

Housing and Homelessness Solutions Committee Meeting Record

The Housing and Homelessness Solutions Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com. Recordings may be reviewed online at <https://dallastx.swagit.com/ad-hoc-committees>.
Note: This meeting was conducted via videoconference to comply with a social distancing mandate during a declared state of disaster.

Meeting Date: September 23, 2021

Convened: 9:02 a.m.

Adjourned: 10:43 a.m.

Committee Members Present:

Casey Thomas II, Chair
Jesse Moreno, Vice Chair
Carolyn King Arnold
Paula Blackmon
Cara Mendelsohn
Paul E. Ridley
Jaynie Schultz

Committee Members Absent:

N/A

Other Council Members Present:

N/A

AGENDA

CALL TO ORDER

BRIEFINGS

1. Approval of the August 23, 2021 Housing and Homelessness Solutions Committee Meeting Minutes

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the August 23, 2021 Housing and Homelessness Solutions Committee. The motion passed unanimously.

Motion made by: Paul E. Ridley

Motion seconded by: Jaynie Schultz

2. Overview: Public Facility Corporation

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

Action Taken/Committee Recommendation(s): The Committee was briefed on an overview of the Public Facility Corporation authorized by Chapter 303 of the Texas Local Government Code- the Public Facility Corporation Act. Any public facility owned by a PFC is exempt from all property taxes. Primarily used for the development of mixed-income/workforce housing development; PFCs provide housing for the “missing middle” – particularly 60%-80% AMI –not served by housing tax credit or market rate developments. On June 24, 2020, City Council authorized the creation of the Dallas Public Facility Corporation and adopted the Corporation Bylaws. The bylaws provide for a 15-member Board of Directors to approve partnerships and the issuance of financial obligations authorized by the Act. To begin approving applications, the DPFC Board of Directors must have enough members to constitute a quorum. 3 additional board members are needed to begin approving applications and other actions of the DPFC. Staff will inform the development community of the DPFC's upcoming application window, and provide assistance as needed in identifying potential DPFC Board candidates for nomination by October 27, 2021. Information only.

3. Overview: Urban Land Bank Demonstration Program and the Comprehensive Housing Policy (CHP) Land Transfer Program

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

Action Taken/Committee Recommendation(s): The Committee was briefed on an overview of the Land Bank Demonstration Program purpose. The program utilizes tax foreclosure process for properties with five years or more of delinquent property taxes, acquires unproductive, vacant, and developable lots and lots improved with abandoned, vacant and uninhabitable houses. The program also banks for affordable housing or commercial development and dispose for new single-family homeowner or rental development on lots to house low-income households up to 115% of AMI. Information only.

4. Upcoming Agenda Item: Amendment to the CHP- Dallas Homebuyer Assistance Program

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

Action Taken/ Committee Recommendation(s): The Committee was briefed on the overview of an agenda item to authorize an amendment to the City of Dallas Comprehensive Housing Policy. The amendment will modify the terms of the Dallas Homebuyers Assistance Program to (1) change the definition of applicant to meet the guidelines set forth by the Department of Housing and Urban Development (HUD); (2) remove the minimum income requirement of 60% of the Area Median Income (AMI); (3) remove the minimum 26% front end loan to income ratio requirement; and (4) modify the Targeted Homebuyer Incentive Program to remove federal requirements when assistance is provided to homebuyers using nonfederal funds. Staff recommended this change to improve DHAP's effectiveness and broaden the potential number of homebuyers that can be served by the program. A motion was made to move this item for Council consideration.

Motion made by: Carolyn King Arnold

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Jaynie Schultz

Item passed on a divided vote:

Item failed on a divided vote:

5. Upcoming Agenda Item: Amendment to the CHP- Subordination of Lien Requirements

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

Action Taken/Committee Recommendation(s): The committee was briefed on an overview of an agenda item to amend the City's Comprehensive Housing Policy. The amendment will remove the New Construction and Substantial Rehabilitation program requirement that the City may only subordinate its lien position to a private financial institution for a loan in a greater amount. Removing this requirement will allow the City to provide loans to smaller-scale and non-profit developers that may not be able to receive loans from private institutions in amounts greater than the City's subsidy yet still require a subordination of a City loan. Staff recommended approval of this item to provide greater flexibility when investing in affordable housing and build capacity of our smaller-scale and non-profit developers. A motion was made to move this item for Council consideration.

Motion made by: Carolyn King Arnold

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Jaynie Schultz

Item passed on a divided vote:

Item failed on a divided vote:

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

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

Action Taken/Committee Recommendation(s): The committee was briefed on the overview of an agenda item to authorize a HOME Investment Partnership loan agreement in an amount not to exceed \$2,085,504.00 with Dallas City Homes for the construction of the Armonia Apartments, an affordable rental community to be located at 3115 Topeka Avenue, Dallas Texas 75212. The agenda item also includes \$300,000.00 of general funds to be used for the installation of solar panels on the Project's community space as part of the Dallas Community Solar Initiative pilot project between the Office of Environmental Quality and Sustainability and the Department of Housing and Neighborhood Revitalization. A motion was made to move this item for Council consideration.

Motion made by: Carolyn King Arnold

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Jaynie Schultz

Item passed on a divided vote:

Item failed on a divided vote:

7. Upcoming Agenda Item: Authorize a Resolution of No Objection for 4% Housing Tax Credits for Hickory Trail Partners, LP- ParCHAUS at Hickory Trail Multifamily Development

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

Action Taken/Committee Recommendation(s): The committee was briefed on an overview of the Hickory Trail Partners, LP and affiliate of Provident Realty Advisors, Inc (applicant), submitted request for a resolution of no objection for its application to the Texas Department of Housing and Community Affairs for a 4% Non-

Competitive Housing Tax Credits for ParchHAUS at Hickory Trail, a new 324-unit multifamily development located at 9101 Old Hickory Trail, Dallas, TX 75237 (Property). A motion was made to move this item for Council consideration.

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

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

8. Upcoming Agenda Item: Consideration and Approval of the Sale of 8 Land Transfer Lots to Titan and Associates Inc. for the Development of 8 Single Family Homes

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

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

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

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

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

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

Action Taken/Committee Recommendation(s): The Committee was briefed on the overview of an agenda item to authorize preliminary adoption of Substantial Amendment No. 5 to the FY 2020-21 Action Plan for the HOME Investment Partnerships Program (HOME) to reallocate \$982,796 in HOME funds balance for Tenant Based Rental Program (TBRA) to Housing Development Program. A motion was made to move this item to Council for consideration.

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

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

ADJOURN (10:43 a.m.)

APPROVED BY:

ATTESTED BY:

Casey Thomas II, Chair
Housing and Homelessness Solutions Committee

Gabriela Castillo, Coordinator
Housing and Homelessness Solutions Committee