

October 13, 2021

WHEREAS, on May 9, 2018, 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; and

WHEREAS, on November 28, 2018, City Council authorized amendments to the CHP to make technical changes to the Home Improvement and Preservation Program (HIPP), the Dallas Homebuyer Assistance Program (DHAP), and the New Construction and Substantial Rehabilitation Program by Resolution No. 18-1680; and

WHEREAS, on May 22, 2019, City Council authorized an amendment to the CHP to add a Land Transfer Program to incentivize to 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 Polit 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 Program by Resolution No. 20-0188; and

WHEREAS, on August 26, 2020, City Council authorized amendments to the CHP to amend the DHAP program, include the 0-30% income band in the range of income bands to be served, create the Targeted Rehabilitation Program, and to allow Community Housing Development Organizations to retain a percentage of sales proceeds from eligible HOME-funded projects by Resolution No. 20-1220; and

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WHEREAS, on January 27, 2021 City Council authorized amendments to the CHP to amend the loan terms in the New Construction and Substantial Rehabilitation program to allow forgivable loans for projects with permanent supportive housing units and remove the nine percent (9%) subsidy cap from the annual HUD 234 – Condominium Housing Limits, by Resolution No. 21-0212.

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; and

WHEREAS, it is in the best interest of the City of Dallas to authorize amendments to the CHP, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to **(1)** amend the loan terms in the New Construction and Substantial Rehabilitation program to remove the requirement that the City may only subordinate its lien position to a private financial institution for a loan in a greater amount.

Now, Therefore,

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

SECTION 1. That City Council hereby authorizes the amendments to the CHP, as reflected in the attached **Exhibit A**, an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to amend the loan terms in the New Construction and Substantial Rehabilitation program to remove the requirement that the City can only subordinate its lien position to a private financial institution for a loan in a greater amount.

SECTION 2. That the changes to the New Construction and Substantial Rehabilitation Program shall apply to all Notice of Funding Availability applications accepted after August 7, 2020.

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