

2014 FEB 27 PM 2:48



CITY OF DALLAS

Memorandum

DALLAS, TEXAS

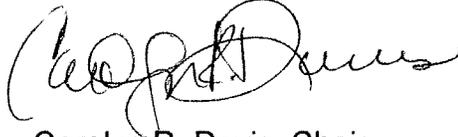
DATE February 28, 2014

TO Housing Committee Members: Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT March 3, 2014 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, March 3, 2014, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, from **10:30 a.m. - 12:30 p.m.** The agenda is as follows:

1. Approval of February 18, 2014 Minutes
Carolyn R. Davis
Councilmember
2. Depart to Level 1 Green Tour of Wynnewood Seniors Housing and Carpenters Point
"Transportation will be provided"
3. Reconvene in 6ES immediately following the tour
4. Fiji Townhomes Project
Mitchell/O'Donnell
(Estimated time 30 minutes)



Carolyn R. Davis, Chair
Housing Committee

c: A.C. Gonzalez, City Manager
Warren M. S. Ernst, City Attorney
Judge Daniel F. Solis, Administrative Judge
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Ryan S. Evans, Interim First Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

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

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

Housing Committee

Meeting Record February 18, 2014

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department, Staff Coordinator at 214-670-3906.

Meeting Date: February 18, 2014

Meeting Start time: 11:02 A.M.

<u>Committee Members Present:</u> Carolyn R. Davis (Chair) Scott Griggs (Vice-Chair) Monica Alonzo Rick Callahan Philip Kingston	<u>Staff Present:</u> Theresa O'Donnell-Interim City Manager Bernadette Mitchell-Interim Director/HOU Charles Brideau-Asst. Director/HOU Karen Rayzer-Asst. Director/HOU Karl Zavitkovsky-Director/ECO Beverly Davis-Asst. Director Patrick Inyabri-Interim Asst. Director-HOU Cobbie Ransom-HOU Cynthia Rogers-Ellickson-HOU Lou Jones-SDC Art Hudman-CAO Robin Bentley-CAO Michael Bostic-CAO Marichelle Porteous-CAO Karen Schaffner-ECO Etoria Anderson-HOU Robin Gerard-CMO Renita Griggs-MCO Cassandra Luster-HOU Brian Price-HOU Alida Allen-HOU
<u>Other Council Members Present:</u> Lee Kleinman	
<u>Committee Members Absent:</u> Dwayne R. Caraway	<u>Other Attendees</u> Terri Anderson-Center Housing Resources Sherman Roberts-City Wide, CDC Rick Sheridan-Citizen of Dallas John Greenan-Central Dallas, CDC Ellen Rourke-National Housing Advisors Aniko Rakita-Neighborhood Builders Kristen Schulz-Dallas Area Habitat for Humanity Michael Davis-Davis Business Services Tim Thetford-Metro Dallas Homeless Alliance

AGENDA:

Housing Committee Meeting Called to Order by CM Carolyn R. Davis

1. Approval of February 3, 2014 Minutes of the Housing Committee

Presenter(s): Council Member Carolyn R. Davis

Action Taken/Committee Recommendation(s)

Motion made by: CM Scott Griggs	Motion seconded by: CM Rick Callahan
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

2. Community Revitalization Plans Update

Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director/Cobbie Ransom, NIP Manager

Information Only: X

Action Taken/Committee Recommendation(s)

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

3. 2014 Low Income Housing Tax Credit Projects of Dallas

Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director

Information Only: __

Action Taken/Committee Recommendation(s) Motion to grant waiver for Wynnewood Seniors Project

Motion made by: CM Scott Griggs	Motion seconded by: CM Philip Kingston
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Action Taken/Committee Recommendation(s) Motion to grant support of CRP for Serenity Place Apts. and designate it as the key project for Dallas

Motion made by: CM Carol R. Davis	Motion seconded by: CM Scott Griggs
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Action Taken/Committee Recommendation(s) Motion to move all projects forward to full council on February 26, 2014

Motion made by: CM Monica Alonzo	Motion seconded by: CM Scott Griggs
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Action Taken/Committee Recommendation(s) Motion to commitment of development funding for Serenity Place and Wynnewood Seniors

Motion made by: CM Scott Griggs	Motion seconded by: CM Philip Kingston
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. Briefing Memo: The Fair Housing Office Partnership Grant Award

Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director/Beverly Davis, Asst. Director

Information Only: X

Action Taken/Committee Recommendation(s)

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

5. Upcoming Agenda Items

Housing items only

- a. Public Hearing on Final Adoption for Substantial Amendment
- b. Public Hearing Low Income Housing Tax Credit (3 requests) (addendum)
- c. Wynnewood Seniors Housing II, L.P. loan request from DHFC as a conduit lender (ECO)
- d. Amendment of Deed Restrictions on 6 unimproved properties sold to City Wide CDC (addendum)

Action Taken/Committee Recommendation(s) Motion to move forward to full Council

Motion made by: CM Scott Griggs	Motion seconded by: CM Monica Alonzo
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned by CM Carolyn R. Davis

Meeting Adjourned: 12:45 P.M.

Approved By: _____

DRAFT

Tour

Return from Tour

Memorandum



CITY OF DALLAS

DATE February 28, 2014

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Fiji Townhomes Project

On Monday March 3, 2014, you will be briefed on Fiji Townhomes Project. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Theresa O'Donnell'.

Theresa O'Donnell
Interim Assistant City Manager

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Judge Daniel Solis, Administrative Judge
Ryan S. Evans, Interim First Assistant City Manager
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Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Bernadette Mitchell, Housing/Community Services, Interim Director
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Fiji Townhomes Project

A Briefing To The
Housing Committee

Housing/Community Services Department
March 3, 2014



[Purpose]

- Present a townhome project to be located at 8th Street and Corinth
- Request approval of the Housing Committee for City Council consideration on March 26, 2014

[Neighborhood]

- Council District 4
- Located in South Dallas
- 300 block of Tonga Street
- Across the street from the DART-8th & Corinth station
- Phase I of redevelopment was Fiji Senior Villas 130 units

Development Site



Phase II
50 Townhomes
3BR, 2GrG

Phase I
Elderly Housing
130 Units (1&2 BR)

Phase IIB—60 Bed Assisted Living

Phase IIIB
Office Oncology
19,000 SF

Phase IIIA
Apartment—74 Units
Retail—12,000SF
Garage—240 Spaces



[Developer]

- Sphinx Development Corporation (SDC)
 - Jay Oji, President/CEO
 - Dallas based real estate development company committed to affordable housing provision
 - The company's development experience goes back to the mid 80's
 - They have collaborated or joint-ventured more than 1,500 units in the State of Texas
 - They have produced mass housing developments on international initiatives of more than 5,000 housing units within master planned communities

SDC Experience

- SDC has developed eight projects in the metroplex with 6 of those projects in Dallas
 - Ewing Villas (2001)
 - \$10M Town Home project adjacent to Dallas Zoo and DART Station
 - 80-unit rental project with 100% of units at 60% or below Area Median Family Income (AMFI)
 - Sphinx at Murdeaux Villas (2002)
 - \$15.1M Multi-Family (MF) project at Ledbetter @ Murdeaux Lane (Southeast Dallas)
 - 240-unit rental project with 100% of units at 50% AMFI
 - Sphinx @ Delafield Villas (2004)
 - \$18M Town Home project in Pleasant Grove at Delafield and Hoyle Ave
 - 204-unit rental project with 100% of units at 60% or below AMFI
 - Sphinx @ Luxar (2005)
 - \$10.5M MF project at Cockrell Hill and West Kiest
 - 100-unit rental project with 100% of units at 60% or below AMFI
 - Reese Townhomes (2005)
 - \$8.7M MF project at 1201 S. Ewing
 - 80-unit rental project with 100% of units at 60% or below AMFI
 - Fiji Senior Villas (2009)
 - 201 Fran Way
 - 130 unit rental project with 100% of units at 60% or below AMFI

[Townhouse Project]

- Developer – Sphinx Development Corporation (SDC)
 - Jay Oji, President/CEO
- Request is for up to \$40,000 grant per unit for 14 townhomes
 - Funds would be used to offset the total cost of the construction of the units
- Units will be located just south of the newly completed senior units on Tonga Street
- Pricing for the homes will range between \$129,000 to \$149,000
- Units will be 3-4 bedroom, 2.5 baths, approximately 1400+ sq.ft.
- Families at 140% area median family income or below may qualify



Sources and Uses

SOURCES

Lender financing	\$1,442,704
City Funding	480,000
Owner equity	<u>448,251</u>
TOTAL SOURCES	\$2,370,955

USES

Land	\$ 194,286
Taxes & Insurance	44,286
Financing	38,818
Soft Costs	211,029
Hard Construction Costs	1,628,571
Developer Fee	<u>253,965</u>
TOTAL USES	\$2,370,955

[Terms of the Conditional Grant]

- Term – 2 years
- Construction must begin prior to 08/01/2014
- Conditional grant funds will be applied to a portion of the construction costs in exchange for sale to low to moderate income families at/or below 140% of area median family income
- Deed Restrictions for affordability
 - 5 years if \$20,000 of grant funds used on home
 - 10 years if \$40,000 of grant funds used on home
- Second Lien Deed of Trust will be placed on property and subordinated to the construction lender to ensure performance

[Requested Approval]

- Housing Committee approval of a conditional grant from 2012 General Obligation Bond funds to SDC Compton Housing, L.P. for the construction of 14 townhomes in the amount of \$480,000

[Next Steps]

- March 26, 2014 - City Council consideration of Fiji Townhome Project funding
- April 2014— contract with SDC
- May 2014 –construction begins on first 5 units