

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, JANUARY 22, 2024

24-0014

HOUSING AND HOMELESSNESS SOLUTIONS  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER JESSE MORENO, PRESIDING

PRESENT: [5] Moreno, Mendelsohn (\*\*9:17 a.m.), West, Gracey (\*\*9:24 a.m.), Willis

ABSENT: [0]

The meeting was called to order at 9:10 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 11:46 a.m.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
City Secretary Staff

\_\_\_\_\_  
Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials are attached to the minutes of this meeting as EXHIBIT C.

**\*\* Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, JANUARY 22, 2024

EXHIBIT A

**RECEIVED**

**2024 JAN 19 AM 8:36**

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

**Public Notice**

**2 4 0 0 7 3**

**POSTED** CITY SECRETARY  
DALLAS, TX



**Housing and Homelessness Solutions Committee**

**January 22, 2024**

**9:00 AM**

## 2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Moreno (C), Mendelsohn (VC), Gracey, West, Willis	<b>PARKS, TRAILS, AND THE ENVIRONMENT</b> Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
<b>PUBLIC SAFETY</b> Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Bazaldua (C), Resendez (VC), Blackmon, Gracey, Ridley, Schultz, Willis
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	<b>WORKFORCE, EDUCATION, AND EQUITY</b> Schultz (C), Arnold (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Atkins (C), Mendelsohn, Moreno,	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS</b> Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
<b>AD HOC COMMITTEE ON JUDICIAL NOMINATIONS</b> Ridley (C), Resendez, West	<b>AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS</b> Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
<b>AD HOC COMMITTEE ON PENSIONS</b> Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

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



## General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

## Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) y por cablevisión en la estación *Time Warner City Cable* Canal 16.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

## **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 Housing and Homelessness Solutions Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall.

The Public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The meeting will be broadcast live on Spectrum Cable Channel 16 and online at [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv).

The public may also listen to the meeting as an attendee at the following video conference link:

### **Call to Order**

### **MINUTES**

- A.     [24-340](#)       Approval of December 12, 2023, Housing and Homelessness Solutions Committee Meeting Minutes

**Attachments:**   [Minutes](#)

- B.     [24-341](#)       Approval of December 19, 2023, Special Called Housing and Homelessness Solutions Committee Meeting Minutes

**Attachments:**   [Minutes](#)

### **BRIEFING ITEMS**

- C.     [24-286](#)       Dallas Housing Policy 2033 Implementation Update  
[Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization; Dionne Roberts, President & CEO, TDA Consulting ]

**Attachments:**   [Presentation](#)

- D.     [24-293](#)       R.E.A.L. Time Rehousing: Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Update  
[Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, Interim CEO  
Housing Forward]

**Attachments:**   [Presentation](#)

### **BRIEFING MEMORANDUMS**

- E. [24-287](#) North Texas Behavioral Health Authority and Regional Behavioral Health Hospitals  
[Matt Roberts, Chief Operating Officer, North Texas Behavioral Health Authority and Regional Behavioral Health Hospitals; David Kemp, Chief Administrative Officer, North Texas Behavioral Health Authority and Regional Behavioral Health Hospitals]

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

- F. [24-288](#) Dallas Housing Authority - January 2024 Report  
[Troy Broussard, President and CEO, Dallas Housing Authority]

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

- G. [24-289](#) Office of Homeless Solutions - Continuum of Care Shelter Beds Program Update  
[Christine Crossley, Director, Office of Homeless Solutions]

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

- H. [24-290](#) Office of Homeless Solutions - Continuum of Care Investments Update  
[Christine Crossley, Director, Office of Homeless Solutions]

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

- I. [24-296](#) Urban Land Bank Demonstration Program Plan Fiscal Year 2023-2024  
60-day comment period  
[Darwin Wade, Assistant Director, Department of Housing and Revitalization]

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

- J. [24-303](#) Development Program Policy Update - Proposed Amendment to the Dallas Housing Resource Catalog Land Transfer Program  
[Darwin Wade, Assistant Director, Department of Housing and Revitalization]

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

- K. [24-294](#) Department of Housing & Neighborhood Revitalization Quarterly Performance Measures  
[Thor Erickson, Assistant Director, Department of Housing and Neighborhood Revitalization]

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

## **UPCOMING AGENDA ITEMS**

- L. [24-291](#) Upcoming Agenda Item # 18; 24-83 (January 24, 2024): Authorize the City Manager to execute a twenty-month contract with Housing Forward as a sole source, approved as to form by the City Attorney, for outreach services enhancing the efforts of the Real Time Rehousing (RTR) Project formerly Dallas Real Time Rapid Rehousing; the services will provide front line outreach services to persons experiencing homelessness in encampments and aligns with the City of Dallas' strategy to reduce encampments and unsheltered homelessness through the RTR initiative - Not to exceed \$2,354,314.00 - Financing: General Fund (subject to annual appropriations) [Christine Crossley, Director, Office of Homeless Solutions]
- M. [24-295](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize 1) preliminary adoption of Substantial Amendment No. 3 to the FY 2023-24 Action Plan for the Community Development Block Grant (CDBG) Funds to reprogram unspent FY 2022-23 CDBG funds in the amount of \$4,500,000.00 from the Home Improvement & Preservation Program to the Residential Development Acquisition Loan Program and 2) a public hearing to be held on March 27, 2024 to receive comments on Substantial Amendment No. 3 to the FY 2023-24 Action Plan for CDBG Funds.  
[Thor Erickson, Assistant Director, Department of Housing and Revitalization]

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

- N. [24-298](#) Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - HiLine Illinois, located at 4710 W. Illinois Avenue.  
[Aaron Eaquinto, Dallas Housing Compliance Administrator, Department of Housing and Neighborhood Revitalization]

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

- O. [24-299](#) Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Tenison Lofts, located at 3600 Samuell Boulevard.  
[Aaron Eaquinto, Dallas Housing Compliance Administrator, Department of Housing and Neighborhood Revitalization]

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

- P. [24-300](#) Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - West Virginia Apartments, located at 8004 West Virginia Drive.  
[Aaron Eaquinto, Dallas Housing Compliance Administrator, Department of Housing and Neighborhood Revitalization]

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

- Q. [24-301](#) Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Waterford at Goldmark, located at 13695 Goldmark Drive.  
[Aaron Eaquinto, Dallas Housing Compliance Administrator, Department of Housing and Neighborhood Revitalization]

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

- R. [24-297](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize an increase in the amount of \$3,087,427.00 in Community Development Block Grant Funds Disaster Recovery (CDBG-DR) for the execution of a development loan agreement with Texas Heavenly Homes Ltd., or its affiliate for a 34-unit single-family affordable housing project located in the Bottom District of Council District 4, Dallas, TX 75203 not to exceed \$3,587,427.00 from \$500,000.00; - Financing \$ 3,087,427.00 (CDBG-DR).  
[Darwin Wade, Assistant Director, Department of Housing and Revitalization]

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

- S. [24-302](#) Upcoming Agenda Item# XX (February 14, 2024): Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Santa Fe Trail at Haskell, a Mixed-Income, Multifamily Development to be Located at 400 Ash Lane (Project) and Enter into a Seventy-Five-Year Lease Agreement with Larkspur Capital, LP or its Affiliate, for the Development of the Project.  
[Albert Gonzalez, Dallas Public Facility Corporation Administrator]

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

- T. [24-304](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize an amendment to the Dallas Housing Resource Catalog Land Transfer Program to provide explicit authority to release Land Transfer Program resale deed restrictions and right of reverter when an eligible homebuyer utilizes the Dallas Homebuyer Assistance Program or other assistance program with recapture deed restrictions.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

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

- U. [24-311](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - The Broderick, located at 12800 Coit Road.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

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

- V. [24-305](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Braniff Lofts, located near 2801 Wycliff Avenue.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

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

- W. [24-310](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - The Heights at Park Lane, located near 9310 N Central Expressway.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

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

- X. [24-309](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Patriot Pointe at Markville, located at 9222 Markville Drive.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

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

- Y. [24-307](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Fairview Apartments, located at 3200 Al Lipscomb Way.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

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

- Z. [24-306](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - West End Lofts, located at 805 Elm Street; and subject to the one-mile three-year rule pursuant to 10 TAC §11.3(d)  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

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

- AA. [24-308](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Olea at Oak Cliff, located near the corner of South Marsalis Avenue and East Jefferson Boulevard; and subject to the one-mile three year rule pursuant to 10 TAC §11.3(d); and acknowledge that the development is located in a census tract that has more than 20% Housing Tax Credits Units per total households pursuant to 10 TAC §11.3(e) and §11.4(c)(1)  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

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

- AB. [24-312](#) Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Palladium USA International, Inc. - 3606 S. Cockrell Hill Road Senior Living located near the northwest corner of Blue Ridge Boulevard and South Cockrell Hill Road  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

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

#### **FORECAST**

- AC. [24-382](#) Committee Forecast

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

#### **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]

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, JANUARY 22, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 22, 2024

Item A: Approval of December 12, 2023, Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Willis moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted. (Gracey, Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 22, 2024

Item B:           Approval of December 19, 2023, Special Called Housing and Homelessness  
Solutions Committee Meeting Minutes

Councilmember Willis moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted. (Gracey, Mendelsohn  
absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 22, 2024

BRIEFING ITEMS

Item C: Dallas Housing Policy 2033 Implementation Update

The following individuals briefed the committee on the item:

- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization;
- Dionne Roberts, President & CEO, TDA Consulting;
- Noah Woodward, Project Manager, TDA Consulting; and
- Cynthia Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization;

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 22, 2024

BRIEFING ITEMS

Item D: R.E.A.L. Time Rehousing: Substantial Amendment No. 1 to the FY 2023-24  
Action Plan for HOME Update

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions; and
- Kimberly Tolbert, Deputy City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 22, 2024

BRIEFING MEMOS

- Item E: North Texas Behavioral Health Authority and Regional Behavioral Health Hospitals
- Item F: Dallas Housing Authority - January 2024 Report
- Item G: Office of Homeless Solutions - Continuum of Care Shelter Beds Program Update
- Item H: Office of Homeless Solutions - Continuum of Care Investments Update
- Item I: Urban Land Bank Demonstration Program Plan Fiscal Year 2023-2024 60-day comment period
- Item J: Development Program Policy Update - Proposed Amendment to the Dallas Housing Resource Catalog Land Transfer Program

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 22, 2024

MEMORANDUMS

Item K: Department of Housing & Neighborhood Revitalization Quarterly Performance Measures

The committee discussed the item.



# OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 22, 2024

## UPCOMING AGENDA ITEMS

- Item L: Upcoming Agenda Item # 18; 24-83 (January 24, 2024): Authorize the City Manager to execute a twenty-month contract with Housing Forward as a sole source, approved as to form by the City Attorney, for outreach services enhancing the efforts of the Real Time Rehousing (RTR) Project formerly Dallas Real Time Rapid Rehousing; the services will provide front line outreach services to persons experiencing homelessness in encampments and aligns with the City of Dallas' strategy to reduce encampments and unsheltered homelessness through the RTR initiative - Not to exceed \$2,354,314.00 - Financing: General Fund (subject to annual appropriations)
- Item M: Upcoming Agenda Item # XX (February 14, 2024): Authorize 1) preliminary adoption of Substantial Amendment No. 3 to the FY 2023-24 Action Plan for the Community Development Block Grant (CDBG) Funds to reprogram unspent FY 2022-23 CDBG funds in the amount of \$4,500,000.00 from the Home Improvement & Preservation Program to the Residential Development Acquisition Loan Program and 2) a public hearing to be held on March 27, 2024 to receive comments on Substantial Amendment No. 3 to the FY 2023-24 Action Plan for CDBG Funds.
- Item N: Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – HiLine Illinois, located at 4710 W. Illinois Avenue.
- Item O: Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Tenison Lofts, located at 3600 Samuell Boulevard.
- Item P: Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – West Virginia Apartments, located at 8004 West Virginia Drive.
- Item Q: Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Waterford at Goldmark, located at 13695 Goldmark Drive.
- Item R: Upcoming Agenda Item # XX (February 14, 2024): Authorize an increase in the amount of \$3,087,427.00 in Community Development Block Grant Funds Disaster Recovery (CDBG-DR) for the execution of a development loan agreement with Texas Heavenly Homes Ltd., or its affiliate for a 34-unit single-family affordable housing project located in the Bottom District of Council District 4, Dallas, TX 75203 not to exceed \$3,587,427.00 from \$500,000.00; - Financing \$ 3,087,427.00 (CDBG-DR).

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 22, 2024

UPCOMING AGENDA ITEMS (cont.)

- Item S: Upcoming Agenda Item# XX (February 14, 2024): Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Santa Fe Trail at Haskell, a Mixed-Income, Multifamily Development to be Located at 400 Ash Lane (Project) and Enter into a Seventy-Five-Year Lease Agreement with Larkspur Capital, LP or its Affiliate, for the Development of the Project.
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- Item U: Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - The Broderick, located at 12800 Coit Road.
- Item V: Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Braniff Lofts, located near 2801 Wycliff Avenue.
- Item W: Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - The Heights at Park Lane, located near 9310 N Central Expressway.
- Item X: Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Patriot Pointe at Markville, located at 9222 Markville Drive.
- Item Y: Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Fairview Apartments, located at 3200 Al Lipscomb Way.
- Item Z: Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - West End Lofts, located at 805 Elm Street; and subject to the one-mile three-year rule pursuant to 10 TAC §11.3(d)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 22, 2024

UPCOMING AGENDA ITEMS (cont.)

Item AA: Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Olea at Oak Cliff, located near the corner of South Marsalis Avenue and East Jefferson Boulevard; and subject to the one-mile three year rule pursuant to 10 TAC §11.3(d); and acknowledge that the development is located in a census tract that has more than 20% Housing Tax Credits Units per total households pursuant to 10 TAC §11.3(e) and 1.4(c)(1)

Item AB: Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Palladium USA International, Inc. - 3606 S. Cockrell Hill Road Senior Living located near the northwest corner of Blue Ridge Boulevard and South Cockrell Hill Road

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, JANUARY 22, 2024

EXHIBIT C



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 24-286

**Item #:** C.

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Dallas Housing Policy 2033 Implementation Update

[Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization; Dionne Roberts, President & CEO, TDA Consulting ]



**City of Dallas**

# **Dallas Housing Policy 2033 Implementation Update**

**Housing and Homelessness  
Solutions Committee  
January 22, 2024**

Thor Erickson, Assistant Director  
Department of Housing & Neighborhood Revitalization  
City of Dallas  
Dionne Roberts, President & CEO TDA Consulting

# Presentation Overview



- Background
- Equity Strategy Target Areas
  - Data Analysis
  - Community Engagement
  - Target Area Selection
- Housing Task Force
- Next Steps



# Background



- On April 13, 2023, City Council adopted Dallas Housing Policy 2033 (DHP33)
  - 7 Pillars of Housing Equity
  - Cross-departmental collaboration
  - Community Engagement leading up to and continuing throughout implementation
  - Investments in City-wide strategy and target areas





# Background



DHP33 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents.

Pillar	Policy Statement/Aim
1 Equity Strategy Target Areas	Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach
2 Citywide Production	Increase production to improve housing affordability for a broad mix of incomes in all areas of the city
3 Citywide Preservation	Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city
4 Infrastructure	Prioritize infrastructure investments in equity strategy target areas
5 Collaboration and Coordination	Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders
6 Engagement	Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide City's housing investment decisions
7 Education	Develop a city-wide, collaborative campaign to increase YIMBYism (Yes in My Back Yard) for housing affordability and the people who need it



# Background



- On May 9, 2023, City Council approved a contract with TDA Consulting, Inc. to assist with implementation of DHP33:
  1. Developing community engagement strategy
  2. Building inclusive Housing Task Force
  3. Selecting Equity Strategy Target Areas (Pillar 1)
  4. Developing agreements between City Departments
  5. Formalizing Compliance Policies and Procedures
  6. Refining select programs



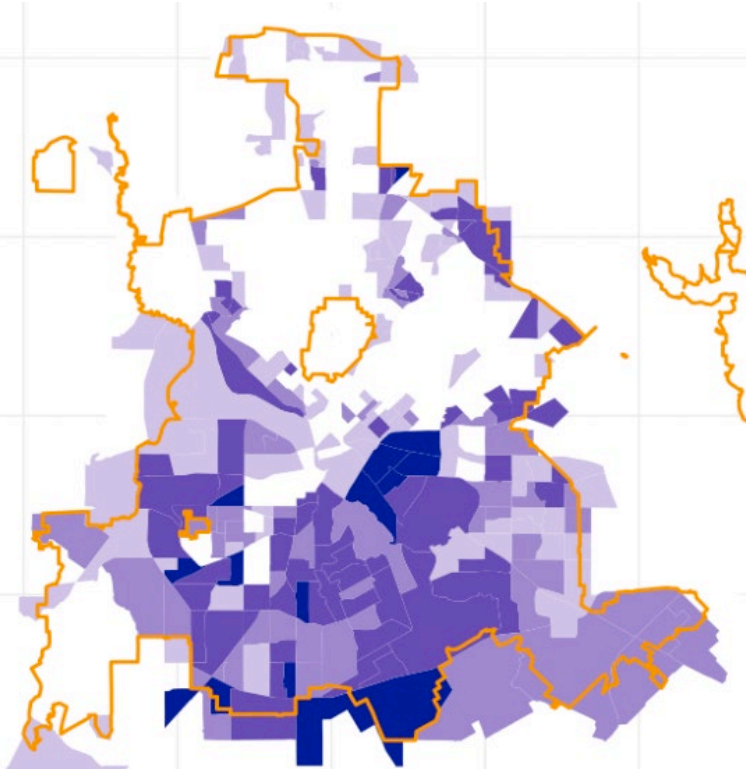
# Equity Strategy Target Areas



- Equity Strategy Target Areas will show the current conditions based on historical disparities using a data-driven approach
- TDA developed a Housing Equity Index based on Market Value Analysis and the Dallas Racial Equity Atlas

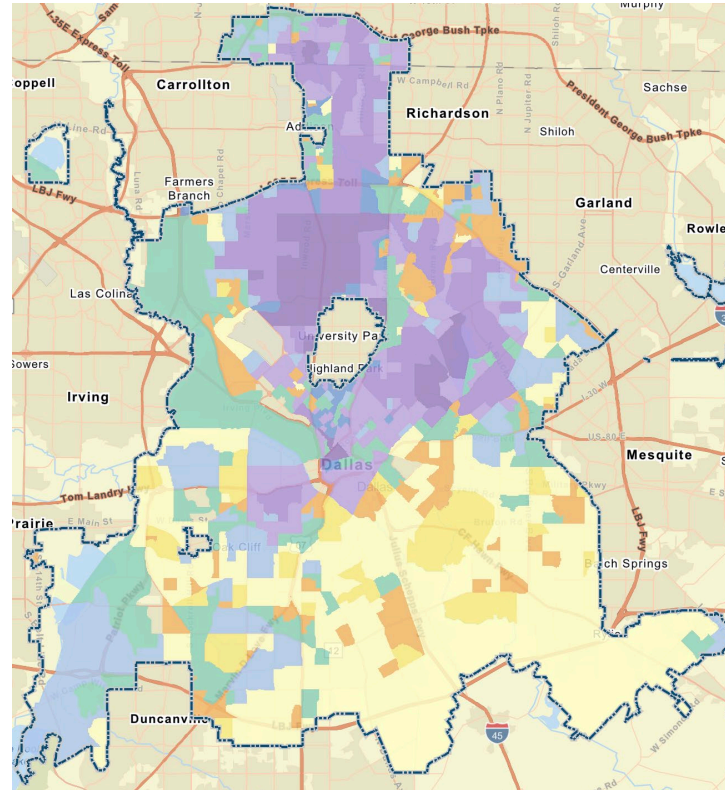


# Equity Strategy Target Areas



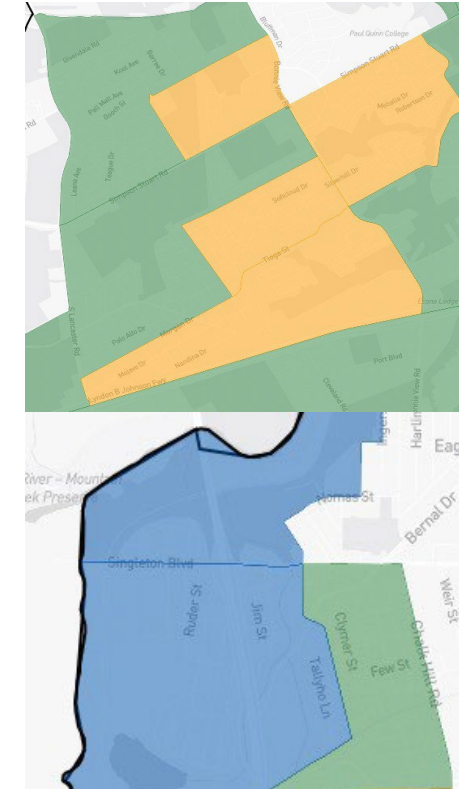
## Dallas Racial Equity Atlas

- Economic Opportunity
- Education
- Neighborhoods & Infrastructure
- Justice & Government
- Public Health



## Market Value Analysis

- Value
- Investment & Stress
- Blight & Vacancy
- Ownership & Housing Characteristics



## City Investments

- Dallas Water Utilities
- Public Works
- Transportation
- Planning
- Parks & Recreation

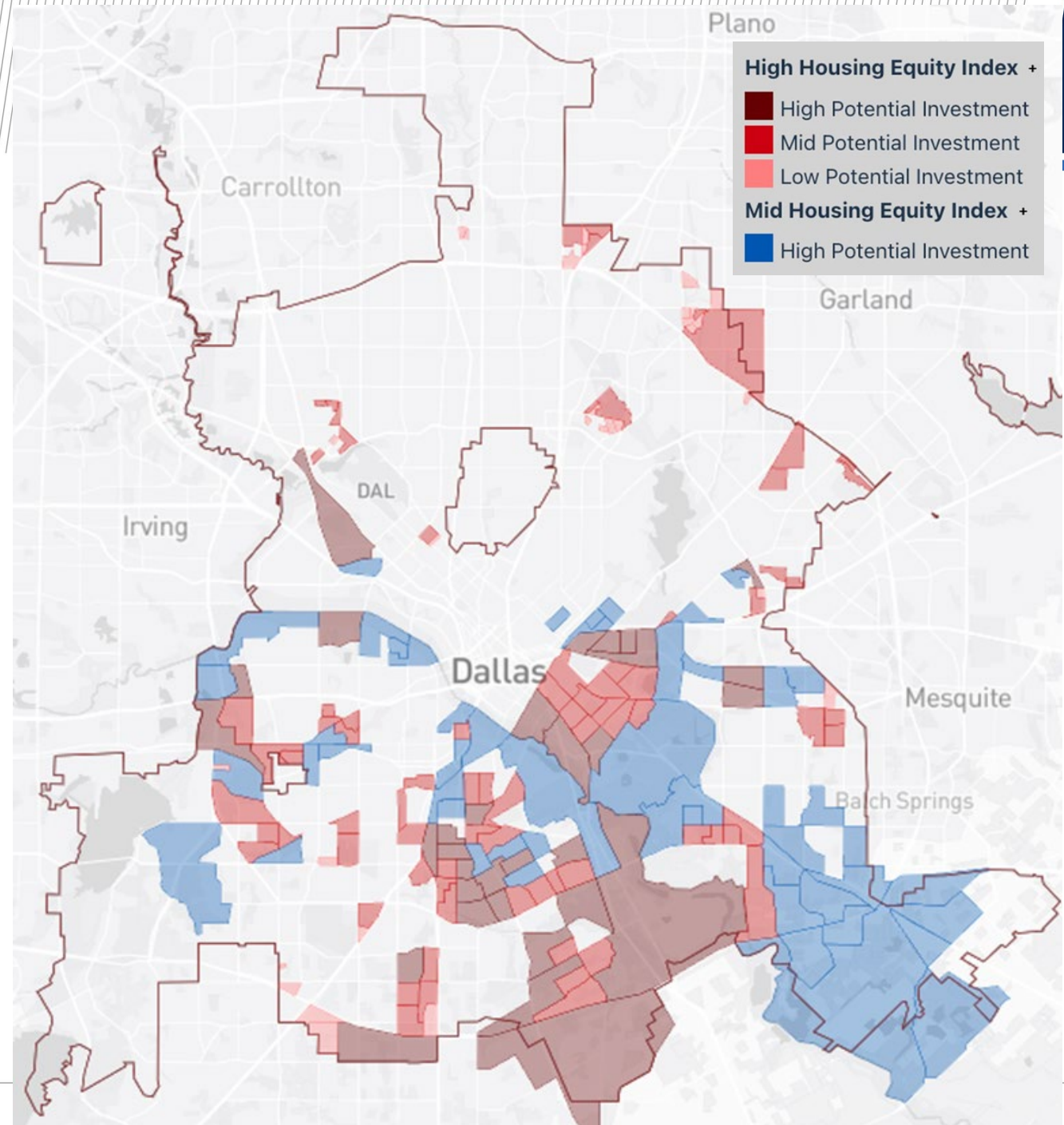




# Data Analysis

## Housing Equity Index:

- High social and economic vulnerability
- Pockets of concentrated poverty
- High housing needs that may extend to general community development
- Opportunity for targeted revitalization strategies



# Community Engagement



- Community engagement was essential to the creation of DHP33, as so is the continual engagement efforts to implement the policy.
- TDA crafted a virtual and in-person strategy to discuss housing needs.
- The survey results were used to help refine the Equity Strategy Target Areas

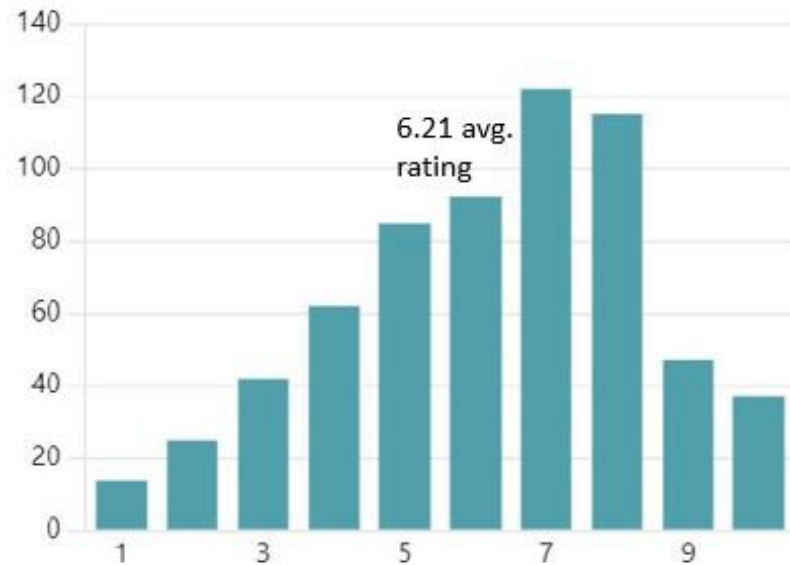
Event	People Engaged/ Respondents
Telephone Town Hall	3,192
Housing and Community Needs Survey	641
Virtual and In-Person Meetings	50
Focus Groups <ul style="list-style-type: none"><li>• community development corporations, developers, non-profits, environmental advocates, Latinx and immigrant service providers and housing advocates</li></ul>	60
<b>Total Reach</b>	<b>3,943</b>



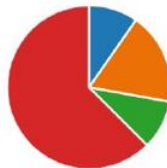
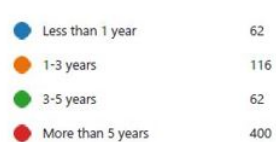
# Community Engagement



## Respondents rate housing, safety, and quality of their communities

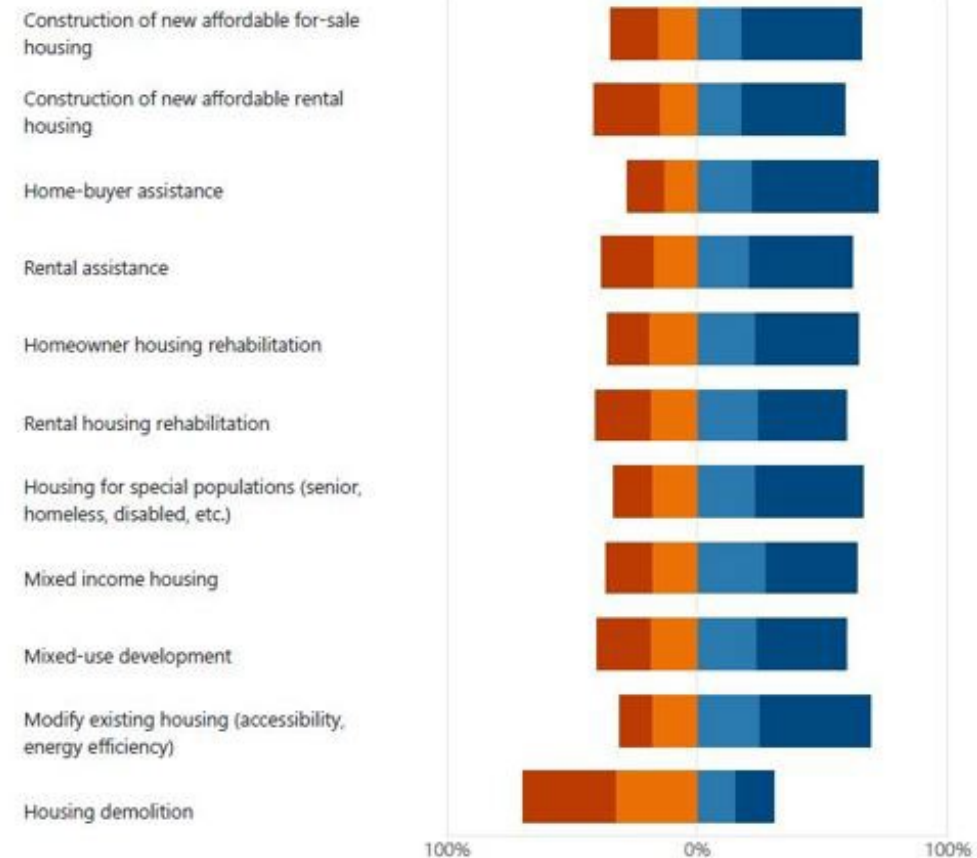


## How long residents plan to stay in their current housing



## Respondents rate the need for the following housing activities

■ No Need ■ Low Need ■ Medium Need ■ High Need



# Community Engagement



## Housing should align investments with the following

Should invest   Should not Invest   It depends   No opinion

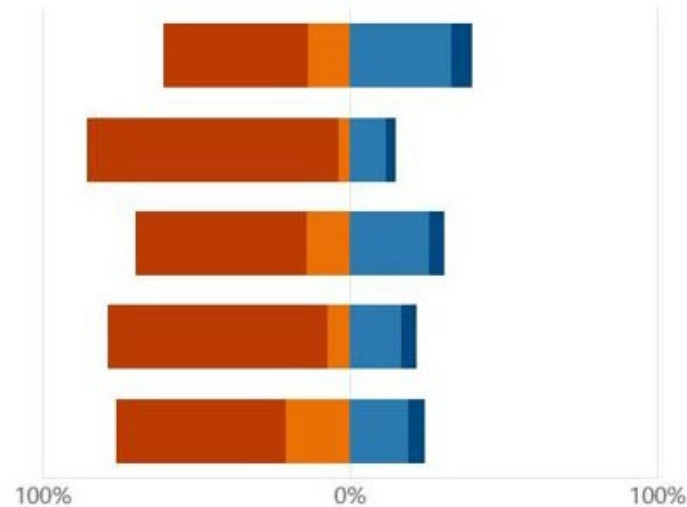
Economic development (new businesses, mixed use)

Infrastructure improvement (streets, sidewalks, roadways)

New parks and recreation centers

Improving utilities (water, sewer, drainage)

Added transportation (bike lanes, bus routes, train)



## Areas that should be prioritized

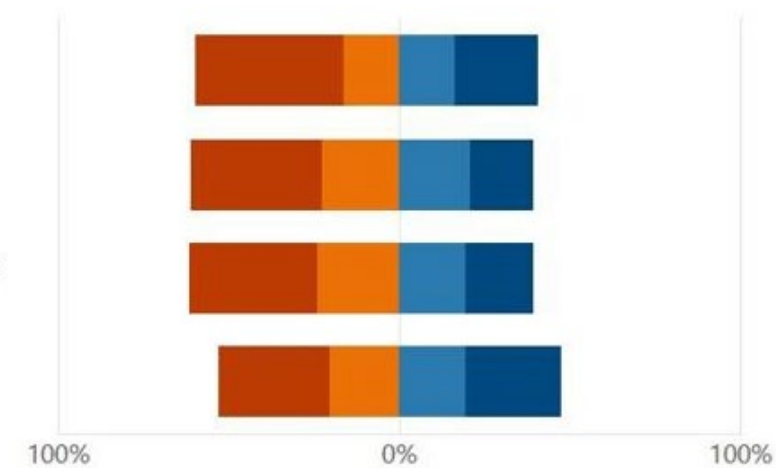
1   2   3   4

Areas that lack affordable housing

Areas where housing is available but is in poor condition

Areas that need affordable homeowner-ship opportunities

Areas that need affordable rental housing





# Target Area Recommendation



- To provide a recommendation, TDA Consulting refined potential Equity Strategy Target Area borders using
  - Feedback from community engagement, Community Needs Survey and focus groups
  - Data from other City Departments
    - Potential infrastructure investments
    - DWU Unserved Areas
    - Tax Increment Financing (TIF) districts
    - Planning Area Boundaries

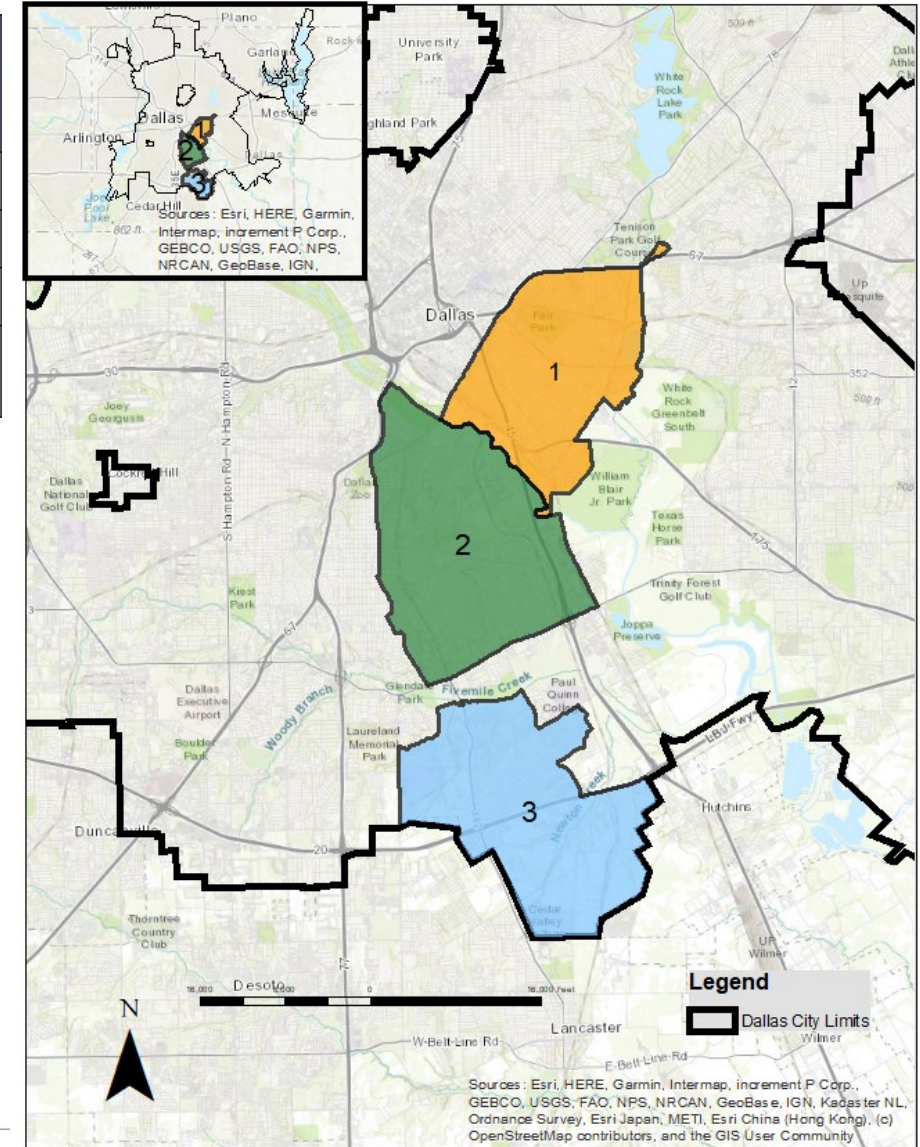


# Target Area Recommendation



Target Area	Area (Sq. Mi.)	Proportion of City	Population	Proportion of City	EIA Score	Median Sales Price (\$)	Percent of Vacant Homes/Units
1	9.3	2.4%	32,908	2.5%	4.7	213,039	5.5%
2	12.8	3.3%	42,087	3.2%	3.9	233,596	6.9%
3	15	3.9%	17,157	1.3%	4	216,657	2.4%
City-wide	383.55 (Total)	n/a	1,300,239 (total)	n/a	2.1	395,788	2.0%

- Nearly 10% of the City of Dallas is included in the target areas selected
- Housing has a lower median sales price, less stability, and more vacancies than the City of Dallas as a whole
- EIA scores in the target areas are higher than the City-wide average
- Population in target areas has higher social and economic vulnerabilities



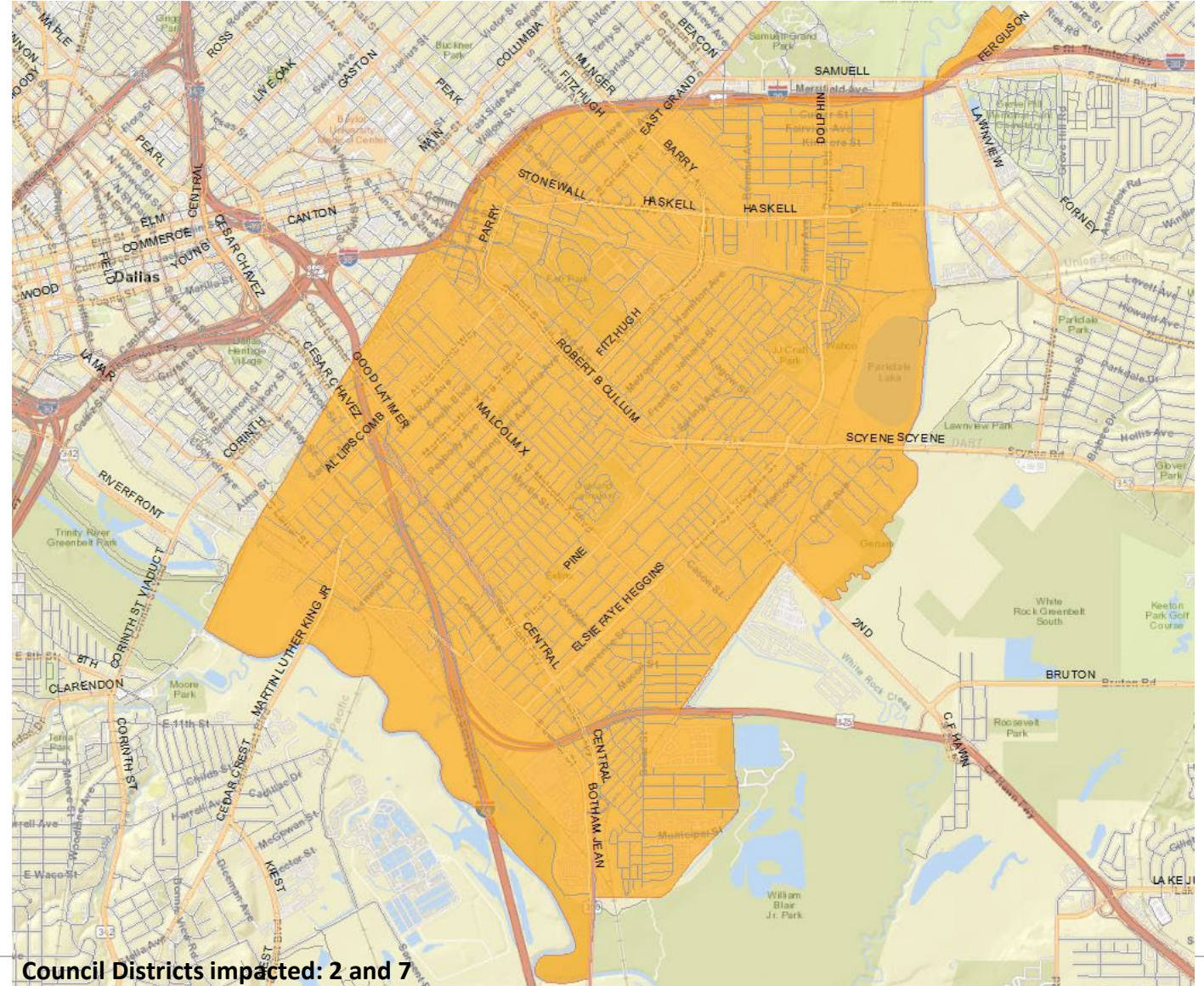


# Target Area 1



	Target Area 1	City-wide
Population	32,908	N/A
Total housing units	13,237	573,597
Median year structures built	1966	1979
% Homeowner occupied	33.13%	41.43%
% Renter occupied	66.87%	58.57%
% Population below poverty	26.00%	17.70%
Median household income	\$36,530*	\$58,231
Bachelor's degree or higher	8.60%	35.60%
% Hispanic households	37.16%	42.00%
% Black households	55.29%	24.00%

For median income and year built, block groups show an average of the medians and the City-wide data shows a median. (ACS 2021 5-Year estimates block group data)



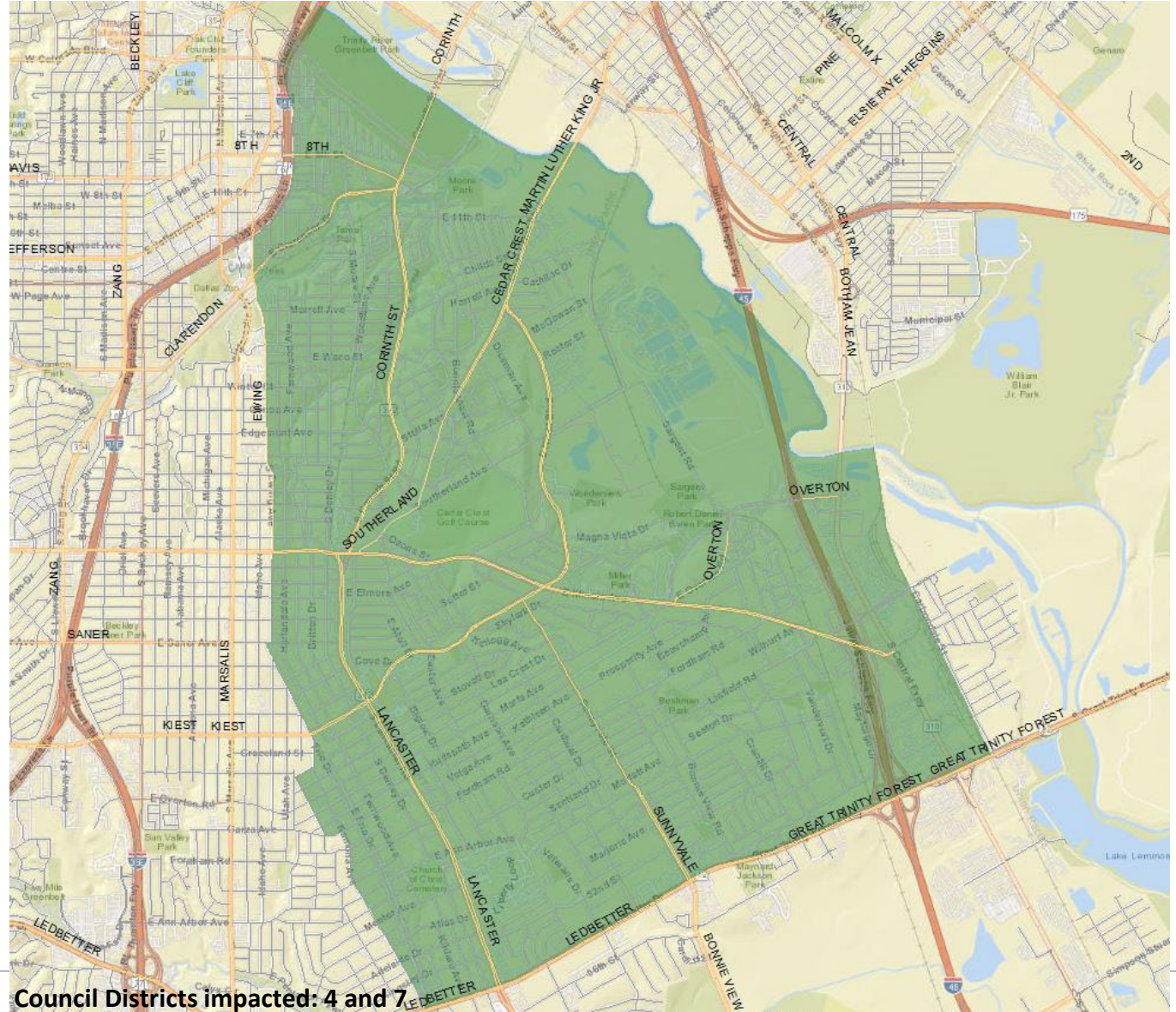


# Target Area 2



	Target Area 2	City-wide
Population	42,087	N/A
Total housing units	17,104	573,597
Median year structures built	1960	1979
% homeowner occupied	51.25%	41.43%
% renter occupied	48.75%	58.57%
% Population below poverty	36.36%	17.70%
Median household income	\$33,054	\$58,231
Bachelor's degree or higher	8.42%	35.60%
% Hispanic households	40.21%	42.00%
% Black households	56.56%	24.00%

For median income and year built, block groups show an average of the medians and the City-wide data shows a median. (ACS 2021 5-Year estimates block group data)



Council Districts impacted: 4 and 7



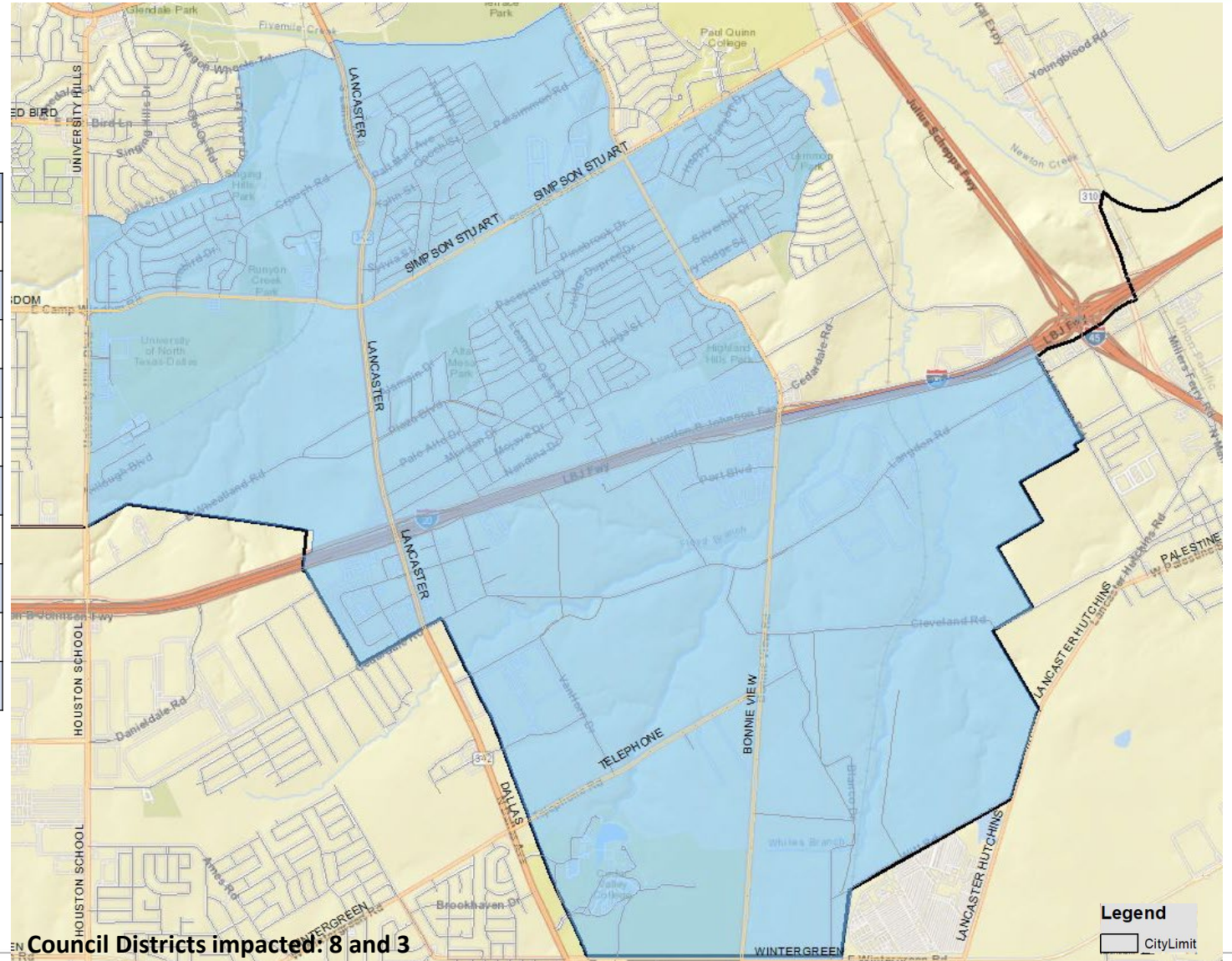


# Target Area 3



	Target Area 3	City-wide
Population	17,157	N/A
Total housing units	6,097	573,597
Median year structures built	1979	1979
% homeowner occupied	64.55%	41.43%
% renter occupied	35.45%	58.57%
% Population below poverty	25.46%	17.70%
Median household income	\$40,079	\$58,231
Bachelor's degree or higher	12.77%	35.60%
% Hispanic households	27.61%	42.00%
% Black households	65.66%	24.00%

For median income and year built, block groups show an average of the medians and the City-wide data shows a median. (ACS 2021 5-Year estimates block group data)



# Target Areas & Citywide Strategy



- Target Areas, will recruit for specific projects and may offer bonus points in the Notice of Funding Available for future funding
- Housing will be able to align resources with other departments in Target Areas that better support the housing needs in these areas
- Housing operates three corporations and home repair and homebuyer assistance programs available citywide and will continue to do so
- Housing will still work on projects outside of Target Areas and will deploy the best resource available to continue to preserve and invest in affordable housing



# Housing Task Force



- Applications open February 2024
- Functions as an advisory group to help implement strategies of Housing Department
  - In Target Areas and City-wide
- Rightsizing Task Force that includes
  - Development, banking, and business professionals, housing advocates, and special interest groups
  - Resident appointees from Target Areas
- Applicant review by Housing Staff, HHSC, Equity Committee, and Community



# Next Steps



- TDA
  - Craft localized community engagement effort in the selected Target Areas
  - Developing plan for Housing Task Force
  - Finalize Compliance P&Ps
  - NRSA designation/application
- Housing Department
  - Simplify and streamline programs
  - Continue engagement in Target Areas to develop localized strategies
  - Form and manage new Housing Task Force





# Next Steps



- Smartie Goals by December 2024:
  - Continue community engagement and establish goals for investments in target areas with metrics for tracking over time
  - City Con Plan alignment – tying federal funding to plan for target areas and City-wide strategy
  - Develop dashboard for tracking Department investment activity
  - Build Housing Task Force and network of community stakeholders to continue engagement throughout the lifetime of DHP33





**City of Dallas**

# **Dallas Housing Policy 2033 Implementation Update**

**Housing and Homelessness  
Solutions Committee  
January 22, 2024**

Thor Erickson, Assistant Director  
Department of Housing & Neighborhood Revitalization  
City of Dallas  
Dionne Roberts, President & CEO TDA Consulting



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 24-293

**Item #:** D.

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R.E.A.L. Time Rehousing: Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Update

[Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, Interim CEO Housing Forward]





**City of Dallas**

# **R.E.A.L. Time Rehousing: Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Update**

**Housing and Homeless Solutions  
Committee  
January 22, 2024**

Christine Crossley, Director  
Office of Homeless Solutions

Sarah Kahn, Interim CEO  
Housing Forward

# Presentation Overview



- Substantial Amendment Request
- Dallas R.E.A.L. Time Rapid Rehousing (DRTRR): Who Contributed What?
- Dallas R.E.A.L. Time Rapid Rehousing (DRTRR) Administrative Structure
- City of Dallas Contracts
- Dallas R.E.A.L Time (RTR) Impact
- Dallas Housing Authority (DHA) Rapid Rehousing Expenses
- Next Steps



# Substantial Amendment Request



## Purpose:

The Office of Homeless Solutions (OHS) is seeking a substantial amendment to the Dallas Housing Authority's HOME ARPA contract to move up to \$2.5 million from the rental assistance budget line item to supportive services.

## Impact:

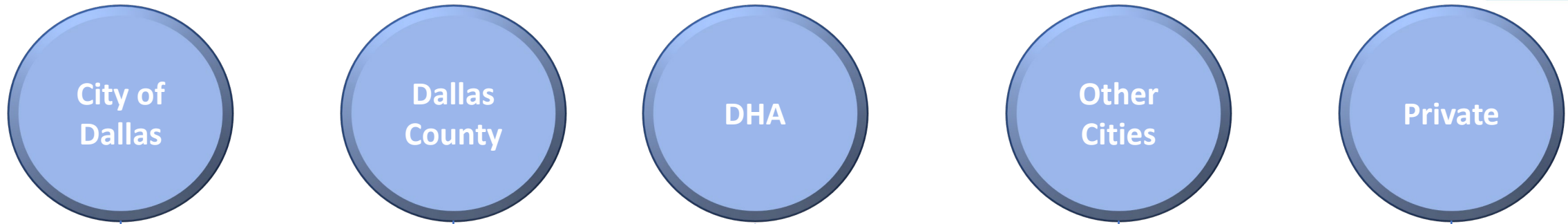
- This will rebalance remaining funds between rental subsidies and the ongoing case management necessary to stabilize households and allow the initiative to house more individuals
- This substantial amendment will guarantee a full and timely expenditure of ARPA funds
- Moving up to \$2.5 million will end homelessness for an additional estimated 265-300 individuals through the RTR, inclusive of the total estimated 6,000 individuals

## Background:

Since the extension of the R.E.A.L Time Rapid Rehousing Initiative, the system has accelerated Rapid Rehousing placements and average rental cost per unit have increased by more than 20 % necessitating refreshed projections to account for market changes. To date 2,915 individuals have been housed.



# Dallas R.E.A.L. Time Rapid Rehousing (DRTRR): Who Contributed What? Who Contributed What?



\$25M

\$23M +  
124 EHV (\$2M)

490 EHV (\$8M)

144 EHV (\$2.4M)

\$10M

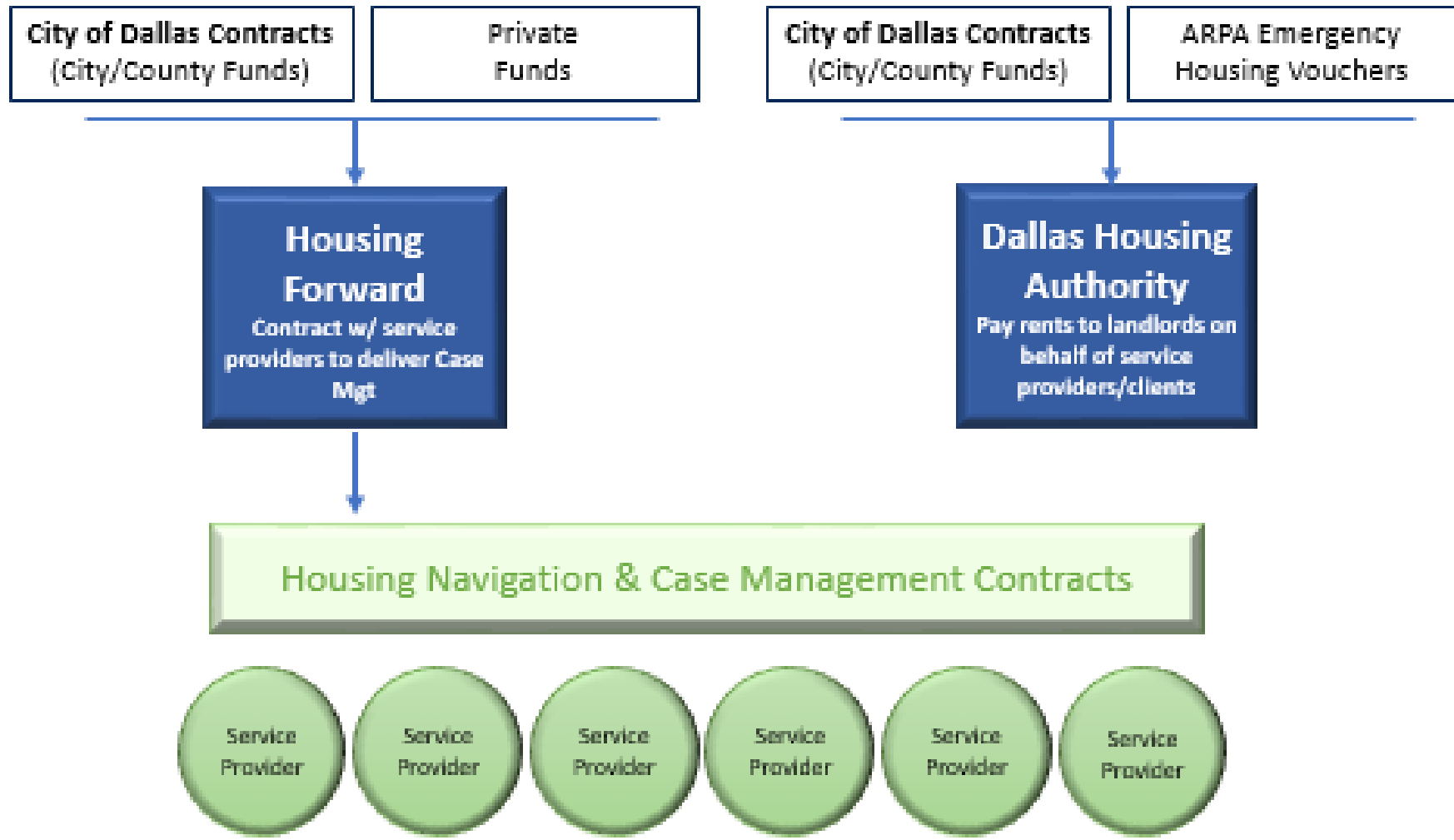
~\$72 million

\$60 million in cash and 758 vouchers worth ~\$12 million

2,762+ individuals or families housed over 2 years  
758 vouchers for domestic violence survivors, families and individuals with chronic health or other issues  
2,004 individuals deemed likely to be able to stabilize and sustain housing after 12 months



# Dallas R.E.A.L. Time Rapid Rehousing (DRTRR) Administrative Structure





# City of Dallas Contracts



## Dallas Housing Authority Contracts

Rapid Rehousing: Rental Assistance Administration

Funding Source	Tenant Based Rental Assistance (TBRA)	Administration	Total Amount of Funding
ESG Cares Act grant	4,117,081	279,857	4,396,938
Treasury ARPA grant	13,927,696	1,982,496	15,910,192
HOME ARPA grant	9,485,022	1,629,687	11,114,709
<b>Total</b>	<b>27,529,799</b>	<b>3,892,040</b>	<b>31,421,839</b>

## Housing Forward Contracts

Rapid Rehousing & EHV: Case Mgt and Housing Navigation

Funding Source	Supportive Services	Administration	Total Amount of Funding
City/County Treasury	8,139,318.88	1,050,489.12	9,189,808
ARPA HOME HASS Funds	7,056,675	1,245,295	8,301,970
<b>Total</b>	<b>15,195,993.88</b>	<b>2,295,784.12</b>	<b>17,491,778</b>



# Dallas R.E.A.L Time Impact



## Public Cost of Rehousing

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*Projected max average public costs –  
per Rapid Rehousing client*

**\$25,184 per client**

VS.

## Public Cost of Homelessness

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*Annual public costs of homelessness,  
based national research, 2015*

**\$35,578 per year**

### Public cost of homelessness is sourced from:

- ☐ National Alliance to End Homelessness, summary of 22 cost studies, published in 2015
- ☐ Average costs of crisis services, jails, hospitalizations, and emergency departments



# DRTRR Cost Breakout Per Capita



Category	Cost
Average Rent + Utilities for 12 months	$\$1,500/12 = \$18,000$
Average Security Deposit	\$1,500
Average Case Manager salary/25 clients, over 12 months	$\$70,260/25 = \$2,810$
Average Housing Navigation salary/10 clients for one month each, over 12 months	$\$70,260/(10 \times 12) = \$585$
Subtotal	<b>\$22,895</b>
Administration (10% of sub total cost per client)	\$2,289
Total Cost Per Capita	<b>\$25,184</b>



# DHA Rapid Rehousing Expenses



## DHA Rapid Rehousing Program Expenses through December 14, 2023

Total Funds Expended	\$11,709,056
Funds Obligated – 12 m rental assistance for current clients	\$9,026,699
Funds Remaining	\$5,970,400
Current total contracted amount for housing assistance	\$26,706,155
Amount proposed to be moved from rental assistance to supportive services (Rebalancing of funds to provide additional funds for case management)	Up to \$2.5 Million

### Tracking expenditures

All Rapid Rehousing clients are guaranteed 12 months of rental assistance. DHA sets aside obligated funds for every household served. Expenditures are closely monitored to ensure funds remain available to provide the full 12 months of rental assistance to each client housed.



# Next Steps



- ✓ December 7, 2023: Community Development Commission presentation
- ✓ December 13, 2023: City Council approval of preliminary authorization
- ✓ December 19, 2024: Community Development Commission, Finance Subcommittee presentation
- ✓ January 4, 2024: Community Development Commission approval
- ✓ January 11, 2024: Citizen Homelessness Commission briefing
- January 22, 2024: Housing and Homelessness Solutions Committee briefing
- January 24, 2024: City Council Public Hearing
- February 28, 2024: City Council Public Hearing and Final Adoption





**City of Dallas**

# **R.E.A.L. Time Rehousing: Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Update**

**Housing and Homeless Solutions  
Committee  
January 22, 2024**

Christine Crossley, Director  
Office of Homeless Solutions

Sarah Kahn, Interim CEO  
Housing Forward



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 24-287

**Item #:** E.

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North Texas Behavioral Health Authority and Regional Behavioral Health Hospitals  
[Matt Roberts, Chief Operating Officer, North Texas Behavioral Health Authority and Regional Behavioral Health Hospitals; David Kemp, Chief Administrative Officer, North Texas Behavioral Health Authority and Regional Behavioral Health Hospitals]



## Memorandum



Date: December 28, 2023

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

Subject: North Texas Behavioral Health Authority and Regional Behavioral Health Hospitals

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The North Texas Behavioral Health Authority (NTBHA) is the state-designated Local Behavioral Health Authority (LBHA) for the counties of Dallas, Ellis, Hunt, Kaufman, Navarro, and Rockwall. As the LBHA, NTBHA is contracted by Texas HHSC to provide directly and via contract the public mental health, substance use, and crisis services throughout these six counties. Through NTBHA funding, individuals can receive a range of services including, but not limited to, psychiatric evaluations, medication management, no cost prescriptions, individual and group therapy, hospitalization, and crisis services.

NTBHA contracts with local organizations to offer clinic services for individuals who meet certain income and clinical criteria. These organizations include Metrocare Services, Child and Family Guidance Center, IPS, Homeward Bound, Nexus, Parkland Hospital, Glen Oaks Hospitals and many others. In total, NTBHA contracts with 24 outpatient mental health and substance use disorder service providers who have 40 locations. These locations, combined with telehealth and home-based services mean transportation is less of a barrier than in the past. Well over 60,000 people per year receive care funded by NTBHA.

NTBHA staff members also deliver services. For example, NTBHA staff at the Living Room offer a low barrier, friendly service to assist with connection to on-going services within the outpatient network. NTBHA staff also assist with disaster and mass casualty incidents. Our staff work in the Dallas Deflection center and RIGHT Care projects. They also serve in many crisis related roles from hotline follow up calls, to providing clinicians in the 911 call center to assisting with encampment decommissioning.

Beyond these outpatient services, NTBHA funds a number of hospital services. To receive payment for these services, in-network hospitals request funding from NTBHA for each individual's stay. NTBHA can also work with non-network hospitals through Single Case Agreements as appropriate.

On Friday, December 8<sup>th</sup>, NTBHA received a request for this memo and to provide you with a list of regional mental health hospitals. Please find below a list of all the facilities licensed by the Texas Health and Human Services commission. We have included psychiatric hospitals as well as general hospitals with psychiatric beds.

Please contact us if we can be of further assistance.

Matt Roberts  
Chief Operating Officer

David Kemp  
Chief Administrative Officer



## Memorandum



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### State Hospital:

Presently, Terrell State Hospital

### HHSC Licensed General/Specialty Hospitals in the Dallas Region with mental health beds:

NAME	COUNTY	PSYCH BEDS *
CHILDRENS MEDICAL CENTER PLANO	COLLIN	12
MAYHILL HOSPITAL	DENTON	55
MEDICAL CITY MCKINNEY	COLLIN	80
METHODIST RICHARDSON MEDICAL CENTER CAMPUS FOR CONTINUING CARE	DALLAS	52
PARKLAND MEMORIAL HOSPITAL	DALLAS	28
TEXAS HEALTH PRESBYTERIAN HOSPITAL ALLEN	COLLIN	12
TEXAS HEALTH PRESBYTERIAN HOSPITAL DALLAS	DALLAS	42

### HHSC Licensed Mental Health Hospitals in the Dallas Region:

NAME	COUNTY	BEDS*
CARROLLTON SPRINGS	DENTON	78
CARRUS BEHAVIORAL HOSPITAL	GRAYSON	28
DALLAS BEHAVIORAL HEALTHCARE HOSPITAL LLC	DALLAS	116
EATING RECOVERY CENTER	COLLIN	24
EATING RECOVERY CENTER - LEGACY	COLLIN	72
GLEN OAKS HOSPITAL	HUNT	54
HAVEN BEHAVIORAL HOSPITAL OF FRISCO	COLLIN	70
HICKORY TRAIL HOSPITAL	DALLAS	86
MEDICAL CITY GREEN OAKS HOSPITAL	DALLAS	124
PERIMETER BEHAVIORAL HOSPITAL OF DALLAS	DALLAS	100
TEXAS HEALTH SEAY BEHAVIORAL HEALTH HOSPITAL	COLLIN	48
UNIVERSITY BEHAVIORAL HEALTH OF DENTON	DENTON	104
WELLBRIDGE HEALTHCARE GREATER DALLAS	COLLIN	48

## Memorandum



\*Note: Licensed beds can be different from the number of beds that are in daily use at a hospital. Many factors including staffing and construction projects can affect the number of beds available at any given time.



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 24-288

**Item #:** F.

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Dallas Housing Authority - January 2024 Report  
[Troy Broussard, President and CEO, Dallas Housing Authority]

January 10, 2024

Jesse Moreno, Chair  
Cara Mendelsohn, Vice Chair  
Dallas City Council Housing and Homelessness Solutions Committee

Subject: Dallas Housing Authority Overview, January Report – 2024

DHA, Housing Solutions for North Texas, formerly known as the Housing Authority of the city of Dallas, Texas, provides rental housing assistance and related housing services to over 55,000 men, woman and children through the Low Rent Public Housing program and the Housing Choice Voucher programs, which are funded and regulated by the U.S. Department of Housing and Urban Development (HUD).

Interested persons may submit a preliminary application 24/365 through DHA's web site. DHA maintains a database of persons that have submitted an application.

DHA selects applications by random assignment (lottery) when available housing resources become available to assist additional persons.

Selected applicants are provided an opportunity to complete a full application and if determined eligible for rental housing assistance are offered assistance. Applicants to the Public Housing program are offered an available unit. Applicants to the Housing Voucher program are offered a Housing Voucher. With a housing voucher they are able to search for a rental unit in the private rental market to identify rental housing of their choice where the Owner is willing to rent to them.

Both programs serve persons with extremely low-income i.e., a gross household income at or below 30% of area median income. In both programs, participants pay approximately 30% of their household income for rent.

Typically, DHA maintains a very high occupancy rate in its inventory of public housing units. And DHA expends 100% of its allocation of Housing Assistance Payments received from HUD for its Housing Voucher programs.

Please enjoy highlights of DHA activities during Q4 2023 below.

Sincerely,

*Troy Broussard*

Troy Broussard  
President and CEO



### **DHA Celebrates Grand Opening of The Oaks Senior Living Community**

DHA, [Housing Solutions for North Texas](#) celebrated the grand opening of [The Oaks](#) senior living community on November 9, 2023, in the Oak Cliff neighborhood of South Dallas.

Here, DHA and collaborative co-development partner, [Volunteers of America National Services \(VOANS\)](#), commemorated the completion of the 260-unit affordable housing development that provides hundreds of affordable, safe housing options for low-income seniors.

The Oaks represents the first of many redevelopment strategies DHA is currently focused on to modernize and enrich neighborhoods with quality market rate and subsidized rental housing.

We are proud to work with our valued business partners as we continue to create inclusive communities for individuals across North Texas.

Watch a highlight reel of the Ribbon Cutting in South Dallas below.

[<Watch the Video>](#)



# DHA Awarded with Highly Competitive Mobility Grant



## **DHA Awarded \$5 Million in Highly-Competitive HUD Mobility Grant Funding to Support Families Moving to High-Opportunity Areas**

DHA was recently awarded a \$5 million grant from the U.S. Department of Housing and Urban Development (HUD) to help Housing Choice Voucher families gain greater access to high-opportunity areas.

Being one of seven agencies awarded across the country, DHA is honored that HUD found merit in our comprehensive application for competitive mobility funding available on a national scale.

The mobility grant enhances DHA's ability to help families overcome the barriers they face in moving to high-opportunity areas through mobility counseling, housing search and financial assistance, as well as continued support after they move.

The grant also provides funds to strengthen our landlord network and recruit additional partners across low-poverty, high-opportunity neighborhoods, through additional incentives including security deposit coverage for our landlords and more.

Our valued landlord network will play a vital role as we implement our plan to move families into neighborhoods of their choice and near higher opportunities.

Together, we can provide a brighter future for North Texas families.

[<Read the Release>](#)





### **Calling All Landlord Partners: We Want Your Feedback!**

At DHA, our 5,000+ landlord partners make it possible to increase affordable housing options across the seven counties that we serve.

As 2023 comes to a close, we look forward to collecting your direct feedback on how we can best serve both our partners and clients in the new year and beyond.

If you are DHA landlord partner, please complete the survey below, which will help us be **better together** in 2024.

[Take the Survey](#)





# DHA Partners with **Parkland Health** to Connect Dallas County Families to Healthcare Services



Parkland

&



DHA

Housing Solutions for North Texas



## **DHA Partners with Parkland Health to Connect Dallas County Housing Clients to Free Healthcare Services**

DHA recently announced our new partnership with [Parkland Health](#) offering eligible DHA clients living in Dallas County an accelerated application process for financial assistance for medical services at all Parkland Health locations.

This strategic partnership presents the opportunity for approved DHA applicants and public housing residents residing in Dallas County to forgo an additional screening process including financial eligibility and pre-qualify for [Parkland's Financial Assistance \(PFA\) program](#) – thanks to common approval criteria between our two organizations' programs.

“At DHA, we believe that health is essential to the well-being of the people that we serve,” says Troy Broussard, DHA President and CEO. “We are thrilled to enter this collaboration with Parkland to increase access to critical care for our Dallas residents.”

“Creating a level of cross-eligibility for DHA and Parkland reduces barriers to care for those most in need and improves the efficiency of delivering healthcare to people we know we will need our services either now or in the future,” said Mike Malaise, DSc, Parkland's Senior Vice President of External Relations.

[<Read Full Release>](#)





### **DHA Commissioner Lindsay Billingsley is Driving Transformative Change**

DHA Commissioner [Lindsay Billingsley](#) was featured in a recent [D CEO publication](#) highlighting a new generation of emerging leaders dedicated to making a tangible social impact in their communities beyond monetary donations.

“People really want to feel like they’re having an impact, other than just giving money,” says Billingsley. “More and more, they want to dive in and truly understand the deeper impact of what they’re doing.”

Lindsay founded [LAB Strategies](#) in 2019 to help organizations increase not only their financial ROI, but their philanthropic ROI as well. She collaborates with nonprofits to connect potential donors with the real-world impact they are making with their contributions, increasing donor engagement and retention.

Billingsley first partnered with DHA as a developer at [Alliance Residential](#), incorporating a voucher program at the high-end residential project in Dallas off Knox Street along Cole Avenue.

As a core member of DHA’s five-member board of commissioners, Lindsay is passionate about DHA’s essential mission of creating economic, educational and social growth opportunities for the North Texas community.

[<Read Full Article>](#)



### **DHA Showcases Innovative Technology with Leadership at HUD Webinar**

[Brooke Etie](#), vice president of the Housing Choice Voucher (HCV) program at DHA, showcased our ongoing dedication to efficiency and innovation at the recent HCV Technology Webinar held by the U.S. Department of Housing and Urban Development (HUD) in late October.

During the virtual presentation, Etie demonstrated how DHA has automated paper-based processes by using Artificial Intelligence software through [Bob.ai](#).

Allowing our valued landlord partners to set up accounts, seamlessly complete the Request for Tenancy Approval (RFTA) process, fill vacancies, receive timely payments and more, makes navigating the HCV program easy and efficient for both our landlord partners and our HCV clients.

Looking toward the future, DHA remains committed to streamlining processes and fostering seamless interactions for our landlord partners.

<[Watch the Presentation](#)>



# HQ Expansion in Progress to Create More Space to Serve Our Community



## **DHA Staff Transition from Lone Star Drive Location as DHA Headquarter Building Expansion Makes Headway**

To better serve our clients and partners, DHA will transition all Housing Choice Voucher (HCV) staff to our DHA Services Headquarters building on North Hampton Road in [MONTH/DATE].

A segment of our HCV services department currently manages new admissions, annual recertifications and relocation requests for our valued clients at our Lone Star location at 2575 Lone Star Drive, Dallas, Texas 75212.

HCV landlord services and Family Self Sufficiency (FSS) program staff are currently headquartered at DHA Services HQ at 3939 N. Hampton Road, Dallas, Texas 75212.

**We are excited to bring all HCV staff and services together in one location in 2024.**

The expansion of the DHA HQ Services Building will include 30,000 square feet of offices, meeting rooms and more, fostering collaboration and creating more space to better serve our community.







# Calling All Accounting Professionals!

## *We're Hiring a Director of Finance*

### **DHA Now Hiring a Passionate Director of Finance Professional**

Do you know a committed finance professional passionate about making a difference in the community?

### **We think they belong on our team!**

DHA is one of the most progressive housing solutions teams in the nation. We believe in investing in our talent and we provide great benefits for our teammates.

As a member of the DHA team, you enjoy tuition reimbursement for education investments, a mental health and counseling program, pretax money to spend on expenses like health insurance and other IRS-approved expenses and much more.

If you know a driven individual looking for a dynamic and rewarding place to grow their career, please refer to our job listing below.

[<View Full Job Listing>](#)





# City of Dallas

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

## Agenda Information Sheet

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**File #:** 24-289

**Item #:** G.

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Office of Homeless Solutions - Continuum of Care Shelter Beds Program Update  
[Christine Crossley, Director, Office of Homeless Solutions]



# Memorandum



CITY OF DALLAS

DATE January 22, 2024

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

SUBJECT **Office of Homeless Solutions – Continuum of Care Shelter Beds Program Update**

The purpose of this memorandum is to provide information on the number of shelter beds available across the City of Dallas, as requested by the Housing and Homelessness Solutions Committee. This information comes from the Housing Inventory Count (HIC), which is a point-in-time inventory of provider programs within the Continuum of Care (CoC) that provide beds and units dedicated to serving people experiencing homelessness.

Attached, you will find two charts: the 2023 HIC inventory for the City of Dallas and the larger 2023 HIC inventory for the entire CoC. Please note, on the first chart, titled “City of Dallas, Continuum of Care Shelter Beds Totals”, partner bed inventories are broken down to reflect program types. Therefore, same name organizations may have multiple listings in the same District / address. The second chart, “Continuum of Care Shelter Beds – All Neighbors Coalition”, list partners located outside the boundaries of the City of Dallas and are broken down by City: Allen, Coppell, Frisco, McKinney, Plano, and Wylie.

Should you have any questions or concerns, please contact me or Christine Crossley, Director, Office of Homeless Solutions at [christine.crossley@dallas.gov](mailto:christine.crossley@dallas.gov).

Putting Service First,



Kimberly Bizer Tolbert  
Deputy City Manager

C: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Jon Fortune, Deputy City Manager

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

## City of Dallas, Continuum of Care Shelter Bed Totals

Organization Name / Type of Shelter	Year-Round Capacity	Overflow Capacity	District
Austin Street Center – ES	431	10	2
Catholic Charities, St. Jude I – PSH 55+	180	0	11
Catholic Charities, St. Jude II – PSH 18+	180	0	13
City Square TRAC – TH	8	0	14
Dallas Life – HCHV	47	0	2
Dallas Life – TH	214	0	2
Family Gateway – ES	202	14	12
Family Gateway & Salvation Army, Better Together – ES	55	0	6
Family Gateway North – ES	201	0	12*
Family Gateway Overflow Hotel – ES	0	60	Mesquite
In My Shoes – TH	13	0	11
Legacy Counseling Center, Founder Cottage – TH	7	0	14
Metrocare Services – SH	25	0	2
My Second Chance, Pearl's Place – TH	5	0	4
Our Friend's Place, Beazley House – TH	9	0	9*
Our Friend's Place, Pauline's Place – TH	9	0	9*
Promise House – EYS	0	0	1
Promise House, Lifestyle Transitional Living II – TH	8	0	1
Promise House, RHY – TH	15	0	1
Promise House, Wesley Inn – TH	7	0	1
Salvation Army, Dallas County – HCHV	37		6
Salvation Army, Dallas County – Men's ES	63	0	6
Salvation Army, Dallas County – Men's Step Up Transitional ES	37	0	6
Salvation Army, Dallas County – Men's Thrive Transitional ES	50	0	6
Salvation Army, Dallas County – Pathways Forward – ES	38	0	6
Salvation Army, Dallas County – Women's ES	18	0	6
Salvation Army, Dallas County – Women's Step Up Transitional ES	18	0	6
Salvation Army, Dallas County – Women's Thrive Transitional ES	18	0	6
Salvation Army, Dallas County, GPD Bridge Housing Program – TH	13	0	2
Salvation Army, Dallas County, GPD Clinical Treatment – TH	60	0	2

Shared Housing – ES	48	0	6*
The Bridge North Texas – ES	100	0	2
The Bridge North Texas – TS	100	0	2
The Bridge North Texas, City of Dallas Shelter - ES	60	0	2
Union Gospel Mission – HCHV	14	0	6
Union Gospel Mission, Center of Hope – TH	77	0	6
Union Gospel Mission, GPD Bridge Housing Program – TH	8	0	6
Union Gospel Mission, Men's Shelter – TH	400	0	6
Union Gospel Mission – SH	21	0	6*

\*Exact addresses are undisclosed for the welfare and safety of the clients served and / or Districts listed are for headquarters of the cited organization.

### Continuum of Care Shelter Beds – All Neighbors Coalition

Organization Name / Type of Shelter	Year-Round Capacity	Overflow Capacity	City
Family Promise of Collin County – TH	14	0	Allen
Transcend STEM Education – TH	44	0	Coppell
Jim Riley Outreach, His House – TH	3	0	Frisco
Samaritan Inn – TH	226	0	McKinney
Shiloh's Place – TH	14	0	McKinney
City House – TH	0		Plano
Agape Resource and Assistance, Housing4Hope – TH	40	0	Plano
City House, Transitional Living Program – TH	19	0	Plano
City House – LGBTQ – TH	0	0	Plano
Jim Riley Outreach, Blake's House – TH	6	0	Plano
Hope for the Cities (hotel) – ES	2	0	Wylie

### Acronym Key

ES – Emergency Shelter  
 EYS – Emergency Youth Shelter  
 GPD – Grant and Per Diem  
 HCHV TH – Health Care for Homeless Veterans Transitional Housing  
 PSH – Permanent Supportive Housing  
 RHY – Runaway and Homeless Youth  
 RRH – Rapid Rehousing  
 SH – Safe Haven  
 TH – Transitional Housing



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 24-290

**Item #:** H.

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Office of Homeless Solutions - Continuum of Care Investments Update  
[Christine Crossley, Director, Office of Homeless Solutions]

# Memorandum



DATE January 22, 2024

CITY OF DALLAS

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

SUBJECT **Office of Homeless Solutions – Continuum of Care Investments Update**

The purpose of this memorandum is to provide a high-level overview of public funding utilized by the local Continuum of Care (CoC), the All Neighbors Coalition, led by lead Agency Housing Forward, as requested by the Housing and Homelessness Solutions Committee.

Attached you will find the 2022 investment mapping, including the dollar amount spent by each city, across the All Neighbors Coalition. These are annual public investments made by jurisdiction in Dallas and Collin Counties, targeted to homeless assistance. The program funds include HUD's Continuum of Care (CoC), Emergency Solution Grants (ESG) Program, and Community Development Block Grant (CDBG) Program; Health and Human Service's Projects for Assistance in Transition From Homelessness (PATH) and Runaway and Homeless Youth (RHY) Program; and Veterans Affairs Programs. Please note, this mapping is prior to the new funding awards tied to Unsheltered and Youth Homeless Development Planning. As such, funding amounts captured may not include all general revenue or private dollars being spent on homelessness by participating cities. Mapping of the 2023 dollars is currently underway.

The CoC Program is designed to provide opportunities for partnership and funding for programs and initiatives run by nonprofit providers, housing entities, and local municipalities to quickly rehouse those who are unsheltered. CoC grant funding supports a broad array of interventions designed to assist individuals and families experiencing homelessness, particularly those living in places not meant for habitation or located in sheltering programs.

To apply for CoC Program funding, an organization must be an eligible applicant, meaning a nonprofit organization, state, local municipality, or instrument of the state or local municipality. For-profit entities are not eligible to apply for grants or to be subrecipients of grant funds. The Annual CoC Notice Of Funding Opportunity (NOFO) funds the following project types: Rapid Rehousing, Permanent Supportive Housing, Coordinated Access System, and Human Management Information Systems operations. Administrative costs are eligible under all components.

DATE January 22, 2024  
SUBJECT **Office of Homeless Solutions – Continuum of Care Investments**  
PAGE **2 of 2**

Should you have any questions or concerns, please contact me or Christine Crossley, Director, Office of Homeless Solutions at [christine.crossley@dallas.gov](mailto:christine.crossley@dallas.gov).

[Attachment]

Putting Service First,



Kimberly Bizor Tolbert  
Deputy City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
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Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors



## Dallas and Collin Counties All Neighbors Coalition Investments\* (2022)

*\*Annual public investments targeted to homeless assistance programs in Dallas and Collin Counties through HUD's Continuum of Care (CoC), Emergency Solution Grants (ESG) Program, and Community Development Block Grant (CDBG) Program; HHS's Projects for Assistance in Transition From Homelessness (PATH) and Runaway and Homeless Youth (RHY) Program; and Veterans Affairs Programs.*

### Annual Sources

Continuum of Care Program	\$18,960,056
State ESG	\$1,205,032
City of Dallas ESG	\$1,142,675
Dallas County ESG	\$191,281
City of Irving ESG	\$176,911
City of Garland ESG	\$170,620
City of McKinney CDBG	\$43,517
City of Plano CDBG	\$822,604
City of Grand Prairie CDBG	\$155,115
City of Frisco CDBG	\$75,780
City of Dallas General Funds	\$6,671,113
CoC-Wide: Projects for Assistance in Transition from Homelessness	\$452,747
CoC-Wide: Runaway and Homeless Youth Program	\$450,000
Veterans: HUD-VA Supportive Housing (HUD-VASH)	\$369,170
Veterans: VA Grant Per Diem Program	\$365,000
Veterans: Supportive Services for Veteran Families Program	\$10,101,623

### Annual Sources Grand Total

\$41,353,244

### One-Time Sources Annually

Dallas R.E.A.L. Time Rapid Rehousing	\$34,837,007
Bezos Day 1 Families Fund	\$1,500,000

### One-Time Sources Grand Total

\$36,088,487

DATE January 22, 2024  
SUBJECT **Office of Homeless Solutions – Continuum of Care Investments**  
PAGE **2 of 2**



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 24-296

**Item #:** I.

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Urban Land Bank Demonstration Program Plan Fiscal Year 2023-2024 60-day comment period  
[Darwin Wade, Assistant Director, Department of Housing and Revitalization]

# Urban Land Bank Demonstration Program Plan Fiscal Year 2023-2024



**City of Dallas**

**Department of Housing and Neighborhood Revitalization  
1500 Marilla Street  
Room 6CN  
Dallas, Texas 75201**

**November 30, 2023**

## OVERVIEW

The Urban Land Bank Demonstration Act (“Act”), codified in Texas Local Government Code Chapter 379C, as amended (“Code”), 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 for the public purpose of affordable housing development or other purposes outlined in the Act.

The governing body of a municipality that adopts an urban land bank demonstration program must adopt a plan annually. The plan must include the following:

1. a list of community housing development organizations eligible to participate in the right of first refusal provided by Texas Local Government Code Section 379C.011;
2. a list of the parcels of real property that may become eligible for sale to the land bank during the upcoming year;
3. the municipality’s plan for affordable housing development on those parcels of real property; and
4. the sources and amounts of funding anticipated to be available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas (the “City”) proposes to present, adopt, and implement a FY 2023-24 Urban Land Bank Demonstration Program Plan (“Plan”). Before adopting the FY 2023-24 Plan, the City will hold a public hearing on the proposed Plan. The City will provide notice of the hearing to all City-certified Community Housing Development Organizations (“CHDO”) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale under the Plan are located. The City will make copies of the proposed Plan available to the public not later than the 60<sup>th</sup> day before the date of the public hearing.

Following the adoption of the Plan, the Plan will be implemented and the annual performance reports on the Plan will be available through the Housing and Neighborhood Revitalization Department no later than November 1, 2024.

The performance report for the FY 2022-23 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2023.

## FY 2023-24 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

### Eligible Parcels of Property

The primary objective of the Urban Land Bank Demonstration Program (“Program”) is to acquire unproductive, vacant, and developable parcels of real property for affordable housing or commercial development. The Dallas Housing Acquisition and Development Corporation (“DHADC”) is an instrumentality of the City and has been designated by the City to administer the Program and Plan on its behalf. The acquisition of these parcels will enable the DHADC to facilitate the development of new single-family homeownership units, multifamily rental units, and lease-purchase units on the parcels to house low-income households and, on appropriate parcels, allow commercial development that will complement the City’s affordable housing strategy. A secondary purpose of the DHADC is to acquire unproductive, vacant parcels of real property zoned for residential use that are not appropriate for residential development due to their size or the presence of factors that would make development of a single-family home prohibitively expensive but, if sold to an eligible adjacent property owner who agrees to maintain the property in accordance with terms set forth by the DHADC, would stabilize the neighborhood in which the parcel is located.

For a parcel to be eligible for sale to the DHADC:

1. the market value of the property as specified in the judgment of foreclosure must be less than the total amount due under the judgment, including all taxes, penalties, and interest, plus the value of nontax liens held by a taxing unit and awarded by the judgment, court costs, and the cost of the sale;
2. the parcel of land must be not improved with a habitable building or buildings or an uninhabitable building or buildings that are occupied as a residence by an owner or tenant who is legally entitled to occupy the building or buildings; and
3. the parcel of land must have delinquent taxes on the property for a total of at least five years as reported by Dallas County.

A list of the eligible properties is attached as **Attachment C**. These properties may be available for sale to the DHADC beginning October 1, 2023. The DHADC anticipates that it will refer up to 25 properties per month for tax foreclosure. However, the annual number of referred parcels will not likely exceed 150 parcels due to funding constraints. Referring parcels on a monthly basis will help the DHADC implement a more strategic acquisition and disposition process and better monitor the parcel acquisition process.

The DHADC’s acquisition strategy for FY 2023-24 will prioritize:

1. acquiring eligible parcels zoned for residential use or suitable for residential use that are located in close geographic proximity to one another in order to reduce



development costs related to the creation of affordable housing units and to most effectively strengthen neighborhoods;

2. to the extent that eligible parcels are available, acquiring parcels zoned for residential use or suitable for residential use that are located within the Emerging Market and Stabilization Reinvestment Strategy Areas (“RSAs”) adopted by the Dallas City Council as part of the Comprehensive Housing Policy on May 9, 2018, via Resolution 18-0704; and restated in the Dallas Housing Policy 2033 adopted by Dallas City Council on April 12, 2023.
3. acquiring eligible parcels zoned for residential or commercial use that are located near existing or planned mixed-income housing developments, City-owned land, or City-supported economic development projects that, if developed with affordable housing units or a commercial use, would support the City’s affordable housing strategy.

## **City of Dallas Comprehensive Housing Plan for Affordable Housing Development**

### **Background**

On March 12, 2017, the Dallas City Council Housing Committee established three goals for the development of a comprehensive strategy for housing: 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.

In August 2017, the City of Dallas engaged The Reinvestment Fund to conduct a Market Value Analysis (“MVA”), an analytical tool used to assess the residential real estate market throughout the entire City to determine, with granular detail, where market strength, transition, and stress exists.

City Council adopted a Comprehensive Housing Policy (CHP) that set citywide production 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 while also overcoming concentrations of poverty and racial segregation by Resolution No. 18-0704 on May 9, 2018.

On April 12, 2023, City Council adopted a Dallas Housing Policy 2033 to replace the CHP by Resolution No. 23-627, and the Dallas Housing Resource Catalog to include the approved programs from the CHP by Resolution No. 23-628. The Department of Housing and Neighborhood Revitalization continues operating its programs, previously authorized and adopted under the CHP, now as restated in the Dallas Housing Resource Catalog.

## **How the Goals of the Urban Land Bank Demonstration Program Align with the Comprehensive Housing Policy**

Dallas Housing Policy 2033 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents. While there are interconnections between the seven pillars, each pillar has its own distinct aim that defines how it will contribute to increasing housing equity and affordability. The seven pillars will ensure the grounding of all collaboration and program management in:

- Directing housing and neighborhood revitalization resources administered by the City
- Addressing disparities that negatively impact historically disadvantaged communities
- Provide affordable mixed-income housing initiatives across the City

The Urban Land Bank Demonstration Program aims to support pillar 2 Citywide Production. The strategy overview for Citywide Production is to increase the number of dedicated affordable housing units and market-rate units affordable to a broad mix of incomes levels by adapting existing tools and developing new tools. It also requires a comprehensive approach to reducing barriers that hamper the efforts of both nonprofit and for-profit developers. To build credibility with community stakeholders and leverage private investments for housing developments the City will collaborate with:

- The development community, including both private and nonprofit developers
- Philanthropic entities
- Advocacy groups
- Neighborhood residents
- Other City departments

To increase City-wide production, the City will:

- Maximize housing choice by investing in the development of a range of housing types
- Ensure that affordable housing production does not concentrate dedicated affordable units
- Invest in cultivating the capacity of affordable housing nonprofit and small for-profit developers
- Support all affordable housing projects that include infill and master-planned developments

## **Sale of Property to a Qualified Participating Developer**

Pursuant to the Code, only “qualified participating developers” (“Qualified Participating Developers”) may participate in the Program and purchase parcels from the DHADC,

subject only to statutory exceptions related to sale of parcels for commercial development and to eligible adjacent property owners. In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the land bank seeking to acquire real property from the land bank; (2) have a development plan approved by the municipality for the land bank property; and (3) meet any other requirements adopted by the municipality in the urban land bank demonstration plan. The City requires that the Qualified Participating Developer be able to develop the acquired properties within a three-year period. The DHADC will publish an application and update such application from time to time that will provide guidance to Qualified Participating Developers regarding the City's & DHADC's priorities and its criteria for evaluating development proposals.

### **Sale of Property by DHADC**

On **Date**, by **Resolution No.** \_\_\_\_\_, subject to Contingencies (defined below), Dallas City Council 1) approved the listed vacant lots on **Attachment C** of this Plan ("Vacant Lot(s)" that may become available for sale by DHADC to the developers listed on **Attachment D** of this Plan ("Developer(s)") along with the terms of the developments as further described on **Attachment C** ("Development Plan(s)") of this Plan; 2) authorized the DHADC to execute all documents, including but not limited to sales contract, deed of trust, and deed restrictions necessary to effectuate the sale of the Vacant Lot(s) owned by DHADC to Developer(s) pursuant to the Development Plan(s), approved as to form by the Dallas City Attorney; and 3) authorized the Dallas City Manager to release any non-tax City liens that were filed on the Vacant Lot(s) prior to the Sheriff's deeds transferring the Vacant Lot(s) to the DHADC, approved as to form by the Dallas City Attorney.

Before the sale of the Vacant Lot(s) to Developer(s) may occur, the following requirements (collectively "Contingencies") must be met: (A) the Dallas City Manager or his/her designee must find that the Developer(s) are qualified to participate in the Program under Section 379C.005 of the Act; and (B) the DHADC Board of Directors must approve the sale and development of the Vacant Lot(s) proposed to be sold to Developer(s) pursuant to the Development Plan(s) as further described in Attachment E.

### **Right of First Refusal to Qualified Organizations**

An organization that meets the definition of a Community Housing Development Organization, under 24 CFR 92.2 and is certified by the City as such may be a "qualified organization" ("Qualified Organization") under Section 379C.011 of the Code. Only Qualified Organizations may engage in the "right of first refusal" for the Program.

A list of the CHDOs, who may exercise the "right of first refusal" is attached as **Attachment A**. Attachment A may be amended from time to time as organizations obtain or lose certification. In order to exercise the "right of first refusal" the CHDO must also:

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the DHADC is offering for sale,
2. Have built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the DHADC and within the organization's designated geographical boundaries of operation, and
3. Have built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Pursuant to Section 379C.011 of the Code:

1. The DHADC will provide written notice to Qualified Organizations each time it acquires a parcel. The DHADC will list the date of conveyance of the parcel to the DHADC, notify the Qualified Organization that it may exercise its "right of first refusal" within six (6) months from the date of the deed of conveyance of the property to the DHADC, and will request that the Qualified Organization respond to the notice within thirty (30) days of receipt stating whether it intends or declines to exercise its right of first refusal;
2. During this six-month period, the DHADC will not sell the property to a Qualified Participating Developer other than a Qualified Organization unless all Qualified Organizations eligible to exercise the right of first refusal for the parcel notify the DHADC that they are declining to exercise their right of first refusal;
3. After the period for the right of first refusal expires, the DHADC may sell the parcel to any other Qualified Participating Developer at the same price that the DHADC offered the property to the Qualified Organization;
4. At the discretion of the DHADC and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the DHADC once an offer has been received and accepted from a Qualified Organization or Qualified Participating Developer; and
5. If more than one Qualified Organization expresses an interest in exercising its right of first refusal, the Qualified Organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority.

The DHADC will not give a right of first refusal for the purchase of any parcel that reverted to the DHADC pursuant to the Code. Additionally, the right of first refusal applies only to

properties acquired under the Code for the Program. There is no right of first refusal for properties acquired by the DHADC via other programs or acquisition strategies.

### **Sale of Land Bank Property to an Eligible Adjacent Property Owner**

Notwithstanding any other right of first refusal granted under the Code, if the DHADC determines that a property acquired by the DHADC is not appropriate for residential development, the DHADC first shall offer the property for sale to an eligible adjacent property owner for the lower of either (1) the fair market value of the property as determined by the appraisal district in which the property is located or (2) the sales price recorded in the annual plan. For FY 2023-24, if the DHADC determines that a property owned by the DHADC is not appropriate for residential development, the DHADC may sell the property to an eligible adjacent property owner for whichever value is lower; 1) the fair market value for the property as determined by the appraisal district in which the property is located; or 2) \$1,000.00, provided that the eligible adjacent property owner: (1) owns a parcel of real property located immediately adjacent to the parcel owned by the DHADC, (2) maintains a valid homestead exemption on the parcel located immediately adjacent to the parcel owned by the DHADC, (3) does not owe any delinquent property taxes on any land located within the City of Dallas and is not indebted to the City or is delinquent in any payment owed to the City under a contract or other legal obligation, (4) has not been issued a notice of violation or citation for a violation of a health and safety ordinance within the past three years and (5) agrees to maintain the parcel in compliance with all federal, state and local laws and regulations for a period of three years subject to a right of reverter.

An adjacent property owner that purchases a parcel of real property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the adjacent property owner purchased that property from the DHADC, unless the DHADC adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or the transfer occurs as a result of the death of the eligible adjacent property owner.

### **Sale of Property for Commercial Use**

The DHADC may also acquire and sell parcels of land intended for commercial use to any developer, regardless of whether the developer is considered a Qualified Participating Developer pursuant to the Code. In order to purchase a parcel intended for commercial use, a developer must: (1) have a development plan approved by the City for the property; and (2) demonstrate ability to develop, within a three-year period, the proposed property to be acquired. The DHADC will publish an application, and update such application from time to time, to evaluate whether a developer meets the foregoing criteria.

## **Sales Prices for Land Bank Parcels**

Except for parcels sold to eligible adjacent property owners, for FY 2023-24, properties will be initially offered at fair market value (“FMV”), as determined by a comparative market analysis. A discount will be available if project underwriting indicates that the discount is needed to ensure the viable sale to an income-qualified buyer.

## **Deed Restrictions and Right of Reverter for Land Bank Parcels**

The DHADC will impose deed restrictions (also called “restrictive covenants”) on all parcels it sells.

1. *Properties to be developed for sale by Qualified Participating Developers:* the DHADC will impose deed restrictions to require the development and sale of the parcel to low-income households in accordance with the Code. Furthermore, once sold, the property must be occupied by a low-income household for a period of at least five (5) years. The Code requires that at least 25% of the properties must be deed restricted for sale to households with gross household incomes not greater than 60% AMI and that not more than 30% of the properties may be deed restricted for sale to households with gross household incomes greater than 80% AMI.
2. *Properties to be developed for rental housing by Qualified Participating Developers:* the DHADC will require the development and rental of the property to low-income households in accordance with the Code for a period of not less than fifteen (15) years. The Qualified Participating Developer will be required to: (a) lease 100% of the rental units to households with incomes not greater than 60% of AMI, based on gross household income, adjusted for family size for the Dallas Area Metropolitan Statistical Area as determined annually by HUD, (b) lease 40% percent of the total rental units to households earning no more than 50% of AMI, (c) lease 20% percent of the total rental units to households earning no more than 30% of AMI, (d) file an annual occupancy report with the City on a form provided by the City, and (e) impose deed restrictions that prohibit the exclusion of any individual or family from the development based solely on the participation of the individual or family in the housing choice voucher program under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437f), as amended.
3. *Properties to be developed for commercial purposes:* the DHADC will require that the parcel be developed and maintained in accordance with the development plan for a minimum of 15 years.
4. *Properties to be sold to eligible adjacent property owners:* the DHADC will require that the eligible adjacent property owner maintain the property in accordance with all federal, state and local regulations for three (3) consecutive years. Furthermore, the eligible adjacent property owner will be prohibited from leasing, selling, or transferring the parcel to another person before the third anniversary of



the date the adjacent property owner purchased the parcel from the DHADC, unless the DHADC adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or the transfer occurs as a result of the death of the eligible adjacent property owner.

All DHADC properties will be conveyed with a right of reverter so that if the Qualified Participating Developer (residential development) or developer (commercial development) does not apply for a construction permit within eighteen (18) months from recording the Deed without Warranty and close on any construction financing within the three-year period following the date of the conveyance of the property from the DHADC to the Qualified Participating Developer/developer, the property will revert to the DHADC for subsequent resale to another Qualified Participating Developer/developer or conveyance to the taxing entities who were parties to the judgment for disposition as otherwise allowed under the law. All DHADC properties previously sold and expected to be sold to eligible Qualified Participating Developer/developers will provide a Deed of Trust which may be subordinated only to a private financial institution's superior lien against the property for the purpose of securing project financing.

### **Reversion of Unsold Land Bank Properties**

If a property is not sold within four (4) years to a Qualified Organization or a Qualified Participating Developer, the property will be transferred from the DHADC to the taxing entities who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing entities before completion of the four-year period if the DHADC determines that the property is not appropriate for residential or commercial development. The DHADC may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period in accordance with Sections 379C.0106 and 379C.009 of the Local Government Code.

### **Parcel Exchange and Parcel Swap**

The DHADC may permit a Qualified Participating Developer or Developer (collectively "Developer") to exchange a property purchased from the DHADC with any other property owned by the Developer, if the Developer: (1) agrees to construct on the other property affordable housing for low-income households as provided in this Plan and state law, and (2) the other property is located in a planned development incorporating the property originally purchased from the DHADC or another location as approved by the DHADC. The DHADC shall adjust the deed restrictions for each of the properties exchanged by the Developer under this section in a manner consistent with the Code.

The DHADC may sell two adjacent properties that are owned by the DHADC to a Qualified Participating Developer if at least one of the properties is appropriate for residential development and the Developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

The DHADC may also allow a Developer to swap a parcel previously purchased from the DHADC with a new parcel purchased from the DHADC if the DHADC determines, in its sole discretion, that: (1) the Developer timely made the request, and (2) the cost to develop affordable housing or a commercial use on the previously purchased parcel is prohibitively expensive. In such instances, the Developer must submit a proposal for the new parcel in accordance with the application process.

## **Design Guidelines**

The DHADC strongly encourages the incorporation of defining features of a neighborhood into newly constructed infill houses. Those defining features of older inner-city neighborhoods may include: roof pitches, porches, materials and window types. Developers must comply with any standards established by an existing neighborhood conservation district and/or neighborhood plans. Additionally, all projects must advance the principles and policies contained in the City of Dallas Complete Streets Design Manual. Site plans and building designs should contribute towards safe and convenient pedestrian, bicycle, transit and automobile access to the extent possible within the project site and the adjacent public right of way frontage. When required, developers will be required to demonstrate that the neighborhood association near the land to be developed has been consulted on any and all design issues. Developers should obtain feedback from neighborhood residents and collaborate to ensure that designs are compatible with existing housing and development patterns.

## **Supportive Funding**

**Attachment B** reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the City of Dallas, including money specifically available for housing developed under this Program, as approved by the City Council of the City of Dallas at the time of adoption of this Plan.

## ATTACHMENT A

### Community Housing Development Organizations

CHDO	Geographic Boundary	Date Certified
Notre Dame Place 2920 Forest Lane, Suite 115 Dallas, Texas 75234 214.497.9269 <a href="mailto:jwd@orionrealty.com">jwd@orionrealty.com</a> Joseph Dingman	City Wide	contact staff for certification date
Builders of Hope 2215 Canada Drive Dallas, Texas 75212 214.920.9850 <a href="mailto:jarmstrong@bohcdc.com">jarmstrong@bohcdc.com</a> James Armstrong	City Wide	contact staff for certification date
Brompton Community Development Corporation 3701 Kirby Drive, Ste. 860 Houston, Texas 77098 <a href="http://www.Bromptonchdc.org">www.Bromptonchdc.org</a> Eleanor Miles Fanning	City Wide	contact staff for certification date

**ATTACHMENT B**  
**Anticipated FY 2023-24 Sources and Amounts of Funding**  
**for the Development of Affordable Housing**

**HOUSING DEVELOPMENT ASSISTANCE**

**Community Housing Development Organization Set-Aside Program (HOME)**

FY 2023-24	\$1,216,076
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A CHDO is a private nonprofit, community-based service organization that has significant capacity and whose primary purpose is to develop affordable housing for the community it serves. Certified CHDOs receive special designation from the City of Dallas (City). The HOME Investment Partnership (HOME) Program definition of a CHDO is found at 24 CFR Part 92.2. HUD requires that 15% of the City's HOME allocation each year be made available to CHDOs for the development of affordable homebuyer or rental housing. The City provides various forms of financing as grants and loans, including construction subsidy, gap financing, predevelopment assistance and operating assistance. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

**New Construction and Substantial Rehabilitation Program**

FY 2023-24	\$3,777,307
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The Department of Housing and Neighborhood Revitalization (H&NR) provides various forms of funding to non-profit and for-profit developers. The primary purpose of H&NR's funding is to provide gap financing in the form of a repayable loan to support new developments or substantial rehabilitation of existing developments located within the City limits, with such funding prioritized in the Reinvestment Strategy Areas, as outlined in the City's Comprehensive Housing Policy and the Program Statement for the New Construction and Substantial Rehabilitation Program. Projects must assist the City in meeting the production goals set forth in the policy by proposing to serve households earning between 30%-120% of the Dallas Area Median Income (AMI) with the targeted income bands varying according to the market and development type.

For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

## **Dallas Housing Finance Corporation Multifamily Program**

On April 25, 1984, the City Council approved creation of the DHFC, a public instrumentality and nonprofit corporation, and adopted the Articles of Incorporation. The purpose of the DHFC was to issue revenue bonds on behalf of the City for the purpose of providing funds to finance multifamily developments and mortgage loans for the purchase of single-family homes that serve low to moderate income households. On March 28, 1990, the DHFC bylaws were amended to expand the eligible loan area to citywide for the single-family mortgage program. In February 2007, the DHFC bylaws were amended to allow the DHFC to purchase, lease, hold title to, and take an ownership interest in a residential development subject to City Council approval.

Funding subject to availability. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

**ATTACHMENT C**  
**List of Properties Eligible for Sale to the Land Bank in FY 2023-2024**  
**(by Projected AMI Target)**

<b>AMI 60% and below</b>			<b>AMI 60% and below</b>		
<b>CD</b>		<b>Address</b>	<b>CD</b>		<b>Address</b>
4	1	HUTCHINS RD	7	2236	ANDERSON ST
7	1	MOSSGLEN DR	5	2301	TUNE AVE
8	1	HIDDEN VALLEY DR	5	2402	JABEZ AVE
13	1	SARANASH CT	14	2415	WORTHINGTON ST
9	6	HEATH ST	7	2416	ST CLAIR DR
8	9	UNKNOWN ST	7	2420	ST CLAIR DR
8	22	NO NAME ST	4	2420	ARIZONA AVE
10	51	LAWLER RD	5	2422	CLEO AVE
10	54	WALNUT ST	7	2437	ST CLAIR DR
4	106	BONKIRK LN	7	2439	ST CLAIR DR
3	115	KINROSS LN	8	2445	PARKCLIFF DR
1	214	N FRANCES ST	5	2471	TUNE AVE
5	502	RAYENELL AVE	7	2511	DYSON ST
5	504	RAYENELL AVE	7	2526	ROMINE AVE
5	650	ELWAYNE AVE	9	2530	PEAVY RD
5	803	APACHE LN	7	2600	ELSIE FAYE HEGGINS ST
3	922	WOLF CREEK CIR	7	2602	EUGENE ST
3	1000	WILD BRICK DR	7	2623	SOUTHLAND ST
3	1001	S WALTON WALKER BLVD	4	2751	FORDHAM RD
14	1010	ALLEN ST	1	2833	BYWAY ST
4	1015	MILDRED ST	5	2843	DON ST
4	1048	E LEDBETTER DR	3	2900	MARIDEEN AVE
4	1109	COMPTON ST	4	2918	FORDHAM RD
4	1125	COMPTON ST	5	3018	MCNEIL ST
7	1205	S HASKELL AVE	14	3020	BRYAN ST
6	1288	N BAGLEY ST	7	3216	CLEVELAND ST
4	1402	STRICKLAND ST	6	3221	PUGET ST
7	1605	PINE ST	14	3300	BLACKBURN ST
7	1708	LENWAY ST	14	3700	MCMILLAN AVE
7	1710	LENWAY ST	7	3701	CARPENTER AVE
8	1906	AUTUMN MEADOW TRL	4	3915	SHINDOLL ST
4	1911	HARLANDALE AVE	8	3962	AVOCADO DR
6	2026	GALLAGHER ST	14	4106	NEWTON AVE
4	2106	EBBTIDE LN	7	4716	HUEY ST
7	2235	EUGENE ST	7	4729	STOKES ST

<b>AMI 60% and below</b>		
<b>CD</b>		<b>Address</b>
7	4935	ECHO AVE
7	5001	MARNE ST
14	5013	MILAM ST
3	5300	KEENLAND PKWY
2	5403	RIVERSIDE DR
2	5405	RIVERSIDE DR
2	5409	RIVERSIDE DR
2	5413	RIVERSIDE DR
2	5417	RIVERSIDE DR
11	6119	ALPHA RD
14	7125	SANTA FE AVE
13	7424	GREENVILLE AVE
7	7701	CARR ST
5	7900	C F HAWN FWY
13	7909	CARUTH CT
13	7916	CORNERSTONE PKWY
13	7918	CORNERSTONE PKWY
13	7920	CORNERSTONE PKWY
7	8200	MOBERLY LN
3	8234	MAX DR
7	8450	CARBONDALE ST
11	9011	EN CORE DR
7	9999	OLDE TOWNE ROWE
10	10010	BUCKINGHAM RD
13	10026	ONTARIO LN
10	10101	WHISPERING TRL
6	10241	HARRY HINES BLVD
5	10356	TAMWORTH DR
5	10700	RYLIE CREST DR
10	10924	AUDELIA RD
6	11327	REEDER RD
8	13122	C F HAWN FWY
10	13219	BRENTRIDGE DR
8	13328	LENOSA LN
8	13638	BIGGS ST

<b>AMI 60% and below</b>		
<b>CD</b>		<b>Address</b>
8	12330	C F HAWN FWY
11	12603	HILLCREST RD
8	13800	C F HAWN FWY
11	14130	REGENCY PL
8	15323	BUDEUDY DR
<b>AMI 61-80%</b>		
<b>CD</b>		<b>Address</b>
1	1	N VAN BUREN AVE
13	22	LAKESIDE PARK
4	111	W GROVER C WASHINGTON AVE
8	112	S BELTLINE RD
4	234	S CORINTH ST
5	322	N MASTERS DR
8	336	W LAWSON RD
4	402	S CORINTH ST
8	733	CLIFFVIEW DR
8	800	OSLO LN
4	816	STELLA AVE
1	820	N VAN BUREN AVE
3	1001	S WALTON WALKER BLVD
4	1115	COMPTON ST
4	1121	COMPTON ST
4	1123	COMPTON ST
4	1127	COMPTON ST
4	1204	S EWING AVE
4	1222	BLISS ST
4	1223	COMPTON ST
5	1227	HILLBURN DR
4	1305	BADEN ST
4	1526	WACO AVE
4	1531	MARFA AVE
5	1612	CONNER DR
4	1720	E 11TH ST
5	1746	OAK HILL CIR



<b>CD</b>		<b>AMI 61-80%</b> <b>Address</b>
7	1800	CHESTNUT ST
5	1813	PLEASANT DR
8	2010	JORDAN VALLEY RD
8	2207	WOODY RD
5	2317	MOONLIGHT AVE
5	2322	SUNBEAM AVE
5	2324	SUNBEAM AVE
5	2325	SUNBEAM AVE
5	2329	TUNE AVE
5	2400	FETCHET ST
5	2400	ELLINGTON ST
5	2400	CLEO AVE
5	2400	MOONLIGHT AVE
5	2400	FETCHET ST
5	2401	JOEL AVE
5	2401	CLEO AVE
5	2401	DUKE AVE
5	2402	TUNE AVE
5	2403	JOEL AVE
5	2404	FETCHET ST
5	2405	FETCHET ST
5	2406	JABEZ AVE
5	2407	JOEL AVE
5	2408	JOEL AVE
5	2408	JABEZ AVE
5	2409	MILLCENT AVE
5	2409	FETCHET ST
5	2409	DUKE AVE
5	2409	JOEL AVE
7	2411	ST CLAIR DR
5	2412	MOONLIGHT AVE
5	2413	FETCHET ST
5	2413	JOEL AVE
7	2413	ST CLAIR DR
5	2414	MOONLIGHT AVE

<b>CD</b>		<b>AMI 61-80%</b> <b>Address</b>
5	2414	JABEZ AVE
7	2414	ANDERSON ST
5	2416	FETCHET ST
5	2416	CLEO AVE
5	2417	FETCHET ST
5	2420	FETCHET ST
5	2420	MOONLIGHT AVE
5	2420	MILLCENT AVE
5	2420	JOEL AVE
5	2422	JOEL AVE
8	2423	OAK PLAZA
5	2424	JABEZ AVE
5	2425	FETCHET ST
5	2425	MILLCENT AVE
7	2425	ST CLAIR DR
5	2427	SUNBEAM AVE
5	2428	SUNBEAM AVE
5	2428	ELLINGTON ST
5	2429	MILLCENT AVE
5	2430	JOEL AVE
5	2431	ELLINGTON ST
5	2433	MILLCENT AVE
5	2436	JOEL AVE
5	2436	MILLCENT AVE
5	2438	DUKE AVE
5	2439	ELLINGTON ST
5	2440	FETCHET ST
5	2441	FETCHET ST
7	2515	SOUTHLAND ST
7	2515	GHENT ST
5	2516	SUNBEAM AVE
7	2534	SOUTHLAND ST
5	2544	TUNE AVE
5	2550	SUNBEAM AVE
7	2555	HOOPER ST

CD	AMI 61-80%	Address
5	2561	TUNE AVE
5	2565	TUNE AVE
5	2566	TUNE AVE
5	2568	TUNE AVE
5	2574	TUNE AVE
5	2600	PLEASANT MOUND RD
7	2618	TANNER ST
7	2622	LENWAY ST
7	2623	LAGOW ST
7	2633	MARTIN LUTHER KING JR BLVD
7	2711	HUNTER ST
8	2741	PALO ALTO DR
4	2756	E ANN ARBOR AVE
4	2803	MORRELL AVE
7	3400	ST FRANCIS AVE
4	3444	CONWAY ST
7	3510	FRANK ST
7	3519	MEYERS ST
7	3607	SIDNEY ST
4	3704	BONNIE VIEW RD
4	3708	OPAL AVE
7	3918	MARSHALL ST
7	3945	HANCOCK ST
13	4110	WALNUT MEADOW LN
13	4112	WALNUT GLEN PL
7	4159	TIMBERIDGE ST
13	4176	WALNUT MEADOW LN
7	4300	SCYENE RD
7	4343	BATEMAN AVE
7	4635	VERDUN AVE
2	4800	FAIRMOUNT ST
7	4910	BOTHAM JEAN BLVD
3	4929	DUNCANVILLE RD
7	5007	MARNE ST
7	5106	SLATER ST

CD	AMI 61-80%	Address
3	5226	W LEDBETTER DR
3	5230	W LEDBETTER DR
8	5261	BONNIE VIEW RD
7	5326	RAILROAD AVE
7	5330	RAILROAD AVE
7	5332	RAILROAD AVE
8	5352	PINE ROW
7	5411	PARKDALE DR
7	5424	RAILROAD AVE
6	5704	BERNAL DR
7	5808	CARLTON GARRETT ST
11	5900	CLUB HILL PL
5	6010	C F HAWN FWY
7	6232	HOLLIS AVE
5	6283	DENHAM CIR
6	6304	SINGLETON BLVD
7	6306	CARLTON GARRETT ST
5	6333	DENHAM CT
13	6453	STEFANI DR
11	6566	TURNER WAY
13	6827	W NORTHWEST HWY
8	7001	S LANCASTER RD
11	7100	ARAGLIN CT
5	7202	RED BUD DR
8	7530	S LANCASTER RD
8	7536	S LANCASTER RD
13	7700	KELVINGATE CT
7	7704	CARBONDALE ST
5	7800	SCYENE RD
13	7831	LAKESIDE PARK RD
7	7904	HULL AVE
5	8000	SCYENE RD
8	8010	S POLK ST
7	8400	ENDICOTT LN
5	8517	SAN MARINO AVE

		<b>AMI 61-80%</b>
<b>CD</b>		<b>Address</b>
8	8617	HONEYSUCKLE LN
13	8848	MCCRAW DR
13	9011	NO NAME ST
6	9800	HARWELL DR
13	9901	JOURDAN WAY
8	9999	VIDA LN
13	10000	ONTARIO LN
10	11000	SWITZER AVE
8	11526	C F HAWN FWY
9	11570	DRUMMOND DR
11	11800	FOREST LAKES LN
11	11801	FOREST LAKES LN
6	11900	FORD RD

		<b>AMI 81-115%</b>
<b>CD</b>		<b>Address</b>
7	1	PRAIRIE FLOWER TRL
8	150	CREEK COVE DR
4	229	LANDIS ST
5	425	CHEYENNE RD
5	559	PLEASANT VISTA DR
5	610	ELWAYNE AVE
5	707	BETHPAGE AVE
4	720	LASALLE DR
5	754	EZEKIAL AVE
4	921	WACO AVE
4	1000	FRONT ST
5	1019	HAYMARKET RD
8	1100	S BELTLINE RD
2	1262	SLEEPY HOLLOW DR
6	1300	LEVEE ST
8	1305	LEAFWOOD DR
5	1324	FRIENDSHIP DR
8	1325	STARK RD
4	1401	HENDRICKS AVE

		<b>AMI 81-115%</b>
<b>CD</b>		<b>Address</b>
4	1411	STRICKLAND ST
4	1415	E LOUISIANA AVE
1	1520	N CLINTON AVE
1	1521	N CLINTON AVE
8	1601	W WHEATLAND RD
1	1614	N WINNETKA AVE
7	1640	MARBURG ST
7	1702	J B JACKSON JR BLVD
7	1709	GARDEN DR
8	1911	EDD RD
9	1960	HIGHLAND RD
8	2158	BEN HUR ST
7	2225	DATHE ST
7	2226	GREER ST
8	2247	HANDLIN ST
7	2254	GARDEN DR
5	2307	MOONLIGHT AVE
7	2311	DYSON ST
7	2311	BETHURUM AVE
5	2320	SUNBEAM AVE
5	2322	MOONLIGHT AVE
6	2331	MANANA DR
5	2402	JOEL AVE
7	2428	ST CLAIR DR
5	2430	JABEZ AVE
7	2438	ST CLAIR DR
7	2530	ROMINE AVE
5	2627	KIRVEN DR
7	2640	SOUTHLAND ST
7	2701	SILKWOOD ST
5	2703	SANTA CRUZ DR
7	2710	ANDERSON ST
7	2726	BOTHAM JEAN BLVD
7	2731	MACON ST
4	2735	HUDSPETH AVE

CD		AMI 81-115% Address
7	2746	MAURINE F BAILEY WAY
4	2753	PROSPERITY AVE
4	2769	PROSPERITY AVE
7	2802	MARDER ST
7	2814	BRIGHAM LN
1	2815	BYWAY ST
7	2815	COLONIAL AVE
7	2820	HOLMES ST
7	2825	NAMUR ST
7	2837	OAKDALE ST
7	2845	FARRAGUT ST
7	2923	PARNELL ST
3	2934	MARIDEEN AVE
3	2938	MARIDEEN AVE
3	2940	S COCKRELL HILL RD
8	3002	STAG RD
7	3010	ROCHESTER ST
8	3035	SIMPSON STUART RD
3	3100	S WALTON WALKER BLVD
7	3212	LATIMER ST
4	3402	MARVIN D LOVE FWY
7	3500	OSAGE CIR
7	3512	CLEVELAND ST
7	3711	CARPENTER AVE
7	3719	PENELOPE ST
7	3807	SPENCE ST
7	3817	DIXON AVE
4	3914	BALCH DR
7	3915	DIAMOND AVE
7	4007	CANAL ST
7	4019	COLONIAL AVE
7	4135	WOODLARK ST
7	4301	SPRING AVE
7	4335	COPELAND AVE
3	4445	W LEDBETTER DR

CD		AMI 81-115% Address
7	4508	HAMILTON AVE
13	4650	WALNUT MEADOW LN
13	4654	WALNUT MEADOW LN
7	4714	DOLPHIN RD
7	4934	CROZIER ST
7	5027	ECHO AVE
3	5300	KEENLAND PKWY
5	5300	CLAYPOOL RD
4	5500	MARGARITA DR
3	5520	MC CAIN CT
3	5627	PALADIUM DR
5	5700	C F HAWN FWY
8	6130	J J LEMMON RD
3	6501	AMERICAN WAY
8	6516	SEBRING DR
8	7402	S COCKRELL HILL RD
8	7700	LOS ALAMITOS DR
13	7901	PARK LN
8	8002	S NASSAU CIR
3	8100	MAX DR
10	8302	FAIR OAKS CROSSING
11	8600	MIDPARK RD
5	8621	ODOM DR
8	8709	S HAMPTON RD
7	9205	BRUTON RD
8	9601	JULIUS SCHEPPS FWY
10	10701	PLANO RD
5	10898	STINSON ST
9	11323	WOODMEADOW PKWY
8	13557	SHORTLEAF DR
8	13943	INDIAN WELLS RD
11	15101	PRESTON RD

**ATTACHMENT D**  
**List of Potential Developers Eligible for the Purchase of Land Bank lots**  
**in FY 2023-2024**

1. Builders of Hope CDC
2. Confia Homes, LLC
3. Dallas Area Habitat for Humanity, Inc.
4. Marcer Construction Company, LLC
5. Hedgestone Investments, LLC
6. Black Island, LLC
7. Affluency Homes, LLC
8. CTE Homes, LLC
9. Beharry Homes, Inc.
10. Titan and Associates, Inc.
11. Oland Living, LLC
12. Masa Design Build, LLC
13. Texas Heavenly Homes, LTD
14. Covenant Homes Construction & Renovation, LLC
15. Andrews Development & Holdings, LLC
16. Fair Park Central, LLC
17. Muleshoe Properties, Inc.
18. Camden Homes, LLC
19. KH Solutions, Inc.
20. Citybuild CDC
21. SG Provision, LLC
22. BJT Homes, LLC
23. Sankofa Building Group, LLC
24. BC Workshop, Inc.
25. KAH Holdings, Inc.
26. Southfair CDC
27. Mill City NA
28. Texas Community Builders
29. Notre Dame Place, Inc.
30. Invest in South Dallas, LLC
31. The Golden Seeds Foundation
32. New Vision Properties and Land Inc.
33. AE Equity Group

**ATTACHMENT E**  
**Proposed Development Plan for Affordable Housing Developments**  
**on Land Bank Properties in FY 2023-2024**

**AMFI Restrictions**

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes 81% and 115% of AMFI.

**Development Guidelines**

Units constructed should have access to public sewer, public water, public road and any other necessary utilities. Units constructed should be a minimum of 1200 square feet with a minimum of 2 bedrooms and 1 bath. Housing units constructed should meet certain physical standards intended to provide quality affordable housing that is durable and energy efficient. Construction must meet all local codes. Units must be equipped with the following Energy Star rated appliances: refrigerator, range/oven, dishwasher and garbage disposal.

**Design Guidelines**

The Land Bank Program strongly encourages the incorporation of defining features of a neighborhood into newly constructed infill houses. Those defining features of older inner-city neighborhoods may include: roof pitches, porches, materials and window types. Developers must comply with any standards established by an existing neighborhood conservation district and/or neighborhood plans. Additionally, all projects must advance the principles and policies contained in the City of Dallas Complete Streets Design Manual. Site plans and building designs should contribute towards safe and convenient pedestrian, bicycle, transit and automobile access to the extent possible within the project site and the adjacent public right of way frontage. Developers should obtain feedback from Planning and Urban Design, with assistance from the Land Bank Program Manager, to ensure that designs are compatible with existing housing and development patterns.

**Development Timeframe**

All purchasers of property from the Land Bank must apply for a construction permit within 18 months from recording the Deed without Warranty and close on any construction financing within three (3) years from recording the Deed without Warranty. Developer must complete the sale of a unit to an income eligible homebuyer within four (4) years from the filing date of the deed transferring the lot from DHADC to the eligible developer.

# Memorandum



CITY OF DALLAS

DATE January 22, 2024

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

SUBJECT **Urban Land Bank Demonstration Program Plan Fiscal Year 2023-2024 60-day comment period**

The purpose of this memorandum is to brief the Housing and Homelessness Solutions Committee (HHSC) on the upcoming 60-day public comment period on the City of Dallas Urban Land Bank Demonstration Program Plan for FY 2023-2024, attached as Exhibit A, as required by state statute. Additionally, this memorandum provides the Committee an opportunity to review the plan, seek clarification, and to make informed decisions regarding its implementation.

## **Background**

The Urban Land Bank Demonstration Act codified in Texas Local Government Code Chapter 379C requires the City of Dallas Urban Land Bank Program to inform the public and eligible community housing development organizations of potential foreclosures on tax delinquent lots. The Dallas Housing Acquisition and Development Corporation (DHADC), a non-profit entity organized under the Texas Nonprofit Corporation Act and a duly constituted instrumentality of the City of Dallas, has successfully completed its Urban Land Bank Demonstration Program Plan for the Fiscal Year 2023-2024.

Housing staff, in accordance with statutory requirements, is now in the process of making this plan available to the public for a 60-day public comment period. The plan will be advertised in the Dallas Morning News during the months of January – March. During this period, staff will be meeting with the certified Community Housing Development Organizations (CHDOs) and notifying affected neighborhood associations regarding the plan. The public comment period allows community members and stakeholders to provide valuable input and feedback on the proposed plan and is an integral part of our commitment to transparency and community engagement.

The Urban Land Bank Demonstration Program Plan outlines key strategies and initiatives aimed at addressing housing and development challenges within our community. The involvement of the public is crucial to ensuring the plan aligns with the diverse needs and aspirations of our residents. The finalized plan will be placed on the March 27, 2024, City Council agenda item for consideration and approval.



DATE January 22, 2024  
SUBJECT **Urban Land Bank Demonstration Program Plan Fiscal Year 2023-2024 60-day  
comment period**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Neighborhood Revitalization at -Cynthia.RogersEllic@dallas.gov or 214-670-3601.

Sincerely,



Majed A. Al-Ghafry, P.E.  
Assistant City Manager

T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-303

**Item #:** J.

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Development Program Policy Update - Proposed Amendment to the Dallas Housing Resource  
Catalog Land Transfer Program

[Darwin Wade, Assistant Director, Department of Housing and Revitalization]

## Land Transfer Program Pillars 1, 2, 6, 7

Added May 22, 2019 by Resolution No. 19-0824

The purpose of this 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.

### **Consistency with City’s Affordable Housing Development Goals**

The operation of the Land Transfer Program shall align with the City’s existing affordable housing production goals as outlined in the adopted Comprehensive Housing Policy. The portfolio of real property sold under this Program shall be developed to serve the range of income bands as well as the percentage of each income band identified in the production goals of the Comprehensive Housing Policy.

When seeking City Council approval to sell a parcel or parcels of real property pursuant to this Program, staff must identify the proposed developer, indicate the income band for which the parcel(s) of real property is reserved, and provide the City Council with a map depicting the location of the real property that contains the current Market Value Analysis (MVA) and Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) data layers, if such layers exist. The map must also depict the location of all parcels of real property previously sold to the proposed developer pursuant to this Program or any other City affordable housing program in the past two years and the income bands for which each parcel of real property was reserved.

On an annual basis, the Housing and Neighborhood Revitalization Department, or its successor department, shall brief the appropriate City Council committee regarding the year-to-date production data for the Program.

### **Consistency with Fair Housing Laws**

On an annual basis, the Land Transfer Program will be reviewed by the Office of Equity and Human Rights, or its successor department, to ensure that the Program is being operated in a manner that is consistent with fair housing laws. The City will collect and maintain data regarding the location of parcels of real property sold via the Program and demographic information regarding the eligible households who occupy housing units developed pursuant to the Program.

### **Application Process for Submitting a Proposal to Purchase Parcels of Real Property**

The City will create, and will periodically update, an application that is consistent with this Program and the authorizing state statute or city ordinance to be used by developers who are interested in purchasing real property pursuant to the Land Transfer Program. The City may accept proposals to purchase lots on a rolling basis or may solicit purchase proposals through a competitive solicitation process. Only proposals that meet or exceed the minimum developer and project

eligibility criteria will be referred to the appropriate City Council Committee for approval. City Council must approve all sale of real property through the Land Transfer Program.

Each purchase of real property must clarify which Texas statute it is operating under.

	Type of Property	Type of Developer	Uses term low/mod income	Defines targeted incomes	Type of Development Allowed	Add'l state statutory requirements
DCC 2-26 (aka HB 110)	Tax-foreclosed or seized	Nonprofit	Low-income	80% AMFI or below	Affordable housing	Enabling Statute: TLGC 253.010
TLGC 253.010	Any land acquired by municipality	Non-profit and religious organizations	Low-income	Municipality may determine; Should consider AMFI	Affordable housing or a use approved in a written agreement with City	
TLGC 272.001(g)	Any city-owned land except land acquired by condemnation	No limitation	Low- and Mod-income	No	Low- and moderate income housing	
TPTC 34.051	Tax-foreclosed land	No limitation	Primarily Low- and Mod- income	No	A purpose consistent with City urban redevelopment or affordable housing plan	Interlocal agreement among taxing entities; land must be vacant/distressed & tax-delinquent 6+ years

### Developer Eligibility Criteria

To be eligible to purchase real property pursuant to the Land Transfer Program, a developer must meet all the following criteria, unless the land is sold pursuant to Dallas City Code Section 2-26.4:

- Developer may be an individual, or may be organized as a corporation, partnership, joint venture or other legal entity, regardless of whether developer is a for-profit, non-profit, or religious organization.
- Developer must be in good standing with the State of Texas and the City, including that the City has not issued a charge against the developer for violating Chapter 20A of the Dallas City Code or Chapter 46 of the Dallas City Code within the past 5 years, may not be debarred under the federal System for Award Management (SAM), may not have uncured violations of Chapter 27 of the Dallas City Code for which it has received notice, may not be indebted to the City or delinquent in any payment owed to the City under a contract or other legal obligation, and must be current on payment of taxes and liens owed to any other affected taxing unit under the Texas Property Tax Code.
- If developer seeks to purchase two or more parcels of real property for the purpose of constructing housing units, developer must have constructed one or more housing units within the three-year period preceding the submission of the proposal to acquire the parcels of real property via the Program. If developer seeks to purchase one or more parcels of real property for the purpose of developing a multifamily or commercial use, developer must demonstrate that it has developed at least one comparable use within the three-year period preceding the submission of the proposal to acquire the parcel of real property via the Program.
- Developer must submit a development plan for all parcels of real property developer seeks to acquire via the Program.
- Developer must demonstrate that it has the financial capacity and staffing/sub-contractor capacity to develop and complete the sale, lease, or lease-purchase, within a two-year period, of its inventory of parcels of real property acquired through the Program. The City Manager or his/her designee may grant up to one, one-year extension of any deadlines in

the development agreement. Any additional extensions of the development agreement must be approved by City Council.

Staff may impose additional eligibility criteria that are consistent with this Program, state statute and city ordinance. If land is sold pursuant to Dallas City Code Section 2-26.4, developer must comply with the eligibility criteria set forth in the ordinance.

### **Project Eligibility Criteria**

To be eligible to purchase real property pursuant to the Land Transfer Program, the proposed project must meet all the following criteria, unless the land is sold pursuant to Dallas City Code Section 2-26.4:

- Parcels of real property must be developed with: (1) a housing unit or units that are offered for sale, lease or lease-purchase, or (2) a commercial use that will complement the City's Comprehensive Housing Policy, economic development policy, or redevelopment policy.
- Housing units developed on the parcels of real property may only be sold, leased, or offered as a lease-purchase to households whose incomes are within the income bands prioritized by the adopted Comprehensive Housing Policy.
- Housing units developed on the parcels of real property may be either a single family, duplex, or multi-family housing use.

Staff may impose additional eligibility criteria that are consistent with this Program, state statute and city ordinance. If land is sold pursuant to Dallas City Code Section 2-26.4, the project must comply with the eligibility criteria set forth in the ordinance.

### **Identification of Eligible Households, Affirmative Fair Housing Marketing and Other Policies**

Developers of for-sale housing units must comply with all the terms of the Mixed Income Housing Program as set forth in Chapter 20A of the Dallas City Code, as amended, if applicable. Developers of for-sale housing units may only sell to homebuyers who meet the eligibility criteria set forth in the City of Dallas Homebuyer Assistance Program (DHAP), or a successor program.

Developers of rental housing or lease-purchase units must comply with all the terms of the Mixed Income Housing Program as set forth in Chapter 20A of the Dallas City Code, as amended, if applicable. Such exemptions will be clearly set forth in the development agreement.

### **Sales Price of Parcels of Real Property Sold via the Land Transfer Program**

City-owned real property: Properties will be initially offered at fair market value ("FMV"), as determined by a comparative market analysis. A discount will be available if project underwriting indicates that the discount is needed either to ensure the viable sale, lease or lease-purchase to an income-qualified buyer or the viable development of a commercial use. The discount is subject to City Council approval.

Tax-foreclosed real property: A fixed price of \$1,000 for up to 7,500 square feet of land purchased under a single proposal, plus \$0.133 for each additional square foot of land purchased under the proposal. If land is sold pursuant to Dallas City Code Section 2-26.4, the sales price set forth in the ordinance applies.

### **Sales Price of For-Sale Housing Units Developed via the Land Transfer Program**

For-sale units produced under the Land Transfer Program must be sold at the fair market value as determined by an "as-completed" or "subject to completion" appraisal completed by an

independent state-licensed appraiser. However, the terms of the development agreement for each parcel of real property purchased pursuant to the Program will include any seller-discount that must be provided to the eligible purchaser so that the amount paid by the eligible purchaser is affordable based on their income.

### **Rental Rates for Rental Housing Units Developed via the Land Transfer Program**

Rental units produced under the Land Transfer Program must be leased at affordable rental rates in accordance with the approved development agreement and Chapter 20A of the Dallas City Code, as amended. If land is sold pursuant to Dallas City Code Section 2-26.4, the rental rates set forth in the ordinance applies.

### **Term of Affordability**

The term of affordability for for-sale housing units is 5 years from the filing date of the deed transferring the unit from developer to homebuyer.

The term of affordability for rental units and commercial uses is 20 years from the date that the first unit is occupied by an eligible tenant.

The term of affordability for lease-purchase units will be negotiated on a case-by-case basis in accordance with the goals of this Program.

If land is sold pursuant to Dallas City Code Section 2-26.4, the term of affordability set forth in the ordinance applies.

### **Deed Restrictions and Right of Reverter**

The City will impose restrictive covenants on all parcels of real property its sells pursuant to the Land Transfer Program. If land is sold pursuant to Dallas City Code Section 2-26.4, the deed restrictions and right of reverter requirements set forth in the ordinance applies.

The restrictive covenants will require the parcels of real property to be developed and maintained in accordance with the development agreement and all applicable city, state and federal laws. These restrictions will include that housing units developed on the parcels of real property be offered for sale, lease or lease-purchase to low- and moderate-income households and be occupied by low- and/or moderate-income households for the entire term of the affordability period (a “resale deed restriction”).

Land acquired by a developer pursuant to the Land Transfer Program may revert to the City if the City Manager or his/her designee determines that the developer has:

- failed to take possession of the land within 90 calendar days after receiving the deed to the parcels of real property;
- failed to complete construction of all required housing units or other required development on the real property, or failed to ensure occupancy by eligible households within the development timeframe set forth in the development agreement;
- incurred a lien on the property because of violations of city ordinances and failed to fully pay off the lien within 180 days of the City’s recording of the lien; or
- sold, conveyed, or transferred the land without the consent of the City.

Upon determination by the City Manager or his/her designee that a condition described above has occurred, the City Manager or his/her designee is authorized to execute an instrument, approved as to form by the City Attorney, exercising against the parcel of real property the City’s

possibility of reverter with right to reentry. The City Manager or his/her designee shall file notice of the reverter and reentry of the land by the City in the real property records of the county in which the parcel of real property is located, which notice must specify the reason for the reverter and reentry. The City Manager or his/her designee shall provide a copy of the notice to the developer in person or by mailing the notice to the developer's post office address as shown on the tax rolls of the City or of the county in which the land is located.

#### **Release of Non-Tax Liens, Release of Restrictive Covenants and Right of Reverter**

Pursuant to this Program and contingent upon City Council approval, and in consideration for developer agreeing to construct affordable housing units or other approved uses on parcel(s) of real property, the City Manager or his/her designee is authorized to execute instruments, approved as to form by the City Attorney, releasing any non-tax City liens that may have been filed by the City during the City's ownership of the parcel(s) of real property.

Additionally, the City Manager or his/her designee is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of reentry and terminating the restrictive covenants on the land upon compliance with all terms and conditions of the development agreement and this Program.

When a developer sells a housing unit(s) constructed on a Land Transfer Program lot(s) to a qualified homebuyer(s) who receives financial assistance from the Dallas Homebuyer Assistance Program (DHAP) or other homebuyer assistance programs using other funding sources that require deed restrictions with recapture provisions, the City Manager or his/her designee is authorized to execute instruments, approved as to form by the City Attorney, to: (1) release the resale deed restrictions initially recorded on the applicable Land Transfer Program lot(s) when sold by the City to the developer; and, (2) impose recapture deed restrictions on the lot(s) to be filed and recorded in the in the real property records of the county in which the parcel of real property is located.

Pursuant to the federal regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) and the DHRC's various DHAP programs, a recapture deed restriction requires repayment of the DHAP financial assistance not yet forgiven under the terms of the DHAP program, if the qualified homebuyer violates the terms of the DHAP program.

#### **Type of Transfer**

The City will transfer all City-owned parcels and resell all tax-foreclosed parcels via a deed without warranty, approved as to form by the City Attorney.



# Memorandum



DATE January 19, 2024

CITY OF DALLAS

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

SUBJECT **Upcoming Agenda Item: Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) Land Transfer Program to provide explicit authority to release Land Transfer Program resale Deed Restrictions and Right of Reverter when an eligible homebuyer utilizes the Dallas Homebuyer Assistance Program or other assistance program with recapture Deed Restrictions**

The purpose of this memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 14, 2024 to authorize an amendment to the Dallas Housing Resource Catalog (DHRC) Land Transfer Program (LTP), as shown in the attached Exhibit A. The amendment authorizes: 1) the release of Land Transfer Program deed restrictions when a qualified homebuyer is also a Dallas Homebuyer Assistance Program (DHAP) participant, and, 2) the federally required DHAP deed restrictions on the property. The proposed change will not affect any LTP requirements tied to the city's right of reverter or the developer's and qualified homebuyer's obligations under the LTP.

## **Land Transfer Program and Dallas Homebuyer Assistance Background**

The Dallas Housing Policy 2033 (DHP33) and the DHRC, which sets forth the City's housing programs, authorize the sale of surplus (subject to Texas Local Government Code, Section 272.001(g)) or tax-foreclosed lots (subject to Texas Tax Code, Section 34.051) to qualified developers via the LTP. The sale of land transfer lots to qualified developers facilitates the construction of affordable housing units for low- and moderate-income households (as well as targeted commercial uses). Pursuant to applicable law, the City sells the property subject to a right of reverter and requires the developer to record the LTP deed restrictions. The LTP also requires the developer to sell the newly constructed home to a qualified homebuyer and that any subsequent resale of the home by the initial qualified homebuyer must be to another qualified household during the 5-year affordability period ("resale deed restriction").

The DHRC requires DHAP participants, which provides qualified homebuyers with downpayment and closing cost assistance, to accept deed restrictions with recapture provisions (e.g., if the home is not used as the buyer's primary residence or is sold to an unqualified household, the participant must pay back the City) ("recapture deed restriction"). The recapture deed restrictions, which are imposed for a specified period based on the amount of assistance, ensure the affordability requirements are met and maintained following the developer's sale of the property to the DHAP participant. The

DATE January 19, 2024

SUBJECT

**Upcoming Agenda Item: Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) Land Transfer Program to provide explicit authority to release Land Transfer Program resale Deed Restrictions and Right of Reverter when an eligible homebuyer utilizes the Dallas Homebuyer Assistance Program or other assistance program with recapture Deed Restrictions**

DHAP affordability period ranges from five to 15 years and must align with federal regulations promulgated by the U.S. Department of Housing and Urban Development (HUD).

Federal requirements prohibit both resale and recapture deed restrictions on the same property. A conflict arises when a qualified homebuyer in the LTP program (which requires resale deed restrictions) is also a DHAP participant (which requires recapture deed restrictions). The proposed LTP amendment will authorize the release of resale deed restrictions when a developer purchases LTP lots and builds and sells a single-family home to qualified homebuyer who is also a DHAP participant. At the time of this sale, the city imposes the DHAP recapture deed restrictions on the property.

Currently, developers who purchased LTP lots to construct homes for sale to low- to moderate-income homebuyers who use DHAP assistance are unable to close pending the council approval of the LTP amendment. According to developers, pending approval, they are incurring increased costs due to security expenses as homes are left vacant for 60 or 90 days, rising interest rates on construction loans, and other holding costs. According to homebuyers, they also face unplanned costs due to temporary living arrangements, expiration of mortgage prequalification and interest rate locks, the potential loss of earnest money deposits, and the cancellation of the purchase agreement by the seller, due to delayed closings. As a result of these challenges, some DHAP participants are faced with the daunting and costly prospect of restarting the homebuying process to find another home at an affordable price in a volatile interest rate environment.

Approval of the LTP amendment addresses the conflict between the DHRC LTP and federal regulations due to the LTP resale deed restrictions and the DHAP recapture deed restrictions.

DATE January 19, 2024

SUBJECT **Upcoming Agenda Item: Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) Land Transfer Program to provide explicit authority to release Land Transfer Program resale Deed Restrictions and Right of Reverter when an eligible homebuyer utilizes the Dallas Homebuyer Assistance Program or other assistance program with recapture Deed Restrictions**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at [cynthia.rogersellick@dallas.gov](mailto:cynthia.rogersellick@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-294

**Item #:** K.

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Department of Housing & Neighborhood Revitalization Quarterly Performance Measures  
[Thor Erickson, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



CITY OF DALLAS

DATE January 22, 2024

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

SUBJECT **Department of Housing & Neighborhood Revitalization Quarterly Performance Measures**

This memorandum contains an attachment with data used to track the Department of Housing & Neighborhood Revitalization's (Housing) performance, progress, and status of ongoing and completed projects during the first quarter of fiscal year 2023-2024. The data consists of development projects under construction or complete, home buyer assistance projects that are prequalified or closed, and home repairs that are in the predevelopment phase, under construction, or have been completed. Housing is also reporting demographic information for each Council district.

Data captured for the Home Repair and Homebuyer Assistance programs include the applicant's race/ethnicity, average age, gender, and the Area Median Income (AMI) percentage. Housing's Development and Land Bank/Land Transfer teams report the number of council districts served and the number of units at various AMI percentage levels. Budget information will be reported by all Housing programs. Please note that additional data on AMI levels and M/WBE information for completed projects in Development will be provided in subsequent Quarterly Reports. The Quarterly Performance Measure report will be provided to the Housing and Homelessness Solutions Committee (HHSC) each quarter of the current fiscal year.

DATE **January 22, 2024**  
SUBJECT **Quarterly Performance Measures**  
PAGE **2 of 2**

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization at [cynthia.rogersellic@dallas.gov](mailto:cynthia.rogersellic@dallas.gov) or 214-670-3601.



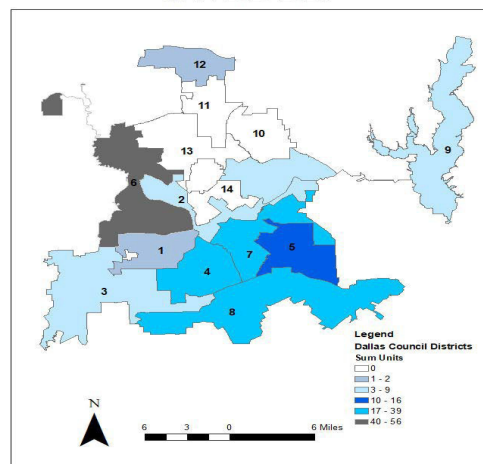
Majed A. Al-Ghafry, P.E.  
Assistant City Manager

**[Attachments:]**

1. Department of Housing & Neighborhood Revitalization Quarterly Performance Measures – Quarter One

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager

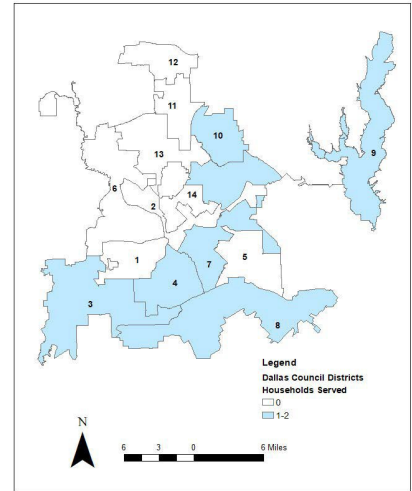
Jon Fortune, Deputy City Manager M. Elizabeth (Liz)  
Cedillo-Pereira, Assistant City Manager Dr. Robert  
Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

[illegible]

**October 1, 2023-December 31, 2023**



## Housing and Neighborhood Revitalization



# DHAP

## Quarterly Performance Measures – Quarter One

Number Prequalified	Number Closed	Prior Years Carryover	Total Budget FY 23-24	Committed	Expensed	Total Remaining to-Date
33	10	\$744,876.28	\$920,000.00	N/A	\$513,750.00	\$1,151,126.28

## Quarterly Performance Measures – Quarter One

[illegible]



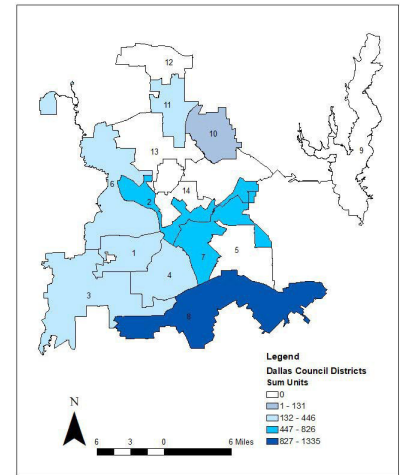
October 1, 2023–December 31, 2023



## Housing and Neighborhood Revitalization

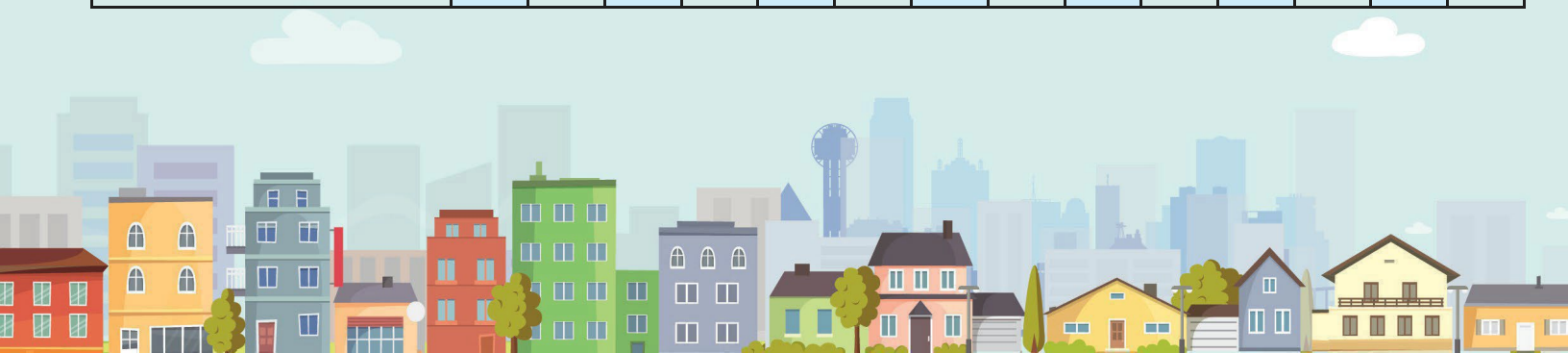
HFC

DHFC Units by Dallas Council District  
Q1 FY 2023-2024



Quarterly Performance Measures – Quarter One	
Number in Predevelopment	1,909
Number Under Construction	2,550
Number Completed	0
Total Development Cost	\$1,208,980,411.00
Taxes Foregone	\$923,803.00
Rental Savings	\$2,207,127.00
Revenue	\$189,129.00

Quarterly Performance Measures – Quarter One														
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI														
Units 81%+AMI														
Additional Information														



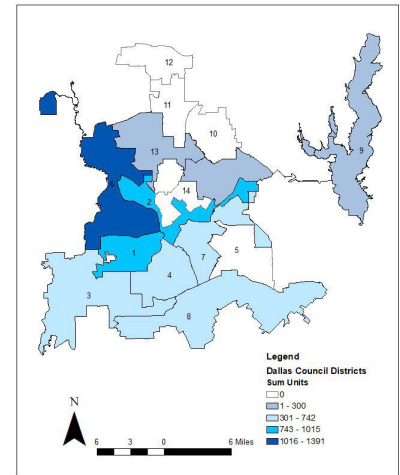
October 1, 2023–December 31, 2023



## Housing and Neighborhood Revitalization

PFC

DPFC Units by Dallas Council District  
Q1 FY 2023-2024



Quarterly Performance Measures – Quarter One	
Number in Predevelopment	3,570
Number Under Construction	2,826
Number Completed	0
Total Development Cost	\$1,490,488,628.00
Taxes Foregone	0
Rental Savings	0
Revenue	\$2,345,076.04

Quarterly Performance Measures – Quarter One														
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI	518	65	162	78		548			151				88	
Units 81%+AMI														
Additional Information														





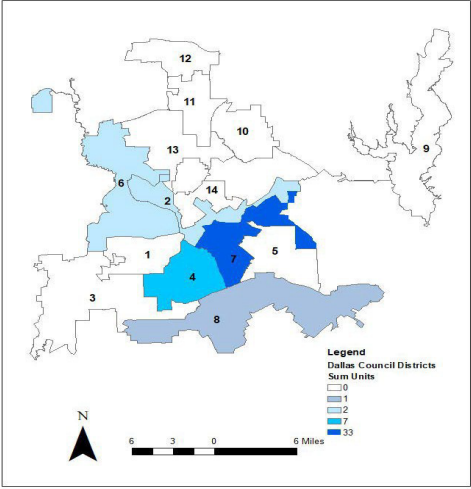


October 1, 2023–December  
31, 2023



# Housing and Neighborhood Revitalization

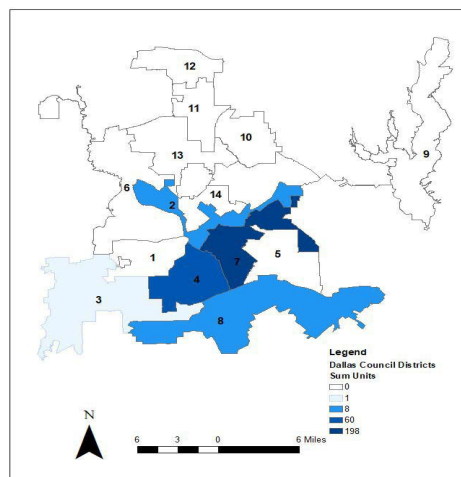
## LAND BANK



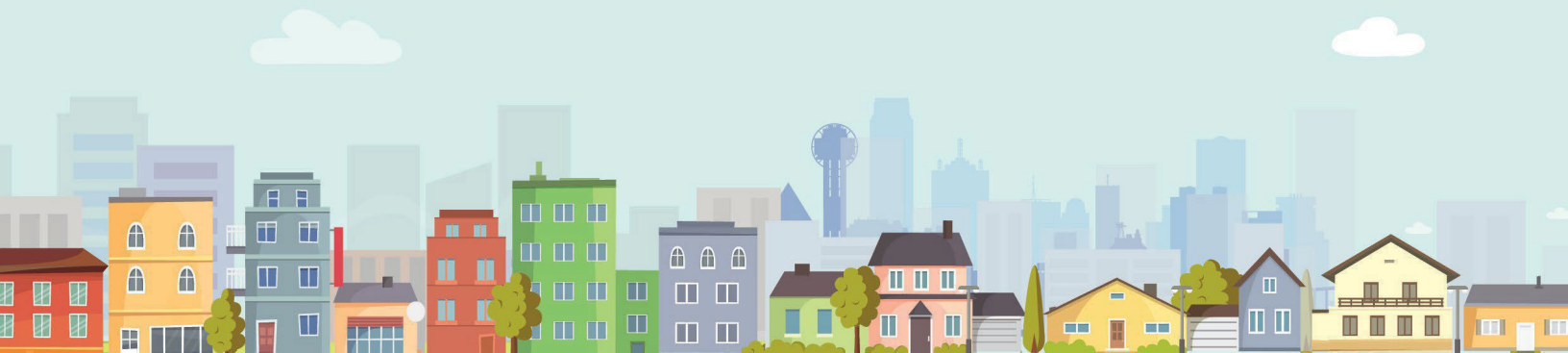
Quarterly Performance Measures – Quarter One	
Current Number of Lots Available	142
Lots Sold	0
Lots Built Out	0
All Open Projects Underway	41
M/WBE Information	TBD
Prior Years Carryover	\$677,484.90
Total Budget FY 23-24	\$68,999.04
Committed	\$653,203.00
Expensed	\$38,770.15
Total Remaining to-Date	\$54,510.79

Quarterly Performance Measures – Quarter One														
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI														
Units 81%+AMI														
Additional Information														





Quarterly Performance Measures – Quarter One	
Current Number of Lots Available	2
Lots Sold	0
Projects Under Construction	80
Units Under Construction	79
Lots Built Out	2
M/WBE Information	TBD

[illegible]





# City of Dallas

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

## Agenda Information Sheet

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**File #:** 24-291

**Item #:** L.

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Upcoming Agenda Item # 18; 24-83 (January 24, 2024): Authorize the City Manager to execute a twenty-month contract with Housing Forward as a sole source, approved as to form by the City Attorney, for outreach services enhancing the efforts of the Real Time Rehousing (RTR) Project formerly Dallas Real Time Rapid Rehousing; the services will provide front line outreach services to persons experiencing homelessness in encampments and aligns with the City of Dallas' strategy to reduce encampments and unsheltered homelessness through the RTR initiative - Not to exceed \$2,354,314.00 - Financing: General Fund (subject to annual appropriations)  
[Christine Crossley, Director, Office of Homeless Solutions]



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 24-295

**Item #:** M.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize 1) preliminary adoption of Substantial Amendment No. 3 to the FY 2023-24 Action Plan for the Community Development Block Grant (CDBG) Funds to reprogram unspent FY 2022-23 CDBG funds in the amount of \$4,500,000.00 from the Home Improvement & Preservation Program to the Residential Development Acquisition Loan Program and 2) a public hearing to be held on March 27, 2024 to receive comments on Substantial Amendment No. 3 to the FY 2023-24 Action Plan for CDBG Funds.

[Thor Erickson, Assistant Director, Department of Housing and Revitalization]



# Memorandum



DATE January 22, 2024

CITY OF DALLAS

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

SUBJECT **Upcoming Agenda Item: Substantial Amendment No. 3 to FY 2023-24 Action Plan**

The purpose of this memorandum is to provide information related to an upcoming agenda item on February 14, 2024, of Substantial Amendment No.3 to FY 2023-24 Action Plan.

The Department of Housing and Neighborhood Revitalization (Housing) will have a request to revise the FY 2023-24 Action Plan to allow timely commitment and expenditure of unused CDBG funds and reprogram \$4,500,000.00 from the Home Improvement & Preservation Program (HIPP) to the Residential Development Acquisition Loan Program (RDALP). On December 12, 2023, the Housing and Homelessness Solutions Committee was briefed on the changes to HIPP which will be part of the FY 2024-25 Action Plan. The specific reprogrammed funding amount will allow the city to meet its timeliness test. Housing has several projects in the pipeline that could utilize the funding and ensure the project gets under contract and funding spent by July 31, 2024.

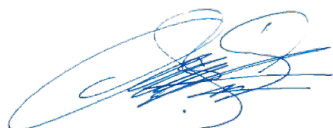
Annually, the city submits an Action Plan to U.S. Department of Housing and Urban Development (HUD) that includes the Community Development Block Grant (CDBG), HOME Investment Partnerships Program Grant (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS Grant (HOPWA). The Action Plan provides a detailed description of programs and services to be undertaken with the grant funds over the twelve-month period of October 1, 2023, through September 30, 2024, to address priority needs in the community designed to improve Dallas residents' quality of life for low- and moderate-income persons.

The City of Dallas as a grantee for the CDBG funds is required to meet an annual timeliness test for expenditure of CDBG funds. There have been challenges and barriers to operating multiple home repair programs and outsourcing administration to subrecipients and contractors that has caused delayed timely spending of CDBG funds. To meet the timeliness test, the reprogramming of funding is essential. To alleviate future issues, HIPP is being amended to remove obstacles such as multiple home repair program competition, multiple applications, and resident confusion. The final approval for the HIPP changes will be on the Dallas City Council agenda on March 27, 2024.

DATE **January 22, 2024**  
SUBJECT **Upcoming Agenda Item: Substantial Amendment No. 3 to FY 2023-24 Action Plan**  
PAGE **2 of 2**

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.

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization at [cynthia.rogersellic@dallas.gov](mailto:cynthia.rogersellic@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizar Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-298

**Item #:** N.

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Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - HiLine Illinois, located at 4710 W. Illinois Avenue.  
[Aaron Eaquinto, Dallas Housing Compliance Administrator, Department of Housing and Neighborhood Revitalization]

# Memorandum



CITY OF DALLAS

DATE January 22, 2024

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

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax  
Credits – HiLine Illinois**

TX Illinois 2024, Ltd., an affiliate of Generation Housing Partners (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the acquisition and redevelopment of the HiLine Illinois, a 200-unit multifamily development located at 4710 W Illinois Ave, Dallas, TX 75211 (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**

TX Illinois 2024, Ltd (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 2023 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of HiLine Illinois, a 200-unit multifamily complex located at 4710 W Illinois Ave, Dallas, TX 75211 (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 citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

The Applicant, a to be formed Texas limited partnership, is proposing to develop the Property. A to-be-formed single asset entity or its affiliate with the Dallas Housing Finance Corporation (DHFC) as 100% owner, will be the general partner. A to-be-formed limited liability company or its affiliate with TX Illinois 2024, Ltd, a Texas limited liability company as 100% owner, will be the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

DATE January 22, 2024  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – HiLine Illinois**

On September 12, 2023 the DHFC 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.

The Project consists of 200 multifamily residential units. The unit mix includes 40 1-bedroom units, 100 2-bedroom units, and 60 3-bedroom units. The units will be equipped with large balconies, personal storage, granite countertops, Energy Star Appliances, and other Class-A features. The Property also a resort-style swimming pool, children's playscape, and sports court. clubhouse, leasing center, furnished fitness center, community lounge, and business center. The community will offer laptops to its residents for "check-out" to do schoolwork, tax-preparation, budgeting and/or life-planning, or for simple everyday needs. Lighted public sidewalks will be built along both W Illinois Ave and Knoxville St, enhanced with lush landscaping and street trees. Underground detention will be utilized to provide additional parking and resident amenities. The site is currently zoned R-7.5(A), however, it is shown under "Urban Neighborhood" on the City's *forwardDallas* vision illustration which is conducive to multifamily zoning. A zoning change application will be submitted to the City.

The Applicant will also work with the Office of Integrated Public Safety Solutions for security input/upgrades, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

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

1. Health and wellness classes;
2. Financial literacy classes;
3. Tax preparation classes;
4. Homeownership classes;
5. Fitness classes;
6. Monthly community events;
7. Nutrition and Diet Seminars.

Total development costs are estimated to be approximately \$47,068,640.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$28,454,693.00 which is \$142,273.47 per unit.

Proposed Financing	
Conventional Loan/FHA	\$22,557,213.00
LIHTC Syndication Proceeds	\$21,150,574.00
HOME/HFC Funds	\$9,500,000.00

DATE  
SUBJECT

January 22, 2024

**Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – HiLine Illinois**

Refund of Good Faith Deposit	\$280,000.00
Deferred Developer Fee	\$2,476,649.00
<b>Total</b>	<b>\$55,964,436.00</b>

<b>Proposed Uses</b>	
Land Acquisition	\$3,925,000.00
Sitework Construction Cost	\$3,200,000.00
Hard Construction or Rehabilitation Cost	\$25,254,693.00
Contractor's General Requirements	\$1,707,282.00
Contractor's Overhead	\$569,094.00
Contractor's Profit	\$1,707,282.00
Construction Contingency	\$1,621,918.00
Indirect Construction Costs	\$2,985,500.00
Developer's / Other Fees	\$6,097,871.00
Interim Financing Cost	\$5,795,136.00
Permanent Financing Cost	\$625,000.00
Other Financing Costs	\$1,073,930.00
Reserves	\$1,401,730.00
<b>Total</b>	<b>\$55,964,436.00</b>

The current income restrictions will be maintained at the property to ensure no residents are displaced due to increased rents. The current rental restrictions are broken down as follows: 10 of the 200 units are reserved for households earning between 0%-30% of AMI, 20 of the 200 units are reserved for households earning between 31%-50% of AMI, 120 of the 200 units are reserved for households earning between 51%-60% of AMI, and 50 of the 200 units are reserved for households earning between 61%-70% of AMI.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking Housing Tax Credits through TDHCA. On June 12, 2019, Council Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

To receive a staff recommendation for a resolution of no objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further

DATE January 22, 2024  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – HiLine Illinois**

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 TX Illinois 2024, Ltd.'s LLC'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 Cynthia Rogers-Ellickson, Director, Department of Housing & Neighborhood Revitalization at [cynthia.rogersellic@dallas.gov](mailto:cynthia.rogersellic@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-299

**Item #:** O.

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Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Tenison Lofts, located at 3600 Samuell Boulevard.  
[Aaron Eaquinto, Dallas Housing Compliance Administrator, Department of Housing and Neighborhood Revitalization]



# Memorandum



CITY OF DALLAS

DATE January 22, 2024

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

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax  
Credits – Tenison Lofts**

TX Tenison 2024, Ltd., an affiliate of Generation Housing Partners (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the acquisition and redevelopment of the Tenison Lofts, a 164-unit multifamily development located at 3600 Samuell Blvd, Dallas, TX 75223 (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**

TX Tenison 2024, Ltd. (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 2023 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of Tenison Lofts a 164 multifamily complex located at 3500-3632 Samuell Blvd, Dallas, TX 75223 (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 citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

Applicant or its affiliate shall form TX Tenison 2024, Ltd., a Texas limited partnership the general partner of which is anticipated to be TX Tenison 2024 GP, LLC, a single asset entity solely owned by the Dallas Housing Finance Corporation (DHFC). A to-be-formed special limited partnership company will be a to-be-formed special limited partner. TX Tenison 2024 SLP, SLP will be owner of the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

DATE January 22, 2024  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Tenison Lofts**

On September 12, 2023 the DHFC 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.

The Applicant proposes to remove all existing buildings/structure and redevelop the property with a Class-A, new construction, mixed-income residential development of 164 units. The 164 units are comprised of 24 1-bedroom, 76 2-bedroom units, and 64-3 bedroom. The units will include 9-foot ceilings, granite countertops, faux wood flooring, Low-E thermal windows, low flow fixtures, ample storage, open floor plans, washer/dryer hook ups, and Energy Star Appliances.

Tenison Lofts will be a 164-unit, Class A workforce housing revitalization project located in Dallas, TX. Community amenities will include a state-of-the-art fitness center, community room, resort style pool, and computer learning center. The existing property(s) consists of a commercial strip center, with several existing businesses and associated parking. The intent of Generation Housing is to remove all existing buildings/structure and redevelop the property with a Class-A, new construction, mixed-income residential development.

The Applicant will also work with the Office of Integrated Public Safety Solutions for security input/upgrades, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

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

1. Health wellness;
2. Free after school programs;
3. Financial literacy classes;
4. Homeownership classes;
5. Community Activities.

Total development costs are estimated to be approximately \$37,605,440.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$22,387,535.00 which is \$111,937.68 per unit.

Proposed Sources	Amount
Conventional Loan/FHA	\$18,290,057.00
CDBG Funds - City	\$11,000,000.00
LIHTC Syndication Proceeds	\$12,397,983.00
Deferred Developer Fee	\$1,538,572.00
<b>Total</b>	<b>\$43,226,612.00</b>

DATE January 22, 2024  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Tenison Lofts**

<b>Proposed Uses</b>	<b>Amount</b>
Land Acquisition	\$4,505,000.00
Sitework Construction Cost	\$3,430,000.00
Hard Construction or Rehabilitation Cost	\$18,957,535.00
Contractor's General Requirements	\$1,418,252.00
Contractor's Overhead	\$447,751.00
Contractor's Profit	\$1,418,252.00
Construction Contingency	\$1,283,590.00
Indirect Construction Costs	\$1,495,060.00
Developer's / Other Fees	\$4,650,000.00
Interim Financing Cost	\$3,356,000.00
Permanent Financing Cost	\$140,000.00
Other Financing Costs	\$958,960.00
Guarantee Fee	\$39,600.00
Reserves	\$1,126,612.00
<b>Total</b>	<b>\$43,226,612.00</b>

The current income restrictions will be maintained at the property to ensure no residents are displaced due to increased rents. The current rental restrictions are broken down as follows: 24 of the 164 units are reserved for households earning between 0%-30% of AMI, 30 of the 164 units are reserved for households earning between 31%-50% of AMI, 44 of the 164 units are reserved for households earning between 51%-60% of AMI, 44 of the 164 units are reserved for households earning between 61%-70% of AMI, and 22 of the 164 units are reserved for households earning between 71%-80% of AMI.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking Housing Tax Credits through TDHCA. On June 12, 2019, Council Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

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

### **Recommendation**

DATE January 22, 2024  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Tenison Lofts**

The Development satisfies the threshold requirements of the Comprehensive Housing Policy and Staff recommends City Council authorize a resolution of no objection for TX Tenison 2024, Ltd.'s LLC'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 Cynthia Rogers-Ellickson, Director, Department of Housing & Neighborhood Revitalization at [cynthia.rogersellic@dallas.gov](mailto:cynthia.rogersellic@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-300

**Item #:** P.

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Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - West Virginia Apartments, located at 8004 West Virginia Drive.

[Aaron Eaquinto, Dallas Housing Compliance Administrator, Department of Housing and Neighborhood Revitalization]

# Memorandum



CITY OF DALLAS

DATE January 22, 2024

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

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

8004 West Virginia Drive, LP, an affiliate of April Housing (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the acquisition and redevelopment of the West Virginia Apartments, a 204-unit multifamily development located at 8004 West Virginia Drive, Dallas Texas 75228 (Property). A resolution of no objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a resolution of no objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing as described in the Comprehensive Housing Policy (CHP). After review, the Applicant has satisfied all application requirements and staff recommend a resolution of no objection.

## **Background**

8004 West Virginia Drive, 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 2023 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of West Virginia Apartments, a 150-unit seniors multifamily complex located at 8004 West Virginia Drive, Dallas, TX 75228 (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 citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

Applicant or its affiliate shall form 8004 West Virginia Drive, LP, a Texas limited liability corporation, the general partner of which is anticipated to be West Virginia Manager, LLC, a single asset entity solely owned by the Dallas Housing Finance Corporation (DHFC). A to-be-formed special limited partnership company will be a to-be-formed special limited partner. West Virginia Member, LLC will be owner of the special limited partner. An

DATE **January 22, 2024**  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – West Virginia Apartments**

amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

On October 10, 2023, the DHFC 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.

The Applicant proposes to acquire and renovate 204 units. The 204 units are comprised of 34 1-bedroom, 130 2-bedroom units, and 40 3-bedroom units. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features.

West Virginia Apartments is a 2004 built, 204-unit, affordable housing property located in Dallas, TX. Community amenities include a business center, clubhouse, fitness center, salon, theater room, swimming pool, elevator service, gated access, on-site laundry facility, barbecue, and picnic area. Residents have public transportation access to downtown, utilizing the Ferguson at Highland stop of the DART bus which is walking distance from the Property.

The proposed renovation budget is \$8,160,000 (\$40,000/unit) in hard costs (exclusive of general contractor requirements, contractor's profit and overhead). Renovations will include the following:

- woods and plastic repairs (includes kitchen cabinets, countertops, etc.),
- drywall/floor/ceiling/paint,
- and plumbing/HVAC.

Major items include:

- kitchen cabinet replacement,
- new kitchen countertops,
- replacement of new roof shingles and underlayment,
- installation of LVP flooring,
- interior and exterior paint,
- mechanical system upgrades,
- low-flow toilets/showerheads,
- A/C condenser and heat pump system replacement.

Planned rehab includes light tenant-relocation during rehab. During the renovations, there will be upgrades to eight (8) units to be fully ADA compliant. The scope of work for these units includes the reconfiguration of new kitchen cabinetry to allow for proper clearances, renovated and enlarge bathroom to allow for proper clearances, new paint and flooring and new interior doors. These units will need to be relocated for four weeks. In addition to the ADA upgrades, one hundred forty-two (142) units will have full unit renovations. The households in these units will need to be out of their apartments for one week to accommodate construction. At all units, residents, and their belongings, will need to be

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fully relocated while renovations are being completed in their units. Renovations may include new plumbing fixtures, light fixtures, cabinets & countertops, flooring, paint, roofing, appliances, and site amenities. April Housing has budgeted \$816,000 for tenant relocations (\$4,000/unit).

The Applicant will also work with the Office of Integrated Public Safety Solutions for security input/upgrades, community activities, and incorporate best practices of Crime Prevention Through Environmental Design (CPTED). Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

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

1. Activity coordination;
2. Spiritual wellness;
3. Exercise programs;
4. Food assistance programs;
5. Benefits counseling;
6. Prescription program;
7. Health education programs;
8. Computer classes;
9. Financial assistance;
10. Meals on wheels,
11. Financial assistance.

Total development costs are estimated to be approximately \$52,616,745.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$11,998,947.00 which is \$85,388.00 per unit.

Proposed Sources	Amount
First Mortgage	\$16,574,280.00
Seller Note	\$10,538,500.00
Income from Operations	\$2,008,375.00
LIHTC Equity	\$19,140,862.00
Deferred Developer Fee	\$4,354,728.00
<b>Total</b>	<b>\$52,616,745.00</b>

Proposed Uses	Amount
Land Acquisition	\$28,524,350.00
Construction Costs	\$11,998,947.00
Third Party Costs	\$1,266,500.00
Financing Costs	\$1,159,828.00



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Project Reserves + Relocation	\$4,223,324.00
Total Developer Fee	\$5,443,796.00
<b>Total</b>	<b>\$52,616,745.00</b>

The current income restrictions will be maintained at the property to ensure no residents are displaced due to increased rents. 204 of the 204 units are reserved for households earning between 0%-50% of AMI.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking Housing Tax Credits through TDHCA. On June 12, 2019, Council Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

To receive a staff recommendation for a resolution of no objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing. After review, the Applicant has satisfied all application requirements and staff 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 8004 West Virginia Drive, LP's application to the Texas Department of Housing and Community Affairs for Non-Competitive 4% Housing Tax Credits.

DATE **January 22, 2024**  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – West Virginia Apartments**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Neighborhood Revitalization at [cynthia.rogersellic@dallas.gov](mailto:cynthia.rogersellic@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-301

**Item #:** Q.

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Upcoming Agenda Item # XX (February 14, 2024): Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Waterford at Goldmark, located at 13695 Goldmark Drive. [Aaron Eaquinto, Dallas Housing Compliance Administrator, Department of Housing and Neighborhood Revitalization]

# Memorandum



CITY OF DALLAS

DATE January 22, 2024

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

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

13695 Goldmark Drive Owner, LP, an affiliate of April Housing (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the acquisition and redevelopment of the Waterford at Goldmark, a 204-unit affordable multifamily development located at 13695 Goldmark Drive, Dallas Texas 75228 (Property). A resolution of no objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a resolution of no objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing as described in the Comprehensive Housing Policy (CHP). After review, the Applicant has satisfied all application requirements and staff recommend a resolution of no objection.

## **Background**

13695 Goldmark Drive, 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 2023 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of Waterford at Goldmark, a 220-unit seniors multifamily complex located at 13695 Goldmark Drive, Dallas, TX 75228 (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 citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

Applicant or its affiliate shall form 13695 Goldmark Drive, LP, a Texas limited liability corporation, the general partner of which is anticipated to be West Virginia Manager, LLC, a single asset entity solely owned by the Dallas Housing Finance Corporation (DHFC). A to-be-formed special limited partnership company will be a to-be-formed special limited partner. West Virginia Member, LLC will be owner of the special limited partner. An

DATE January 22, 2024  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Waterford at Goldmark**

amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

On October 10, 2023 the DHFC 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.

The Applicant proposes to acquire and renovate 220 units. The 220 units are comprised of 112 1-bedroom and 108 2-bedroom units. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features.

Waterford at Goldmark is a 1997 built, 220-unit, affordable housing property located in Dallas, TX. Community amenities include a business center, clubhouse, fitness center, salon, theater room, swimming pool, elevator service, gated access, on-site laundry facility, barbecue, and picnic area. Residents have public transportation access to downtown, utilizing the stop of the DART bus which is walking distance from the Property.

The proposed renovation budget is \$8,880,000 (\$40,000/unit) in hard costs (exclusive of general contractor requirements, contractor's profit and overhead). Renovations will include the following:

- woods and plastic repairs (includes kitchen cabinets, countertops, etc.),
- drywall/floor/ceiling/paint,
- and plumbing/HVAC.

Major items include:

- kitchen cabinet replacement,
- new kitchen countertops,
- replacement of new roof shingles and underlayment,
- installation of LVP flooring,
- interior and exterior paint,
- mechanical system upgrades,
- low-flow toilets/showerheads,
- A/C condenser and heat pump system replacement.

Planned rehab includes light tenant-relocation during rehab. During the renovations, there will be upgrades to eight (8) units to be fully ADA compliant. The scope of work for these units includes the reconfiguration of new kitchen cabinetry to allow for proper clearances, renovated and enlarge bathroom to allow for proper clearances, new paint and flooring and new interior doors. These units will need to be relocated for four weeks. In addition to the ADA upgrades, one hundred forty-two (142) units will have full unit renovations. The households in these units will need to be out of their apartments for one week to accommodate construction. At all units, residents, and their belongings, will need to be fully relocated while renovations are being completed in their units. Renovations may

DATE January 22, 2024  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Waterford at Goldmark**

include new plumbing fixtures, light fixtures, cabinets & countertops, flooring, paint, roofing, appliances, and site amenities. April Housing has budgeted \$880,000 for tenant relocations (\$4,000/unit).

The Applicant will also work with the Office of Integrated Public Safety Solutions for security input/upgrades, community activities, and incorporate best practices of Crime Prevention Through Environmental Design (CPTED). Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

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

1. Activity coordination;
2. Spiritual wellness;
3. Exercise programs;
4. Food assistance programs;
5. Benefits counseling;
6. Prescription program;
7. Health education programs;
8. Computer classes;
9. Financial assistance;
10. Meals on wheels,
11. Financial assistance.

Total development costs are estimated to be approximately \$52,259,996.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$13,016,774.00 which is \$59,167.15 per unit.

Proposed Financing Sources	Amount
First Mortgage	\$21,997,721.00
Seller Note	\$9,950,000.00
Income from Operations	\$2,233,541.00
LIHTC Equity	\$13,550,724.00
Deferred Developer Fee	\$4,528,010.00
<b>Total</b>	<b>\$52,259,996.00</b>

Proposed Uses	Amount
Total Purchase Price	\$27,500,000.00
Construction Costs	\$13,016,774.00
Third Party Costs	\$1,266,500.00
Financing Costs	\$1,118,267.00

DATE January 22, 2024  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Waterford at Goldmark**

Project Reserves + Relocation	\$4,325,301.00
Total Developer Fee	\$5,033,154.00
<b>Total</b>	<b>\$52,259,996.00</b>

The current income restrictions will be maintained at the property to ensure no residents are displaced due to increased rents. The current rental restrictions are broken down as follows: 50 of the 220 units are reserved for households earning between 0%-50% of AMI, 115 of the 200 units are reserved for households earning between 0%-60% of AMI, and 55 of the 200 units are unrestricted.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking Housing Tax Credits through TDHCA. On June 12, 2019, Council Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

To receive a staff recommendation for a resolution of no objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing. After review, the Applicant has satisfied all application requirements and staff 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 13695 Goldmark Drive Owner, LP's, application to the Texas Department of Housing and Community Affairs for Non-Competitive 4% Housing Tax Credits.

DATE January 22, 2024  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Waterford at Goldmark**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Neighborhood Revitalization at [cynthia.rogersellic@dallas.gov](mailto:cynthia.rogersellic@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager

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Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-297

**Item #:** R.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize an increase in the amount of \$3,087,427.00 in Community Development Block Grant Funds Disaster Recovery (CDBG-DR) for the execution of a development loan agreement with Texas Heavenly Homes Ltd., or its affiliate for a 34-unit single-family affordable housing project located in the Bottom District of Council District 4, Dallas, TX 75203 not to exceed \$3,587,427.00 from \$500,000.00; - Financing \$ 3,087,427.00 (CDBG-DR). [Darwin Wade, Assistant Director, Department of Housing and Revitalization]

# Memorandum



CITY OF DALLAS

DATE January 22, 2024

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

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Bottom Infill Supplemental Funding**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on February 28, 2024 to authorize an increase in the amount of \$3,084,427.00 in Community Development Block Grant Funds Disaster Recovery (CDBG-DR) for the execution of a development loan agreement with Texas Heavenly Homes Ltd., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting of the development Bottom Infill (Project), a 32-unit single-family affordable housing project located in the Bottom District of Council District 4, Dallas, TX 75203 not to exceed \$3,084,427.00 from \$500,000.00; – Financing \$3,584,427.00 (CDBG-DR).

## Background

On June 25, 2008, City Council authorized the City Manager to execute a loan agreement with Texas Heavenly Homes, Ltd. ("THH") for a loan in the amount of \$500,000.00 at 0% interest for the purposes of acquiring improved and unimproved properties (Properties) in the Bottom neighborhood (the "Bottom"), and for associated relocation, environmental remediation or demolition by Resolution No. 08-1800. The terms of the loan required THH to develop and sell or lease housing units on all of the Properties acquired with the loan funds to households earning 140% or less of area median income ("AMI"). On January 8, 2009, the City of Dallas executed the loan agreement with THH for the \$500,000.00 in 2006 General Obligation bond monies.

By 2012, THH acquired 36 residential lots in the Bottom and expended all loan proceeds. THH has also acquired an additional 55 residential lots in the Bottom without any City funding. However, THH did not develop any housing units due a combination of factors, including: (1) the lack of upgraded public water and sewer infrastructure, (2) the small lot size of many of the properties, (3) the costs and regulations related to developing in the floodplain, and (4) THH's desire to deviate from certain components of the Bottom Urban Structure and Guidelines.

On May 22, 2019, City Council authorized a construction contract for the construction of street paving, drainage, and water and wastewater main improvements for the Bottom Phase I Infrastructure Project which consists of: North Denley Drive from Hutchins Avenue to levee; North Moore Street from Hutchins Avenue to levee; and May Hall Street from North Denley Drive to Moore Street by Resolution No. 19-0757 to mitigate the lack of public infrastructure in the Bottom neighborhood.

On June 12, 2019 City Council authorized the City Manager to execute the first amendment to the loan agreement with Texas Heavenly Homes, Ltd., approved as to form by the City Attorney through Resolution No. 19-0942 to: (1) extend the completion date from January 9, 2016 to: (a) within two years of completion of the Bottom Phase I public infrastructure improvement project for the 10 parcels of real property located in Phase I of the public infrastructure improvement project; and (b) within two years of completion of Phase II of the public infrastructure improvement project for the 19 parcels of real property located in Phase II of the public infrastructure improvement project; (2) require house elevations and plans to conform with the Bottom Urban Structure and Guidelines and the Urban Design Expectations; (3) require the constructed homes to be sold to households earning 80 percent of area median income and below; (4) impose a five-year period of affordability wherein the home must remain occupied by an eligible household; (5) include performance thresholds and requirements; and (6) convert the loan agreement to a conditional grant agreement.

On May 15, 2023, THH submitted a subsequent proposal under the City's Notice of Funding Availability (NOFA), as amended, to receive additional funds to fill this most recent funding gap for development. This additional NOFA funding has been reviewed by a third-party underwriter who has confirmed a funding gap of \$3,084,427 for the Project.

Due to the project's need for additional infrastructure/ site development, increased construction, and increased financing costs, Housing proposes to authorize the supplemental NOFA funding request of \$3,084,427.00 in Community Development Block Grant Disaster Recovery Funds (CDBG-DR) for the new construction of affordable housing developments associated with this project.

Texas Heavenly Homes, Ltd. ("THH") is a Texas limited partnership with Hanover Development Company as the General Partner. Hanover Development Company, a Texas corporation, primarily specializes in the development of large-scale master planned residential communities in Dallas-Fort Worth. The President of Hanover Development Company is Richard LeBlanc and the Vice President is Walter Damon.

Total development costs are anticipated to be approximately \$11,179,427.00. The construction budget is anticipated to be approximately \$8,557,302.00 which is \$267,415.69 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Developer Equity</b>	\$ 875,000.00
<b>Construction Loan</b>	\$ 6,720,000.00
<b>City of Dallas CDBG-DR Loan</b>	\$ 3,084,427.00
<b>City of Dallas GO Bond Funds</b>	\$ 500,000.00
<b>Total</b>	<b>\$ 11,179,427.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Site Development</b>	\$ 1,190,000.00
<b>Total Construction Costs</b>	\$ 8,557,302.00
<b>Financing Fees, Soft Costs</b>	\$ 910,125.00
<b>Post Construction Costs</b>	\$ 522,000.00
<b>Total</b>	<b>\$11,179,427.00</b>

According to Treasury guidance, Community Development Block Grant Disaster Recovery (CDBG-DR) Funds must be spent for necessary activities related to disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation in the “most impacted and distressed (MID)” areas of qualifying disasters and includes all of Dallas.

The Development is under review by the Office Equity and Inclusion Fair Housing Division to determine if the project affirmatively furthers fair housing. Staff recommends approval of this item as it furthers the mixed-income housing goals of the DHP33, meets the threshold requirements of the NOFA, and the financial gap confirmation is under review by third-party underwriting.

Staff confirmed that this Project would not be feasible but for the City’s participation and that the Project furthers the goals of the DHP33. Staff recommends approval of this item to allow this for sale mixed-income affordable housing development to move forward.

DATE January 22, 2024  
SUBJECT **Upcoming Agenda Item: NOFA Development Project – Bottom Infill Supplemental Funding**  
PAGE **4 of 4**

Should you have any questions or require any additional information, please Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at [Cynthia.rogersellic@dallas.gov](mailto:Cynthia.rogersellic@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
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Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-302

**Item #:** S.

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Upcoming Agenda Item# XX (February 14, 2024): Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Santa Fe Trail at Haskell, a Mixed-Income, Multifamily Development to be Located at 400 Ash Lane (Project) and Enter into a Seventy-Five-Year Lease Agreement with Larkspur Capital, LP or its Affiliate, for the Development of the Project.  
[Albert Gonzalez, Dallas Public Facility Corporation Administrator]

Exhibit A  
Dallas Public Facility Corporation - Santa Fe at Haskell  
75-Year Estimates



Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TTL COD Property Taxes	\$ 178,041	\$ 9,573	\$ 9,860	\$ 10,156	\$ 10,460	\$ 10,774	\$ 11,097	\$ 11,430	\$ 11,773	\$ 12,126	\$ 12,490	\$ 12,865	\$ 13,251	\$ 13,648	\$ 14,058	\$ 14,479
TTL Rent Savings	\$ 9,933,664	\$ -	\$ -	\$ 636,048	\$ 655,129	\$ 674,783	\$ 695,027	\$ 715,878	\$ 737,354	\$ 759,475	\$ 782,259	\$ 805,727	\$ 829,898	\$ 854,795	\$ 880,439	\$ 906,852
TTL Acquisition Fee	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TTL Annual Lease Payment	\$ 5,544,316	\$ -	\$ -	\$ 355,000	\$ 365,650	\$ 376,620	\$ 387,918	\$ 399,556	\$ 411,542	\$ 423,889	\$ 436,605	\$ 449,703	\$ 463,194	\$ 477,090	\$ 491,403	\$ 506,145
Y15 Total Revenue	\$ 5,794,316	\$ 250,000	\$ -	\$ 355,000	\$ 365,650	\$ 376,620	\$ 387,918	\$ 399,556	\$ 411,542	\$ 423,889	\$ 436,605	\$ 449,703	\$ 463,194	\$ 477,090	\$ 491,403	\$ 506,145
TTL Benefits (Sav. + Rev.)	\$ 15,727,980	\$ 250,000	\$ -	\$ 991,048	\$ 1,020,779	\$ 1,051,403	\$ 1,082,945	\$ 1,115,433	\$ 1,148,896	\$ 1,183,363	\$ 1,218,864	\$ 1,255,430	\$ 1,293,093	\$ 1,331,886	\$ 1,371,842	\$ 1,412,997

Year		16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
TTL COD Property Taxes	\$ 455,422	\$ 14,914	\$ 15,361	\$ 15,822	\$ 16,297	\$ 16,786	\$ 17,289	\$ 17,808	\$ 18,342	\$ 18,892	\$ 19,459	\$ 20,043	\$ 20,644	\$ 21,264	\$ 21,901	\$ 22,559
TTL Rent Savings	\$ 27,306,127	\$ 934,058	\$ 962,080	\$ 990,942	\$ 1,020,670	\$ 1,051,290	\$ 1,082,829	\$ 1,115,314	\$ 1,148,773	\$ 1,183,237	\$ 1,218,734	\$ 1,255,296	\$ 1,292,955	\$ 1,331,743	\$ 1,371,696	\$ 1,412,846
TTL Acquisition Fee	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TTL Annual Lease Payment	\$ 15,240,477	\$ 521,329	\$ 536,969	\$ 553,078	\$ 569,671	\$ 586,761	\$ 604,364	\$ 622,495	\$ 641,169	\$ 660,405	\$ 680,217	\$ 700,623	\$ 721,642	\$ 743,291	\$ 765,590	\$ 788,558
Y30 Total Revenue	\$ 15,490,477	\$ 521,329	\$ 536,969	\$ 553,078	\$ 569,671	\$ 586,761	\$ 604,364	\$ 622,495	\$ 641,169	\$ 660,405	\$ 680,217	\$ 700,623	\$ 721,642	\$ 743,291	\$ 765,590	\$ 788,558
TTL Benefits (Sav. + Rev.)	\$ 42,796,605	\$ 1,455,387	\$ 1,499,049	\$ 1,544,020	\$ 1,590,341	\$ 1,638,051	\$ 1,687,193	\$ 1,737,809	\$ 1,789,943	\$ 1,843,641	\$ 1,898,950	\$ 1,955,919	\$ 2,014,597	\$ 2,075,034	\$ 2,137,285	\$ 2,201,404

Year		31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
TTL COD Property Taxes	\$ 887,573	\$ 23,235	\$ 23,932	\$ 24,650	\$ 25,390	\$ 26,152	\$ 26,936	\$ 27,744	\$ 28,576	\$ 29,434	\$ 30,317	\$ 31,226	\$ 32,163	\$ 33,128	\$ 34,122	\$ 35,145
TTL Rent Savings	\$ 54,371,859	\$ 1,455,232	\$ 1,498,889	\$ 1,543,855	\$ 1,590,171	\$ 1,637,876	\$ 1,687,013	\$ 1,737,623	\$ 1,789,752	\$ 1,843,444	\$ 1,898,747	\$ 1,955,710	\$ 2,014,381	\$ 2,074,813	\$ 2,137,057	\$ 2,201,169
TTL Acquisition Fee	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TTL Annual Lease Payment	\$ 30,346,782	\$ 812,214	\$ 836,581	\$ 861,678	\$ 887,529	\$ 914,154	\$ 941,579	\$ 969,826	\$ 998,921	\$ 1,028,889	\$ 1,059,755	\$ 1,091,548	\$ 1,124,295	\$ 1,158,023	\$ 1,192,764	\$ 1,228,547
Y45 Total Revenue	\$ 30,596,782	\$ 812,214	\$ 836,581	\$ 861,678	\$ 887,529	\$ 914,154	\$ 941,579	\$ 969,826	\$ 998,921	\$ 1,028,889	\$ 1,059,755	\$ 1,091,548	\$ 1,124,295	\$ 1,158,023	\$ 1,192,764	\$ 1,228,547
TTL Benefits (Sav. + Rev.)	\$ 84,968,641	\$ 2,267,446	\$ 2,335,470	\$ 2,405,534	\$ 2,477,700	\$ 2,552,031	\$ 2,628,592	\$ 2,707,449	\$ 2,788,673	\$ 2,872,333	\$ 2,958,503	\$ 3,047,258	\$ 3,138,676	\$ 3,232,836	\$ 3,329,821	\$ 3,429,716

Year		46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
TTL COD Property Taxes	\$ 1,560,850	\$ 36,200	\$ 37,286	\$ 38,404	\$ 39,557	\$ 40,743	\$ 41,966	\$ 43,224	\$ 44,521	\$ 45,857	\$ 47,233	\$ 48,650	\$ 50,109	\$ 51,612	\$ 53,161	\$ 54,755
TTL Rent Savings	\$ 96,539,386	\$ 2,267,204	\$ 2,335,220	\$ 2,405,276	\$ 2,477,435	\$ 2,551,758	\$ 2,628,311	\$ 2,707,160	\$ 2,788,375	\$ 2,872,026	\$ 2,958,187	\$ 3,046,932	\$ 3,138,340	\$ 3,232,490	\$ 3,329,465	\$ 3,429,349
TTL Acquisition Fee	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TTL Annual Lease Payment	\$ 53,881,912	\$ 1,265,403	\$ 1,303,366	\$ 1,342,467	\$ 1,382,741	\$ 1,424,223	\$ 1,466,949	\$ 1,510,958	\$ 1,556,287	\$ 1,602,975	\$ 1,651,064	\$ 1,700,596	\$ 1,751,614	\$ 1,804,163	\$ 1,858,288	\$ 1,914,036
Y60 Total Revenue	\$ 54,131,912	\$ 1,265,403	\$ 1,303,366	\$ 1,342,467	\$ 1,382,741	\$ 1,424,223	\$ 1,466,949	\$ 1,510,958	\$ 1,556,287	\$ 1,602,975	\$ 1,651,064	\$ 1,700,596	\$ 1,751,614	\$ 1,804,163	\$ 1,858,288	\$ 1,914,036
TTL Benefits (Sav. + Rev.)	\$ 150,671,298	\$ 3,532,607	\$ 3,638,585	\$ 3,747,743	\$ 3,860,175	\$ 3,975,981	\$ 4,095,260	\$ 4,218,118	\$ 4,344,661	\$ 4,475,001	\$ 4,609,251	\$ 4,747,529	\$ 4,889,955	\$ 5,036,653	\$ 5,187,753	\$ 5,343,385

Year		61	62	63	64	65	66	67	68	69	70	71	72	73	74	75
TTL COD Property Taxes	\$ 2,609,794	\$ 56,398	\$ 58,090	\$ 59,833	\$ 61,628	\$ 63,477	\$ 65,381	\$ 67,342	\$ 69,363	\$ 71,443	\$ 73,587	\$ 75,794	\$ 78,068	\$ 80,410	\$ 82,823	\$ 85,307
TTL Rent Savings	\$ 162,235,020	\$ 3,532,230	\$ 3,638,196	\$ 3,747,342	\$ 3,859,763	\$ 3,975,556	\$ 4,094,822	\$ 4,217,667	\$ 4,344,197	\$ 4,474,523	\$ 4,608,758	\$ 4,747,021	\$ 4,889,432	\$ 5,036,115	\$ 5,187,198	\$ 5,342,814
TTL Acquisition Fee	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TTL Annual Lease Payment	\$ 90,548,877	\$ 1,971,457	\$ 2,030,601	\$ 2,091,519	\$ 2,154,265	\$ 2,218,893	\$ 2,285,459	\$ 2,354,023	\$ 2,424,644	\$ 2,497,383	\$ 2,572,305	\$ 2,649,474	\$ 2,728,958	\$ 2,810,827	\$ 2,895,152	\$ 2,982,006
Y75 Total Revenue	\$ 90,798,877	\$ 1,971,457	\$ 2,030,601	\$ 2,091,519	\$ 2,154,265	\$ 2,218,893	\$ 2,285,459	\$ 2,354,023	\$ 2,424,644	\$ 2,497,383	\$ 2,572,305	\$ 2,649,474	\$ 2,728,958	\$ 2,810,827	\$ 2,895,152	\$ 2,982,006
TTL Benefits (Sav. + Rev.)	\$ 253,033,897	\$ 5,503,687	\$ 5,668,798	\$ 5,838,861	\$ 6,014,027	\$ 6,194,448	\$ 6,380,282	\$ 6,571,690	\$ 6,768,841	\$ 6,971,906	\$ 7,181,063	\$ 7,396,495	\$ 7,618,390	\$ 7,846,942	\$ 8,082,350	\$ 8,324,820

# Memorandum



CITY OF DALLAS

DATE January 22, 2024

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

SUBJECT

**Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Santa Fe Trail at Haskell, a Mixed-Income, Multifamily Development to be Located at 400 Ash Lane (Project) and Enter into a Seventy-Five-Year Lease Agreement with Larkspur Capital, LP or its Affiliate, For the Development of the Project**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on February 14, 2024, to authorize the Dallas Public Facility Corporation's (Corporation) acquisition, development and ownership of Santa Fe Trail at Haskell, a 240-unit mixed-income multifamily development to be located at 4000 Ash Lane (Project). In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units at 60% AMI, and the remaining 50% of the units will be non-income restricted. The Corporation's bylaws require Council approval of any development that results in a property tax exemption and staff recommends Council approval of this item.

## **BACKGROUND**

Larkspur Capital, LP (Applicant), a Texas limited partnership company, submitted an application to the Dallas Public Facility Corporation (Corporation) for the development of Santa Fe Trail at Haskell, a 240-unit mixed income multifamily development to be located at 4000 Ash Lane (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning at or below 80% of the Area Median Income (AMI). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units for residents earning less than 60% AMI and 50% of the units will be market rate.

The Applicant will be a limited liability company owned by Larkspur Capital, LP. Larkspur Capital is a Texas-based real estate development and construction company that is actively developing a portfolio of multifamily properties. Their current portfolio includes 8



multifamily projects around the Dallas area including one project (Larkspur Fair Park) already approved through the PFC. In addition to their multifamily ventures, Larkspur is experience in developing retail, industrial, and office properties as well.

The Project will be a 240-unit podium/wrap hybrid style mid-rise multifamily development in Dallas’ Expo Park submarket. The Project will be situated on 2.5 acres off Haskell and Parry Avenue, along the Santa Fe Trail. The Project has been designed to capture the spirit and history of Fair Park & Deep Ellum through the utilization of art deco design on the interior and exterior, as well as a focus on being walkable and engaging with the pedestrian experience along the Santa Fe Trail. The Project will have a minimal setback and highlight urban principals such as vertical and horizontal façade articulation, pedestrian-engaging features such as awnings, stoops, and balconies, and active uses on the ground floor. Amenities will include a courtyard and pool, cantina, large dog park, and coworking space. The Project is just a two-minute walk to DART’s Fair Park rail station.

The Project is currently being rezoned from Industrial to allow for the Project. Larkspur Capital has held four meetings with the surrounding communities and has received significant support from each community as they appreciate the project and sincerely want to avoid any future industrial development on the site. The project was on the Planning and Zoning board’s November meeting, and they were approved. The Applicant will consult with the Office of Integrated Public Safety Solutions (OIPSS) for security input, community activities and the Crime Prevention Through Environmental Design (CPTED). The Applicant and OIPSS will continue to work together to ensure the community is secure and take proactive measures to ensure the safety of the residents that will include security cameras with Dallas Police Department access, individual entry key fobs, lighting, and security access gates/entry points.

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
Studio	60%	8	\$1,083.00
Studio	80%	28	\$1,444.00
Studio	Market	36	\$1,650.00
1BR	60%	12	\$1,160.00
1BR	80%	48	\$1,547.00
1BR	Market	60	\$1,925.00
2BR	60%	5	\$1,392.00

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Maple Highline, a Mixed-Income, Multifamily Development to be Located at 5908 Maple Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Urban Genesis, LLC or its Affiliate, For the Development of the Project**

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2BR	80%	19	\$1,856.00
2BR	Market	24	\$2,400.00

The rents for individuals and families earning between 60% and 80% AMI are meant to provide housing to the “missing middle” of the market: residents that earn above low-income housing tax credit income restrictions of 60% AMI but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size and represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, health care providers, etc. The rents for individuals and families earning below 60% are included to provide deeper affordability at this property. These incomes range from \$40,920.00 to \$58,440.00 depending on family size.

Total development costs are anticipated to be approximately \$64,643,024.00, which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$55,157,509.00, which is \$229,822.95 per unit.

Proposed Financing Sources		Amount
Mortgage Loan		\$35,553,663.00
Developer/Investor Equity		\$29,089,361.00
Total		\$64,643,024.00
Proposed Uses		Amount
Development Costs		\$48,267,986.00
Land Acquisition		\$6,889,523.00
Soft Costs		\$6,485,515.00
Contingency		\$3,000,000.00
Total		\$64,643,024.00

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation’s participation in the Project, the Corporation is estimated to receive \$90,798,877.00 in revenues over the 75 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) lease payments starting at \$355,000.00 and increasing by 3% annually upon stabilization; (3) a 15% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project; and (4) a 2% sales commission on all future sales. In the event of a sale during the life of the

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Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Corporation will own the Project free and clear.

The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. This proposed development results in foregone tax revenues for the City of Dallas while the DPFC owns the asset. The 2022 City of Dallas tax bill for this property is \$9,572.63 and the 75-year estimate of foregone taxes is \$2,609,794.00. However, the workforce housing rental savings of \$162,235,020.00 over 75 years and the estimated \$90,798,877 in revenues provides the City with \$253,033,897.00 in benefits that outweigh the foregone revenue.

The Corporation's estimated revenues were calculated by the Corporation's partnership counsel and financial advisors. Market rent comps and current construction costs were analyzed to ensure the project costs were reasonable for the market. Corporation financial advisors also confirmed that but for the ad valorem tax exemption, the Project would not be economically feasible and would not attract responsible debt and equity investment in the property. The Corporation's revenue consideration and affordability levels were also analyzed to confirm that the ad valorem tax exemption does not over subsidize the Project.

The City is authorized by the Act to create a public facility corporation for the purposes established in the Act, including the financing, acquisition, construction, and leasing of public facilities under the Act. On June 24, 2020, City Council authorized the creation of the Corporation to further the public purposes stated in the Corporation's articles of incorporation and bylaws pursuant to the Act by Resolution No. 20-1035, which were subsequently amended by Resolution 22-1194 (bylaws). Section 6.2 of the Corporation's bylaws requires City Council approval by written resolution prior to entering into any agreement that would result in a property tax exemption. Per Section 7.3 of the bylaws, any Public Facility related to multifamily residential development of the Corporation shall not proceed unless (1) the development of the Public Facility could not be feasible but for the Corporation's participation, and (2) the development of the Public Facility is in furtherance of the City of Dallas's Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33).

Staff and the Corporation's Counsel and Financial Advisors have confirmed that this Project would not be feasible but for the Corporation's participation and that the Project furthers the goals of the CHP, as restated in the DHP33. Staff recommends approval of this item to allow this mixed-income housing development to move forward.

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On November 7, 2023, the Dallas Public Facility Corporation Board of Directors approved the negotiation and execution of a term sheet with the Applicant.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at [Cynthia.Rogers.Ellic@Dallas.gov](mailto:Cynthia.Rogers.Ellic@Dallas.gov) or 214-670-3601.



Majed A. Al-Ghafry, P.E.  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-304

**Item #:** T.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize an amendment to the Dallas Housing Resource Catalog Land Transfer Program to provide explicit authority to release Land Transfer Program resale deed restrictions and right of reverter when an eligible homebuyer utilizes the Dallas Homebuyer Assistance Program or other assistance program with recapture deed restrictions.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

## Land Transfer Program Pillars 1, 2, 6, 7

Added May 22, 2019 by Resolution No. 19-0824

The purpose of this 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.

### **Consistency with City’s Affordable Housing Development Goals**

The operation of the Land Transfer Program shall align with the City’s existing affordable housing production goals as outlined in the adopted Comprehensive Housing Policy. The portfolio of real property sold under this Program shall be developed to serve the range of income bands as well as the percentage of each income band identified in the production goals of the Comprehensive Housing Policy.

When seeking City Council approval to sell a parcel or parcels of real property pursuant to this Program, staff must identify the proposed developer, indicate the income band for which the parcel(s) of real property is reserved, and provide the City Council with a map depicting the location of the real property that contains the current Market Value Analysis (MVA) and Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) data layers, if such layers exist. The map must also depict the location of all parcels of real property previously sold to the proposed developer pursuant to this Program or any other City affordable housing program in the past two years and the income bands for which each parcel of real property was reserved.

On an annual basis, the Housing and Neighborhood Revitalization Department, or its successor department, shall brief the appropriate City Council committee regarding the year-to-date production data for the Program.

### **Consistency with Fair Housing Laws**

On an annual basis, the Land Transfer Program will be reviewed by the Office of Equity and Human Rights, or its successor department, to ensure that the Program is being operated in a manner that is consistent with fair housing laws. The City will collect and maintain data regarding the location of parcels of real property sold via the Program and demographic information regarding the eligible households who occupy housing units developed pursuant to the Program.

### **Application Process for Submitting a Proposal to Purchase Parcels of Real Property**

The City will create, and will periodically update, an application that is consistent with this Program and the authorizing state statute or city ordinance to be used by developers who are interested in purchasing real property pursuant to the Land Transfer Program. The City may accept proposals to purchase lots on a rolling basis or may solicit purchase proposals through a competitive solicitation process. Only proposals that meet or exceed the minimum developer and project

eligibility criteria will be referred to the appropriate City Council Committee for approval. City Council must approve all sale of real property through the Land Transfer Program.

Each purchase of real property must clarify which Texas statute it is operating under.

	Type of Property	Type of Developer	Uses term low/mod income	Defines targeted incomes	Type of Development Allowed	Add'l state statutory requirements
DCC 2-26 (aka HB 110)	Tax-foreclosed or seized	Nonprofit	Low-income	80% AMFI or below	Affordable housing	Enabling Statute: TLGC 253.010
TLGC 253.010	Any land acquired by municipality	Non-profit and religious organizations	Low-income	Municipality may determine; Should consider AMFI	Affordable housing or a use approved in a written agreement with City	
TLGC 272.001(g)	Any city-owned land except land acquired by condemnation	No limitation	Low- and Mod-income	No	Low- and moderate income housing	
TPTC 34.051	Tax-foreclosed land	No limitation	Primarily Low- and Mod- income	No	A purpose consistent with City urban redevelopment or affordable housing plan	Interlocal agreement among taxing entities; land must be vacant/distressed & tax-delinquent 6+ years

### Developer Eligibility Criteria

To be eligible to purchase real property pursuant to the Land Transfer Program, a developer must meet all the following criteria, unless the land is sold pursuant to Dallas City Code Section 2-26.4:

- Developer may be an individual, or may be organized as a corporation, partnership, joint venture or other legal entity, regardless of whether developer is a for-profit, non-profit, or religious organization.
- Developer must be in good standing with the State of Texas and the City, including that the City has not issued a charge against the developer for violating Chapter 20A of the Dallas City Code or Chapter 46 of the Dallas City Code within the past 5 years, may not be debarred under the federal System for Award Management (SAM), may not have uncured violations of Chapter 27 of the Dallas City Code for which it has received notice, may not be indebted to the City or delinquent in any payment owed to the City under a contract or other legal obligation, and must be current on payment of taxes and liens owed to any other affected taxing unit under the Texas Property Tax Code.
- If developer seeks to purchase two or more parcels of real property for the purpose of constructing housing units, developer must have constructed one or more housing units within the three-year period preceding the submission of the proposal to acquire the parcels of real property via the Program. If developer seeks to purchase one or more parcels of real property for the purpose of developing a multifamily or commercial use, developer must demonstrate that it has developed at least one comparable use within the three-year period preceding the submission of the proposal to acquire the parcel of real property via the Program.
- Developer must submit a development plan for all parcels of real property developer seeks to acquire via the Program.
- Developer must demonstrate that it has the financial capacity and staffing/sub-contractor capacity to develop and complete the sale, lease, or lease-purchase, within a two-year period, of its inventory of parcels of real property acquired through the Program. The City Manager or his/her designee may grant up to one, one-year extension of any deadlines in

the development agreement. Any additional extensions of the development agreement must be approved by City Council.

Staff may impose additional eligibility criteria that are consistent with this Program, state statute and city ordinance. If land is sold pursuant to Dallas City Code Section 2-26.4, developer must comply with the eligibility criteria set forth in the ordinance.

### **Project Eligibility Criteria**

To be eligible to purchase real property pursuant to the Land Transfer Program, the proposed project must meet all the following criteria, unless the land is sold pursuant to Dallas City Code Section 2-26.4:

- Parcels of real property must be developed with: (1) a housing unit or units that are offered for sale, lease or lease-purchase, or (2) a commercial use that will complement the City's Comprehensive Housing Policy, economic development policy, or redevelopment policy.
- Housing units developed on the parcels of real property may only be sold, leased, or offered as a lease-purchase to households whose incomes are within the income bands prioritized by the adopted Comprehensive Housing Policy.
- Housing units developed on the parcels of real property may be either a single family, duplex, or multi-family housing use.

Staff may impose additional eligibility criteria that are consistent with this Program, state statute and city ordinance. If land is sold pursuant to Dallas City Code Section 2-26.4, the project must comply with the eligibility criteria set forth in the ordinance.

### **Identification of Eligible Households, Affirmative Fair Housing Marketing and Other Policies**

Developers of for-sale housing units must comply with all the terms of the Mixed Income Housing Program as set forth in Chapter 20A of the Dallas City Code, as amended, if applicable. Developers of for-sale housing units may only sell to homebuyers who meet the eligibility criteria set forth in the City of Dallas Homebuyer Assistance Program (DHAP), or a successor program.

Land Transfer Program deed restrictions and right of reverter may be released upon the following conditions:

- City will release the right of reverter upon build of an affordable unit and sale of property to qualified homebuyer in compliance with developer agreement;
- Land Transfer Program properties that sell to qualified homebuyer participating in the Dallas Homebuyer Assistance Program (DHAP) or other program using federal or non-federal dollars and having deed restrictions with recapture provisions, Land Transfer Program deed restrictions will be released upon sale to the qualified homebuyer and DHAP or other program deed restrictions with recapture provisions will be placed on the property instead

Developers of rental housing or lease-purchase units must comply with all the terms of the Mixed Income Housing Program as set forth in Chapter 20A of the Dallas City Code, as amended, if applicable. Such exemptions will be clearly set forth in the development agreement.



**Sales Price of Parcels of Real Property Sold via the Land Transfer Program**

City-owned real property: Properties will be initially offered at fair market value ("FMV"), as determined by a comparative market analysis. A discount will be available if project underwriting indicates that the discount is needed either to ensure the viable sale, lease or lease-purchase to an income-qualified buyer or the viable development of a commercial use. The discount is subject to City Council approval.

Tax-foreclosed real property: A fixed price of \$1,000 for up to 7,500 square feet of land purchased under a single proposal, plus \$0.133 for each additional square foot of land purchased under the proposal. If land is sold pursuant to Dallas City Code Section 2-26.4, the sales price set forth in the ordinance applies.

**Sales Price of For-Sale Housing Units Developed via the Land Transfer Program**

For-sale units produced under the Land Transfer Program must be sold at the fair market value as determined by an "as-completed" or "subject to completion" appraisal completed by an

independent state-licensed appraiser. However, the terms of the development agreement for each parcel of real property purchased pursuant to the Program will include any seller-discount that must be provided to the eligible purchaser so that the amount paid by the eligible purchaser is affordable based on their income.

### **Rental Rates for Rental Housing Units Developed via the Land Transfer Program**

Rental units produced under the Land Transfer Program must be leased at affordable rental rates in accordance with the approved development agreement and Chapter 20A of the Dallas City Code, as amended. If land is sold pursuant to Dallas City Code Section 2-26.4, the rental rates set forth in the ordinance applies.

### **Term of Affordability**

The term of affordability for for-sale housing units is 5 years from the filing date of the deed transferring the unit from developer to homebuyer.

The term of affordability for rental units and commercial uses is 20 years from the date that the first unit is occupied by an eligible tenant.

The term of affordability for lease-purchase units will be negotiated on a case-by-case basis in accordance with the goals of this Program.

If land is sold pursuant to Dallas City Code Section 2-26.4, the term of affordability set forth in the ordinance applies.

### **Deed Restrictions and Right of Reverter**

The City will impose restrictive covenants on all parcels of real property its sells pursuant to the Land Transfer Program. If land is sold pursuant to Dallas City Code Section 2-26.4, the deed restrictions and right of reverter requirements set forth in the ordinance applies.

The restrictive covenants will require the parcels of real property to be developed and maintained in accordance with the development agreement and all applicable city, state and federal laws. These restrictions will include that housing units developed on the parcels of real property be offered for sale, lease or lease-purchase to low- and moderate-income households and be occupied by low- and/or moderate-income households for the entire term of the affordability period.

Land acquired by a developer pursuant to the Land Transfer Program may revert to the City if the City Manager or his/her designee determines that the developer has:

- failed to take possession of the land within 90 calendar days after receiving the deed to the parcels of real property;
- failed to complete construction of all required housing units or other required development on the real property, or failed to ensure occupancy by eligible households within the development timeframe set forth in the development agreement;
- incurred a lien on the property because of violations of city ordinances and failed to fully pay off the lien within 180 days of the City's recording of the lien; or
- sold, conveyed, or transferred the land without the consent of the City.

Upon determination by the City Manager or his/her designee that a condition described above has occurred, the City Manager or his/her designee is authorized to execute an instrument, approved as to form by the City Attorney, exercising against the parcel of real property the City's

possibility of reverter with right to reentry. The City Manager or his/her designee shall file notice of the reverter and reentry of the land by the City in the real property records of the county in which the parcel of real property is located, which notice must specify the reason for the reverter and reentry. The City Manager or his/her designee shall provide a copy of the notice to the developer in person or by mailing the notice to the developer's post office address as shown on the tax rolls of the City or of the county in which the land is located.

#### **Release of Non-Tax Liens, Release of Restrictive Covenants and Right of Reverter**

Pursuant to this Program and contingent upon City Council approval, and in consideration for developer agreeing to construct affordable housing units or other approved uses on parcel(s) of real property, the City Manager or his/her designee is authorized to execute instruments, approved as to form by the City Attorney, releasing any non-tax City liens that may have been filed by the City during the City's ownership of the parcel(s) of real property.

Additionally, the City Manager or his/her designee is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of reentry and terminating the restrictive covenants on the land upon compliance with all terms and conditions of the development agreement and this Program.

#### **Type of Transfer**

The City will transfer all City-owned parcels and resell all tax-foreclosed parcels via a deed without warranty, approved as to form by the City Attorney.



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 24-311

**Item #:** U.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - The Broderick, located at 12800 Coit Road.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



DATE January 22, 2024

CITY OF DALLAS

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

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9%  
Low Income Housing Tax Credits and \$500.00 line of credit for Coit Broderick,  
LP., -The Broderick**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 14, 2024 to authorize **(1)** the adoption of a Resolution of Support for Coit Broderick, LP., or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of The Broderick , and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

## BACKGROUND

The Applicant submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Competitive Housing Tax Credits (9% HTC) for the development of The Broderick], a ground-up development of a 108-unit mixed-income multifamily complex located at 12800 Coit Road Dallas, TX 75251 (Project). St. Jude Inc., an affiliate of the Applicant, has executed an exclusive option agreement with St. Margaret Inc., the current property owner, to convey the property subject to the terms and conditions of the agreement. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9%** HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

DATE January 22, 2024  
SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Coit Broderick, LP- The Broderick**

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

The Applicant, a to be formed Texas limited partnership, will be the ownership entity. St. Margaret, Inc., is the managing member of the Catholic Housing Initiative (CHI) and co-developer in the partnership entity and a non-profit tasked with furthering the mission of providing safe, affordable housing to vulnerable seniors and families to improve their quality of life through collaboration with other service organizations. CHI is a community-based non-profit with a mission of providing quality, affordable housing since 1991. It owns and operates 1,100 rental units at eight sites, including two St. Jude Centers, in Dallas, Carrollton, Coppell, and Mesquite. It is also building homes for sale to first-time buyers in Southeast Dallas, its second such project. CHI provides financial and operating oversight of its property management and construction vendors and has substantial development, redevelopment, and financing experience. CHI accepts housing choice vouchers and some of its properties have rental subsidy contracts with Dallas Housing Authority or other agencies.

The Applicant proposes to develop 108 units targeting seniors 55 and better. The project will lock in a senior-friendly and affordable development in a High Opportunity census tract and will be one five-story wrap construction product. The units will include energy efficient appliances and lighting and other TDHCA-required features. The plans also include common area spaces such as fitness room, community room, warming kitchen, clothes care center, leasing office, multi-functional activity room and business center. The unit amenities will include durable surfaces such as vinyl plank flooring, fully appointed kitchens, ceiling fans in living and bedrooms, attractive finishes and water-savings plumbing features.

Other life-stabilizing enhancements will include case management, on-site events, notary services, partnerships with local law enforcement, contracted career training, annual income tax preparation, annual health fair, and food pantry. The development is located less than one mile from Cottonwood Trail/Hamilton Park, the Hamilton Park United Methodist Church Learning Center, Costco Wholesale, Willie B. Johnson Recreation Center, Medical City Healthcare, and a variety of other medical offices. The proposed development site is adjacent to the St. Jude Center – Park Central. The development is just minutes from North Central Expressway and other major highways allowing easy access to high frequency transit at the LBJ/Central DART Station. Also, the development is located just south of the Spring Valley/Coit Neighborhood Plus Target area.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Coit Broderick, LP- The Broderick**

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

Total development costs are anticipated to be approximately \$29,224,633.00 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$20,101,545.00 which is \$186,125.42 per unit. The total construction amount includes a 7.0% contingency.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Permanent Loan</b>	\$5,972,000.00
<b>Housing Tax Credits Equity</b>	\$16,998,300.00
<b>City Loan</b>	\$3,000,000.00
<b>Dallas County Loan</b>	\$3,000,000.00
<b>Deferred Developer Fee</b>	\$254,333.00
<b>Total</b>	<b>\$29,224,633.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$0.00
<b>Hard Construction Costs</b>	20,101,545.00
<b>Soft Costs &amp; Financing Fees</b>	\$4,923,285.00
<b>Developer Fees</b>	\$3,515,217.00
<b>Reserves</b>	\$675,586.00
<b>Total</b>	<b>\$29,224,633.00</b>

Upon completion of the development, 11 of the 108 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 44 of the 108 units will be made available to households earning between 31.00%-50.00% of AMI, and 42 of the 108 units will be made available to households earning between 51.00%-60.00% of AMI, and 11 Units will remain as non-income-restricted market-rate units.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Coit Broderick, LP- The Broderick**

On June 12, 2019, City Council authorized an amendment to the CHP, as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20.00%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a resolution of support as it scored 45 points and is a priority housing need development located in a census tract with a poverty rate below 20% (3.9%) and met the required application thresholds. The proposed site is located in a Market Value Analysis type “F” and is surrounded by ‘I’, ‘H’ and ‘D’ market types.



DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Coit Broderick, LP- The Broderick**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at [cynthia.rogersellick@dallas.gov](mailto:cynthia.rogersellick@dallas.gov) or 214-670-3601



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-305

**Item #:** V.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Braniff Lofts, located near 2801 Wycliff Avenue.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



CITY OF DALLAS

DATE January 22, 2024

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

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9%  
Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore  
Strategies, LLC – Braniff Lofts**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 14, 2024 to authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC or/its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of Braniff Lofts, and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

## BACKGROUND

The Applicant submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Competitive Housing Tax Credits (9% HTC) for the development of Braniff Lofts, a five-story adaptive reuse development of a 48-unit affordable multifamily complex for permanent supportive housing located near 2801 Wycliff Avenue, Dallas, Texas 75219 (Project). The Applicant has executed a purchase contract with MM Property Holdings V, LLC, the current property owner. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9%** HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-Braniff Lofts**

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

The Applicant specializes in the development of mixed-income and affordable housing and is a Texas-certified Historically underutilized Business (HUB). The Applicant has decades of experience working in the public and private sectors and has been involved in multiple affordable housing developments from land purchase through development and asset management. Sycamore Strategies, LLC is located in Dallas with 1,200 units under development across Texas, of which four developments totaling 647 units are located in Dallas. The Applicant will serve as a general partner in the ownership structure.

The Applicant proposes to develop 48 units, to include 3 studio-bedroom and 45 one-bedroom units. The Project will be a five-story adaptive reuse construction product providing permanent supportive housing to formerly unsheltered individuals. The units will feature full electric kitchen appliances, nine-foot ceilings, porches or balconies with storage, decorative lighting, garden tubs and walk-in showers, full size washers and dryer connections, high-speed internet, and cable tv access, and other TDHCA-required features. The plans also include elevators in each building, community kitchen, full fitness studio, billiards room, movie theatre, business center, laundry facilities, BBQ stations, picnic areas, pavilion with seating and outdoor fans, and a resort style pool. Planned resident services will include social events, income tax preparation, food pantry services, annual health fair, weekly classes, notary services, recreational activities, and part-time resident services coordinator.

The proposed development is located within a High Opportunity census tract and is just minutes from three major expressways allowing easy access to the Medical District and Downtown Dallas. Additionally, the development will provide close access to Dallas Love Field, Oak Lawn Library, CVS Pharmacy, Kroger, and Whole Foods Mart. Also, the development is located less than one mile from the Maple at Wycliff DART Station and minutes from employment centers in the Dallas downtown area.

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-Braniff Lofts**

Total development costs are anticipated to be approximately \$33,354,959.00 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$15,672,800.00 which is \$326,517.00 per unit. The total construction amount includes a 7.50% contingency.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Permanent Loan</b>	\$6,000,000.00
<b>Housing Tax Credits Equity</b>	\$17,998,200.00
<b>Historic Tax Credit Equity</b>	\$8,018,944.00
<b>Deferred Developer Fee</b>	\$1,337,815.00
<b>Total</b>	<b>\$33,354,959.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$8,000,000.00
<b>Hard Construction Costs</b>	\$15,672,800.00
<b>Soft Costs &amp; Financing Fees</b>	\$4,180,800.00
<b>Developer Fees</b>	\$5,014,476.00
<b>Reserves</b>	\$486,883.00
<b>Total</b>	<b>\$33,354,959.00</b>

Upon completion of the development, 48 of the 48 units will be made available to households earning 0.00%-30.00% of Area Median Income.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC) Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

On June 12, 2019, City Council authorized an amendment to the CHP, as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-Braniff Lofts**

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20.00%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a resolution of support as it scored a total of 51 points and is a priority housing need development located in a census tract with a poverty rate below 20% (6.7%) and met the required application thresholds including HUB certification, proximity of amenities to the development site, and resident services to be provided. The proposed site has a Market Value Analysis market type “I” and is surrounded by market types ‘C’, ‘D’, and ‘F’. Market type “I” is comprised of 1.9% owner-occupied households.

DATE January 22, 2024  
SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-Braniff Lofts**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization [cynthia.rogersellic@dallas.gov](mailto:cynthia.rogersellic@dallas.gov) or 214-670-3601.



Majed A. Al-Ghafry, P.E.  
Assistant City Manager

c:	T.C. Broadnax, City Manager	Jon Fortune, Deputy City Manager
	Tammy Palomino, City Attorney	M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
	Mark Swann, City Auditor	Dr. Robert Perez, Assistant City Manager
	Billerae Johnson, City Secretary	Jack Ireland, Chief Financial Officer
	Preston Robinson, Administrative Judge	Genesis D. Gavino, Chief of Staff to the City Manager
	Kimberly Bizer Tolbert, Deputy City Manager	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 #:** 24-310

**Item #:** W.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - The Heights at Park Lane, located near 9310 N Central Expressway.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]



# Memorandum



DATE January 22, 2024

CITY OF DALLAS

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

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9%  
Low Income Housing Tax Credits and \$500.00 line of credit for TX Park Lane  
2024, Ltd., - The Heights at Park Lane**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 14, 2024 to authorize **(1)** the adoption of a Resolution of Support for TX Park Lane 2024, Ltd. or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of The Heights at Park Lane, and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

## BACKGROUND

The Applicant submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 202 9% Competitive Housing Tax Credits (9% HTC) for the development of The Heights at Park Lane, a ground-up development of a 148-unit mixed-income multifamily complex located near 9310 N Central Expressway, Dallas, TX 75231 (Project). Generation Housing Partners, LLC, an affiliate of the Applicant, has executed a purchase contract with Fellowship Bible Church Dallas, the current property owner. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9%** HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

DATE January 22, 2024  
SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for TX Park Lane 2024, Ltd. – The Heights at Park Lane**

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

Generation Housing Partners is a Dallas, Texas-based developer, owner, and asset manager of Class A multi-family assets located throughout the southwest. As a long-term owner, GHP has been involved in the development, construction, and management of over 4,000 units, with a capitalization value of approximately \$385,000,000. They have partnered with the City of Dallas and the Dallas Housing Finance Corporation on three other developments (Estates at Ferguson, Estates at Shiloh, and Westmoreland Station). Generation Housing specializes in the development, construction, management, and ownership of a high-quality apartment home communities in urban areas of Texas.

The Applicant proposes to develop 148 units, to include 52 one-bedroom, 74 two-bedroom, and 22 three-bedroom units. The Project will be a 4-story construction product. The units will include energy efficient appliances and lighting and other TDHCA-required features. Amenities include a furnished fitness center, enclosed dog park, community business center, furnished community room, security cameras, granite counter tops, walk-in closets, covered entries, nine-foot ceilings, and breakfast bars. The development is located on North Central Expressway allowing easy access to Highway 75. It is located half a mile from North Park Mall and numerous businesses, grocery stores, retailers, pharmacies, a post office, etc. As a transit-oriented development, it is situated 1/10<sup>th</sup> of a mile from the Park Lane DART Light Rail Station.

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

Total development costs are anticipated to be approximately \$44,155,564.00, which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$20,704,176.00 which is \$139,893.08 per unit. The total construction amount includes a 5.0% contingency.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for TX Park Lane 2024, Ltd. – The Heights at Park Lane**

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Conventional Loan/FHA</b>	\$16,019,000.00
<b>LIHTC Syndication Proceeds</b>	\$17,398,260.00
<b>HOME/HFC Funds</b>	\$9,500,000.00
<b>Deferred Developer Fee</b>	\$1,238,305.00
<b>Total</b>	\$44,155,565.00

<b>Proposed Uses</b>	<b>Costs</b>
<b>Land Acquisition</b>	\$6,005,000.00
<b>Hard Construction Cost and Contractor Fees</b>	\$34,434,090
<b>Soft Costs &amp; Financing Fees</b>	\$2,727,560.00
<b>Deferred Developer Fee</b>	\$1,238,305.00
<b>Reserves</b>	\$988,914.00
<b>Total</b>	\$44,155,565.00

Upon completion of the development, 11 of the 148 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 44 of the 148 units will be made available to households earning between 31.00%-50.00% of AMI, and 55 of the 148 units will be made available to households earning between 51.00%-60.00% of AMI. 38 units will remain as non-income-restricted market-rate units.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

On June 12, 2019, City Council authorized an amendment to the CHP, as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding;

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for TX Park Lane 2024, Ltd. – The Heights at Park Lane**

- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation;
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20.00%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a resolution of support as it scored 61.5 points and is a priority housing need development involving a partnership with the Dallas Housing Finance Corporation, is located in a census tract with a poverty rate below 20% (9.2%) and met the required application thresholds. The Market Value Analysis market type is F.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, (I) Director, Department of Housing & Neighborhood Revitalization at [cynthia.rogersellic@dallas.gov](mailto:cynthia.rogersellic@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
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Dr. Robert Perez, Assistant City Manager  
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Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-309

**Item #:** X.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Patriot Pointe at Markville, located at 9222 Markville Drive.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



DATE January 22, 2024

CITY OF DALLAS

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

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9%  
Low Income Housing Tax Credits and \$500.00 line of credit for TX Markville 2024,  
Ltd. – Patriot Pointe**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 14, 2024 to authorize **(1)** the adoption of a Resolution of Support for TX Markville 2024, Ltd., or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of Patriot Pointe, and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

## BACKGROUND

The Applicant submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Competitive Housing Tax Credits (9% HTC) for the development of Patriot Pointe, a ground-up development of a 165-unit mixed-income multifamily complex developed with a veteran focus located at 9222 Markville Dr., Dallas, TX 75243 (Project). Generation Housing Partners, LLC (GHP), an affiliate of the Applicant, has executed a purchase contract with Ink & Sons LLC, the current property owner. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9% HTC Program**, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Generation Housing Partners, LLC – Patriot Pointe**

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

Generation Housing Partners is a Dallas, Texas-based developer, owner, and asset manager of Class A multi-family assets located throughout the southwest. As a long-term owner, GHP has been involved in the development, construction, and management of over 4,000 units, with a capitalization value of approximately \$385,000,000. They have partnered with the City of Dallas and the Dallas Housing Finance Corporation on three other developments (Estates at Ferguson, Estates at Shiloh, and Westmoreland Station).

Generation Housing specializes in the development, construction, management, and ownership of a high-quality apartment home communities in urban areas of Texas. The Applicant proposes to develop 165 units, to include 83 1-bedroom and 83 2-bedroom units. Leasing preference will be given to applicants qualifying under a veteran status. Unit amenities will include Energy Star Appliances, dishwasher, ceiling fans, laundry connections, High-efficiency HVAC, faux wood flooring, Low-e windows, Low-flow fixtures, covered entries, nine-foot ceilings, microwave ovens, and additional storage. Community Amenities include an art studio, art gallery, indoor/outdoor community event & performance space, computer learning center, fitness room, and resort style pool. Resident services that Patriot Pointe will also provide include weekly classes for adults, income tax preparation, career training, arts/crafts/recreational activities, social events, and a tuition saving plan or scholarship program for residents.

All supportive services and classes will be provided to residents completely free of charge. Further, this is a veteran-focused property that is located near resources for veterans, including the Dallas Vet Center and the UTD Military and Veteran Center. Of the estimated 4,500 homeless persons currently living in the North Texas area, approximately 10% of them are veterans. With the extremely limited number of properties willing to accept housing vouchers, homeless veterans may receive a housing voucher yet still struggle to find a community that will accept them. Patriot Point will accept housing vouchers and help to address this issue.

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Generation Housing Partners, LLC – Patriot Pointe**

Total development costs are anticipated to be approximately \$45,111,248.00 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$20,997,808.00 which is \$127,259.44 per unit. The total construction amount includes a 5% contingency.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Permanent Loan</b>	\$16,876,200.00
<b>Housing Tax Credits Equity</b>	\$17,398,260.00
<b>TBD City Loan</b>	\$8,125,000.00
<b>Deferred Developer Fee</b>	\$2,711,787.00
<b>Total</b>	<b>\$45,111,248.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$6,200,000.00
<b>Hard Construction Costs and Fees</b>	\$30,430,950.00
<b>Soft Costs &amp; Financing Fees</b>	\$2,727,560.00
<b>Deferred Developer Fee</b>	\$4,719,472.00
<b>Reserves</b>	\$1,033,265.00
<b>Total</b>	<b>\$45,111,248.00</b>

Upon completion of the development, 13 of the 165 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 52 of the 165 units will be made available to households earning between 31.00%-50.00% of AMI, and 65 of the 165 units will be made available to households earning between 51.00%-60.00% of AMI. 35 units will remain as non-income-restricted market-rate units.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

On June 12, 2019, City Council authorized an amendment to the CHP, as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00%



DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Generation Housing Partners, LLC – Patriot Pointe**

and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20.00%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a resolution of support as it scored 58.5 points and is a priority housing need development involving a partnership with the Dallas Housing Finance Corporation, is located in a census tract with a poverty rate below 20% (16.9%) and met the required application thresholds. The proposed site has insufficient data to provide a Market Value Analysis market type but is surrounded by 'C' and 'E' market types.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Generation Housing Partners, LLC – Patriot Pointe**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, (I) Director, Department of Housing & Neighborhood Revitalization at [Cynthia.rogersellic@dallas.gov](mailto:Cynthia.rogersellic@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
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Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-307

**Item #:** Y.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Fairview Apartments, located at 3200 Al Lipscomb Way.  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



DATE January 22, 2024

CITY OF DALLAS

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

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9%  
Low Income Housing Tax Credits and \$500.00 line of credit for AMTEX Fairview  
L.P. – Fairview Apartments**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 14, 2024 to authorize **(1)** the adoption of a Resolution of Support for AMTEX Fairview L.P., or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of Fairview Apartments, and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

## BACKGROUND

The Applicant submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Competitive Housing Tax Credits (9% HTC) for the development of Fairview Apartments, a ground-up development of an 88-unit mixed-income multifamily complex located at 3200 Al Lipscomb Way (Project). AMTEX Multi-Housing, LLC (AMTEX), an affiliate of the Applicant, has executed a purchase contract with Devin Hall and Durand Hall, the current property owners. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9% HTC Program**, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

DATE January 22, 2024  
SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Developer Entity-Project Name**

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

AMTEX Multi-Housing LLC specializes in the development, construction, management, and ownership of high-quality apartment home communities in urban areas of California, Texas, and Washington. Their 45-year track record under the corporate umbrella of AMCAL has been proven with a portfolio of 80 developments operating under a long-term ownership model. AMTEX has been in existence over 12 years in Texas with 17 completed developments with a portfolio on 3,292 units and three developments under construction with a total of 848 units. AMTEX has completed senior, affordable, student and market rate developments in and near Austin, Dennison, Houston, Fort Worth, Garland, and Katy Texas.

AMTEX will serve as a managing member of the General Partnership in the ownership structure. At the escrow closing of the awarded state tax credits and the construction loan, AMTEX Fairview Fund, LP Partnership will be formed. AMTEX Fairview GP, LLC will then be admitted to the Partnership and act as the General Partner.

The Applicant proposes to develop 88 units, to include 9 one-bedroom, 48 two-bedroom, and 31 three-bedroom units. The Project will be a four-story construction product. The units will include energy efficient appliances and lighting and other TDHCA-required features. The plans also include a club room, business center, community spaces for onsite classes and a potential playground. The development is located less than one mile to medical services, Fiesta Mart, pharmacy, Cotton Bowl, an elementary and high school, and is minutes away from employment centers in the downtown area of Dallas. Additionally, the development is just minutes from two major highways allowing easy access to Fair Park, the Martin Luther King Jr. Center, and the Deep Ellum area. The Martin Luther King Jr. light rail station green line is within 500 feet and the J.B. Jackson Jr. DART Transit System is less than one mile from the proposed site. The site also has a walkability index of 64.6%. Additionally, the proposed development is located in the Grand Park South Tax Increment Financing District and the South Dallas Fair Park Public Improvement District.

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program,

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Developer Entity-Project Name**

and participation in National Night Out to ensure a safe living environment for all residents and staff.

Total development costs are anticipated to be approximately \$32,656,846 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$15,210,328.00 which is \$172,844.00 per unit. The total construction amount includes a 5.0% contingency.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Permanent Loan</b>	\$7,898,969.00
<b>Housing Tax Credits Equity</b>	\$17,598,240.00
<b>TBD City Loan</b>	\$5,330,000.00
<b>Deferred Developer Fee</b>	\$1,498,826.00
<b>Interim NOI</b>	\$330,810.00
<b>Total</b>	<b>\$32,656,846.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$7,100,000.00
<b>Hard Construction Costs</b>	\$15,210,328.00
<b>Soft Costs &amp; Financing Fees</b>	\$6,825,338.00
<b>Developer Fees</b>	\$2,999,025.00
<b>Reserves</b>	\$522,155.00
<b>Total</b>	<b>\$32,656,846.00</b>

Upon completion of the development, 17 of the 88 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 26 of the 88 units will be made available to households earning between 31.00%-50.00% of AMI, and 45 of the 88 units will be made available to households earning between 51.00%-60.00% of AMI. None of the units will made available as non-income-restricted market-rate units.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

On June 12, 2019, City Council authorized an amendment to the CHP, as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00%

DATE January 22, 2024  
SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Developer Entity-Project Name**

and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20.00%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a resolution of support as it scored 30.5 points and is a priority housing needs development by prioritizing 20% of units for tenants referred from the Continuum of Care Priority Housing List. The proposed site is a Market Value Analysis market type 'F'.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Developer Entity-Project Name**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at [cynthia.rogersellick@dallas.gov](mailto:cynthia.rogersellick@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
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Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-306

**Item #:** Z.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - West End Lofts, located at 805 Elm Street; and subject to the one-mile three-year rule pursuant to 10 TAC §11.3(d)  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



DATE January 19, 2024

CITY OF DALLAS

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

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9%  
Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore  
Strategies, LLC-West End Lofts**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 14, 2024 to authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC, and/or affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of West End Lofts (Project), and in accordance with 10 TAC § 11.3(d) (the "Administrative Code"), specifically allow the construction of the Project, as required by the Administrative Code, because the Project is within one linear mile or less of Cabana Design District Apartment Homes (a 9% housing tax credit development located at 899 North Stemmons Freeway), and is subject to the One Mile Three Year Rule - and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

## BACKGROUND

The Applicant submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Competitive Housing Tax Credits (9% HTC) for the development of West End Lofts, a ground-up development of a 160-unit mixed-income multifamily complex located near southeast corner of North Lamar Street and Elm St at 805 Elm Street, Dallas, Texas 75202. The Applicant has executed a purchase contract with Antioch Church and/or assigns, the current property owner. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9%** HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.

DATE January 19, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-West End Lofts**

- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

The Applicant specializes in the development of mixed-income and affordable housing and is a Texas-certified Historically Underutilized Business (HUB). The Applicant has decades of experience working in the public and private sectors and has been involved in multiple affordable housing developments from land purchase through development and asset management. Sycamore Strategies, LLC is located in Dallas with 1,200 units under development across Texas, of which four developments totaling 647 units are located in Dallas. The Applicant will serve as a general partner in the ownership structure.

The Applicant proposes to develop 160 units, to include 48 studios, 64 1-bedroom, 42 2-bedroom, and 6 3-bedroom units. The Project will be a multi-building construction product. The units will include full electric kitchen appliances, nine-foot ceilings, porches or balconies with storage, decorative lighting, garden tubs and walk-in showers, full size washer and dryer connections, high-speed internet, and cable tv access, and other TDHCA-required features. The plans also include elevators in each building, community kitchen, full fitness studio, billiards room, movie theatre, business center, laundry facilities, BBQ stations, picnic areas, pavilion with seating and outdoor fans, and a resort style pool. Planned resident services will include social events, income tax preparation, food pantry services, annual health fair, weekly classes, notary services, recreational activities, and part-time resident services coordinator.

The proposed development is located within a High Opportunity census tract and the City Center Tax Increment Financing District and is only 1.4 miles from Baylor Scott & White Medical Center providing housing options to hospital employees. Additionally, the development will be located less than one mile to West End DART Station, a licensed childcare center, Tom Thumb grocery store, J. Erik Jonsson Central Library, and CVS Pharmacy. Also, the development is just minutes from major expressways allowing easy access to all destinations and employment centers in the Dallas downtown area.

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through

DATE January 19, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-West End Lofts**

Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

Total development costs are anticipated to be approximately \$91,763,464.00 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$45,104,083.00 which is \$281,900.52 per unit. The total construction amount includes a 5.0% contingency.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Permanent Loan</b>	\$24,500,000.00
<b>Housing Tax Credits Equity</b>	\$26,025,565.00
<b>TBD City Loan</b>	\$36,377,259.00
<b>Deferred Developer Fee</b>	\$4,860,640.00
<b>Total</b>	<b>\$91,763,464.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition and Site Costs</b>	\$25,301,400.00
<b>Hard Construction Costs</b>	\$45,104,083.00
<b>Soft Costs &amp; Financing Fees</b>	\$10,064,080.00
<b>Developer Fees</b>	\$9,724,225.00
<b>Reserves</b>	\$1,569,676.00
<b>Total</b>	<b>\$91,763,464.00</b>

Upon completion of the development, 32 of the 160 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 7 of the 160 units will be made available to households earning between 51.00%-60.00% of AMI, 14 of the 160 units will be made available to households earning between 61.00%-70.00% AMI, 17 of the 160 units will be made available to households earning between 71.00%-80.00%, and 90 units will remain as non-income-restricted market-rate units.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

On June 12, 2019, City Council authorized an amendment to the CHP, as restated in the DHRC, to modify the evaluation criteria for developers requiring Resolutions of Support

DATE January 19, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-West End Lofts**

or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20.00%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a resolution of support as it scored a total of 61 points and is a priority housing need development located in a census tract with a poverty rate below 20% (10.7%) and met the required application threshold including targeting mixed-income population, HUB certification, proximity of amenities to the development site, and resident services to be provided. The proposed site has a Market Value Analysis (MVA) market type “D” and is surrounded by market types ‘A’, ‘C’, and ‘F’. Market type D is 54.1% owner-occupied and the nearest multifamily development that is adjacent to the property is located in MVA market type A.

DATE January 19, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-West End Lofts**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization [cynthia.rogersellic@dallas.gov](mailto:cynthia.rogersellic@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
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Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-308

**Item #:** AA.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for 9% Competitive Low Income Housing Tax Credit and a line of credit in an amount not to exceed \$500.00 - Olea at Oak Cliff, located near the corner of South Marsalis Avenue and East Jefferson Boulevard; and subject to the one-mile three year rule pursuant to 10 TAC §11.3(d); and acknowledge that the development is located in a census tract that has more than 20% Housing Tax Credits Units per total households pursuant to 10 TAC §11.3(e) and §11.4(c)(1)  
[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



DATE January 22, 2024

CITY OF DALLAS

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

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Saigebrook Development, LLC/O-SDA Industries, LLC - Olea at Oak Cliff**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 14, 2024 to authorize **(1)** the adoption of a Resolution of Support for O-SDA Industries, LLC or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of Olea at Oak Cliff (Project); **(a)** in accordance with 10 TAC § 11.3(d) (the “Administrative Code”), specifically allow the adaptive reuse of the Project, as required by the Administrative Code, because the Project is within one linear mile or less of Gateway Oak Cliff (a 9% housing tax credit development located at 400 South Beckley Avenue), and is subject to the One Mile Three Year Rule; **(b)** in accordance with 10 TAC§11.3(e) and §11.4(c)(1) specifically allow the proposed adaptive reuse of the Project, as required by the Administrative Code, because the Project is located in a census tract that has more than 20% Housing Tax Credit Units per total households; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

## BACKGROUND

The Applicant submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Competitive Housing Tax Credits (9% HTC) for the development of Olea at Oak Cliff, a historic adaptive reuse development of an 81-unit mixed-income senior housing complex located near the corner of South Marsalis Avenue and East Jefferson Boulevard. O-SDA Industries, an affiliate of the Applicant, has executed a letter of intent to purchase with 549 E Jefferson Blvd, LLC, the current property owner. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9%** HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:



DATE January 22, 2024  
SUBJECT **Saigebrook Development, LLC/ O-SDA Industries, LLC - Olea at Oak Cliff**

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

O-SDA Industries, LLC is a City of Austin MBE/WBE/Texas HUB certified real estate development firm with deep expertise in building affordable housing communities that meet the unique needs of each city and individual neighborhood they serve. Since 2011, O-SDA has partnered with Saigebrook Development on 30 successful 9% Housing Tax Credit applications for projects across the state of Texas. O-SDA Industries, LLC is a mid-sized vertically integrated commercial real estate company headquartered in Austin, Texas and will serve as an owner/ developer in the ownership structure. O-SDA Industries specialize in affordable housing for families and seniors. Each property in their portfolio is unique, offering indoor and outdoor amenities that encourage compatibility, recreation and connectivity to the community. Typical amenities include fully furnished leasing centers with community rooms, fitness centers, cyber lounges, BBQ grill stations and picnic tables, swimming pools, covered parking and local community-created art.

The Applicant proposes a historic adaptive reuse of the Oak Cliff United Methodist Church, involving a conversion of the existing structures into an affordable multifamily community comprised of 81 units, to include 40 studio-bedroom, 31 one-bedroom, and 10 two-bedroom units serving seniors. The units will include energy efficient appliances and lighting and other TDHCA-required features. Community amenities will include an on-site leasing center and community room with kitchen, fitness center, cyber lounge, and community-designed public art. Planned resident services will include income tax preparation, training classes, food pantry, annual health fair, weekly exercise classes, monthly arts and crafts classes, and social events. The development is located within the Southern Gateway Reinvestment Strategy Area and is less than one mile from the Dallas Methodist Medical Center which is an added amenity for the targeted senior resident population. Along with close access from the property to the Dallas Methodist Medical Center, the property will be located less than 1 mile to Bishop Arts District, Fiesta Market

DATE January 22, 2024  
SUBJECT **Saigebrook Development, LLC/ O-SDA Industries, LLC - Olea at Oak Cliff**

grocery store, and Lake Cliff Park. Additionally, the development is located less than one mile from the Jefferson @ Marsalis DART Station, Dallas Zoo, Fiesta Mart, Eloise Lundy Recreation Center, CVS Pharmacy and employment centers in the Dallas downtown area.

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

Total development costs are anticipated to be approximately \$23,895,550.00 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$10,130,120.00 which is \$125,063.21 per unit. The total construction amount includes a 10.0% contingency.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Mortgage Loan</b>	\$2,100,000.00
<b>Housing Tax Credits Equity</b>	\$18,742,497.00
<b>TBD City Loan</b>	\$2,500,000.00
<b>Deferred Developer Fee</b>	\$553,053.00
<b>Total</b>	<b>\$23,895,550.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$4,775,000.00
<b>Hard Construction Costs</b>	\$10,130,120.00
<b>Soft Costs &amp; Financing Fees</b>	\$6,343,849.00
<b>Developer Fees</b>	\$2,294,364.00
<b>Reserves</b>	\$352,217.00
<b>Total</b>	<b>\$23,895,550.00</b>

Upon completion of the development, 14 of the 81 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 33 of the 81 units will be made available to households earning between 31.00%-50.00% of AMI, 21 of the 81 units will be made available to households earning between 51.00%-60.00% of AMI, and 13 of the 81 units will be made available to households earning between 61.00%-80.00% of AMI.

DATE January 22, 2024  
SUBJECT **Saigebrook Development, LLC/ O-SDA Industries, LLC - Olea at Oak Cliff**

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

On June 12, 2019, City Council authorized an amendment to the CHP, as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC) to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20.00%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

DATE January 22, 2024  
SUBJECT **Saigebrook Development, LLC/ O-SDA Industries, LLC - Olea at Oak Cliff**

The Project is qualified to receive a staff recommendation for a resolution of support as it scored a total of 43 points and is a priority housing need development located in a census tract with a poverty rate below 20% (15.8%) and is located within a redevelopment reinvestment strategy Area, the Southern Gateway Emerging Market Reinvestment Strategy Area and met the required application thresholds including HUB certification, proximity of amenities to the development site, and resident services to be provided. The proposed site has a Market Value Analysis (MVA) market type is 'F' which is 13% owner-occupied housing. The nearest senior housing development is adjacent to the property and has an MVA market type of 'F' as well.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, (I) Director, Department of Housing & Neighborhood Revitalization at [Cynthia.rogersellic@dallas.gov](mailto:Cynthia.rogersellic@dallas.gov) or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
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Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-312

**Item #:** AB.

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Upcoming Agenda Item # XX (February 14, 2024): Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Palladium USA International, Inc. - 3606 S. Cockrell Hill Road Senior Living located near the northwest corner of Blue Ridge Boulevard and South Cockrell Hill Road

[Darwin Wade, Assistant Director, Department of Housing and Neighborhood Revitalization]

# Memorandum



DATE January 22, 2024

CITY OF DALLAS

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

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9%  
Low Income Housing Tax Credits and \$500.00 line of credit for Palladium USA  
International, Inc. – 3606 S. Cockrell Hill Road Senior Living**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 14, 2024 to authorize **(1)** the adoption of a Resolution of Support for Palladium USA International, Inc. or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of 3606 South Cockrell Hill Road Senior Living , and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

## BACKGROUND

The Applicant submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Competitive Housing Tax Credits (9% HTC) for the development of 3606 S. Cockrell Hill Road Senior Living, a ground-up development of a 120-unit mixed-income multifamily complex restricted to residents 62 and older located near the northwest corner of Blue Ridge Boulevard and South Cockrell Hill Road (Project). Palladium USA International, Inc. has executed a purchase contract with Cliftwood Church of Christ, the current property owner. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9% HTC Program**, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Palladium USA International, Inc. – 3606 S. Cockrell Hill Road Senior Living**

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

The Applicant specializes in the development of mixed-income and affordable housing throughout Europe and in the United States. The Applicant has decades of experience in premiere real estate development, including design and build, construction, property management, and ownership of high-quality apartment home communities with resident services, and on-site staff servicing customer relations, collections, and activities. The Applicant will act as the Guarantor, 3603 S. Cockrell Hill Rd., Ltd., a to be formed Texas limited partnership will act as the Owner/Borrower, 3606 S. Cockrell Hill Rd. GP, LLC, a to be formed Texas limited liability company will act as the General Partner, and 3606 S. Cockrell Hill Rd., Development, LLC, a to be formed Texas limited liability company will act as the Developer. The Applicant partnered with the Dallas Housing Finance Corporation and the City of Dallas in 2018 to construct Palladium Redbird, a 300-unit Class A multifamily development on a 6.5 acre site located in Southeast Dallas Redbird Mall redevelopment area financed with 4% housing tax credits, gap financing provided through the City's Notice of Funding Availability along with private debt and equity.

The Applicant proposes to develop a high quality, Class A, multifamily residential community for seniors aged 62 and older comprised of 120 units, to include 68 one-bedroom, and 52 two-bedroom units. The Project will be a four-story wrap construction product with interior corridors and two elevators. The units will include energy efficient appliances and lighting and other TDHCA-required features. The plans also include a resort-style pool with gazebo, pickle ball courts, community garden, dog park, cabana with grill, walking trails, and a clubhouse with community room, market pantry, movie theatre, business center, high speed Wi-Fi, and state of the art fitness center. Unit amenities include open concept design, nine-foot ceilings, wood-style flooring, natural stone, or quartz countertops, undermounted sinks, upgraded cabinetry, designer fixtures, covered patio or balcony with storage, energy efficiency appliances and LED lighting. Planned resident services include income tax preparation, reporting rent payments to credit bureaus, food pantry, annual health fair, weekly exercise classes, courtesy officer program providing one free unit to law enforcement, notary, and monthly arts/crafts and preventive maintenance classes.

Additionally, resident service programs will be geared to those seniors with grandchildren. The development is less than one mile from the DART bus stop, Doris Berry Park, full scale grocery store, and licensed daycare center. Also, the development is less than three

DATE January 22, 2024  
SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Palladium USA International, Inc. – 3606 S. Cockrell Hill Road Senior Living**

miles from the Hampton-Illinois Branch Library and Kiest Park Medical Clinic. The Project is approximately 13 minutes from a major employment center, the Pepsi Technology Process Center

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

Total development costs are anticipated to be approximately \$32,305,881 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$14,912,441 which is \$124,270 per unit. The total construction amount includes a 4.20% contingency.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Permanent Loan</b>	\$12,935,300.00
<b>Housing Tax Credits Equity</b>	\$18,198,180.00
<b>TBD City Loan</b>	\$500.00
<b>Deferred Developer Fee</b>	\$1,171,801.00
<b>Total</b>	<b>\$32,305,881.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$2,934,000.00
<b>Hard Construction Costs</b>	\$20,382,713.00
<b>Soft Costs &amp; Financing Fees</b>	\$4,190,295.00
<b>Developer Fees</b>	\$3,492,467.00
<b>Reserves</b>	\$1,306,336.00
<b>Total</b>	<b>\$32,305,811.00</b>

Upon completion of the development, 9 of the 120 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 36 of the 120 units will be made available to households earning between 31.00%-50.00% of AMI, 35 of the 120 units will be made available to households earning between 51.00%-60.00% of AMI, and 6 of the 120 units will be made available to households earning 61.00%-70.00% AMI, and 2 of the 120 units will be made available to households earning 71.00%-80.00% and 32 units will remain as non-income-restricted market-rate units.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), Resolution Nos. 18-0704 and 18-1680, as amended on



DATE January 22, 2024  
SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Palladium USA International, Inc. – 3606 S. Cockrell Hill Road Senior Living**

November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

On June 12, 2019, City Council authorized an amendment to the CHP, as restated in the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC), to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20.00%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a resolution of support as it scored a total of 55 points and meets the required application thresholds. The proposed site has a Market Value Analysis market type “F” which is 13% owner-occupied housing and is located in a Neighborhood Plus Area known as Kiest Cliff Target Area.

DATE January 22, 2024

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Palladium USA International, Inc. – 3606 S. Cockrell Hill Road Senior Living**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Neighborhood Revitalization at -Cynthia.RogersEllic@dallas.gov or 214-670-3601.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

c: T.C. Broadnax, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
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Genesis D. Gavino, Chief of Staff to the City Manager  
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 #:** 24-382

**Item #:** AC.

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Committee Forecast

Housing & Homelessness Solutions Committee Forecast		
Committee Date	Briefing Item/ Report	Presenter(s)
February 26	<b>Briefing Presentation: All INside Informative presentation</b> <i>(final title pending)</i>	Rachel Wilson, Federal Team Lead for Dallas & Collin Counties, All INside Initiative, U.S. Department of Housing and Urban Development
	<b>Briefing Memorandum:</b> The Bridge Good Neighbor Agreement Update – Report of the November 2023 Community Engagement Sessions	Christine Crossley, Director, Office of Homeless Solutions
	<b>Briefing Memorandum:</b> 1950 Ft Worth Avenue Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Neighborhood Revitalization
March 25	<b>Briefing Presentation:</b> Homeless Response System Quarterly Report <i>(May be moved to April, pending inclement weather)</i>	Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, (I) President & CEO, Housing Forward
	<b>Briefing Memorandum:</b> 1950 Fort Worth Avenue Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Neighborhood Revitalization
	<b>Briefing Memorandum or Presentation:</b> 2929 S. Hampton Briefing	Christine Crossley, Director, Office of Homeless Solutions, ?
	<b>Upcoming Agenda Item:</b> Development Updates	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
April 23rd	<b>Briefing Memorandum:</b> Master Lease Update	Christine Crossley, Director, Office of Homeless Solutions
	<b>Briefing Presentation:</b> Dallas Homebuyer Assistance Program (DHAP)	HOU – Thor Erickson, Assistant Director, Housing
	<b>Briefing Memorandum:</b> Housing and Neighborhood Revitalization Quarterly Report	HOU – Thor Erickson, Assistant Director, Housing

	<b>Briefing Memorandum:</b> 1950 Fort Worth Avenue Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Neighborhood Revitalization
May 21st	<b>Briefing Memorandum:</b> 1950 Fort Worth Avenue Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Neighborhood Revitalization
	<b>Briefing Memorandum:</b> Housing and Neighborhood Revitalization Dashboard	HOU – Thor Erickson, Assistant Director, Housing
June 24 <sup>th</sup>	<b>Briefing Presentation:</b> Homeless Response System Quarterly Report	Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, (I) President & CEO, Housing Forward
	<b>Briefing Memorandum:</b> 1950 Fort Worth Avenue Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Neighborhood Revitalization
	<b>Briefing Memorandum:</b> Housing and Neighborhood Revitalization Quarterly Report	HOU – Thor Erickson, Assistant Director, Housing