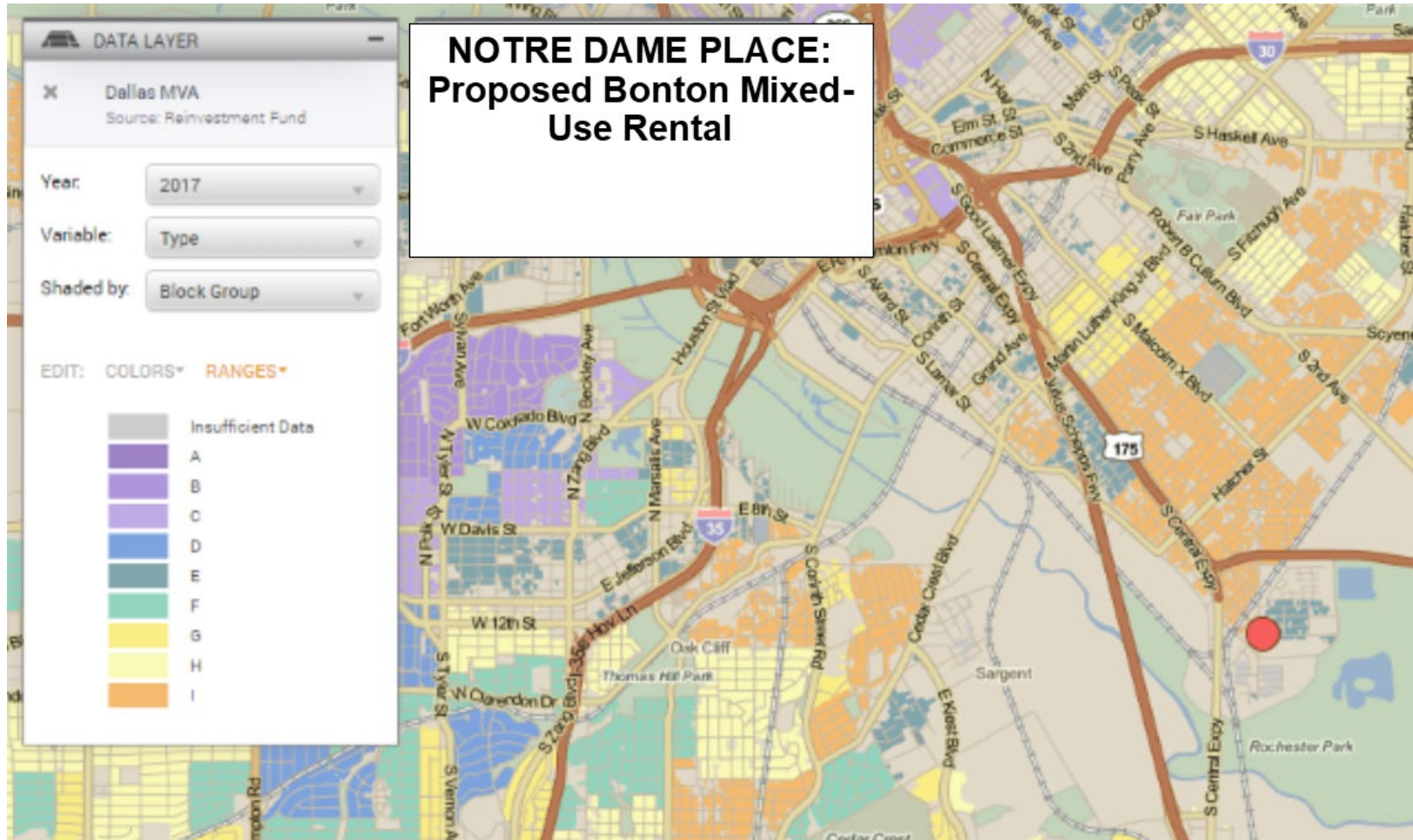
Developer Fee: \$300,000.00

Percent of Total Project: 8%

Developer Background: Notre Dame Place

- NDP is a 501c3 and part of Catholic Housing Initiative that currently owns and manages over 870 affordable units throughout the Metroplex
 - Bill Hall, Executive Director
- A partnership with Bonton Farms to be developed by NDP and sold at cost to Bonton Farms to own and operate
 - NDP will execute project through a single purpose entity NDP, LLC.
 - NDP will consult with Bonton Farms to assist in managing the new property if needed

Proposed Development Location: Bonton Rental



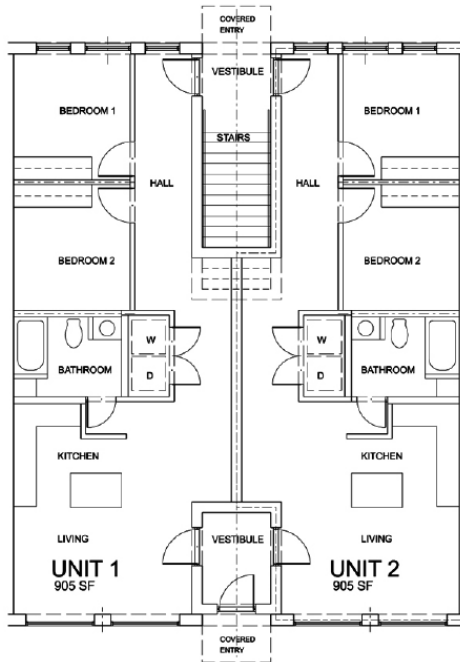
42

Proposed Development Location: Bonton Rental

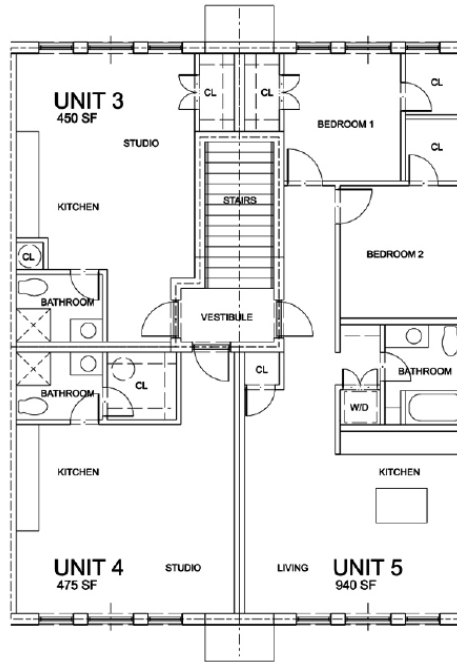


43

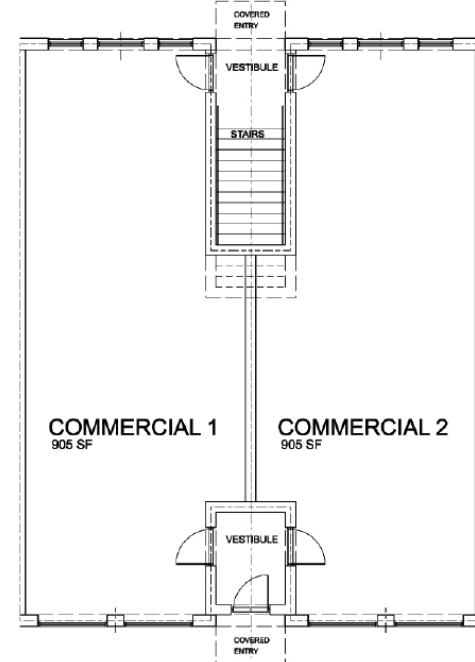
Conceptual Renderings



1st Floor Plan



2nd Floor Plan



1st Floor Plan



East Elevations

Affordability Targets and Rents

Sq. Ft.	# of Units	Beds	Baths	Rental Amount	AMI Target	Affordability Period
450-475	14	0	1	\$500	<30%	10 Years
940	7	2	1	\$900	<80%	10 Years
905	14	2	1	\$900	<120%	10 Years

- 7 two story buildings along Bexar Street with 5 rental units per building for a total of 35 rental units
- 1st floor units can be converted into commercial space once retail can be supported
 - 2-3 businesses can be supported at this time

Proposed Project Budget - NDP

Financing Source	Amount
Developer Equity/Donor	\$1,520,000
City of Dallas Bond Funds	\$730,000
Financing	\$1,156,500
Total	\$3,406,500

Developer Fee: \$20,000

Percent of Total Project: <1%

Developer Background: Good Urban Development

- Established in 2018 as a Joint Venture.
- Working in partnership with Matthews Southwest, Renaissance Neighborhood Development Corporation & Urban Specialist Incorporated.
- Actively working in the following communities:
 - South Dallas
 - Downtown Dallas
- The proposed comprehensive housing strategy at Mill City, Texas is a joint venture between Non Profit Renaissance Neighborhood Development Corporation (RNDC) a Subsidiary of Volunteers of America, Urban Specialists Incorporated and acclaimed developer Matthews Southwest (MSW), an experienced developer whose extensive portfolio near downtown Dallas includes the Dallas Omni Hotel, NYLO Hotel, Alamo Draft House, Gilley's Dallas, and Crozier Tech/Dallas High School office redevelopment, South Side on Lamar, South Side Flats, The Beat Condos, workforce housing The Belleview and recently completed Hutchins Gateway, as well as a 3000 unit single family housing development in The Colony, Texas.
- Kristian Teleki, Senior VP of Development

47

Proposed Development Location: Mill City Infill



**Mill City Neighborhood,
Dallas TX**

Boundaries

N – Carl Street

S – Spring Avenue

W – Second Avenue

E – Lagow Street

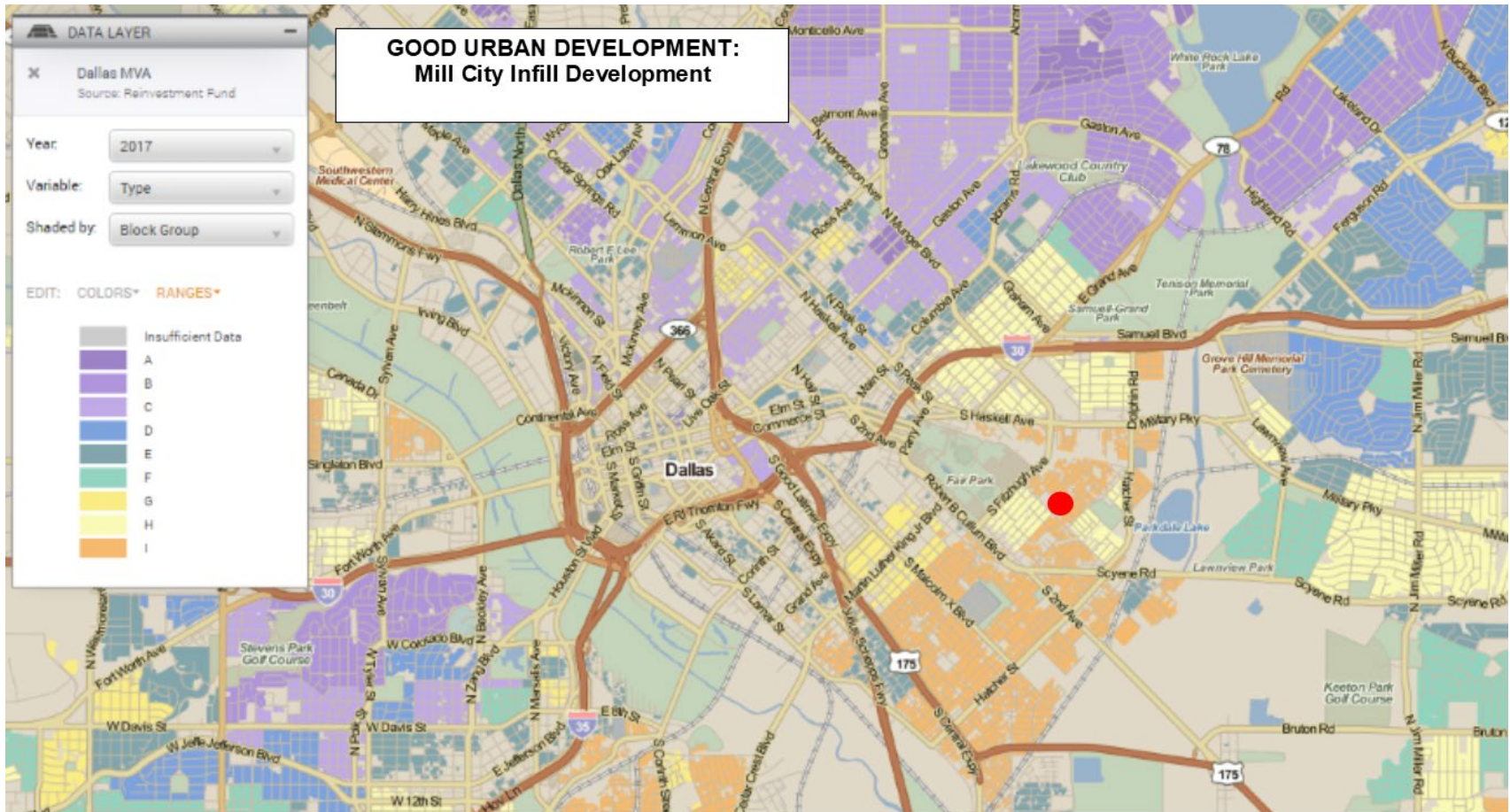
Key

● - NOFA LOTS (25)

● - GUD LOTS (25)

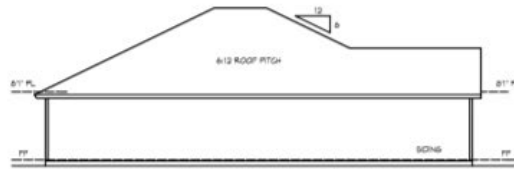
Total Project Lots - 50

Proposed Development Location: Mill City Infill



49

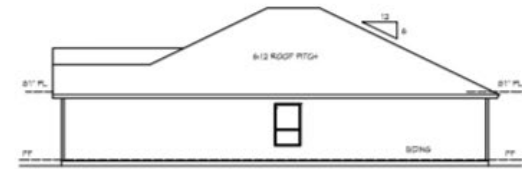
Conceptual Renderings



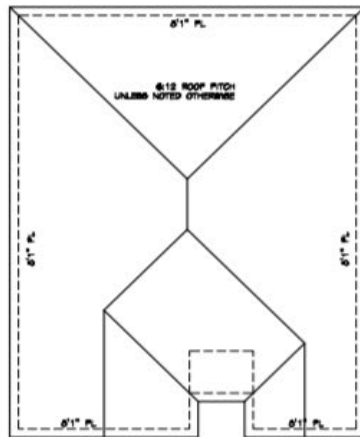
LEFT ELEVATION
1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x11 PRINT SIZE)



REAR ELEVATION
1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x11 PRINT SIZE)



RIGHT ELEVATION
1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x11 PRINT SIZE)



ROOF PLAN
1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x11 PRINT SIZE)



FRONT ELEVATION
1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x11 PRINT SIZE)

50

Affordability Targets and Sales Prices

NOFA Lot Phase

Sq. Ft.	Beds	Baths	Sales Price	AMI Target	Affordability Period	Proposed # of Models
1200	3	2	\$145,200.00	60%-120%	10 Years	10
1600	3	2	\$193,600.00	60%-120%	10 Years	10
2000	4	2	\$242,000.00	60%-120%	10 Years	5
Avg SF 1600			Avg Sales Price \$ 193,600.00			25

GUD Lot Phase

Sq. Ft.	Beds	Baths	Sales Price	AMI Target	Affordability Period	Proposed # of Models
1200	3	2	\$145,200.00	60%-120%	10 Years	5
1600	3	2	\$193,600.00	60%-120%	10 Years	10
2000	4	2	\$242,000.00	60%-120%	10 Years	10
Avg SF 1600			Avg Sales Price \$ 193,600.00			25

51

Proposed Project Budget Overview – Good Urban Development

Financing Source	Amount
Developer Equity	\$ 7,327,651.00
City of Dallas District 7 Bond Funds	\$ 2,000,00.00
Construction Period funding Source	\$ 0.00
Total	\$ 9,327,651.00

Developer Profit: \$1,384,379.00

Developer Profit Percentage Total: 14.84%

Summary of Total Benefits to the City

Developer	Total Project Cost	Funding Recommended	No. of Lots	Units	Leverage	Subsidy/Unit	Up to 80%	Up to 120%	Tax Revenue to City of Dallas
Confia Homes, LLC	\$ 3,600,000.00	\$ -	19	19			9	10	\$ 24,039.96
Texas Community Builders	\$ 2,545,590.00	\$ 741,730.00	11	12	\$ 2.43	\$ 61,810.83	12	0	\$ 15,212.24
Dallas Area Habitat for Humanity	\$ 3,200,000.00	\$ -	33	33		\$ -	33	0	\$ 41,005.01
Dallas Housing Foundation	\$ 6,367,368.00	\$ 1,427,000.00	17	34	\$ 3.46	\$ 41,970.59	8	26	\$ 59,418.44
EDCO	\$ 1,039,432.00	\$ 502,200.00	0	5	\$ 1.07	\$ 54,000.00	5	0	\$ 6,209.53
Builders of Hope	\$ 3,636,872.00	\$ 1,141,922.00	20	20	\$ 2.18	\$ 57,096.10	20	0	\$ 28,035.62
Muse Family Foundation	\$ 4,120,100.00	\$ 1,172,000.00	11	13	\$ 2.52	\$ 90,153.85	5	8	\$ 21,017.40
The Golden S.E.E.D.S Foundation	\$ 5,187,672.00	\$ 1,400,000.00	24	22	\$ 2.71	\$ 63,636.36	22	0	\$ 30,870.25
City Wide CDC	\$ 3,667,500.00	\$ 1,150,000.00	0	20	\$ 2.19	\$ 57,500.00	5	15	\$ 31,232.71
Notre Dame Place (Bonton)	\$ 3,406,000.00	\$ 730,000.00	17	35	\$ 3.67	\$ 20,857.14	21	14	\$ 26,451.34
Good Urban Development	\$ 9,327,651.00	\$ 2,000,000.00	25	50	\$ 3.66	\$ 40,000.00	15	35	\$ 75,175.86
Notre Dame Place (Five Mile)	\$ 20,965,000.00	\$ 1,600,000.00	99	99	\$ 12.10	\$ 16,161.62	40	59	\$ 149,924.58
Total	\$ 67,063,185.00	\$ 11,864,852.00	276	362	\$ 4.65	\$ 45,744.23	195	167	\$ 508,592.94

Recommendation and Next Steps

- Staff recommends that the Committee vote to forward to the City Council approval of the remaining NOFA projects presented today
- Following City Council approval of each project with Land Transfer lots, Developer will commence 120-day due diligence period to evaluate which lots present development challenges and will close on developable lots
- Following City Council approval of each project with developer-owned lots, developer will close on outside financing and execute a development agreement with the City

54

**Overview of the 2019 Single Family Notice of Funding Availability
Projects including Good Urban Development, LLC, Dallas Area Habitat
for Humanity, Grand Central Texas Development Corporation d/b/a
Texas Community Builders, Notre Dame Place, Inc., The Golden
S.E.E.D.S. Foundation, City Wide Community Development Corporation,
East Dallas Community Organization, and The Muse Family Foundation**

Housing & Homelessness Solutions Committee

March 23, 2020

David Noguera, Director

T. Daniel Kalubi, Area Redevelopment Manager

**Department of Housing &
Neighborhood Revitalization**





City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-535

Item #: D

Briefing by Memorandum: Upcoming Agenda Item - Amendment to the Conditional Grant Agreement with Dallas Area Habitat for Humanity to Reduce Funding and the Number of Units in the Joppa Neighborhood Project

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

Memorandum



DATE March 20, 2020

CITY OF DALLAS

TO The Honorable members of the Housing and Homeless Solutions Committee: Chad West, Chair, Casey Thomas, Vice-Chair, Carolyn King Arnold, Lee M. Kleinman, Paula Blackmon, Cara Mendelsohn, Jaime Resendez

SUBJECT **Upcoming Agenda Item: Amendment to the Conditional Grant Agreement with Dallas Area Habitat for Humanity to reduce funding and the number of units in the Joppa Neighborhood Project**

Summary

Authorize an amendment to the conditional grant agreement with Dallas Area Habitat for Humanity **(1)** to reduce the amount of funding from \$280,000.00 to \$240,000.00; and **(2)** to reduce the number of units to be constructed and sold from seven single family homes to six single family homes located on scattered sites in the Joppa Neighborhood area to allow the conclusion of the Joppa Neighborhood Project to occur based on Resolution Nos. 16-0845 and 18-0685.

Background

On May 25, 2016, City Council approved a loan agreement in the amount of \$440,000.00 in HOME Investment Partnership Program (HOME) funds and a conditional grant agreement in the amount of \$280,000.00 in 2012 General Obligation Bond (GO) Funds to pay for hard costs for the development of 18 single family houses located on scattered sites in the Joppa neighborhood with Dallas Area Habitat for Humanity (DAHFH). 11 homes would be built using HOME funds, while seven homes would be built using 2012 GO Bonds. Upon completion, DAHFH will have a 10-year deed restriction on each of the homes to maintain affordability with households up to 80 percent of area median family income.

In July 2017, DAHFH requested to swap one of the lots located at 4615 Luzon Street to 4611 Corregidor Street. The lot was zoned commercial and could not be used under the agreement for residential development. In March 2018, DAHFH requested an extension to the GO Bond conditional grant agreement to complete construction of the final house on Corregidor Street. On May 9, 2018, City Council authorized the first amendment to the conditional grant agreement to extend the conditional grant agreement completion date from May 25, 2018 to November 30, 2018 and to amend the agreement to include performance thresholds and requirements.

The City provided HOME funds and GO Bonds for gap financing for a portion of the construction costs for the 18 homes to be built out and sold. A lien has been placed on the properties and would be released on a partial basis as each unit is built out and sold to an eligible homebuyer. Estimated private leverage will be \$1,892,981.88.

DAHFH has completed construction and sold 17 of the 18 units. The 18th lot was switched from 4516 Luzon Street to 4611 Corregidor Street due to 4516 Luzon Street being zoned commercial. DAHFH has identified that 4611 Corregidor is in a flood plain and the costs of engineered plans and lot preparation were excessive, therefore, DAHFH will not be able to build on this lot.

DATE March 20, 2020

SUBJECT **Upcoming Agenda Item: Amendment to the Conditional Grant Agreement with Dallas Area Habitat for Humanity to reduce funding and the number of units in the Joppa Neighborhood Project**

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 25, 2016, City Council authorized (1) a housing development loan in an amount not to exceed \$400,000.00; and (2) a conditional grant agreement in an amount not to exceed \$280,000.00 with DAHFH for the construction of 18 single-family homes for the Joppa Neighborhood Project, by Resolution No. 16-0845.

On May 9, 2018, City Council authorized the first amendment to the conditional grant agreement to extend the conditional grant agreement completion date from May 25, 2018 to November 30, 2018 and to amend the agreement to include performance thresholds and requirements. by Resolution No. 18-0685.

FISCAL INFORMATION

There is a cost consideration to the City. The reduced funds will be available for future projects.

RECOMMENDATION

Staff recommends an amendment to the conditional grant agreement, as follows:

- Reduce the number of units for construction from seven to six
- Reduce funding amount from \$280,000.00 to \$240,000.00
- Close out the project based on Resolutions Nos. 16-0845 and 18-0685

Close out of the project and the City will no longer participate in or provide additional funding for the remaining homes.

Should you have any questions please contact David Noguera, Director, Department of Housing and Neighborhood Revitalization at (214) 6705988.



David Noguera

Director, Department of Housing & Neighborhood Revitalization

c:	Honorable Mayor and City Council	Joey Zapata, Assistant City Manager
	T.C. Broadnax, City Manager	Nadia Chandler Hardy, Assistant City Manager
	Chris Caso, City Attorney (Interim)	Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
	Mark Swann, City Auditor	M. Elizabeth Reich, Chief Financial Officer
	Billieae Johnson, City Secretary	Laila Aleqresh, Chief Innovation Officer
	Preston Robinson, Administrative Judge	M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
	Kimberly Bizer Tolbert, Chief of Staff to the City Manager	Directors and Assistant Directors
	Majed A. Al-Ghafry, Assistant City Manager	
	Jon Fortune, Assistant City Manager	



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-536

Item #: E

Briefing by Memorandum: Consideration and Approval of the Sale of Land Banks Lots to FOCIS Holding Group, L.L.C., Open Mindframe Ventures LLC., and Marcer Construction Company, LLC.
[David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE March 20, 2020

TO The Honorable members of the Housing and Homeless Solutions Committee: Chad West, Casey Thomas, Vice-Chair, Carolyn King Arnold, Lee M. Kleinman, Paula Blackmon Mendelsohn, Jaime Resendez

SUBJECT **Consideration and Approval of the Sale of Land Bank Lots to FOCIS Holding Group, L.L.C., Open Mindframe Ventures LLC, and Marcer Construction Company, LLC**

The purpose of this memorandum is to provide information on the proposed sale of Land Bank lots to three qualified participating developers.

Summary

The Dallas Urban Land Bank Demonstration Program (Land Bank), which is managed by the Dallas Housing Acquisition and Development Corporation (DHADC), currently has an inventory of 53 lots that are offered for sale.

Recently, the DHADC Board of Directors approved the sale of 35 Land Bank lots to three qualified participating developers. This memorandum provides an overview of how the developer proposal was evaluated and describes the development terms that will apply to each Land Bank lot that is approved for sale.

Background

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing development. The City Council designated the DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

In November 2019 and January 2020, three developers submitted proposals to purchase a collective total of 35 Land Bank lots. Land Bank staff evaluated the proposals pursuant to the standards set forth in the Land Bank application, which included determining whether the developers met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposals. The proposals were determined to be “complete” and were assigned a score by Land Bank staff. Land Bank staff negotiated with the qualified participating developers 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 on the vacant lots.

The Developer approved for 9 lots on January 16, 2020 by the DAHDC Board is Marcer Construction. Developer is a domestic limited liability corporation formed in Texas in 2003. The managing member is Raul Estrada. Developer has previously participated in the City’s Land Bank Program and successfully completed the lot acquisition, development, and sale of eighteen (18) homes to income-qualified homebuyers on land bank lots. Past performance strongly suggests

DATE March 20, 2020
SUBJECT **Consideration and Approval of the Sale of Land Bank Lots to FOCIS Holding Group, L.L.C., Open Mindframe Ventures LLC, and Marcer Construction Company, LLC**

that the Developer will continue to construct quality affordable housing units on the lots while meeting the requirements of the Land Bank Program.

The Developer approved for 8 lots on November 21, 2019 by the DAHDC Board is Open Mindframe Ventures. Developer is a domestic limited liability corporation formed in Texas in 2012. The managing member is Tiffany Dent. The Developer has partnered with Ergo Construction, LLC. The contracted homebuilder has over 10 years of experience building a mix of affordable and market rate homes in Dallas. This is the first Land Bank application from this Developer; however, the builder's current portfolio demonstrates the Developer's ability to successfully construct quality affordable housing units on the lots while meeting the requirements of the Land Bank Program and meeting the project timelines.

The Developer approved for 18 lots on November 21, 2019 by the DAHDC Board is FOCIS Holding Group. The Developer is a domestic limited liability corporation formed in Texas in 2016. The managing members are Calvin and Christopher LaMont. Developer has previously participated in the City's Land Bank Program and successfully completed the lot acquisition, development, and sale of nine (9) homes to income-qualified homebuyers on land bank lots. Past performance strongly suggests that the Developer will continue to construct quality affordable housing units on the lots while meeting the requirements of the Land Bank Program.

On November 21, 2019 and January 16, 2020, the DHADC Board of Directors approved the terms of sale and development, subject to City Council approval, for the 35 lots proposed to be sold to three qualified participating developers. 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 2019 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:** Attached as Exhibit A.
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within three years of purchase from the Land Bank.
- **Restrictive Covenants:** Developer must: (1) sell each lot to a low-income household as specified in the applicable Exhibit A and (2) prior to the sale, must provide to DHADC written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as a low-income household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to a low-income 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 low-income household.
- **Right of Reverter:** Title to the property may revert to the DHADC if Developer does not apply for a construction permit and close on any construction financing within three years of purchase from the Land Bank.

Next Steps

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

DATE March 20, 2020
SUBJECT **Consideration and Approval of the Sale of Land Bank Lots to FOCIS Holding Group, L.L.C., Open Mindframe Ventures LLC, and Marcer Construction Company, LLC**

Issues

The Land Bank had not sold lots in the previous two fiscal years and, therefore, had not been able to assist the City in meeting its annual housing production goals of 3,733 affordable homeownership units and 2,933 affordable rental units. Furthermore, the Land Bank incurs costs related to maintaining any lots in its inventory. If the Committee does not approve forwarding to the City Council approval of the sale of the 35 vacant lots owned by DHDAC to the three Qualified Participating Developers, the Land Bank will be required to continue expending funds to maintain the unsold inventory.

Fiscal Impact

The City Council recently allocated \$1.5 million in bond funding to support the acquisition and disposition of unimproved tax foreclosed properties by the Land Bank. There is no additional fiscal impact.

Departments/Committee Coordination

The DHADC Board of Directors considered and approved the sale of Land Bank lots on November 21, 2019 and January 16, 2020.

Staff Recommendation

Staff recommends that the Economic Development and Housing Committee move this item forward to the City Council so that it may consider and approve of the sale of 35 vacant lots owned by DHDAC to the three Qualified Participating Developers pursuant to the terms of development set forth in this memorandum and as further described on Exhibit A.



David Noguera

Director, Department of Housing & Neighborhood Revitalization

c: Honorable Mayor and City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera 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
Nadia Chandler Hardy, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

EXHIBIT A

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	COUNCIL DISTRICT	QUALIFIED PURCHASER	SALE AMOUNT	AMI TARGET	BED/BATH	AMOUNT OF NON-TAX LIENS
1	1423 E. Louisiana Ave Trinity Heights No 3 Blk 43/3717 Lot 6 Louisiana & Bruck	4	Marcer Construction Company, LLC	\$2,500.00	61% - 80%	3/2	\$7,792.13
2	2763 Prosperity Ave Oak Cliff Estates Blk 6079 SW Pt Lot 42 50X185	4	Marcer Construction Company, LLC	\$2,500.00	61% - 80%	3/2	\$8,206.36
3	1707 Sicily St Pleasant View Blk B/5905 Lot 3	4	Marcer Construction Company, LLC	\$2,000.00	Not greater than 60%	3/2	\$27,156.95
4	2239 Anderson St Elite Blk 2/2534 Lot 22	7	Marcer Construction Company, LLC	\$2,500.00	61% - 80%	3/2	\$24,578.03
5	2241 Anderson St Elite Blk 2/2534 Lot 23	7	Marcer Construction Company, LLC	\$2,500.00	61% - 80%	3/2	\$17,592.83
6	3907 Cauthorn Dr Clark Gladys H Blk B/4467 Lot 9	7	Marcer Construction Company, LLC	\$2,000.00	Not greater than 60%	3/2	\$16,079.16
7	2539 Lobdell St Jeffers Blk 1/1742 Lot 10	7	Marcer Construction Company, LLC	\$2,000.00	Not greater than 60%	3/2	\$22,499.16
8	3501 Roberts Ave S S Longs Oakwood Addition Blk 1/1541 Lot 14 Roberts & Caviness	7	Marcer Construction Company, LLC	\$2,500.00	61% - 80%	3/2	\$7,807.40
9	2331 Starks Ave Elite Blk 4/2536 Lots 40 & 41	7	Marcer Construction Company, LLC	\$2,000.00	Not greater than 60%	3/2	\$6,420.99
TOTAL				\$20,500.00			\$138,133.01

EXHIBIT A (continued)

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	COUNCIL DISTRICT	QUALIFIED PURCHASER	SALE AMOUNT	AMI TARGET	BED/BATH	AMOUNT OF NON-TAX LIENS
1	2722 Goodwill Ave LA Spring Addition Blk A/1841 Lot 9	7	Open Mindframe Ventures LLC	\$11,000.00	61% - 80%	3/2.5	\$2,976.46
2	2715 Goodwill Ave LA Spring Addition Blk B/1841 Lot 6	7	Open Mindframe Ventures LLC	\$11,000.00	61% - 80%	3/2.5	\$17,566.60
3	4006 Roberts Ave HT Lackeys Second Avenue Blk 3/1783 Lot 8	7	Open Mindframe Ventures LLC	\$8,500.00	61% - 80%	3/2	\$21,180.74
4	4010 Roberts Ave HT Lackeys Second Avenue Blk 3/1783 Lot 7	7	Open Mindframe Ventures LLC	\$8,500.00	Not greater than 60%	3/2	\$6,457.13
5	4014 Roberts Ave HT Lackeys Second Avenue Blk 3/1783 Lot 6	7	Open Mindframe Ventures LLC	\$8,500.00	Not greater than 60%	3/2	\$18,836.64
6	3715 Carpentar Ave Feltons John B Blk A/2122 Lot 5	7	Open Mindframe Ventures LLC	\$12,000.00	61% - 80%	3/2	\$27,169.65
7	4211 Carpentar Ave Bertrand Place Blk 4/2386 Lot 4	7	Open Mindframe Ventures LLC	\$12,000.00	81% - 115%	4/2	\$18,481.59
8	4226 Carpentar Ave Bertrand Place Blk 3/2386 Lot 10	7	Open Mindframe Ventures LLC	\$12,000.00	81% - 115%	4/2	\$22,812.55
TOTAL				\$83,500.00			\$135,481.36

EXHIBIT A (continued)

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	COUNCIL DISTRICT	QUALIFIED PURCHASER	SALE AMOUNT	AMI TARGET	BED/BATH	AMOUNT OF NON-TAX LIENS
1	3807 Frank St Second Ave Blk C/1845 Lot 8	7	FOCIS Holding Group, LLC	\$2,000.00	Not greater than 60%	3/2	\$6,312.40
2	3926 Metropolitan Ave Blk 1846 Lot 15	7	FOCIS Holding Group, LLC	\$2,000.00	81% - 115%	3/2	\$9,910.69
3	2414 Meyers St Barnes & Mitchell Grand Ave Blk 3/854 Lot 4&5	7	FOCIS Holding Group, LLC	\$2,000.00	81% - 115%	3/2	\$17,774.39
4	2609 Myers St Barnes & Mitchell Grand Ave Blk 6/854 Lot 16	7	FOCIS Holding Group, LLC	\$2,000.00	81% - 115%	3/2	\$13,106.22
5	2302 Moffat Ave Southern Crest Lot 16 Moffatt & Garrison	4	FOCIS Holding Group, LLC	\$2,000.00	61% - 80%	3/2	\$9,798.79
6	4311 Montie St Struceleys Blk A/4472 Lot 11	7	FOCIS Holding Group, LLC	\$2,000.00	61% - 80%	3/2	\$19,355.28
7	3922 Penelope St Paschalls Addition Blk 1846 Lot 4	7	FOCIS Holding Group, LLC	\$2,000.00	Not greater than 60%	3/2	\$12,618.81
8	3603 Penelope St Brown Harris Blk A/1824 Lot 21	7	FOCIS Holding Group, LLC	\$2,000.00	Not greater than 60%	3/2	\$13,075.88
9	4520 Philip Ave Carroll Avenue Heights Blk 1404 SW 35' Lot 16	2	FOCIS Holding Group, LLC	\$2,000.00	61% - 80%	3/2	\$3,903.09

EXHIBIT A (continued)

10	4524 Philip Ave Carroll Avenue Heights Blk 1404 NE 15' Lot 16 & 40X85 TR Inside 90FR Philip	2	FOCIS Holding Group, LLC	\$2,000.00	61% - 80%	3/2	\$15,473.47
11	2515 Samoa Ave Lincoln Manor 2 Blk 26/2568 Lots 22 & 23	7	FOCIS Holding Group, LLC	\$2,000.00	61% - 80%	3/2	\$8,506.60
12	2519 Samoa Ave Lincoln Manor 2 Blk 26/2568 Lots 19 & 20	7	FOCIS Holding Group, LLC	\$2,000.00	61% - 80%	3/2	\$6,045.28
13	4806 Silver Ave White Rock Heights 2 Blk C/2626 Lot 1	7	FOCIS Holding Group, LLC	\$2,000.00	Not greater than 60%	3/2	\$12,335.23
14	3300 Rutledge St Glenrose Blk 5/1789 Lot 9	7	FOCIS Holding Group, LLC	\$2,000.00	61% - 80%	3/2	\$7,495.75
15	3315 Rutledge St Glenrose Blk 4/1788 Pt Lot 2 50X150 225FR RR	7	FOCIS Holding Group, LLC	\$2,000.00	81% - 115%	3/2	\$1,969.17
16	3323 Rutledge St Glenrose Blk 4/1788 Lot 1	7	FOCIS Holding Group, LLC	\$2,000.00	61% - 80%	3/2	\$19,309.00
17	3707 Spence St Ervey Street Heights Blk 5/1208 Lot 19	7	FOCIS Holding Group, LLC	\$2,000.00	Not greater than 60%	3/2	\$6,268.01
18	3810 Spence St Cavens Colonial Avenue Blk B/1260 Lot 3	7	FOCIS Holding Group, LLC	\$2,000.00	Not greater than 60%	3/2	\$5,693.68
TOTAL				\$36,000.00			\$188,951.74



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-537

Item #: F

Briefing by Memorandum: Consideration and Approval of the Sale and Swap of Land Bank Lots to Camden Homes, LLC and Confia Homes, LLC
[David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Memorandum



DATE March 20, 2020

CITY OF DALLAS

TO The Honorable members of the Housing and Homeless Solutions Committee: Chad West, Chair, Casey Thomas, Vice-Chair, Carolyn King Arnold, Lee M. Kleinman, Paula Blackmon, Cara Mendelsohn, Jaime Resendez

SUBJECT **Upcoming Agenda Item: Consideration and Approval of the Sale and Swap of Land Bank Lots to Camden Homes, L.L.C. and Confia Homes, L.L.C.**

This memorandum serves to provide information on the proposed sale of Land Bank lots to two qualified participating developers.

Summary

The Dallas Urban Land Bank Demonstration Program (Land Bank), which is managed by the Dallas Housing Acquisition and Development Corporation (DHADC), currently has an inventory of 53 lots that are offered for sale.

Recently, the DHADC Board of Directors approved the swap and sale of 11 Land Bank lots to two qualified participating developers. This memorandum provides an overview of how the developer proposal was evaluated and describes the development terms that will apply to each Land Bank lot that is approved for sale.

Background

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing development. The City Council designated the DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

In October 2019 and November 2019, two developers submitted proposals to swap and purchase a collective total of 11 Land Bank lots. Land Bank staff evaluated the proposals pursuant to the standards set forth in the Land Bank application, which included determining whether the developers met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposals. The proposals were determined to be “complete” and were assigned a score by Land Bank staff. Land Bank staff negotiated with the qualified participating developers 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 on the vacant lots.

The Developer approved for the swap of 2 lots and sale of 5 lots on October 17, 2019 by the DAHDC Board is Confia Homes LLC. Confia Homes, L.L.C. was organized in Texas in 2015 and the president of the organization is Ken Roberts. The Developer builds single-family homes in the Dallas area with a number of homes completed in West Dallas and Pleasant Grove. The Developer has previously participated in the Land Bank program and successfully completed the lot acquisition, development, and sale of twenty-two (22) homes to income qualified home buyers on Land Bank lots from 2016 to 2019. Past performance strongly suggests that the Developer will continue to construct quality affordable housing units on Land Bank lots while meeting the

DATE March 20, 2020
SUBJECT **Upcoming Agenda Item: Consideration and Approval of the Sale and Swap of Land Bank Lots to Camden Homes, L.L.C. and Confia Homes, L.L.C.**

requirements of the Land Bank Program. The proposal requested a swap of 2 previously purchased Land Bank lots. Developer is permitted to swap a previously purchased Land Bank lot with another property owned by DHADC, if DHADC determines, in its sole discretion, that (1) Developer timely made the request, as determined in the sole discretion of the Director, and (2) the cost of development for the affordable housing use on the property is prohibitively expensive. In such instances, the Developer must submit a proposal for the new property in accordance with the current Land Bank Program application process.

The Developer approved for the swap of 3 lots and sale of 1 lot on November 21, 2019 by the DAHDC Board is Camden Homes LLC. Developer is a domestic limited liability corporation formed in Texas in 1998. The managing members are MT Akhavizadeh and Simmie Cooper. The Developer has previously participated in the City's Land Bank Program and successfully completed the lot acquisition, development, and sale of fifteen (15) homes to income-qualified homebuyers on land bank lots. Past performance strongly suggests that the Developer will continue to construct quality affordable housing units on the lots while meeting the requirements of the Land Bank Program. The proposal requested a swap of 3 previously purchased Land Bank lots. Developer is permitted to swap a previously purchased Land Bank lot with another property owned by DHADC, if DHADC determines, in its sole discretion, that (1) Developer timely made the request, as determined in the sole discretion of the Director, and (2) the cost of development for the affordable housing use on the property is prohibitively expensive. In such instances, the Developer must submit a proposal for the new property in accordance with the current Land Bank Program application process.

On October 17, 2019 and November 21, 2019, the DHADC Board of Directors approved the terms of sale and development, subject to City Council approval, for the 11 lots proposed to be sold to two qualified participating developers. 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 2019 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:** Attached as Exhibit A.
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within three years of purchase from the Land Bank.
- **Restrictive Covenants:** Developer must: (1) sell each lot to a low-income household as specified in the applicable Exhibit A and (2) prior to the sale, must provide to DHADC written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as a low-income household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to a low-income 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 low-income household.
- **Right of Reverter:** Title to the property may revert to the DHADC if Developer does not apply for a construction permit and close on any construction financing within three years of purchase from the Land Bank.

DATE March 20, 2020
SUBJECT **Upcoming Agenda Item: Consideration and Approval of the Sale and Swap of Land Bank Lots to Camden Homes, L.L.C. and Confia Homes, L.L.C.**

Next Steps

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

Issues

The Land Bank had not sold lots in the previous two fiscal years and, therefore, had not been able to assist the City in meeting its annual housing production goals of 3,733 affordable homeownership units and 2,933 affordable rental units. Furthermore, the Land Bank incurs costs related to maintaining any lots in its inventory. If the Committee does not approve forwarding to the City Council approval of the sale of the 11 vacant lots owned by DHDAC to the two Qualified Participating Developers, the Land Bank will be required to continue expending funds to maintain the unsold inventory.

Fiscal Impact

The City Council recently allocated \$1.5 million in bond funding to support the acquisition and disposition of unimproved tax foreclosed properties by the Land Bank. There is no additional fiscal impact.

Departments/Committee Coordination

The DHADC Board of Directors considered and approved the sale of Land Bank lots on October 17, 2019 and November 21, 2019.

Staff Recommendation

Staff recommends that the Economic Development and Housing Committee move this item forward to the City Council so that it may consider and approve of the sale of 35 vacant lots owned by DHDAC to the three Qualified Participating Developers pursuant to the terms of development set forth in this memorandum and as further described on Exhibit A.



David Noguera

Director, Department of Housing & Neighborhood Revitalization

c: Honorable Mayor and City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
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
Nadia Chandler Hardy, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

EXHIBIT A

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	COUNCIL DISTRICT	QUALIFIED PURCHASER	SALE AMOUNT	AMI TARGET	BED/BATH	AMOUNT OF NON-TAX LIENS
1	3350 Springview Ave Bonnie View Gardens 1st Sec Blk E/6088 Lot 16	4	Confia Homes, LLC	\$2,000.00	81% - 115%	4/2	\$6,312.40
2	4926 Kildare Ave Glendale Acres Blk N/4365 Pt Lot 8	4	Confia Homes, LLC	\$1,700.00	61% - 80%	3/2	\$9,910.69
3	4935 Kildare Ave Glendale Acres Blk O/4366 Lot 3B	4	Confia Homes, LLC	\$2,000.00	81% - 115%	4/2	\$17,774.39
4	4214 Carl St Parks Investment Co Fitzhugh Ave Blk B/1820 Lot 4	7	Confia Homes, LLC	swap	Not greater than 60%	3/2	\$13,106.22
5	2710 Lawrence St HT Lackey Blk 1/2481 Lot 10	7	Confia Homes, LLC	swap	Not greater than 60%	3/2	\$9,798.79
6	2219 E. Ann Arbor Ave Oak Cliff Gardens Pt Lot 5B 50X140 Ann Arbor & 10Fr Lot 6	4	Confia Homes, LLC	\$2,000.00	81% - 115%	4/2	\$19,355.28
7	1125 E. 11th St. Oak Cliff Original Blk 102/3085 SW Pt Lot 8 50X93	4	Confia Homes, LLC	\$1,700.00	61% - 80%	3/2	\$12,618.81
TOTAL				\$9,400.00			\$88,876.58

EXHIBIT A
(continued)

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	COUNCIL DISTRICT	QUALIFIED PURCHASER	SALE AMOUNT	AMI TARGET	BED/BATH	AMOUNT OF NON-TAX LIENS
1	2718 Council St HT Lackey Blk 3/2483 Lot 3	7	Camden Homes, LLC	\$7,500.00	81% - 115%	4/2	\$12,335.23
2	2338 Macon St Ervay Cedars Blk 6/2529 Lot 10	7	Camden Homes, LLC	swap	61% - 80%	4/2	\$4,850.60
3	7721 Brownsville Ave Honey Springs Blk B/7636 Lot 6	7	Camden Homes, LLC	swap	61% - 80%	3/2	\$6,045.28
4	7735 Brownsville Ave Honey Springs Blk B/7636 Lot 4	7	Camden Homes, LLC	swap	Not greater than 60%	3/2	\$9,255.28
TOTAL				\$7,500.00			\$32,486.39



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-538

Item #: G

Briefing by Memorandum: Citizen Homelessness Commission Subcommittees
[Kevin Oden, Interim Director, Office of Homeless Solutions]

Memorandum



CITY OF DALLAS

DATE March 20, 2020

TO Honorable Members of the Housing and Homelessness Solutions Committee:
Chad West (Chair), Casey Thomas, II (Vice Chair), Carolyn King Arnold, Paula Blackmon, Lee Kleinman, Cara Mendelsohn, Jamie Resendez

SUBJECT **Citizen Homelessness Commission Subcommittees**

Background

The Citizen Homelessness Commission (CHC) was created by Chapter 2, Section 2-147 through 2-149 of the Dallas City Code. The purpose of the commission is to:

“assure participation from and inclusion of all stakeholders, including those with past or present experience with homelessness. In order to develop policy recommendations to ensure alignment of city services with regional services to enhance efficiency, quality and effectiveness of the community-wide response to homelessness.” (Sec 2-147)

Additionally, Chapter 8-1.1 of the Dallas City Code requires that Boards and Commissions provide reports to the City Council annually which include “a list of objectives and programs for the coming year including revised goals”. (SubSec (a)(5)).

Actions Taken

In order to effectively fulfill the Commissions’ purpose and reporting requirements, Commissioners voted unanimously at the March 9th meeting to create three committees which will work alongside staff to develop actionable plans and budgets that fulfill the priorities set by the City Council.

The three committees are:

- Strategic Planning/Homeless Response System Committee
- Budget and Capital Investment Committee
- Contracts and Compliance Committee

Committee assignments are:

Strategic Planning/Homeless Response System Committee:

Titia Owens, Chair
Brandon Vance
Amy Dessler
Jennifer Snow

Budget and Capital Investment Committee:

David King, Chair
John Shellene
Kevin Cooper
Christian Marquez

DATE March 20, 2020
SUBJECT **Citizen Homelessness Commission Subcommittees**

Contracts and Compliance Committee:

Alan Tallis, Chair
Josh Cogan
Linda Garner

Next Steps

Staff supports the decision by the CHC to create each new committee and will assist the CHC in scheduling and presenting information at each of the committee meetings.

OHS staff will work closely with each new committee and will include the feedback and input of each into program development and operations. OHS will also provide the membership of the Housing and Homelessness Solutions Committee with regular updates on the initiatives developed through this new structure.

If you have any questions, please feel free to contact me.

Kevin M. Oden

Kevin Oden
Interim Director – Office of Homeless Solutions

c:	T.C Broadnax, City Manager	Joey Zapata, Assistant City Manager
	Chris Caso, City Attorney (Interim)	Nadia Chandler Hardy, Assistant City Manager
	Mark Swann, City Auditor	Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
	Biliera Johnson, City Secretary	M. Elizabeth Reich, Chief Financial Officer
	Preston Robinson, Administrative Judge	Laila Aleqresh, Chief Innovation Officer
	Kimberly Bizer Tolbert, Chief of Staff to the City Manager	M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
	Majed A. Al-Ghafry, Assistant City Manager	Directors and Assistant Directors
	Jon Fortune, Assistant City Manager	