

RECEIVED

2013 NOV 27 PM 4: 51



CITY OF DALLAS

**Memorandum**

CITY OF DALLAS  
DALLAS, TEXAS

**REVISED**

DATE November 27, 2013

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

SUBJECT December 2, 2013 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, December 2, 2013, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, from **10:30 a.m. - 11:30 a.m.** The agenda is as follows:

1. Approval of November 4, 2013 Minutes  
Councilmember Carolyn R. Davis
2. Next Step in Strategic Planning: Best Practices in Housing  
La Toya Jackson, Asst Director Strategic Customer Services  
(Estimated time 20 minutes)
3. Builders of Hope CDC  
Mitchell/O'Donnell  
(Estimated time 20 minutes)
4. Upcoming Agenda Items  
Housing items only  
For Information Only
  - a. Amendment to development loan for DHA Turner Courts Project
  - b. Development conditional grant to Builders of Hope CDC
  - c. Amendment to development loan for Urban Mixed Use, LLC
  - d. Amendment to conditional grant for Jubilee Park Community Center Corporation (Addendum)



**Carolyn R. Davis, Chair  
Housing Committee**

- c: A.C. Gonzalez, Interim 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 November 4, 2013

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: November 4, 2013

Meeting Start time: 11:03 A.M.

<p><b><u>Committee Members Present:</u></b> Carolyn R. Davis (Chair) Scott Griggs (Vice-Chair) Dwayne Caraway Monica Alonzo Philip Kingston</p>	<p><b><u>Staff Present:</u></b> Theresa O'Donnell-Interim City Manager Bernadette Mitchell-Interim Director/HOU Charles Brideau-Asst. Director/HOU Karen D. Rayzer-Asst. Director/HOU Cobbie Ransom-HOU Rick Robin-HOU Cynthia Rogers-Ellickson-HOU Pam Jones-HOU Constance Smith-HOU Michael Bostic-CAO Robin Bentley-CAO Robyn Gerard-CMO Doris Edmon-HOU Cassandra Luster-HOU Bryan Price-HOU Alida Allen-HOU</p>
<p><b><u>Other Council Members Present:</u></b></p>	
<p><b><u>Committee Members Absent:</u></b></p>	<p><b><u>Other Attendees</u></b> Peyman Horri-Hall Development Devin Hall-Hall Development Sherman Roberts-CityWide, CDC Beverly Tobian-Health &amp; Human Services Coalition Syl Benenson-Senior Affair Commissioner Martha Blaine-Community Council Kristen Schulz-Dallas Habitat for Humanity</p>

AGENDA:

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

**1. Approval of October 21, 2013 Minutes of the Housing Committee**

**Presenter(s): Council Member Scott Griggs**

**Action Taken/Committee Recommendation(s)**

<b>Motion made by: CM Scott Griggs</b>	<b>Motion seconded by: CM Monica Alonzo</b>
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. City of Dallas' Home Repair Programs**

**Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director/ Karen Rayzer, Asst. Director/Syl Benenson, Senior Affair Commissioner/Beverly Tobian, Health & Human Services Coalition/Martha Blaine, Community Council**

**Information Only: \_\_\_\_\_**

**Action Taken/Committee Recommendation(s) CM Alonzo and CM Davis requested an area map of the South Dallas/Fair area and a list of homes repaired within the last five years. Motion to move forward to full Council on December 11, 2013**

<b>Motion made by: CM Scott Griggs</b>	<b>Motion seconded by: CM Monica Alonzo</b>
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):**

**3. Grand Park Place Apartments**

**Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director/Charles Brideau, Asst. Director/Peyman Horri, Hall Development**

**Information Only: \_\_\_\_\_**

**Action Taken/Committee Recommendation(s) Motion to move forward to full Council on December 11, 2013**

<b>Motion made by: CM Dwaine Caraway</b>	<b>Motion seconded by: CM Scott Griggs</b>
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):**

- ❖ **Request made by CM Caraway for a list of projects underway in District 4**

4. Upcoming Agenda Items  
Housing items only

- a. Land Bank – Sale to CityWide CDC (6 lots)
- b. Land Bank – Sale to Adjacent Owner
- c. Endorsement of Dallas Area Permanent Supportive Housing Plan for 2013-16
- d. Acceptance of CDBG Section 108 Loan Program Funds for Highlands Town Center
- e. Amendment to development loan for 2122 Highlands, LLC

Information Only: \_\_\_\_\_

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

Motion made by: <b>CM Dwaine Caraway</b>	Motion seconded by: <b>CM Monica Alonzo</b>
Item passed unanimously: <b>X</b>	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: 12:07 P.M.

Approved By: \_\_\_\_\_

DRAFT

# Memorandum



CITY OF DALLAS

DATE November 27, 2013

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

SUBJECT **Next Step in Strategic Planning: Best Practices in Housing**

On Monday December 2, 2013, the Budget for Outcomes Team for Housing will brief you on best practices in housing. Their briefing will also cover proposed index cities and draft SWOT (Strengths, Weaknesses, Opportunities, & Threats) analysis. The briefing material is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Jill Jordan'.

Jill A. Jordan, P.E.  
Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, Interim 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  
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  
Bernadette Mitchell, Housing/Community Services, Interim Director  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Next Step in Strategic Planning: Best Practices in Housing

## Index Cities and Dallas SWOT

Housing Committee  
December 2, 2013

# Team Roster

- Sue Hounsel (Lead, Office of Economic Development)
- Nikki Dunklin (Intergovernmental Services)
- Robyn Gerard (City Manager's Office)
- Lisa Hamed (Public Works)
- Phillip Keaton (Aviation)
- Clinton Lawrence (Library)
- Hodges Mitchell, II (Office of Environmental Quality)
- Crystal Ross (Park and Recreation)
- Daisy Torres (Office of Financial Services)



# Purpose

---

- An overview of preliminary work from the Budgeting for Outcomes Economic Vibrancy Team in preparation for FY 14-15 strategies including:
  - Community Survey Highlights
  - Index cities
  - City of Dallas – Strengths, Weaknesses, Opportunities, Threats (SWOT)
  - Best practices to build on opportunities and minimize threats.

# Community Survey Highlights

- The City's 2013 Community Survey results included several positive indicators:
  - Eighty-two (82%) felt Dallas was an excellent or good place to live, work and do business. This represents an increase from the 2011 survey by place to live (+6%), work (+7%), and do business (+5%).
  - Seventy (70%) rated quality of new development as excellent or good – up +5% from the 2011 survey.
  - Sixty-nine (69%) rated their neighborhood in Dallas as an excellent or good place to live.

# Community Survey Highlights (continued)

---

- Fifty-eight (58%) rated access to affordable quality housing as excellent or good.
- Streets and infrastructure were areas that could be improved based on the survey respondents:
  - Only thirty-nine (39%) rated street lighting as excellent or good.
  - Only thirty-two (32%) rated maintenance of neighborhood streets as excellent or good.

# Index Cities

- The Economic Vibrancy (EV) Team reviewed the strategic planning work from various department directors on identifying index cities for Dallas to benchmark on major services impacting economic vibrancy.
- The EV team honed on a list of 5 cities that encompassed most or all of the services under economic vibrancy:
  - San Antonio
  - Houston
  - Atlanta
  - San Diego
  - Seattle

# Index Cities (continued)

---

- **San Antonio**

- Population: 1,382,951
- Metro area jobs (2012): 877,900
- Average price of a middle-management home: \$188,710

- **Houston**

- Population 2,160,821
- Metro area jobs (2012): 2,691,400
- Average price of a middle-management home: \$191,013

# Index Cities (continued)

- **Atlanta**

- Population: 443,775
- Metro area jobs (2012): 2,349,900
- Average price of a middle-management home: \$217,226

- **San Diego**

- Population 1,338,348
- Metro area jobs (2012): 1,258,800
- Average price of a middle-management home: \$483,419

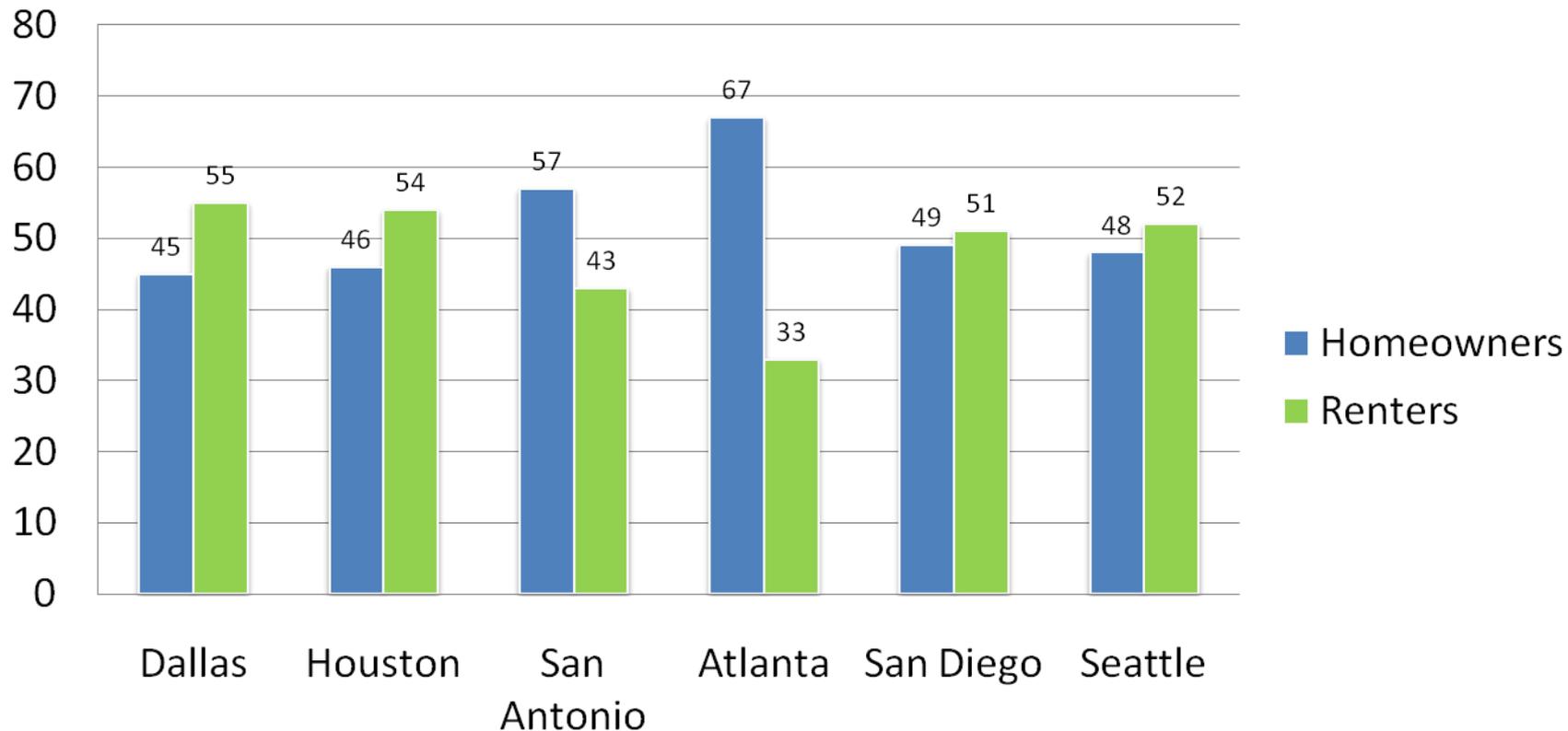
- **Seattle**

- Population 634,535
- Metro area jobs (2012): 1,711,500
- Average price of a middle-management home: \$655,079

# Index Cities (continued)

- Dallas has an owner-occupancy rate similar to three of the index cities.

## Percentage Comparison of Homeowners vs Renters



Source: US Census Bureau 2011 Census [www.census.gov](http://www.census.gov). Data based on city geography (not metro wide).

# SWOT Analysis

## S

- Location, land availability
- Age of workforce
- Low cost living
- Transit infrastructure
- Arts & Culture

## W

- Sprawl
- Public education

## O

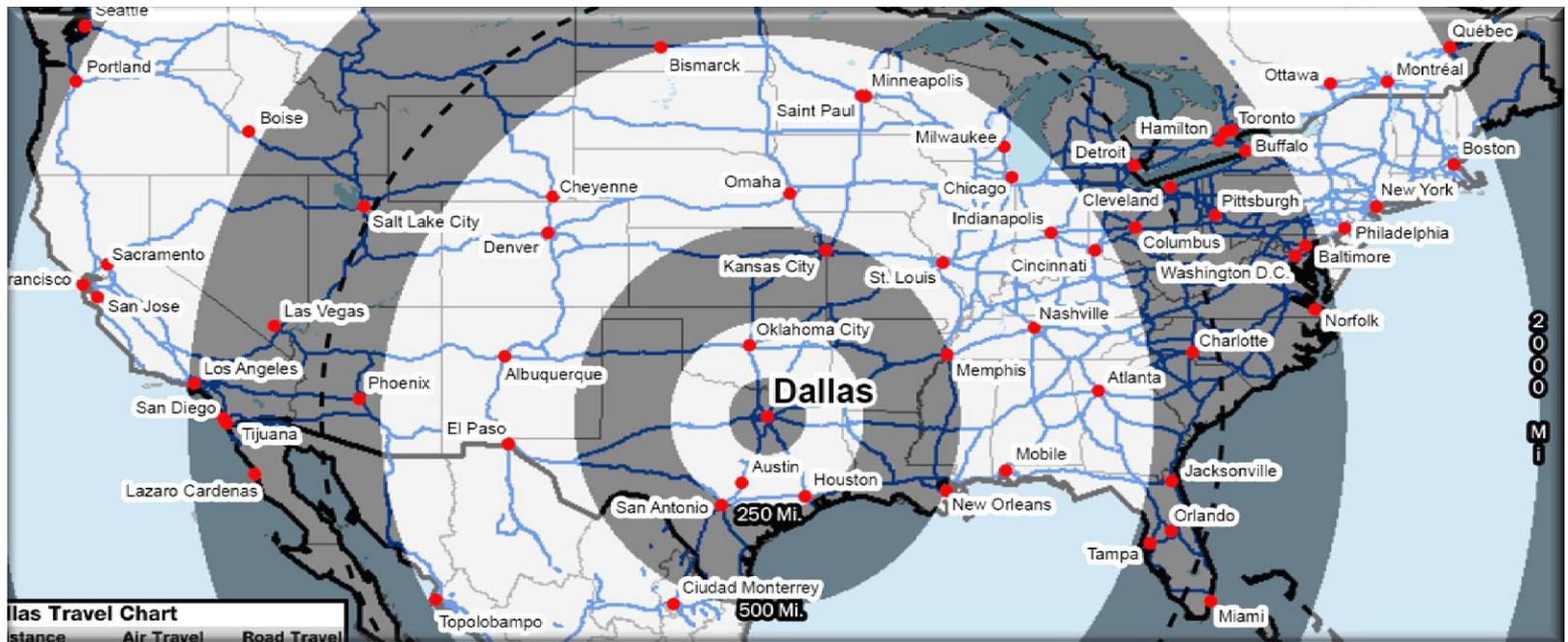
- Promoting diverse neighborhoods
- Transit-oriented development
- Southern Dallas land area

## T

- Aging/inadequate infrastructure
- Funding

# Dallas - Strengths

- Dallas is the most centrally located major business center in North America
- DFW International Airport & Dallas Love Field combine for 7,067 weekly non-stop flights to 188 destinations on five continents.



# Dallas – Strengths (continued)

- Land Availability – Citywide almost 63,000 acres of land is vacant and of that 65% is in southern Dallas



*Note – includes floodplain*

# Dallas – Strengths (continued)

## Age of workforce –

- Almost 600,000 residents make up the City of Dallas' workforce. Over 30% have a college degree or higher and over 80% have at least a high school education.

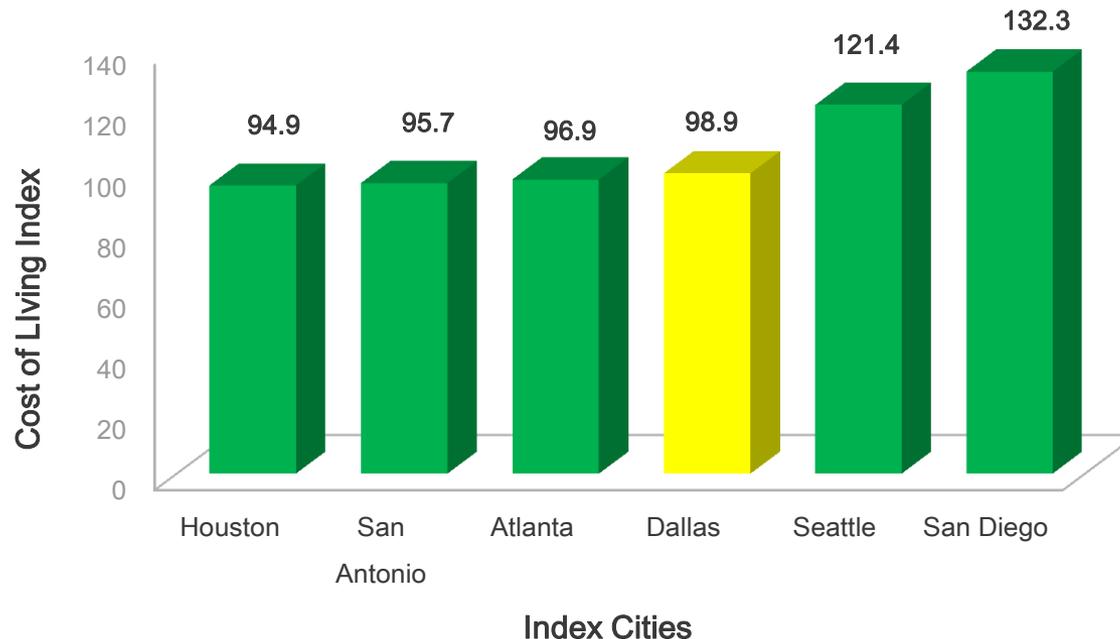
*Source: 2011 American Community Survey 1-Year Estimates & U.S. Census Bureau*

- Dallas has also been ranked one of the 100 “smartest” metro area's in the U.S. The area ranked #72 based on resident's educational attainment.

*Source: America's Top Rated Cities: A Statistical Handbook-2012, 9<sup>th</sup> Edition*

# Dallas-Strengths (continued)

- Forbes ranks Dallas as the 17<sup>th</sup> most affordable city in America.



Source: census.gov, C2ER, Arlington, VA, ACCRA Cost of Living Index, Annual Average 2010

# Dallas-Strengths (continued)

---

- DART is the largest light rail operator in the United States, with 85 miles (136.8 km) of track
- According to NCTCOG transit statistics, DART's light rail system had a daily ridership of 109,511 average trips per weekday in October 2012 which is an increase of more than 81% since October 2010.
- Dallas has recently completed a \$354M expansion of the arts district. This includes the Winspear Opera House, Wyly Theater, Performance Park, and Annette Strauss Artist Square. The arts are a significant economic generator for the City.

# Dallas – Weaknesses

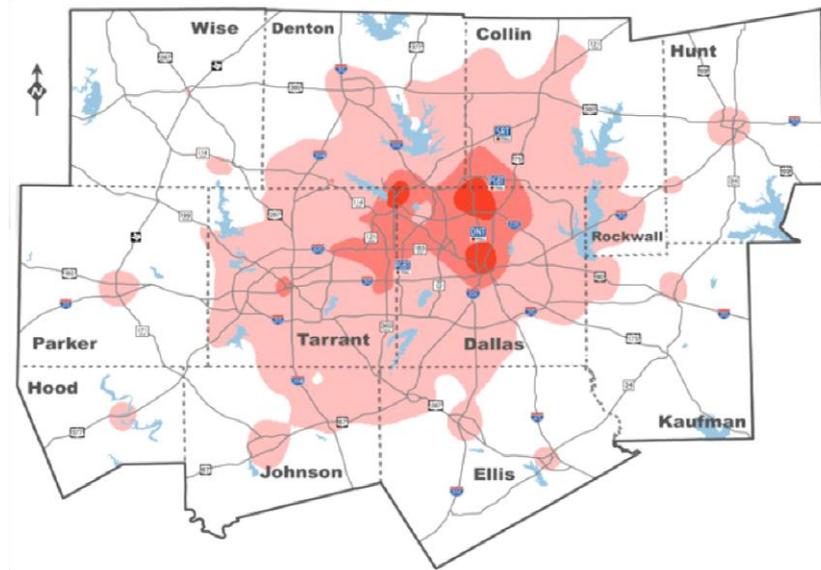
## Urban Sprawl

- Longer travel times and more traffic congestion
  - 2013 Vehicle Miles of Travel – 181,516,746
  - 2013 Vehicle Hours Spent in Delay (Daily) – 1,165,512
- According to the NCTCOG, congestion costs the Dallas-Fort Worth metro-plex \$4.7 Billion in 2013. It is projected to increase to \$10.1 Billion by 2035

### 2013 Congestion Index



Source: North Central Texas Council of Governments



# Dallas – Weaknesses (continued)

## Urban Sprawl

- DFW has a population of approximately 6.5 million people
- **More than half** live outside of the city limits of both Dallas and Fort Worth
  - Plano, McKinney, Frisco and Denton are among the fastest growing cities according to the U.S. Census Bureau
- Providing quality, affordable housing for the middle class is a related issue to be addressed. Staff has begun examining neighborhoods across this city in this regard.
- Public education is a factor related to urban sprawl:
  - In the City's 2013 Community Survey only thirty-three (33%) rated public schools in Dallas excellent or good while thirty-two (32%) rating schools fair and thirty-five (35%) rated schools poor.

# Dallas – Weaknesses (continued)

## Public Education

- 60% of home buyers are swayed by school district choices
  - 23.6% of buyers would pay up to 5% more than originally budget
  - 9% of buyers would pay up to 20% more than budgeted

*Source: Survey conducted by Realtor.com*

- Dallas Independent School District's received a 2011 accountability rating from the Texas Education Agency of Academically Acceptable compared to

- Neighboring Cities
  - Frisco - Exemplary
  - Plano - Recognized
  - Mesquite – Recognized
  - Cedar Hill – Recognized
  - Desoto - Academically Acceptable
  - Duncanville - Academically Acceptable
- Index Cities in Texas
  - San Antonio – Academically Acceptable
  - Houston – Academically Acceptable



# Dallas – Weaknesses/Best Practices

## Best Practice Example – San Antonio’s “Brainpower Initiative”

- The City of San Antonio made improving local education and workforce development systems a key component on how to build a strong economic future
- In 2011, Mayor Castro and leaders from business and education came together to launch a “Brainpower Initiative.”
  - By increasing access to early childhood education, the city plans to enhance local educational achievement and improve college attainment later in life—providing the skilled workforce that regional industry needs to thrive

*Source: Enterprising Cities: A Force for American Prosperity*

# Dallas – Weaknesses/Best Practices (continued)

---

## Best Practice Example – Harlem Children’s Zone

- The community based organization Harlem Children’s Zone has a successful business model that is being replicated by many cities across the country.
- The Harlem Children’s Zone is a unique, holistic approach to rebuilding a community so that its children can stay on track through college and go on to the job market.
- The two fundamental principles of The Zone Project are to help kids in a sustained way, starting as early in their lives as possible, and to create a critical mass of adults around them who understand what it takes to help children succeed.

Source: [www.hcz.org](http://www.hcz.org)

# Dallas – Weaknesses/Best Practices (continued)

---

## Best Practice Example – State of Oklahoma

- In 1998, Oklahoma became the first state to have universal, publicly funded pre-kindergarten.
- The state legislature changed its school funding formula to include pre-kindergarten.
- As Alex Blumberg, This American Life producer, reports schools immediately noticed an improvement in children's school readiness along with other evidence of the benefits of high-quality early education.

# Dallas - Opportunities

- Promoting diverse neighborhoods –
  - In the City's 2013 Community Survey residents rated Dallas acceptance of people with diverse background as fifty-six (56%) excellent or good, thirty-five (35%) fair, and nine (9%) poor.
  - Young workforce is a strength that leads to opportunities to attract more businesses and residential growth to the City.
  - Promoting diverse neighborhood across income and geographic spectrums supports several Council objectives.

# Dallas – Opportunities/Best Practices

---

## Best Practice Example – Atlanta Housing Strategy

- Invest Atlanta (Atlanta's Redevelopment Authority) has commissioned a citywide, comprehensive housing strategy this year.

## Best Practice Example – Seattle funding sources

- Seattle utilizes a commercial linkage fee and a local housing trust fund as sources for housing programs.

# Opportunities/Best Practices (continued)

## Best Practice Example – Atlanta – Old Fourth Ward

- Historical neighborhood with the birthplace of Dr. Martin Luther King and Sweet Auburn District – Redevelopment efforts have lead to – retail development, new lofts and condos
- Old Fourth Ward Park and the Beltline Project meet to provide new greenspace oasis. Beltline project to improve park and transit connectivity.



# Dallas – Opportunities (continued)

- Transit-Oriented Development – to date in the City of Dallas nearly \$6 billion in TOD development has been completed or is under construction. Examples include:



Cityplace area - \$660 million new development completed or under construction with McKinney Avenue Trolley and DART light rail service



NORTHWEST CORNER VIEW  
LANCASTER URBAN VILLAGE  
DALLAS, TEXAS

Lancaster Urban Village – a catalyst mixed-use development across from the VA Medical Center & DART station

# Dallas – Opportunities/Best Practices (continued)

---

- Creating an “Entrepreneur Village” is a business and community development tool currently being explored in Dallas and supports other areas of opportunity.
- The goal of this initiative would be to dramatically improve wealth creation, employment and innovation through a place-based microbusiness and entrepreneurship program.
- This holistic approach will also support housing and neighborhoods
- Similar programs in other cities are being examined including Chicago, Washington DC, Nashville, and Orlando

# Dallas – Opportunities/Best Practices (continued)

**Village at maturity** - Within fifteen years, the Village will be largely developed and a fully functioning neighborhood with residential, commercial and public facilities that continue to nurture another generation of entrepreneurs.



Village overlay: High speed data, financial incentives, urban design standards

# Opportunities/Best Practices (continued)

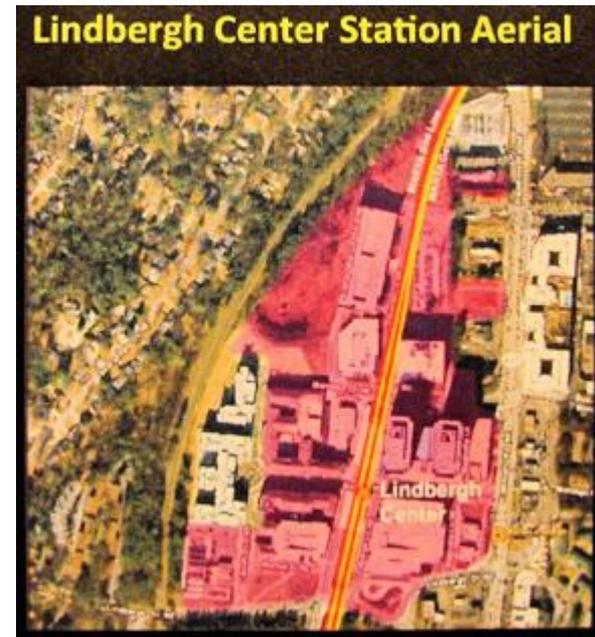
## Best practice – TOD

- **Atlanta – Lindbergh MARTA Station**

- Outstanding example of public-private collaboration

- **San Diego**

- First in the country to adopt TOD Design Guidelines and leader in CA
- Successfully utilizes community services organizations



# Dallas - Threats

---

- Aging or inadequate infrastructure
- Funding (primarily related to addressing infrastructure needs).
- These issues impact housing, particularly the ability to utilize available land in southern Dallas.

# Dallas – Threats/Best Practices

---

## Best Practice – Seattle

- Green Stormwater Infrastructure (GSI) – aims to address stormwater needs in a more sustainable, aesthetically pleasing and cost effective approach.

## Best Practice – San Diego

- Just announced a five-year plan will be developed to address infrastructure backlog.

# Conclusion

---

- If the City of Dallas can build on its strengths, further areas of opportunity, and strategically address physical and social infrastructure needs we can advance as “a high quality, urban alternative” to our sprawling competitors.

# Memorandum



DATE November 27, 2013

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

SUBJECT Builders of Hope CDC

On Monday December 2, 2013, you will be briefed on Builders of Hope CDC.  
A copy of the briefing is attached.

Please let me know if you have any questions.



Theresa O'Donnell  
Interim Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, Interim 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  
Forest E. Turner, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
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

# Builders of Hope CDC

## Organizational Overview, Current Projects, and Future Plans

A Briefing to the Housing Committee

December 2, 2013



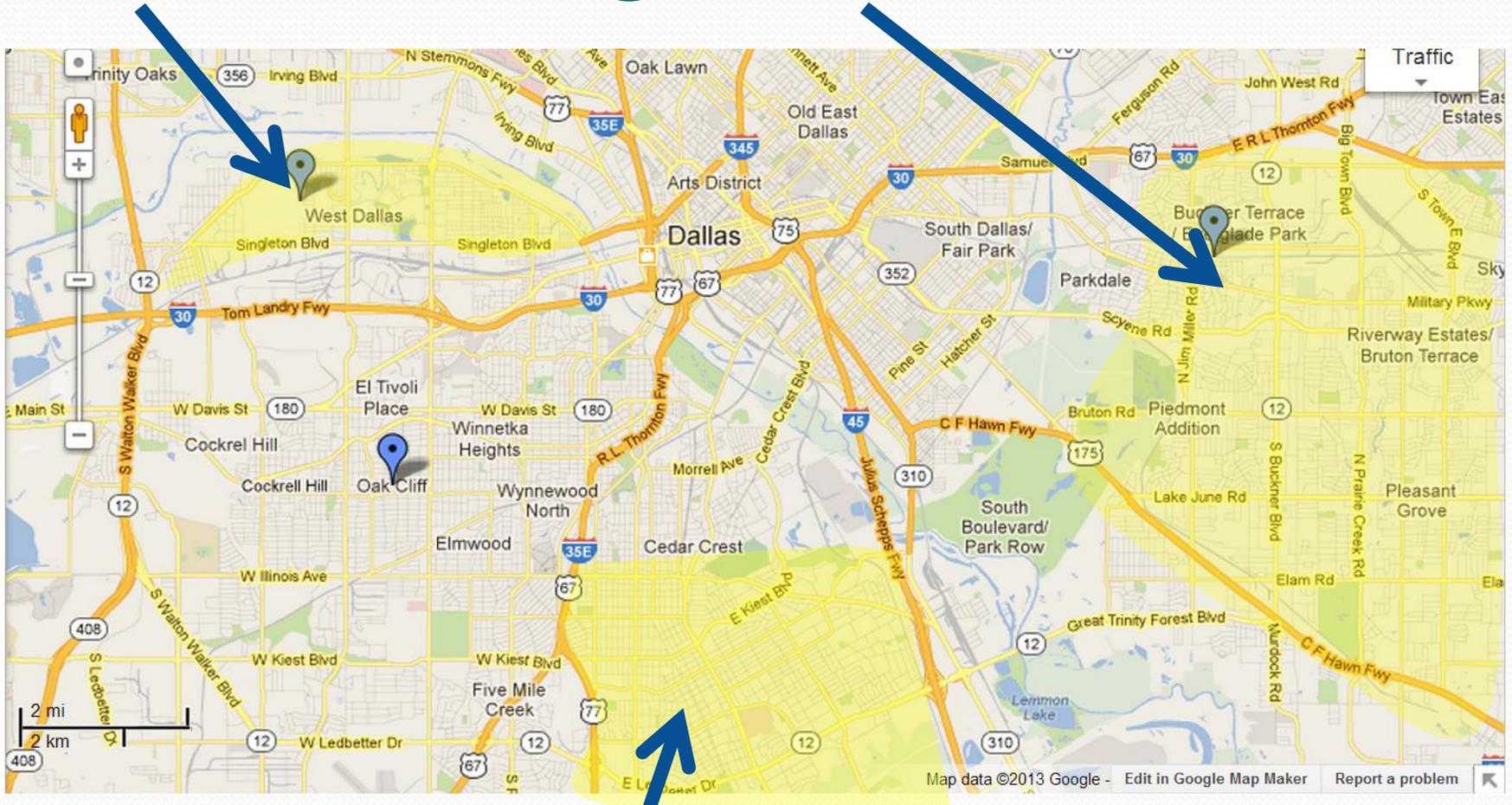
# Builders of Hope's History

- Formed in 1998 as a split from Voice of Hope
- Nine person board
  - Chairman, Jimmy Strawn
- 8 full time, 1 temporary staff
  - President/CEO, Norman Henry
- A nonprofit organization, 501(c)3, and a Certified Housing Development Organization (CHDO)
- BOH works all over the city with some target areas including: Prairie Creek / Pleasant Grove, West Dallas, Oak Cliff / Creekside Neighborhood
- Built over 200 homes in the City of Dallas

# Builders of Hope Mission

- “Builders of Hope is a Christian Ministry transforming the urban areas of Dallas by building strong healthy families and safe neighborhoods through community pride, discipleship, and the development of quality affordable housing.”
- Builders of Hope’s primary sources of revenue are grants, in-kind contributions, home sales and rental property income
- Builders of Hope has been successful in attracting lenders and investors, including the City of Dallas, for development of affordable housing

# Target Areas



# Builders of Hope's Human / Public Service Engagement

- Project REACH
  - A **workforce development program** that equips individuals with job readiness and life skills through mentoring, soft skill development and personalized case management needed to help participants prepare for success in the job market
- Ministry/Discipleship
- Life skills and job readiness skills are taught in program
- Seek to lower recidivism rates amongst young men in Dallas
- Build partnerships with churches, other nonprofits, and employers to enhance program effectiveness.
- Currently works with Dallas County Probation department

# Who we serve?



•Number of young men 17-30	44
Average age	25
Married	15%
Avg. # of Children	2
Employed	52%
Average Wage	\$10/ hr.
H.S. Diploma/GED	34%
College/Trade School	13%

# Community Rehab Services

- Teach young men work ethic and responsibility
- Assist seniors with Home Repair
- Rehab REO / vacant homes
- Cut and Clean vacant lots owned by BOH
- Remove blighted properties



# Builders of Hope's Land Assemblage

- Land Assemblage
  - **119** lots owned within several areas for future development
    - **89** subdivision lots
    - **30** infill lots
  - Acquired over a 5-year span
  - Plan is to develop on **50** lots by **2015**
  - Remaining lots to be developed by **2017**

# Builders of Hope's Multi-Family Development

## Saragosa Condominiums

located at 312 Patton Ave.  
(Patton and Davis) in  
Bishop Arts District

- Acquired in 2011
- Ten units (1 unit sold, 9 rentals)
- Rents range from \$400 to \$795 per month
- Located near a newly constructed school W.H. Adamson High School
- Property is 100% occupied
- Property has gated access control and is professionally managed



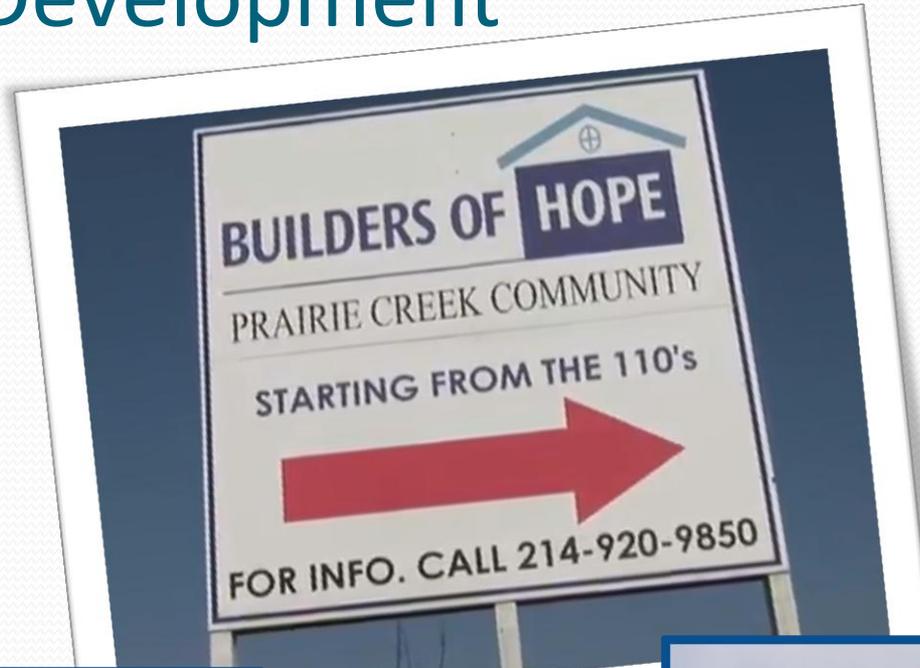
# Builders of Hope - Single Family Home Development

## Eagle Ford

- 66 SF units located at Fannie and Chalk Hill Road in West Dallas (near Pinnacle Park – US 30)
- New Construction Project completed 2013
- Total investment \$6,270,000 (66 houses sold at average of \$95,000 per house sold)
- Mixed income community



# Builders of Hope - Single Family Home Development

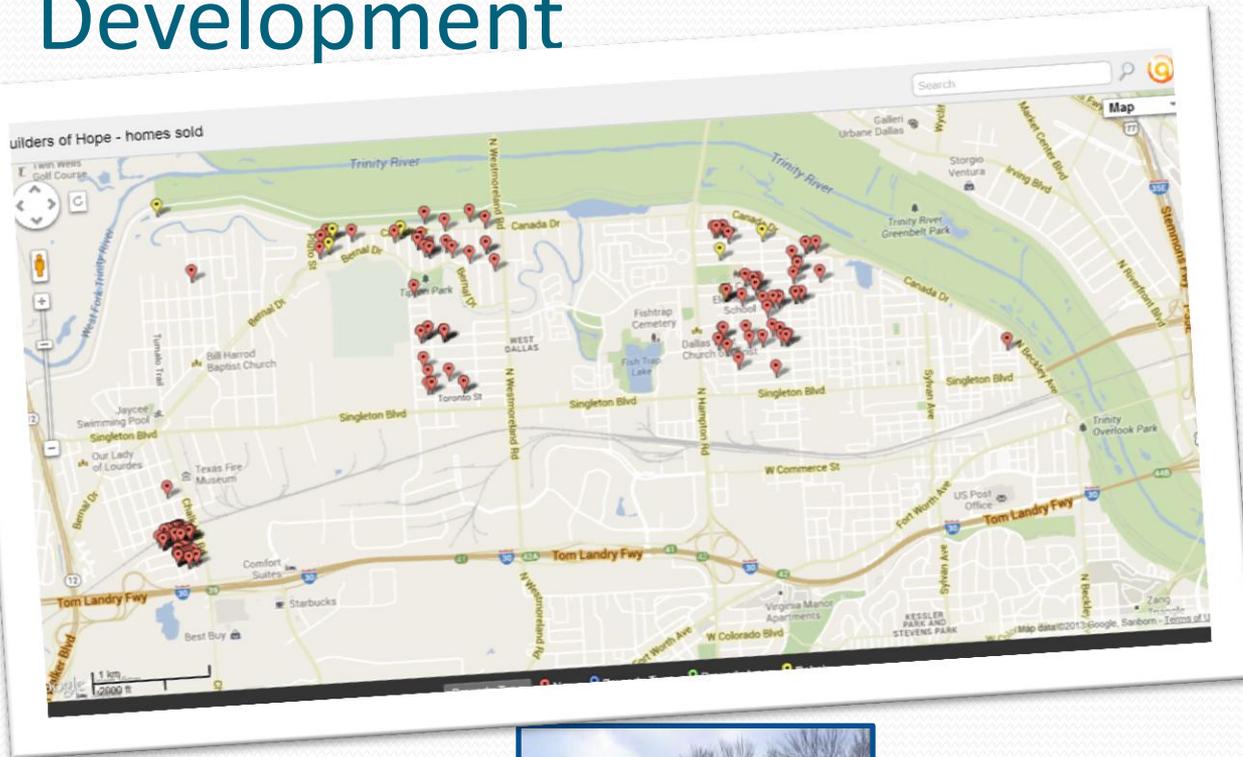


## Prairie Creek

- 78 lots total
  - 40 parcels supported by City of Dallas with HOME funds
  - Other 38 lots privately funded
- Located in Pleasant Grove at Military Ave and Darby Ave
- Properties were originally purchased from bank foreclosure
- 5 phases of home construction have resulted in 25 units to date
- Homes are priced \$90,000 - \$150,000
- Mixed Income community



# Builders of Hope - Single Family Home Development

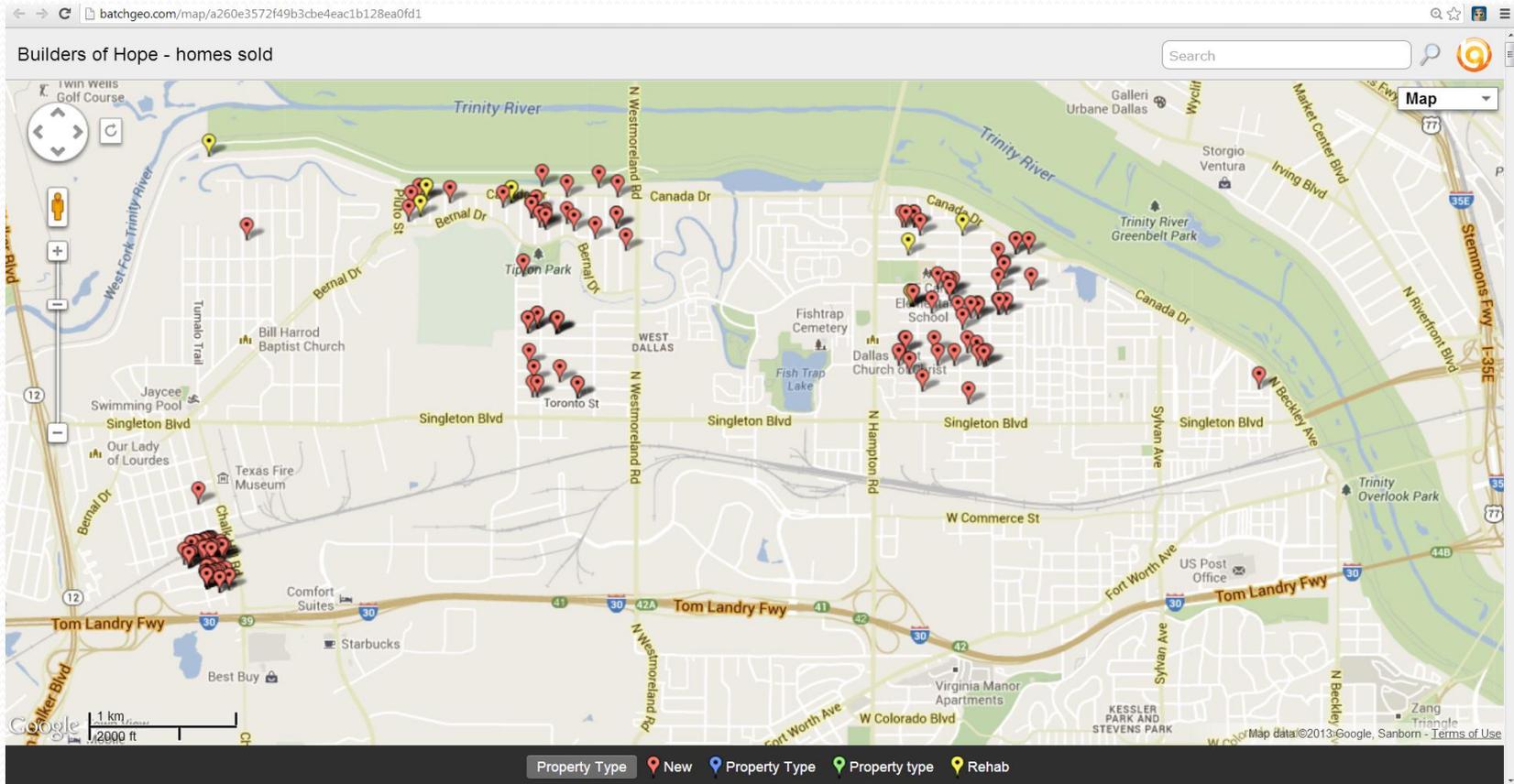


## West Dallas Infill Scattered Sites

- Currently 20 newly constructed units in West Dallas
- Lots purchased through land bank
- Built and / or rehabbed a total of 200+ units to date
- Invested \$22 million in West Dallas to date



# Homes sold in West Dallas -75212



# Builders of Hope's Plans for 2014

- Scattered Sites (Topletz) / West Dallas
  - Purchased 22 lots & dilapidated properties from owner
  - 10 units built (8 units sold, 1 unit rented, 1 unit vacant)
  - Start construction of 3 houses by Spring 2014
- Prairie Creek / Pleasant Grove
  - Purchased 78 lots (40 with City of Dallas funds and 38 private lots)
  - 23 built or under construction
  - 55 lots remaining (21 with City of Dallas and 34 private)
  - Build 20 homes
- Creekside Project / S. Oak Cliff)
  - 34 lots subdivision
  - 28 lots remain
  - 3 homes closed
  - Build 10 homes



# Builders of Hope's Plans for Future

- Builders of Hope owns many properties in the various target areas and wants to move forward to develop:
  - Retail & office space
  - Creative mixed-use space
  - Senior Housing
  - Market rate housing – on private lots in Prairie Creek and elsewhere

# Message from Builders of Hope CDC

**Coming together is a beginning; keeping together is progress, working together is success.**

**Henry Ford**

“The City of Dallas has supported us at Builders for 15 years now and we appreciate the partnership that we have with the City of Dallas and the support of the housing department and the City Council. We want to continue this successful partnership for the benefit of Dallas residents.”

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** December 11, 2013  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Theresa O'Donnell, 671-9195  
**MAPSCO:** 56L

---

### **SUBJECT**

Authorize an amendment to the development loan to extend the term of the maturity date to December 21, 2014, for the Dallas Housing Authority Turner Courts Project located at 6601 Bexar Street within the Bexar Street Redevelopment Corridor in the amount of \$2,500,000 at 4% interest for infrastructure improvements for a 323-unit apartment project - Financing: No cost consideration to the City

### **BACKGROUND**

On November 9, 2009, City Council approved a development loan in the amount of \$2,500,000 at 4% interest to Dallas Housing Authority (DHA) to provide infrastructure improvements for a 206-unit apartment project at Turner Courts for the purpose of constructing residential units in accordance with an adopted Economic Development and Transit Oriented Development Plan for Bexar Street. DHA obtained additional financing in the amount of \$37,000,000 to complete this project.

In November 2013, Dallas Housing Authority requested an extension to the term of the maturity date for the development loan for Turner Courts Project to December 21, 2014. The construction began promptly after closing the financing for the project. However, the contractor is behind schedule in completing the project in time to meet the estimated closing date for permanent financing and for repayment to the City. The newly estimated completion date for construction is February 2014.

City Council approval of this agenda item will authorize the City Manager to amend the development loan agreement with Dallas Housing Authority for the Turner Courts Project to extend the term of the maturity date to December 21, 2014.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements.

On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas.

On November 9, 2009, City Council approved a development loan in the amount of \$2,500,000 at 4% interest to Dallas Housing Authority (DHA) to provide infrastructure improvements for a 323-unit apartment project at Turner Courts for the purpose of constructing residential units in accordance with an adopted Economic Development and Transit Oriented Development Plan for Bexar Street by Resolution No. 09-2768.

**FISCAL INFORMATION**

No cost consideration to the City

**OWNER(S)**

**Dallas Housing Authority**

MaryAnn M. Russ, Executive Director

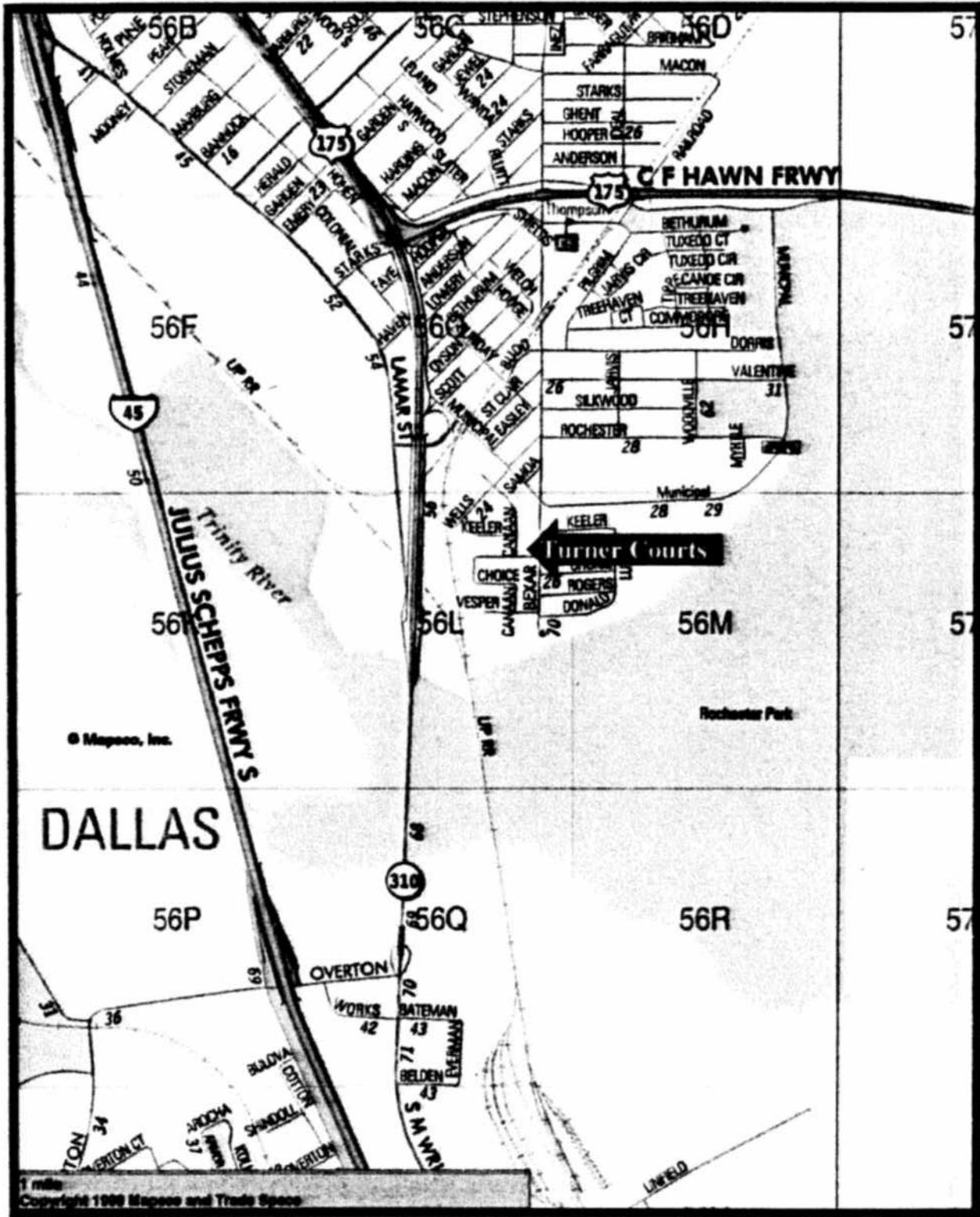
**DEVELOPER**

**Dallas Housing Authority**

MaryAnn M. Russ, Executive Director

**MAP(S)**

Attached



**MAPSCO 56L**

December 11, 2013

**WHEREAS**, the City of Dallas has adopted a number of Economic Development and Transit-Oriented Plans for the Bexar Street Neighborhood which includes construction retail, commercial and mixed-use development; and

**WHEREAS**, on August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements for the fostering of Economic Development projects; and

**WHEREAS**, on November 7, 2006, the voters of Dallas approved a \$1.35 billion General Obligation Bond Program of which \$41,495,000 was set aside for the purpose of providing funds for promoting economic development in the Southern area of the city, and promoting economic development in other areas of the city in connection with transit-oriented development; and

**WHEREAS**, on December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas; and

**WHEREAS**, on November 9, 2009, City Council approved a development loan in the amount of \$2,500,000 at 4% interest to Dallas Housing Authority (DHA) to provide infrastructure improvements for a 323-unit apartment project at Turner Courts for the purpose of constructing residential units in accordance with an adopted Economic Development and Transit Oriented Development Plan for Bexar Street, by Resolution No. 09-2768; and

**WHEREAS**, Dallas Housing Authority requested an extension to the term of the maturity date for the development loan for Turner Courts Project to December 21, 2014;

**NOW, THEREFORE,**

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

**Section 1.** That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to amend the development loan to extend the term of the maturity date to December 21, 2014 for the Dallas Housing Authority Turner Courts Project located at 6601 Bexar Street within the Bexar Street Redevelopment Corridor in the amount of \$2,500,000 at 4% interest for infrastructure improvements for a 323-unit apartment project.

December 11, 2013

**Section 2.** That some of the terms of the loan documents include:

- a. Borrower's note payable to the City of Dallas will have a maturity date of December 21, 2014.
- b. Borrower must commit and/or expend all funds within two (2) years after execution of the loan agreement.
- c. Borrower shall execute deed restrictions and a deed of trust on all properties acquired through City of Dallas funds.
- d. No approval by the City of the expenditure of any loan funds shall bind or obligate the City to approve any zoning or replat change that Borrower may request for the properties.
- e. This loan is subject to DHA obtaining additional financing of at least \$37,000,000 needed to complete this project.
- f. Borrower will repay the City of Dallas in full by the maturity date of December 21, 2014.

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute subordination of lien and intercreditor agreements with lenders providing acquisition or interim construction financing on the property as necessary.

**Section 4.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute lien releases and terminate deed restrictions on the properties upon compliance with the terms of the contract.

**Section 5.** 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.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** December 11, 2013  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Theresa O'Donnell, 671-9195  
**MAPSCO:** 43F 43M

---

### **SUBJECT**

Authorize an affordable housing development conditional grant in the amount of \$180,000 to Builders of Hope CDC, a City of Dallas Community Housing Development Organization (CHDO), for the construction of six single family homes in West Dallas with HOME Investment Partnership funds – Not to exceed \$180,000 - Financing: 2013-14 HOME Investment Partnership Program Grant Funds

### **BACKGROUND**

In September 2013, Builders of Hope CDC submitted a proposal to the City of Dallas for the construction of six (6) affordable housing units located on scattered sites throughout West Dallas. The proposal requested \$30,000 per home in construction financing leveraged with \$85,000 per home from the Rees-Jones Foundation for the construction of the homes.

In October 2013, Builders of Hope CDC was certified as a City of Dallas Community Housing Development Organization (CHDO). As a CHDO, Builders of Hope CDC has a vested interest in the community and the City of Dallas.

The funds for the forgivable loan will be provided through FY 2013-14 HOME Investment Partnership Program Funds from the Department of Housing and Urban Development (HUD) which the City Council appropriated for housing developments such as this. The new construction should be complete within two years with occupancy within the same two years.

City Council approval of this agenda item will authorize the City Manager to execute the conditional grant agreement with Builders of Hope CDC for \$180,000 in HOME Investment Partnership Funds, subject to environmental clearance by the City of Dallas and HUD. The conditional grant agreement will provide two (2) years for the new construction and sale of these units.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 26, 2013, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2013-14 federal funds which included the HOME Investment Partnership Funds, by Resolution No. 13-1142.

On December 2, 2013, the Housing Committee was briefed on the Builders of Hope CDC project.

**FISCAL INFORMATION**

2013-14 - HOME Investment Partnership Program Grant Funds - \$180,000

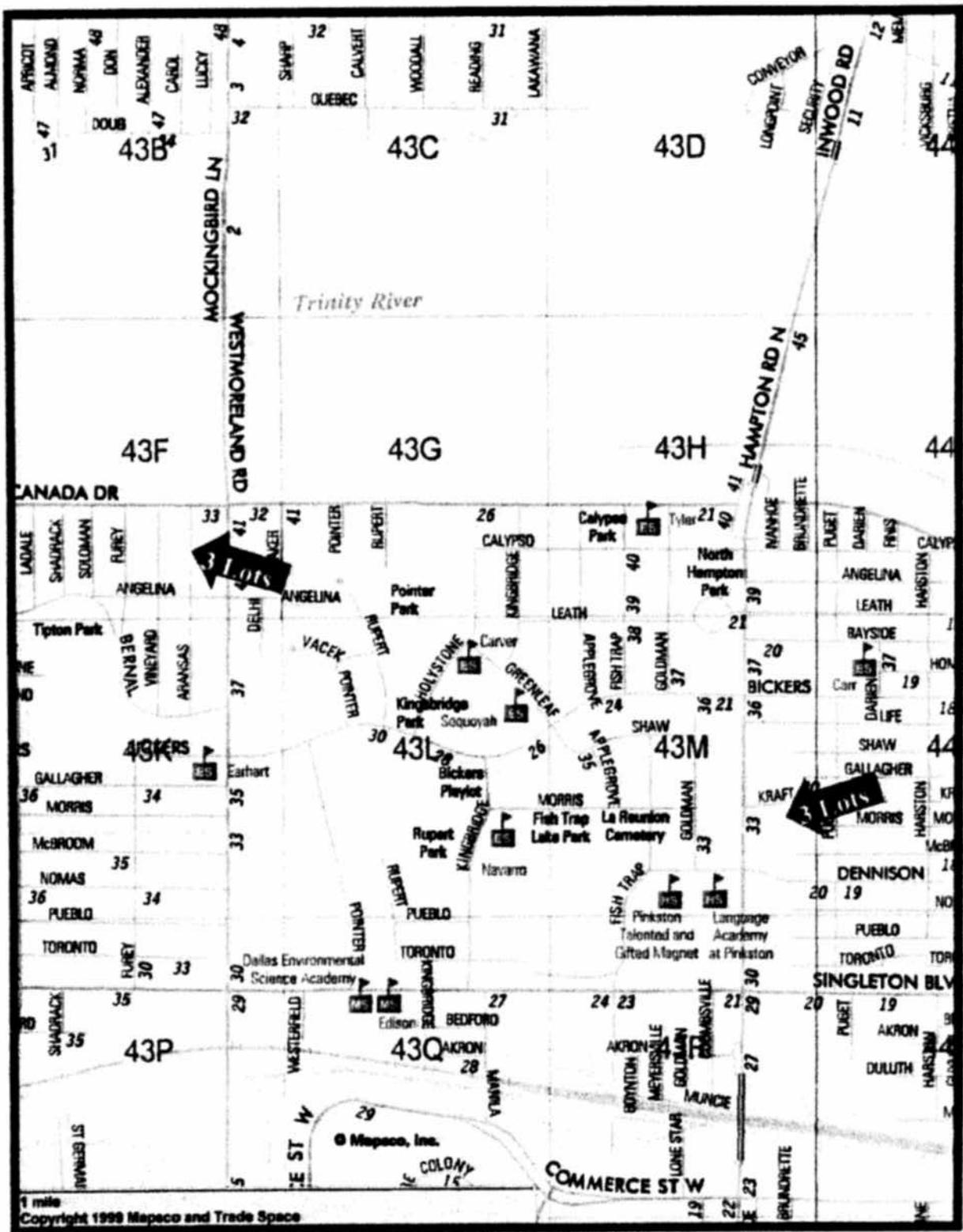
**DEVELOPER**

Builders of Hope CDC

**Norman Henry, President**

**MAP(s)**

Attached



**MAPSCO 43F & 43M**

December 11, 2013

**WHEREAS**, affordable housing is a high priority of the City of Dallas; and

**WHEREAS**, on June 26, 2013, the City Council approved the FY 2013-14 Consolidated Plan Budget which included the HOME Investment Partnership Program Funds by Resolution No. 13-1142; and

**WHEREAS**, on December 2, 2013, the Housing Committee was briefed on the West Dallas affordable housing scattered sites project; and

**WHEREAS**, the City desires to develop affordable housing units in West Dallas;

**NOW, THEREFORE,**

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

**Section 1.** That following approval as to form by the City Attorney, the City Manager is authorized to execute documents for an affordable housing development conditional grant in the amount of \$180,000 to Builders of Hope CDC, a City of Dallas Community Housing Development Organization (CHDO), for construction gap financing of six (6) single family scattered sites in West Dallas with HOME Investment Partnership funds.

**Section 2.** The terms of the grant agreement include:

- (a) Builders of Hope CDC must execute a note payable to the City of Dallas for \$180,000 for performance.
- (b) Builders of Hope CDC must construct and sell the six (6) affordable units to low-income households with incomes at or below 80% of area median family income.
- (c) Builders of Hope CDC will execute a Deed of Trust and a Deed Restriction on the property which will carry a 10 year term for the affordable units.
- (d) Builders of Hope CDC will be forgiven 1/6<sup>th</sup> of the lien as each unit sells to a qualified homebuyer.
- (e) Builders of Hope CDC will have two (2) years to fully complete the project.

**Section 3.** That the City Controller is hereby authorized to disburse funds in accordance with this Resolution and the terms and conditions of the loan agreement with Builders of Hope CDC as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>VENDOR</u>	<u>AMOUNT</u>
HM13	HOU	236F	3016	HOU236FA037	337558	\$180,000

December 11, 2013

**Section 4.** That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund HM13 for the amount of the loan.

**Section 5.** 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 is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** December 11, 2013  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Theresa O'Donnell, 671-9195  
**MAPSCO:** 46P

---

### **SUBJECT**

Authorize an amendment to Resolution No. 12-0167, previously approved on January 11, 2012, to **(1)** increase housing development funding for Urban Mixed Use, LLC, by \$650,000, from \$500,000 to \$1,150,000; **(2)** extend the construction start date from June 2012 to June 2014; and **(3)** require the additional \$650,000 as a conditional 10 year forgivable loan - Not to exceed \$650,000 - Financing: General Obligation Commercial Paper Funds

### **BACKGROUND**

Urban Mixed Use, LLC (Urban Mixed Use) owns 6 acres of land bounded by the DART green line, Park Row, and JB Jackson, Jr. Blvd which it wishes to develop. Phase I of this development, at 3221 Elihu Street, will include a 38 unit apartment complex with 6 one-bedroom units and 32 two-bedroom units. The units will be leased to households with incomes at or below 140% of area median family income. The total Phase I development project budget will be approximately \$4,000,000.

Urban Mixed Use is owned by Floydell, Devin, and Durand Hall. The Hall family has been in the demolition, asbestos abatement, planning and construction business for over 30 years in the City of Dallas.

On January 11, 2012, City Council approved a conditional grant from FY06 Bond proceeds in the amount of \$500,000 to Urban Mixed Use for the construction of 38 multi-family residential units at 3221 Elihu Street as part of the master plan for the area and \$200,000 in Community Challenge HUD grant funds for eligible planning and preconstruction activities for Phases I, II, III and IV.

Despite the initial commitment of \$500,000 from the City, Urban Mixed Use had been unable to obtain financing for the entire project budget. Spirit Bank of Texas has committed \$2 million leaving a gap of \$650,000. In order to complete financing for the Phase 1 development, Urban Mixed Use is requesting an additional \$650,000 as a conditional loan for gap financing for construction of the 38 multifamily units.

## **BACKGROUND (continued)**

Urban Mixed Use conditional loan will require leasing the residential housing to persons at 140% or less of area median family income. Urban Mixed Use will be required to file deed restrictions and a lien on the property in order to assure its redevelopment in accordance with these terms.

Other phases of the development will include a walking path to provide access to the DART station, an additional 30 unit multi-family unit (Phase II), and two mixed-use buildings (Phases III and IV). The first mixed use building (Phase III) is proposed to contain 60 apartments and 12,000 sq ft for commercial use; the second mixed use building (Phase IV) is projected to include 110 apartments and 28,000 sq ft of commercial space. Phase II is estimated to cost \$3.68 million; Phase III is estimated to cost \$12.26 million and Phase IV is estimated to cost \$22.67 million. The total development cost will be approximately \$43 million.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements.

On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas.

On January 26, 2011, the City Council authorized an application for, acceptance of and the establishment of appropriations for the Community Challenge Planning Grant Funds from the U.S. Department of Housing and Urban Development's Office of Sustainable Housing and Communities for planning and land acquisition related to affordable housing and Transit Oriented Development by Resolution No. 11-0260.

On January 11, 2012, the City Council authorized approval of a conditional grant agreement in the amount of \$500,000 in 2006 Proposition 8 Bond Funds to Urban Mixed Use, LLC for the purpose of constructing residential development as part of the Economic Development Plan of the JB Jackson Transit Area by Resolution No. 12-0167.

On August 1, 2012, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2012, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)**

On November 4, 2013, the Housing Committee was briefed on the Urban Mixed Use, LLC Redevelopment as part of the Economic Development Plan for the JB Jackson Transit Area.

**FISCAL INFORMATION**

\$650,000 - 2012 Bond Program (General Obligation Commercial Paper Funds)

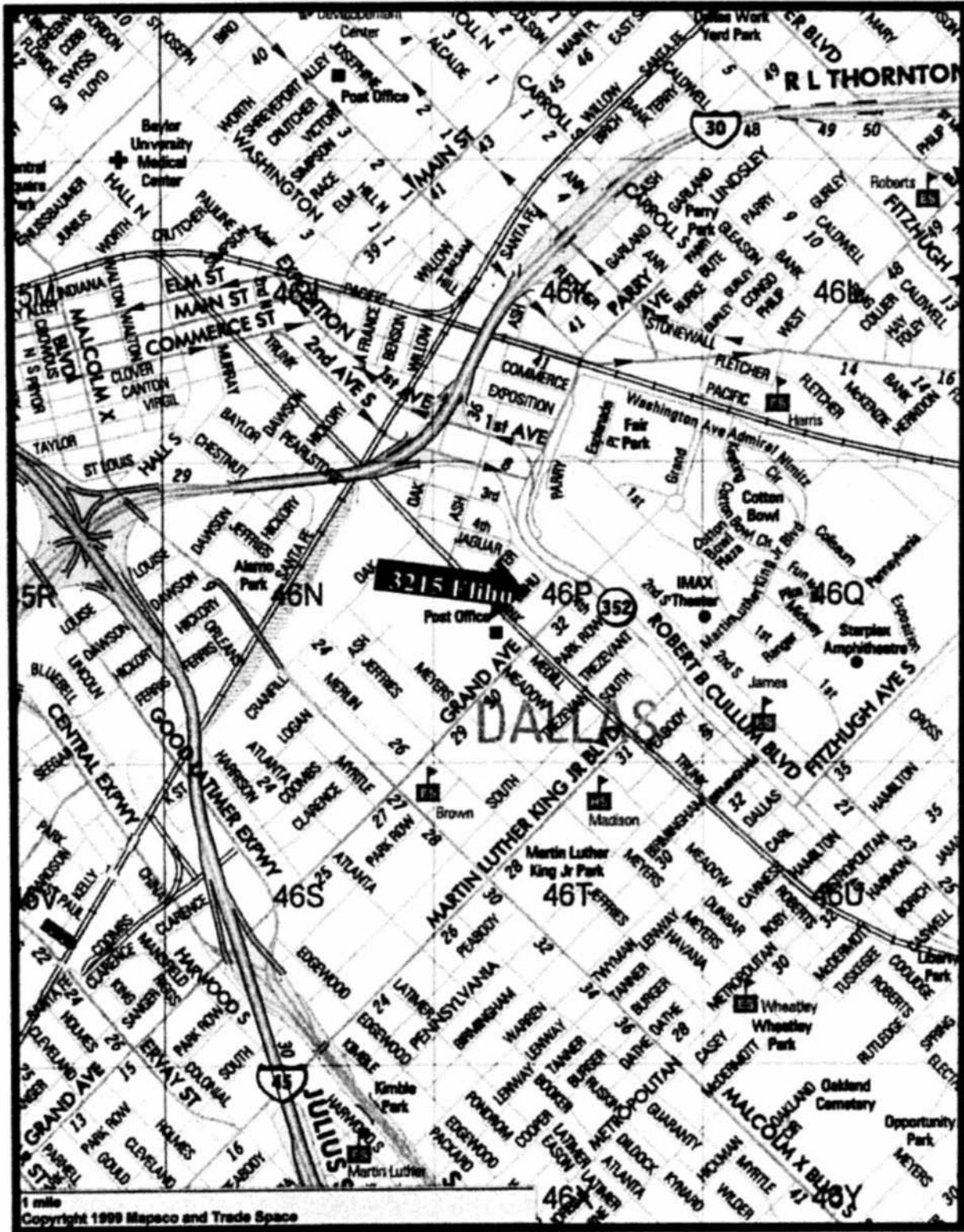
**OWNERS**

**Urban Mixed Use, LLC**

Devin Hall, General Manager

**MAP(S)**

Attached



MAPSCO 46P

December 11, 2013

**WHEREAS**, the City of Dallas seeks to increase the supply of new affordable workforce housing in order to attract and retain economic growth; and

**WHEREAS**, on August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements; and

**WHEREAS**, on November 7, 2006, the voters of Dallas approved a \$1.35 billion General Obligation Bond Program of which \$41,495,000 was set aside for the purpose of providing funds for promoting economic development in the Southern area of the city, and promoting economic development in other areas of the city in connection with transit-oriented development; and

**WHEREAS**, on January 11, 2012, the City Council authorized approval of a conditional grant agreement in the amount of \$500,000 in 2006 Proposition 8 Bond Funds to Urban Mixed Use, LLC for the purpose of constructing residential development as part of the Economic Development Plan of the JB Jackson Transit Area; and

**WHEREAS**, on August 1, 2012, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements; and

**WHEREAS**, on November 6, 2012, the voters of Dallas approved a \$600 million General Obligation Bond Program of which \$55 million was set aside for the purpose of providing funds for promoting economic development in the Southern area of the city, and promoting economic development in other areas of the city in connection with transit-oriented development; and

**WHEREAS**, on November 4, 2013, the Housing Committee of the City Council was briefed on the Hall Family Redevelopment as part of the Economic Development Plan for the JB Jackson Transit Area; and

**WHEREAS**, Urban Mixed Use, LLC requests an additional \$650,000 conditional loan to develop a 38 unit multifamily residential complex as part of the master plan for the area; and

**WHEREAS**, the City desires to loan the additional \$650,000 Urban Mixed Use, LLC for the purpose of constructing a 38 unit multifamily residential complex as Phase 1 of the master plan for the area;

**NOW, THEREFORE,**

December 11, 2013

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

**Section 1.** That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to amend Resolution No. 12-0167, previously approved on January 11, 2012, to **(1)** increase housing development funding for Urban Mixed Use, LLC, by \$650,000, from \$500,000 to \$1,150,000; **(2)** extend the construction start date from June 2012 to June 2014; and **(3)** require the additional \$650,000 as a conditional 10 year forgivable loan.

**Section 2.** That the conditional loan agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- A. Urban Mixed Use, LLC will invest a minimum of \$400,000 into the Project
- B. Project shall contain a minimum of 38 units
- C. Urban Mixed Use, LLC must present documentation that all renters have incomes at or below 140% of Area Median Family Income through full lease-up
- D. Urban Mixed Use, LLC shall begin construction by June 2014
- E. Urban Mixed Use, LLC shall make best efforts to promote the hiring of neighborhood residents for any new jobs created
- F. Urban Mixed Use, LLC must execute a Deed of Trust Lien and Deed Restrictions on the property for the additional \$650,000 which will carry a 10 year term forgiven annually at 1/10<sup>th</sup> per year.
- G. Urban Mixed Use LLC will have one year to fully complete construction

**Section 3.** That the Controller is hereby authorized to encumber and disburse funds in accordance with the terms and conditions of the contracts as follows:

Urban Mixed Use, LLC      Vendor # VS0000067379

Fund 2U53, Dept. HOU, Unit S803, Object Code 3015, Program # JacksonTR  
CT HOUS803B049 - in an amount not to exceed \$650,000

**Section 4.** That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund 2U53 for the amount of the loan.

**Section 5.** That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available bond funding, and there will be no liability or obligation on the City until final contract documents are approved, executed, and final closing completed.

December 11, 2013

**Section 6.** 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.

# Memorandum



CITY OF DALLAS

DATE November 27, 2013

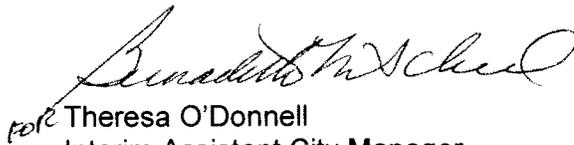
TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT **Loan Amendment for Jubilee Park Community Center Corporation Addendum)**

On June 26, 2013 City Council approved a conditional grant agreement in the amount of \$500,000 with Jubilee Park Community Center Corporation (JPCCC).

On December 11, 2013 City Council will consider approval of an amendment to the conditional grant agreement to (1) allow nonrecourse language in the legal documents with Jubilee Park Community Center Corporation; and (2) to extend the completion date to June 26, 2015 for the acquisition, demolition, relocation, predevelopment and construction of the Jubilee Neighborhood Project.

Please let me know if you have any questions.

  
Theresa O'Donnell  
Interim Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, Interim City Manager  
Rosa A. Rios, City Secretary  
Warren M.S. Ernst, Interim City Attorney  
Craig Kinton, City Auditor  
Judge Daniel Solis, Administrative Judge  
Ryan S. Evans, Interim First Assistant City Manager  
Forest E. Turner, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
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