

September 9, 2021

WHEREAS, on May 9, 2018, City Council adopted the City of Dallas Comprehensive Housing Policy (CHP) and created the Dallas Housing Policy Task Force to (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 by Resolution No. 18- 0704; and

WHEREAS, on May 22, 2019, City Council authorized a resolution in furtherance of the City of Dallas' efforts to support diverse racial, ethnic, cultural, and socio-economic backgrounds and to promote equity in the Dallas community, and Section 5 of that resolution declared the City's intent to promote equity in budgeting by Resolution No. 19-0804; and

WHEREAS, on May 22, 2019, City Council authorized an amendment to the CHP to add a Land Transfer Program to incentivize the development of quality, sustainable housing that is affordable to the residents of the City and the development of other uses that complement the City's CHP, economic development policy, or redevelopment policy by Resolution No. 19-0824; and

WHEREAS, on June 12, 2019, City Council authorized amendments to the CHP to amend and restate the low-income Housing Tax Credit policy by Resolution No. 19-0884; and

WHEREAS, on June 26, 2019, City Council authorized amendments to the CHP to amend the DHAP, the HIPP Homeowner Program, and the HIPP Landlord Program by Resolution No. 19-1041; and

WHEREAS, on September 25, 2019, City Council authorized amendments to the CHP to create the Title Clearing and Clouded Title Prevention Pilot Program by Resolution No. 19-1498; and

WHEREAS, on December 11, 2019, City Council authorized amendments to the CHP to modify the provisions for the housing policy task force, update language to comply with the Mixed Income Housing Development Bonus previously approved by City Council, and remove two application forms by Resolution No. 19-1864; and

WHEREAS, on January 22, 2020, City Council authorized amendments to the CHP and created a Neighborhood Empowerment Zone (NEZ) Program by Resolution No. 20-0188; and

WHEREAS, on January 22, 2020, City Council created seven residential NEZs by Resolutions Nos. 20-0189 through 20-0195; and

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WHEREAS, on August 12, 2020, City Council authorized the final adoption of Substantial Amendment No. 4 to the FY 2019-20 Action Plan for the Home Improvement Preservation Program (HIPP) funded by Community Development Block Grant (CDBG) funds to amend the rehabilitation loan program to increase the maximum loan amount from \$40,000.00 to \$50,000.00 and to change the loan terms from repayable to forgivable annually by Resolution No. 20-1127; and

WHEREAS, on August 26, 2020, City Council authorized the amendments to the CHP, as reflected in the attached Exhibit A, (a) an amendment to the City of Dallas CHP, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to (1) amend the range of income bands to be served from 30% to 120% of the area median income (AMI) to include housing for people at 0% to 120% of the AMI; (2) amend the HIPP and the Dallas Homebuyer Assistance Program (DHAP) to improve program utilization and reduce administrative expenses; (3) amend and restate the DHAP Targeted Homebuyer Incentive Program (DHAP Targeted); (4) amend the tenants served under the Tenant Based Rental Assistance program; (5) amend the Land Transfer Program contract extension provision; (6) create a Targeted Rehabilitation Program (TRP) to provide grants or loans to eligible residents in targeted neighborhoods for housing rehabilitation and delegate authority to the City Manager to modify certain elements outlined in the appendix in an amount not to exceed \$2,750,000.00; (7) amend the NEZ Program to include a definition of income; (8) amend Appendix 2 - Single Family Development Underwriting to amend elements including procurement methods, eligible homeowners, loan types and terms, and cost limitations; (9) add the West Dallas TRP Sub-Program Module as Appendix 18; and (10) add the Tenth Street Historic District TRP Sub-Program Module as Appendix 19; and (11) amend the New Construction and Substantial Rehabilitation Program and Appendix 2 to allow Community Housing Development Organizations to retain a percentage of proceeds in Home Investment Partnership Program funded-projects as determined on a project-by-project basis; (b) appropriations for the TRP from the Equity Revitalization Capital Fund; and (c) the City Manager to execute individual agreements and other necessary documents, as approved by the City Attorney, up to \$60,000.00 in accordance with the in accordance with the HIPP, DHAP, DHAP Targeted, and TRP, without further City Council approval by Resolution No. 20-1220.

WHEREAS, City Council must approve any addition to, alteration of, or deletion of a strategy, tool, or program in the CHP; and

WHEREAS, the City desires to maintain affordable housing, to provide greater fair housing choices, and to overcome patterns of segregation and concentrations of poverty; and therefore, it is in the best interest of the City to adopt certain amendments to the CHP.

Now, Therefore,

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

September 9, 2021

SECTION 1. That the City Council hereby authorizes amendments to the Comprehensive Housing Policy (CHP) as described in **Exhibit A**, to **(1)** amend the Home Improvement and Preservation Program (HIPP) to **(a)** modify the Major Rehabilitation Forgivable Loan Program, for applications accepted after September 9, 2021, to revise **(i)** the program name; **(ii)** revise the funding cap from \$50,000.00 to 27% of the HOME Homeownership Value Limits ("Value Limits") per home (currently \$66,420.00), as established by the U.S. Department of Housing and Urban Development ("HUD"); and **(iii)** update program administration; **(b)** modify the Subrecipient Minor Home Repair Grant Program to **(i)** remove the 1:1 match; **(ii)** decrease the maximum assistance from \$10,000.00 to \$4,999.99 per home; and **(iii)** revise the program name and eligibility requirements; **(c)** modify the Housing Reconstruction Program to **(i)** revise the funding cap from \$160,000.00 to 75% of the Value Limits per home (currently \$184,000.00); **(ii)** revise the underwriting criteria; and **(iii)** revise the program name; **(d)** modify the Landlord Rental Repair Program to **(i)** revise all program requirements, including but not limited to funding and eligibility terms, to be consistent with the forgivable loan structure of other HIPP programs; and **(ii)** revise the per house funding cap from \$40,000.00 to 27% of Value Limits per home (currently \$66,240.00); and **(iii)** revise the program name; **(2)** amend the Community Land Trust Program to expand the nonprofit eligibility requirements to be consistent with recent legislation; **(3)** amend Appendix 18, Targeted Rehabilitation Program – West Dallas Sub-Program Module to clarify the requirements when bond funds are utilized; and **(4)** amend Appendix 19, Targeted Rehabilitation Program – Tenth Street Historic District Sub-Program Module to **(a)** change the area median income requirements from at or below 80% to 120%; and **(b)** clarify the requirements when bond funds are utilized; and revise the funding cap from \$20,000.00 to \$50,000.00.

SECTION 2. That the City Manager is hereby authorized to execute individual agreements (and other necessary documents), in accordance with the amounts specified in the applicable program(s), which includes loans exceeding \$100,000.00, without additional City Council approval, approved as to form by the City Attorney. Funds that support these program activities are encumbered annually pursuant to the Consolidated Plan Budget.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.