

RECEIVED

**HOUSING COMMITTEE**  
DALLAS CITY COUNCIL COMMITTEE AGENDA

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2015 DEC -3 PM 12: 15

CITY SECRETARY  
DALLAS, TEXAS

MONDAY, DECEMBER 7, 2015  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA  
DALLAS, TEXAS 75201  
11:00 A.M. – 12:30 P.M.

**Chair**, Councilmember Scott Griggs  
**Vice-Chair**, Councilmember Carolyn King Arnold  
Mayor Pro Tem Monica R. Alonzo  
Councilmember Tiffinni A. Young  
Councilmember Mark Clayton  
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

**BRIEFINGS**

2. Disaster Recovery Round 2  
A Community Revitalization Model  
For Houston  
*All Districts*  
Neal Rackleff, Director  
City of Houston Housing and  
Community Development
3. Dallas Housing Authority  
*All Districts*  
Troy Broussard, Senior  
Vice President/COO  
Dallas Housing Authority
4. Briefing Memo  
• Single Family Housing Development Program  
For Information Only

**NOTE:**

**We have a heavy agenda please review materials in advance so staff can expedite their presentations.**

Adjourn



Scott Griggs, Chair  
Housing Committee

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 16, 2015

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 16, 2015

Meeting Start time: 11:08 A.M.

<p><b><u>Committee Members Present:</u></b>                  Councilmember Scott Griggs (Chair)                  Councilmember Carolyn King Arnold (Vice-Chair)                  Mayor Pro Tem Monica R. Alonzo                  Councilmember Mark Clayton                  Councilmember Casey Thomas, II                  Councilmember Tiffinni A. Young</p>	<p><b><u>Staff Present:</u></b>                  Alan E. Sims-Chief of Neighborhood Plus                  Bernadette Mitchell-Director/H/CS                  Don Babers-H/CS                  Charles Brideau-Assistant Director-H/CS                  Beverly Davis-Assistant Director/FHO                  Cobbie Ransom-H/CS                  Cynthia Rogers-Ellickson-H/CS                  Charletra Sharp-H/CS                  Candy Coblyn-H/CS                  Jeff Chesnut-CAO                  Robin Bentley-CAO                  Michael Bostic-CAO                  Cassandra Luster-H/CS                  Doris Edmon-H/CS                  Alida Allen-H/CS</p>
<p><b><u>Other Council Members Present:</u></b>                  Councilmember Philip Kingston</p>	<p><b><u>Other Attendees</u></b>                  Nanci Williams-Austin Street Center                  Christina Melton Crain-Unlocking Doors Texas Reentry Network</p>
<p><b><u>Committee Members Absent:</u></b></p>	<p><b><u>Other Attendees</u></b>                  Nanci Williams-Austin Street Center                  Christina Melton Crain-Unlocking Doors Texas Reentry Network</p>

**AGENDA:**

**Housing Committee Meeting Called to Order by CM Scott Griggs**

**1. Approval of November 2, 2015 Minutes of the Housing Committee**

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

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

<b>Motion made by: CM Tiffinni A. Young</b>	<b>Motion seconded by: CM Casey Thomas, II</b>
Item passed unanimously: <u>X</u>	Item passed on a divided vote: <u>      </u>
Item failed unanimously: <u>      </u>	Item failed on a divided vote: <u>      </u>

**Follow-up (if necessary):**

**2. Unlocking Doors Texas Reentry Network-All Districts**

**Presenter(s): Alan E. Sims Chief of Neighborhood Plus /Bernadette Mitchell, Director/Don Babers, HOU/Christina Melton Crain, Esq. / President/CEA Unlocking Doors Texas Reentry Network**

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. Upcoming Agenda Items**

**December 9, 2015**

- A. Agenda Item: Authorize (1) amendment of the Loan Agreement between TEOF Hotel LP, a Texas limited partnership, and the City of Dallas to provide for refinancing of the developer's first lien loan and third lien (mezzanine) loan for development of the Lorenzo Hotel project located at 1011 South Akard Street.; (2) incorporation of the mezzanine loan into first lien place together with the Construction Loan and increasing the total senior loan from \$12,912,615 to \$18,000,000 including an increase of \$1,997,572 in total project cost in return for which Lawrence E. Hamilton, Lawrence E. Hamilton III, and Texas Educational Opportunity Fund will convert \$415,000 of mezzanine debt into additional equity, Lawrence E. Hamilton, Lawrence E. Hamilton III, and TEOF Hotel LP will forego \$350,000 of mezzanine loan payments, and Lawrence E. Hamilton will provide the City with a personal performance and completion guaranty; and (3) the City Manager or his designee to execute any necessary documents related to amending the Loan Agreement with TEOF Hotel LP – *District 2*
- B. Agenda Item: Authorize an amendment to Resolution No. 15-1586, previously approved on August 26, 2015, to change the awarded reconstruction contractor of one home located at 3602 Gallagher Street from Nickerson Construction Company to Torres – *District 6*
- C. Agenda Item: A public hearing to receive comments on the proposed sale of unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) convey by Deed without Warranty four unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc., under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 7*
- D. Agenda Item: A public hearing to receive comments on Substantial Amendment No. 4 to: (1) the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) authorize adoption of Substantial Amendment No. 4; and (3) increase established appropriations from \$4,000,000 to \$4,350,000 to be used for similar eligible activities – *Districts All*

**Housing Committee  
November 16, 2015  
Meeting Record – Page 3 of 3**

- E. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses; (2) the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to AAA Properties; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – *District 4*
  
- F. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *Districts 4, 6, 7*
  
- G. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of affordable houses; (2) the sale of 3 vacant lots from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and (3) execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City – *Districts 2, 4*
  
- H. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *Districts 2, 4, 5*

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

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

<b>Motion made by: CM Mark Clayton</b>	<b>Motion seconded by: CM Carolyn King Arnold</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):**

**Meeting Adjourned by CM Scott Griggs**

**Meeting Adjourned: 12:27 P.M.**

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

# Memorandum



CITY OF DALLAS

DATE December 4, 2015

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Disaster Recovery Round 2: A Community Revitalization Model for Houston

On Monday, December 7, 2015, you will be briefed on Disaster Recovery Round 2: A Community Revitalization Model for Houston. 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 'Alan E. Sims'.

Alan E. Sims  
Chief of Neighborhood Plus

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  
Daniel F. Solis, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
Eric D. Campbell, Assistant City Manager  
Jill A. Jordan, P. E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Disaster Recovery Round 2

## A Community Revitalization Model for Houston



Annise Parker, Mayor



Neal Rackleff, Director

December 7, 2015

# BUDGET: ~\$65 million

<1% - City of Houston General Funds

## WE ARE 150 STRONG



Real Estate Professionals



Financial Analysts



Attorneys



Federal Regulations Experts



Client Counselors

# HCDD Programs and Services



## SINGLE-FAMILY

DOWNPAYMENT ASSISTANCE

HOME REPAIR

HOMEBUYER EDUCATION  
CLASSES

ASSISTED 3,427  
IN LAST 5 YEARS



## PUBLIC SERVICES

COMMUNITY DEVELOPMENT  
BLOCK GRANTS (CDBG)

40,556 SENIORS  
117,856 YOUTH

HOUSING OPPORTUNITIES FOR  
PERSONS WITH AIDS (HOPWA)

SPECIAL NEEDS  
23,979

ENDING CHRONIC HOMELESSNESS  
1,550 PERMANENTLY HOUSED SINCE 2012



## COMMERCIAL / MULTIFAMILY

AFFORDABLE HOUSING  
DEVELOPMENT

7,389 UNITS  
IN LAST 5 YEARS



## PUBLIC FACILITIES

CITY-OWNED  
LIBRARIES  
PARKS  
COMMUNITY CENTERS

ORGANIZATION-OWNED  
HEALTH CLINICS  
CHARTER SCHOOLS

115 FACILITIES  
IN LAST 5 YEARS

# Common Goals

## Dallas

### *Neighborhood Plus*

- Collective impact framework
- Alleviate poverty
- Fight blight
- Attract and retain the middle class
- Expand homeownership
- Enhance rental options

## Houston

### *Disaster Recovery*

- Eliminate blue tarp roofs
- Offer housing choice & opportunity
- Revitalize historically underserved inner city
- Create affordable single and multifamily housing
- Engage community in planning & home design

# Disaster Recovery Round 2



Historic Opportunity to Stimulate  
Redevelopment of Underserved Communities

# Seizing the Opportunity

## Disaster Recovery Round 2 Funding\* Grand Total: \$178 Million

<b><u>HOUSING TOTAL:</u></b>	<b>\$152.2 million</b>
<b><u>Special Grant Set Aside Activities**</u></b>	<b>\$36.69 million</b>
Single-Family Rental Housing:	\$6.4 million
Subsidized Housing:***	\$30.29 million
<b><u>General Housing Activities</u></b>	<b>\$115.5 million</b>
Single-Family Activities:	\$63.1 million
Multifamily Activities:	\$52.4 million
<b><u>INFRASTRUCTURE TOTAL:</u></b>	<b>\$26.15 million</b>

\* All aggregate amounts are approximate.

\*\* Activities (and distribution formula) stipulated and approved by the Houston-Galveston Area Council.

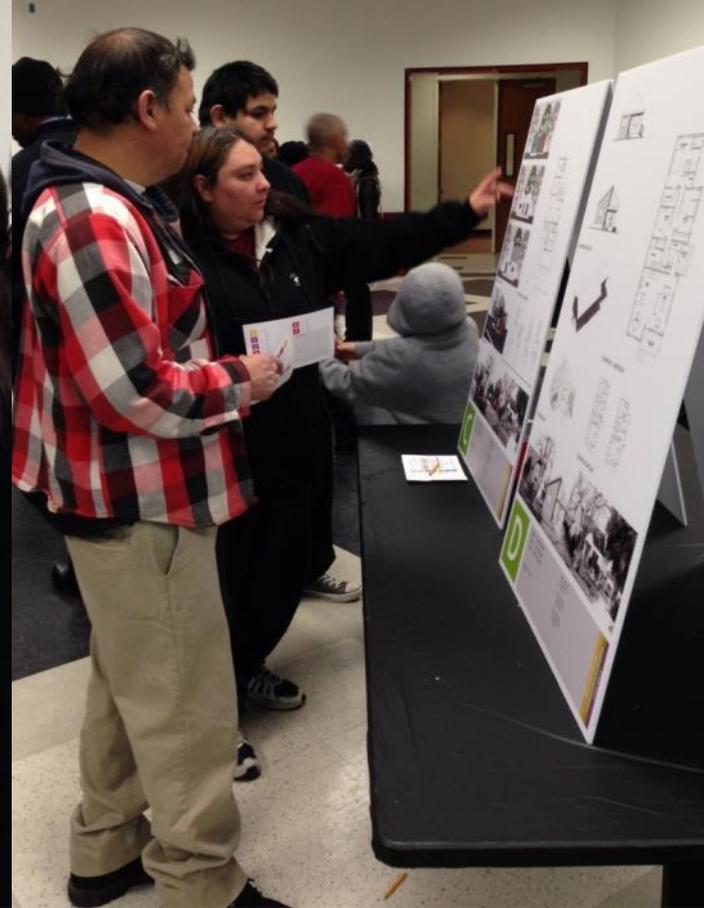
\*\*\* To be administered by the Houston Housing Authority.

# Planning Study Creates Blueprint



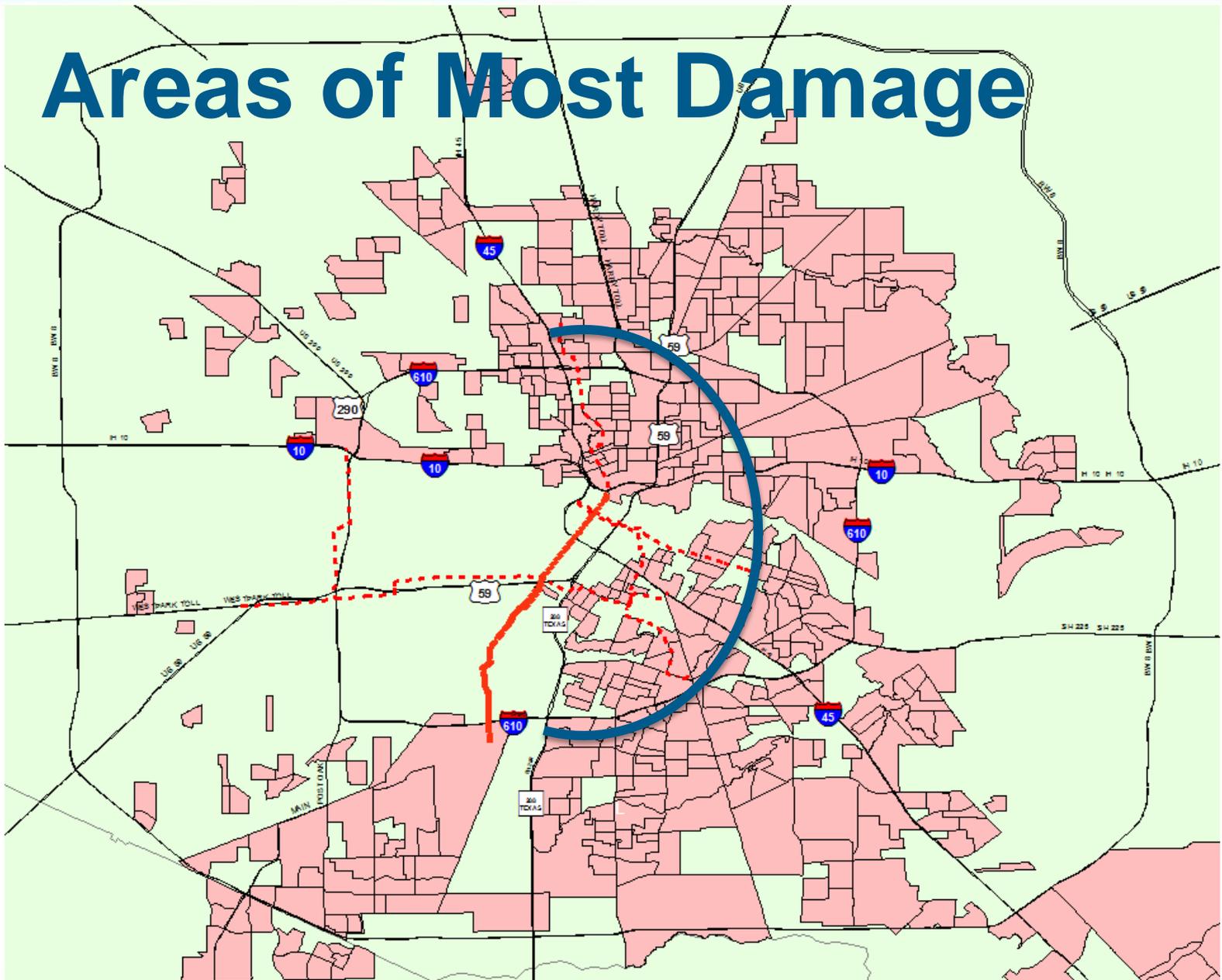
- Comprehensive revitalization plan
  - Stable, diverse communities
    - Near-term gentrification
    - Economically robust
    - Preserve affordable housing
- Greater racial and economic diversification

- Areas of Opportunity
  - Public and private investment
  - Catalyst for revitalization
  - Leverage DR 2 funds



- Extensive public participation
- Agreement of fair housing advocates

# Areas of Most Damage



**Legend**  
— METRO Lightrail  
- - - Phase 2 Light Rail Transit

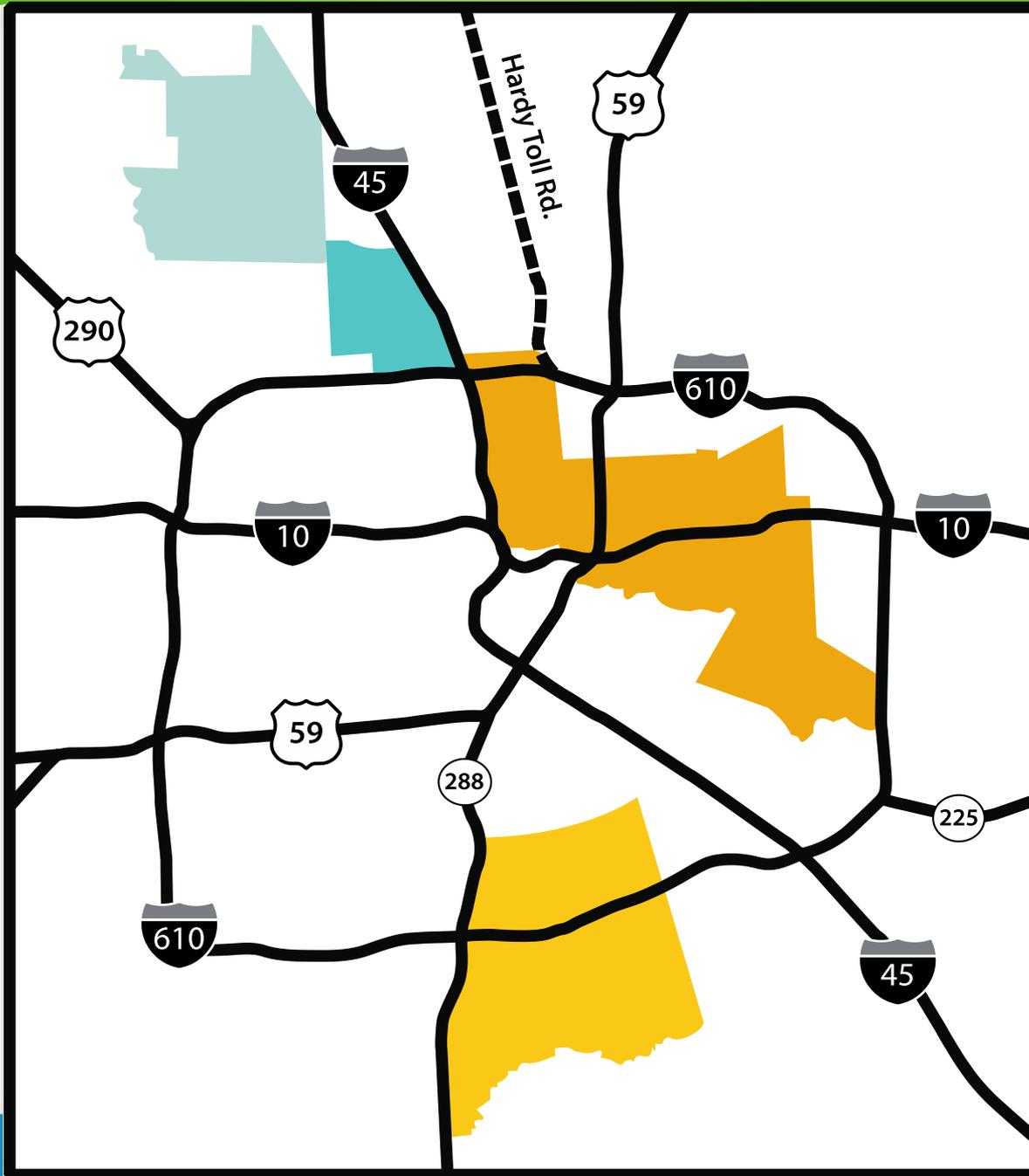


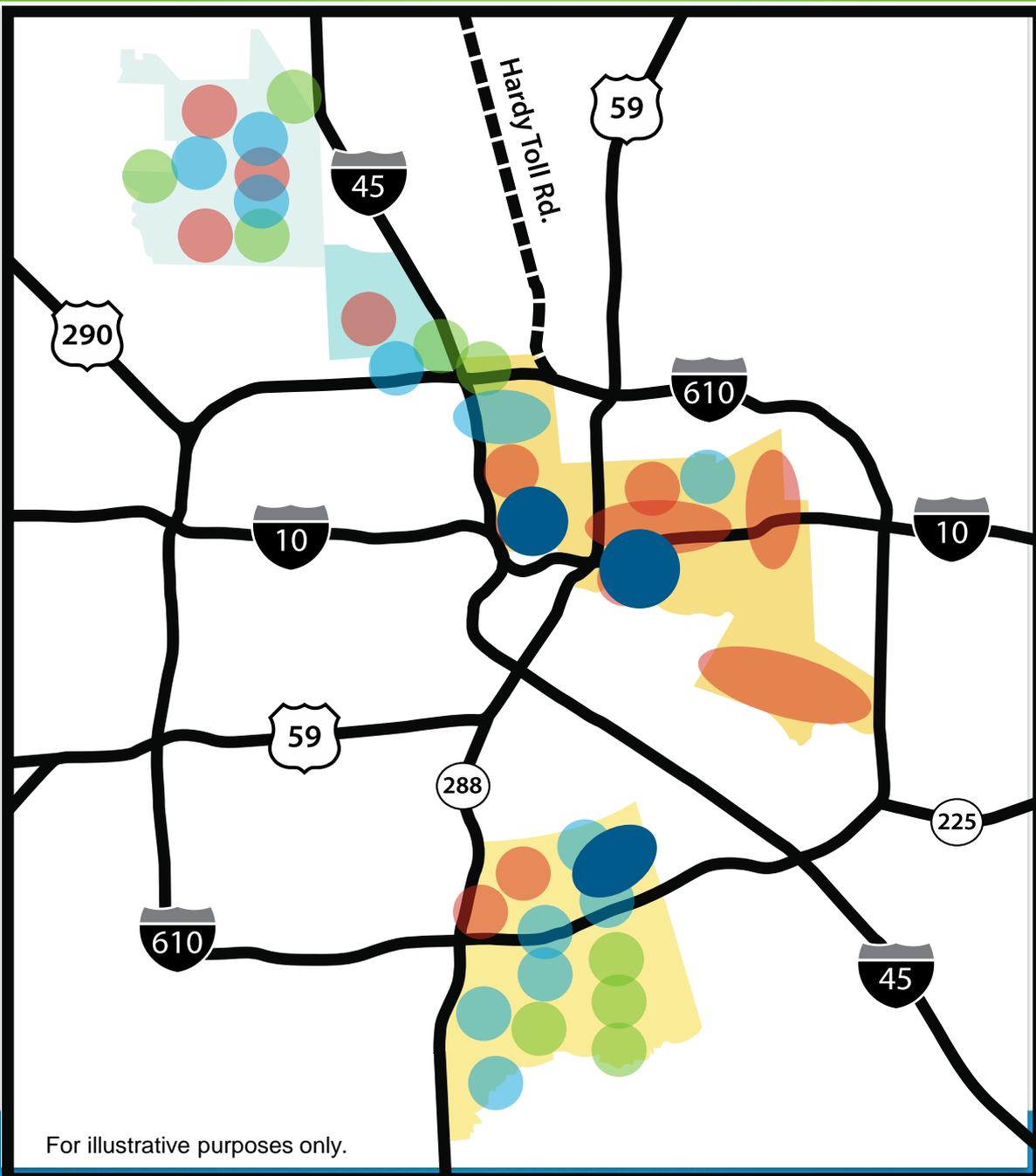
# Defining Our Place-Based Investment Strategy

■ Neighborhoods  
■ Of Opportunity

Partners in the Conversation:

- City of Houston
- HUD
- TOP
- Civic Leadership
- Texas Low Income Housing Information Service
- Texas Appleseed
- LISC
- Enterprise Community Partners





## Reinvestment Nodes

Worked with LISC to hold:

- 13 community meetings
- 500 participants

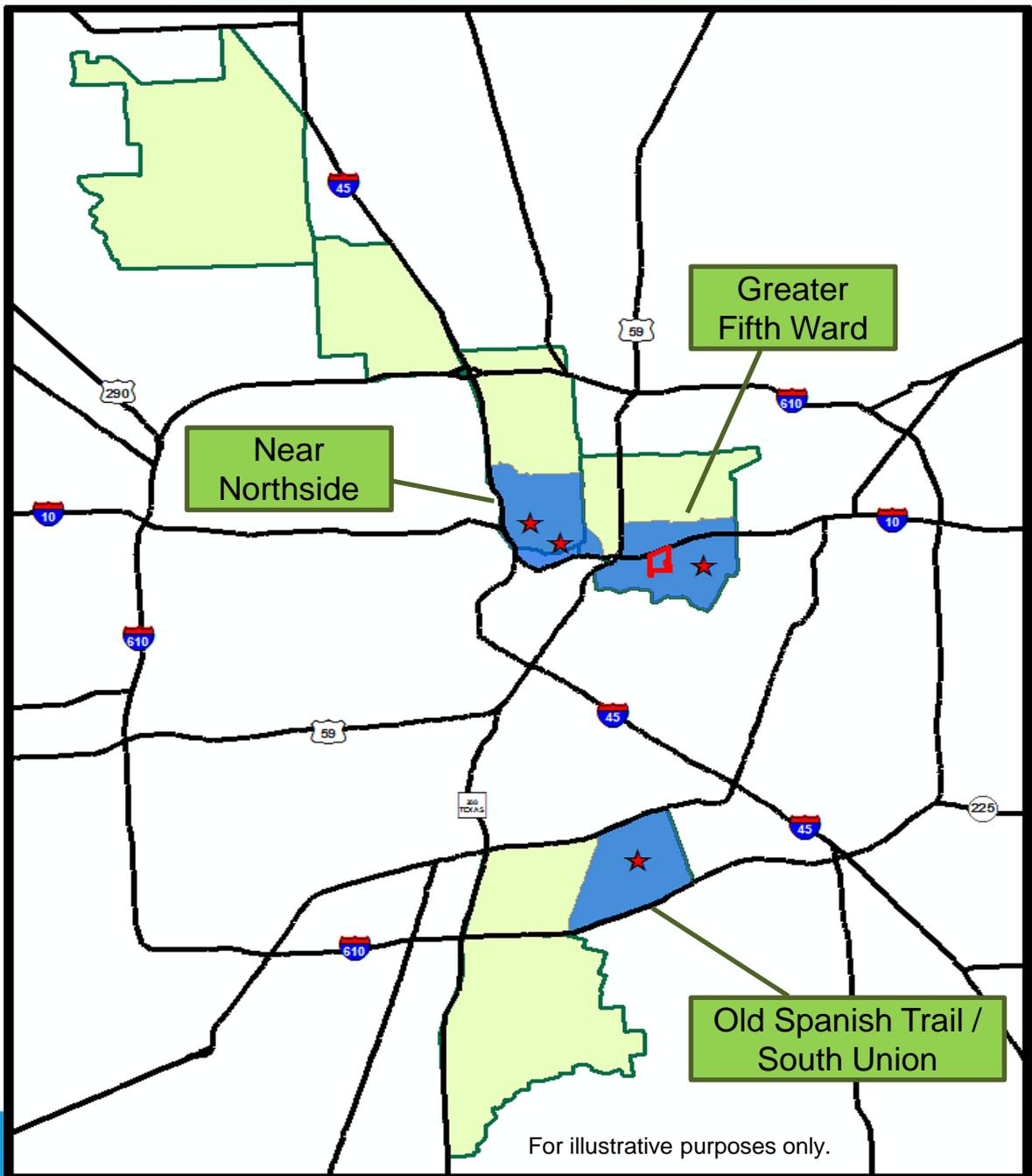
- Tier 1 = 1<sup>st</sup> Choice
- Tier 2 = 2<sup>nd</sup> Choice
- Tier 3 = 3<sup>rd</sup> Choice

## Community Reinvestment Areas

Based on:

- Needs assessment
- Planning study
- Location of competitive MF proposals

For illustrative purposes only.



For illustrative purposes only.

 CRA Outreach Areas

 Community Reinvestment Areas (CRAs)

 Proposed Multifamily Projects

 Proposed Scattered Single-Family Rental Site

# CRAs: Alignment of Specific Characteristics



- Poised for revitalization
- Critical to preserve affordable housing options
- Public transportation options
  - Light rail
  - Bus routes
- Accomplish slum and blight removal
- Near area amenities

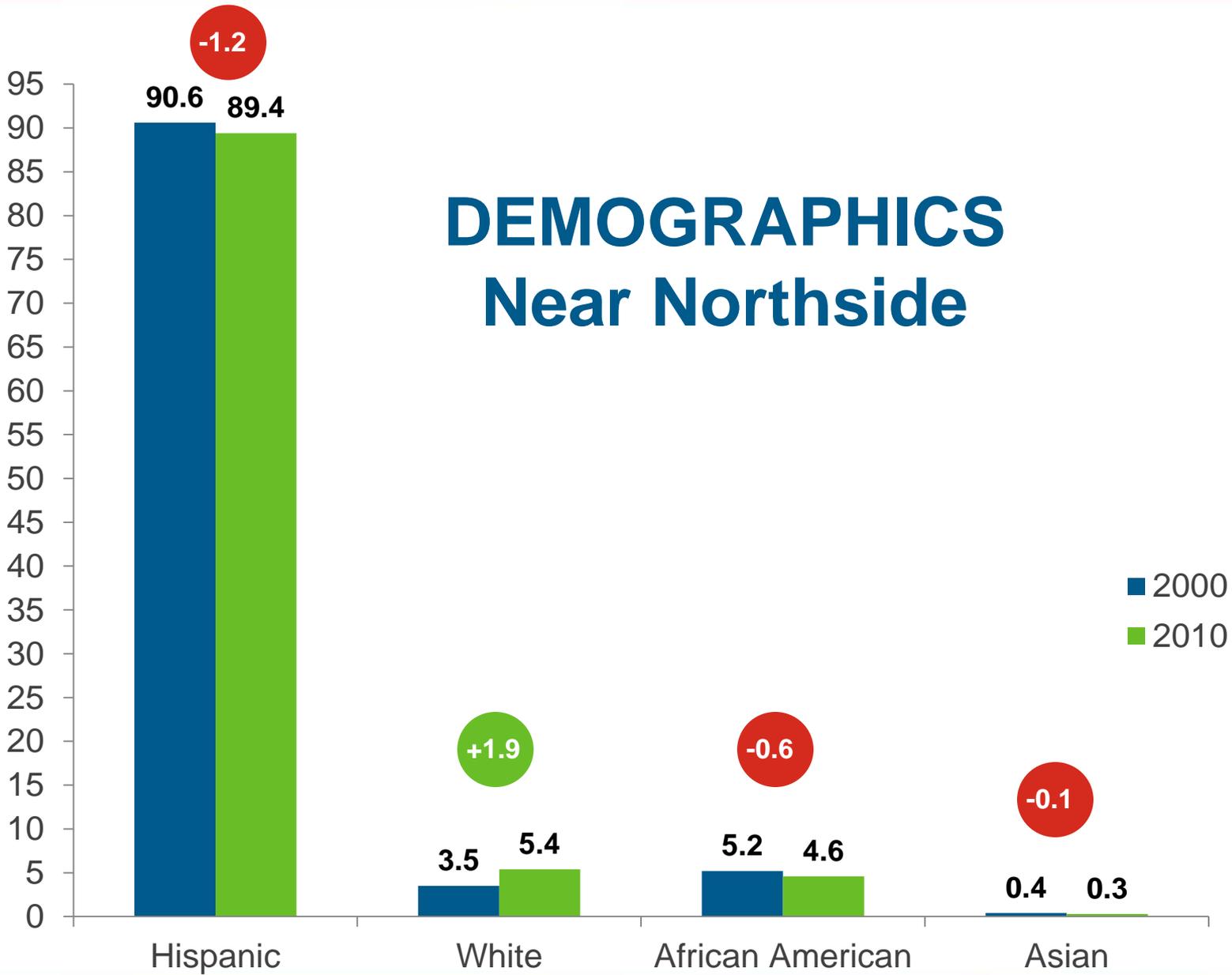
# Disaster Recovery 2 Multifamily Finalists

- All 5 city projects approved by GLO
- 4 of 5 projects closed
- 4 projects under construction

Project Name	# of Units	Affordable Units	Total Project Cost	Avg. \$ Per Unit Total	\$ Request from HCDD
Avenue Station <i>Closed</i>	68	55	\$12,504,186	\$183,885	\$5,500,000
Bayou Fifth	164	164	\$26,332,879	\$160,566	\$12,000,000
Cleme Manor <i>Closed</i>	284	284	\$30,345,973	\$106,852	\$3,000,000
Residence at Hardy Yards <i>Closed</i>	350	179	\$57,614,868	\$131,307	\$14,500,000
Village at Palm Center <i>Closed</i>	222	200	\$41,736,723	\$188,003	\$15,300,000
<b>TOTAL</b>	<b>1,088</b>	<b>882</b>	<b>\$168,534,629</b>	<b>\$160,784</b>	<b>\$50,300,000</b>

Percent of Total Area Population

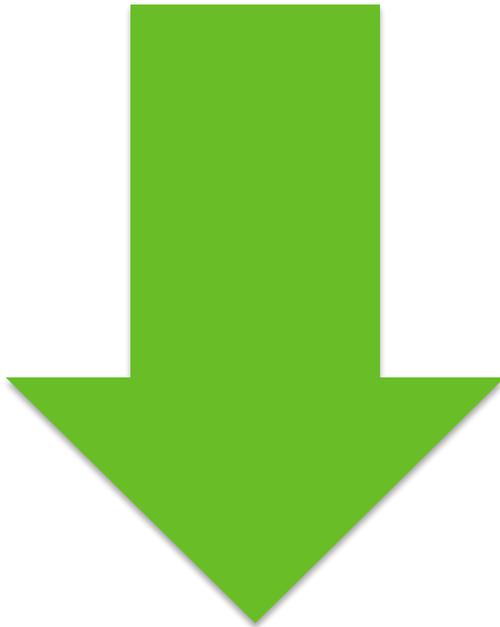
# DEMOGRAPHICS Near Northside



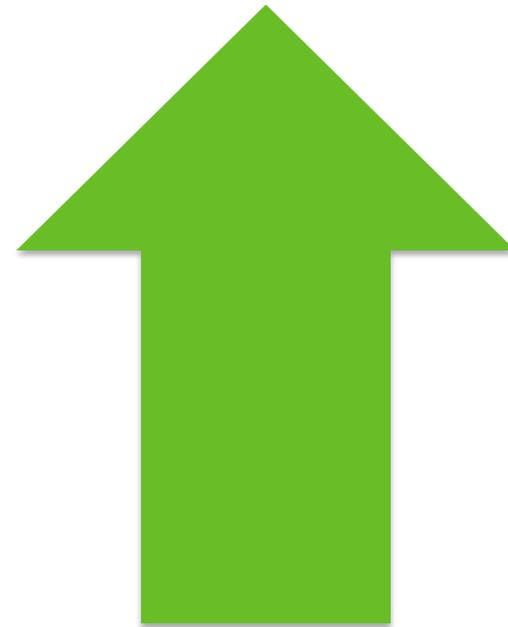
# Near Northside Household Incomes

(2000 to 2010)

Households Earning  
Between \$25K  
And \$50K



Households Earning  
Between \$50K and \$100K  
And Over \$200K



# Near Northside Public Investment

Project/Activity	Source of Funds	Estimated Amount	Status
Metrorail Red Line North Extension	Federal & Harris County	\$756MM	Complete
Near Northside Infrastructure Improvements	DR 2.2	13.7MM	Underway
University of Houston Downtown	Texas HEAF	30.4MM	Complete
Residences at Hardy Yards	DR 2	14.5MM	Planned
Avenue Station (f.k.a. 2010 N. Main)	DR 2	5.5MM	Underway
<b>TOTAL</b>		<b>\$820.1MM</b>	

# Near Northside Private Investment

Project/Activity	Estimated Amount	Status
Residences at Hardy Yards	\$57MM	Planned
Avenue Station (f.k.a. 2010 N. Main)	2.7MM	Underway
Hardy Yards Remediation	~5MM	Complete
Hardy Yards Redevelopment	~300MM	Underway
<b>TOTAL</b>	<b>\$364.7MM</b>	

**Total Public/Private Investment: \$1.18 Billion**

# NEAR NORTHSIDE Avenue Station 2010 North Mail



- 68 Units
  - 55 affordable, 13 market rate
- **\$12,504,186 total cost**
  - \$5,500,000 COH investment
- Under construction
  - 20% complete
  - Projected completion March 2016



# Near Northside DR2 Multifamily Projects

## Residences at Hardy Yards ~350 Units

- 179 affordable, 171 market rate
- **\$58,351,173 total cost**
- \$14,500,000 requested from COH





**Hardy Yards Site**

August 2014

**METRO Burnett Station Site**



**Hardy Yards Site**

September 2015

**METRO Burnett Station Site**

# Hardy Yards

## Infrastructure Progress



# \$12 Million Infrastructure Project in the Near Northside CRA



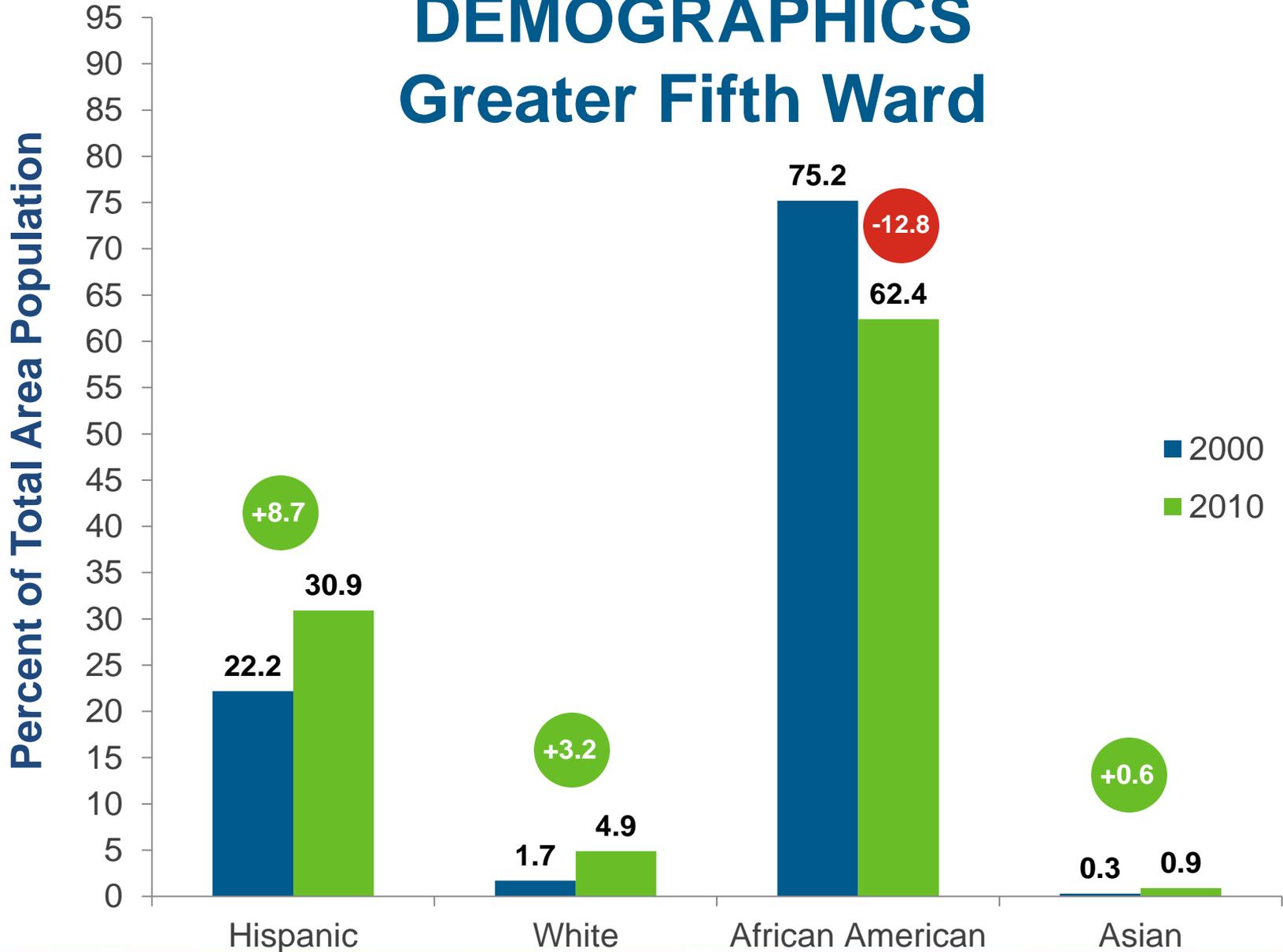
# Hernandez Tunnel - Now Open

## Interior Lighting and Other Finishes to Come



# DEMOGRAPHICS

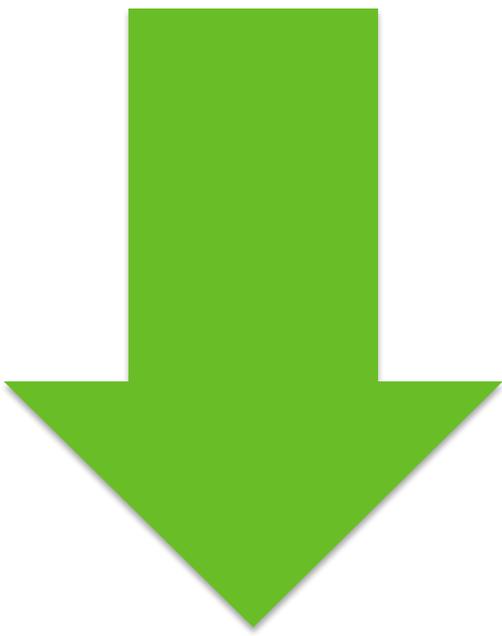
## Greater Fifth Ward



# Greater 5<sup>th</sup> Ward Household Incomes

(2000 to 2010)

Lower Income  
Household Groups



Households Earning  
> \$75K



# Fifth Ward Public Investment

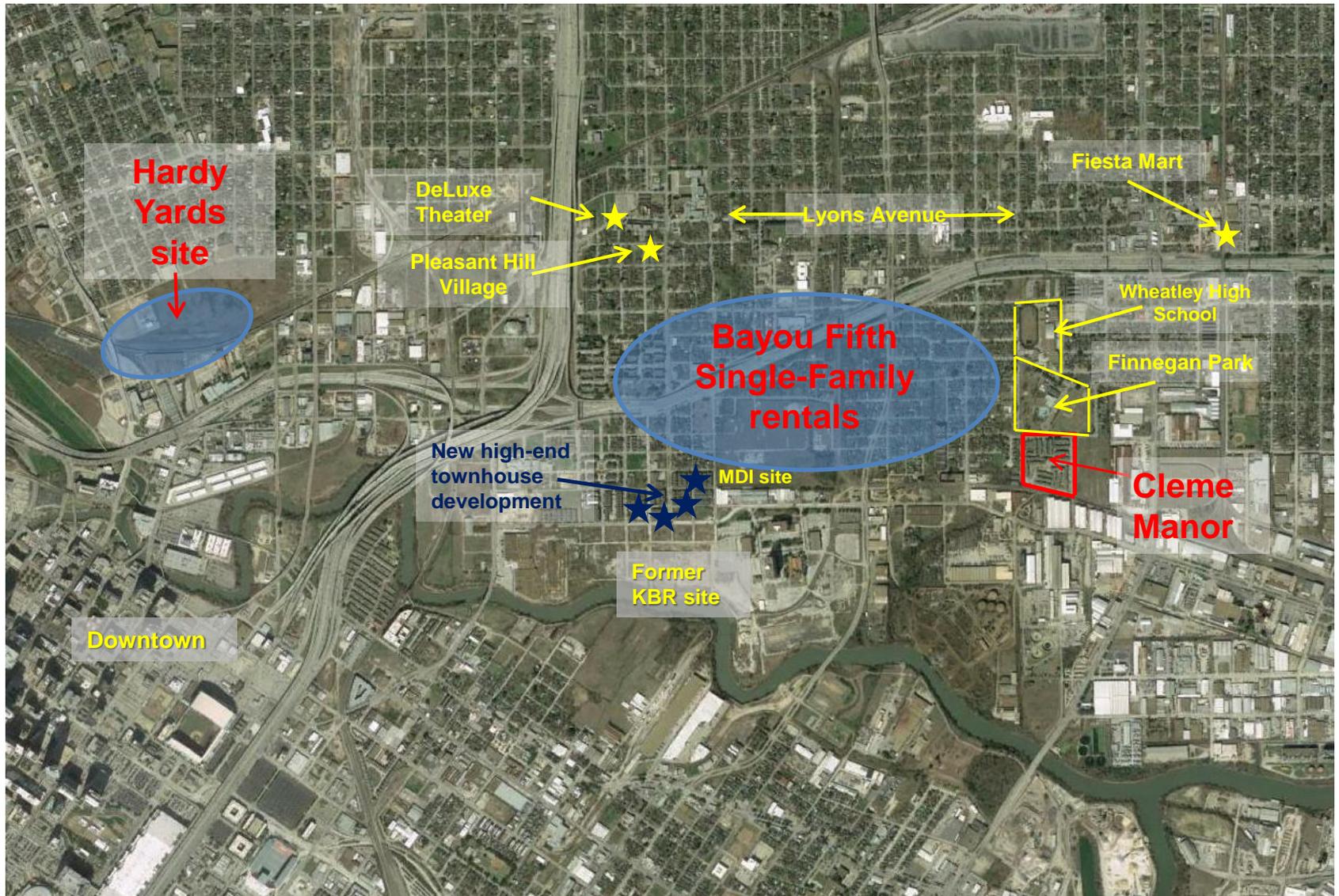
Project/Activity	Source of Funds	Estimated Amount	Status
Deluxe Theatre	CDBG	\$5MM	Opening 12/14/15
Pleasant Hill Village Apts.	CDBG	2MM	Planned
Bayou 5 <sup>th</sup> Rental Homes	DR 2	12MM	Planned
Cleme Manor Apts. Rehab	DR 2 and PSH	4.2MM	Underway
Bringhurst Infrastructure	DR 2.2	7.5MM	Underway
Open Ditch Infrastructure	DR 2.2	1.4MM	Underway
City Library	City of Houston	8MM	Planned
Finnigan Park Rehab	Harris County	1MM	Complete
Wheatley High School	HISD	35MM	Complete
<b>TOTAL</b>		<b>\$76.1MM</b>	

# Fifth Ward Private Investment

Project/Activity	Estimated Amount	Status
MDI Site Remediation	\$6MM	Complete
KBR Site Acquisition	55MM	Complete
NFL YET Ctr. At Finnigan Park	2MM	Complete
Existing Townhome Development	20MM	Complete
Future Residential Development on MDI	150+MM	Planned
Cleme Manor Apts. Rehab	22MM	Underway
Bayou 5 <sup>th</sup> Rental Homes	14MM	Planned
<b>TOTAL</b>	<b>\$269MM</b>	

**Total Public/Private Investment: \$345 Million**

# Greater Fifth Ward CRA



# Fifth Ward DR2 Multifamily Projects

## Bayou Fifth - 164 Units

- All affordable units
- **\$26,332,879 total cost**
  - \$12,000,000 requested from HCDD
- Apartments and scattered site, freestanding homes in concentrated area
- **Projected completion: January 2018**

## Cleme Manor Rehabilitation - 284 Units

- All affordable units
- **\$37,417,949 total cost**
  - \$4,260,000 requested from HCDD (includes DR2 and HOME funds)
  - **Under construction**

# Cleme Manor Success



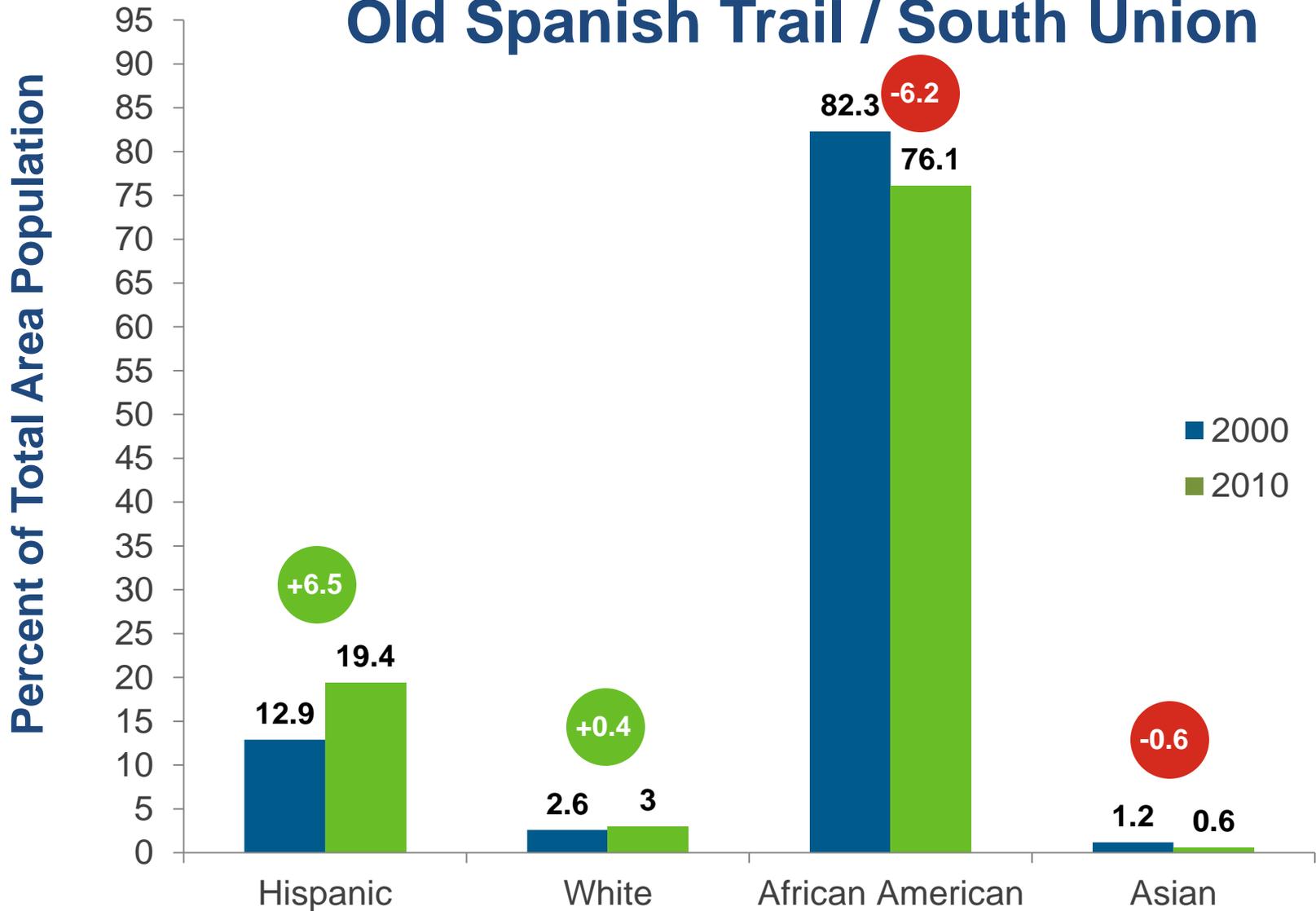
- Life safety repairs and the security camera installations completed
- All residents re-qualified
- HPD patrols increased
  - 45% reduction in crime
- **Projected completion: January 2018**

# Fifth Ward Infrastructure Improvements



# DEMOGRAPHICS

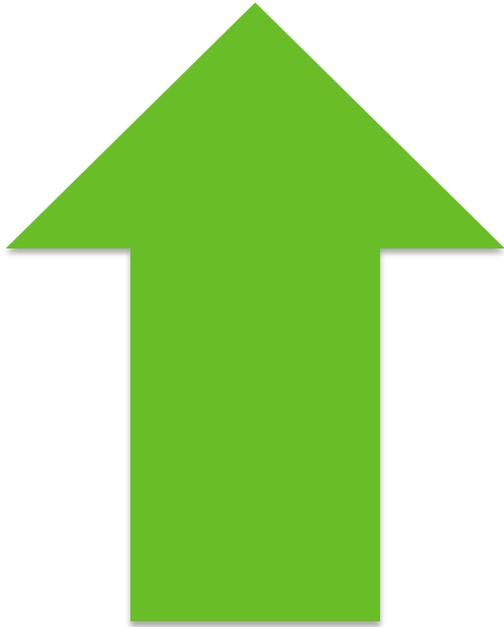
## Old Spanish Trail / South Union



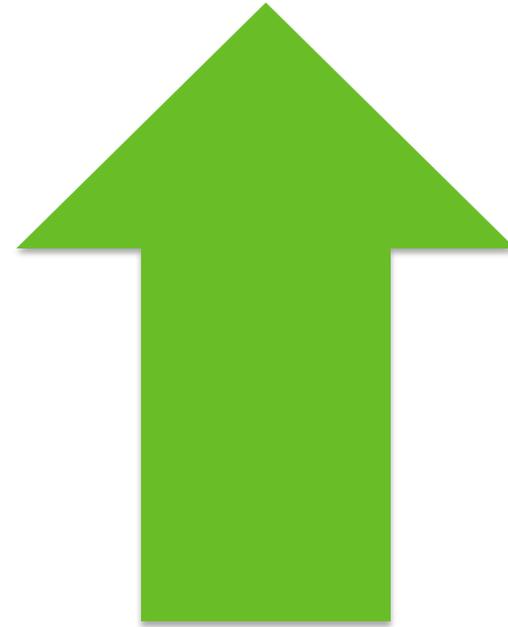
# OST/South Union Household Incomes

(2000 to 2010)

All Households  
Earning  
>\$35K



Strong Growth in  
Households Earning  
\$50K-\$75K



# OST/South Union Public Investment

Project/Activity	Source of Funds	Estimated Amount	Status
The Village at Palm Center	DR2	\$15.3MM	Underway
Metrorail Light Rail Purple Line	Federal & Harris County	657MM	Complete
Open Ditch Infrastructure Project	DR 2.2	3.7MM	Underway
Young Library	TIRZ 7	10.6MM	Planned
Park at Palm Center	TIRZ 7	960K	Complete
OST/Griggs Landscaping	TIRZ 7	5.3MM	Planned
Zollie Scales Apartments	NSP	8.8MM	Complete
<b>TOTAL</b>		<b>\$701.6MM</b>	

# OST/South Union Private Investment

Project/Activity	Estimated Amount	Status
Houston Texans YMCA	\$5MM	Complete
The Village at Palm Center	26.4MM	Underway
Zollie Scales Apartments	2.2MM	Complete
<b>TOTAL</b>	<b>\$33.6MM</b>	

**Total Public/Private Investment: \$735.2 Million**

# OST/SOUTH UNION

## Village at Palm Center

5110 Griggs Road

\$41,736,723 total cost

\$15,300,000 City investment



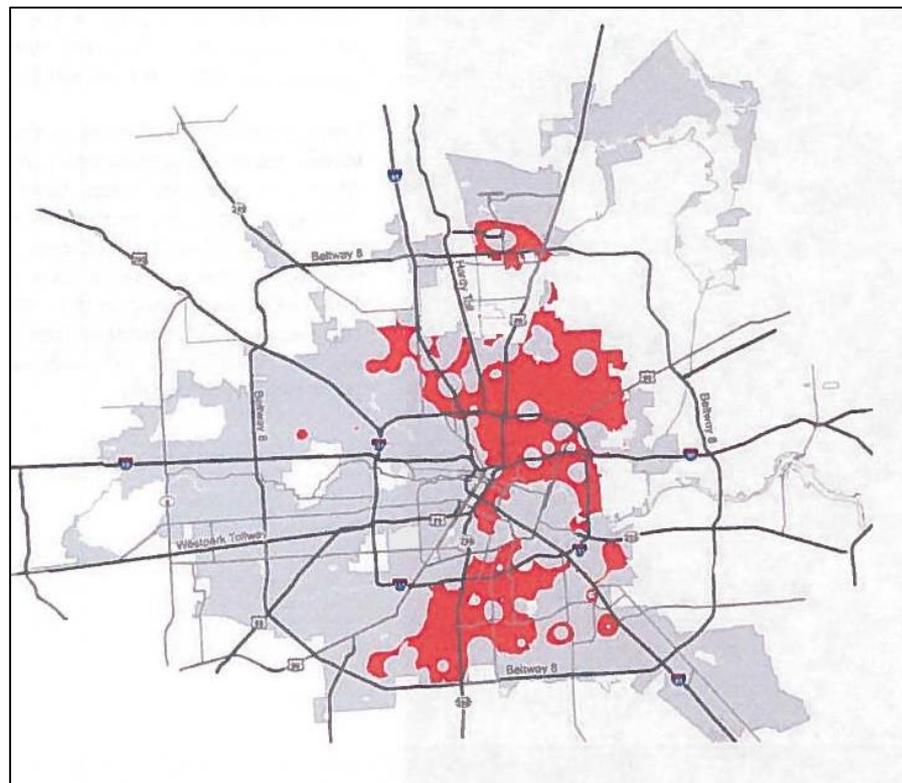
- 200 affordable units, 22 Market rate
- 154 apartments, 68 townhomes
- 14,500 square feet of retail
- Completion: Summer 2016

# The Food Trust 2010 Study

## Stats about Houston:

- Fewer grocery stores per capita than other large U.S. cities
- Low-income areas have **25-percent fewer grocery stores** than middle income areas
- 2/3 of Houstonians are overweight

## Areas with Greatest Need in Houston



 Low Income, Low Grocery Sales, High Death Rate

# Access to Healthy Food Brings Communities **Triple Bottom-Line Benefits**

Revitalized  
Economy

Job  
Creation

Better  
Health



# Pyburn's Ribbon Cutting

July 31, 2015



# Pyburn's Farm Fresh Foods

Ribbon Cutting – August 2015



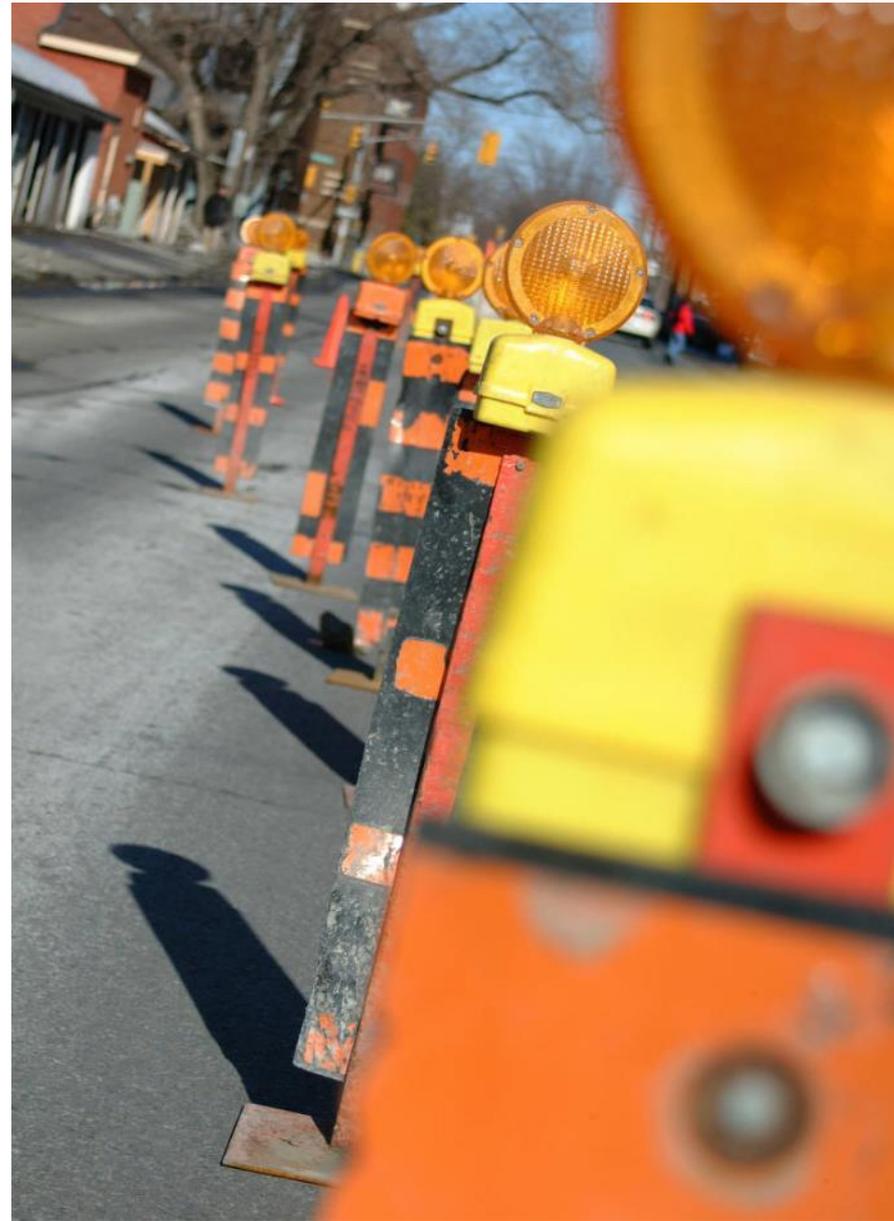
Fresh food



40 Local jobs

# Disaster Recovery 2 Infrastructure

- Drainage and mobility improvements in Near Northside and Greater Fifth Ward
- Open ditch improvements in each CRA

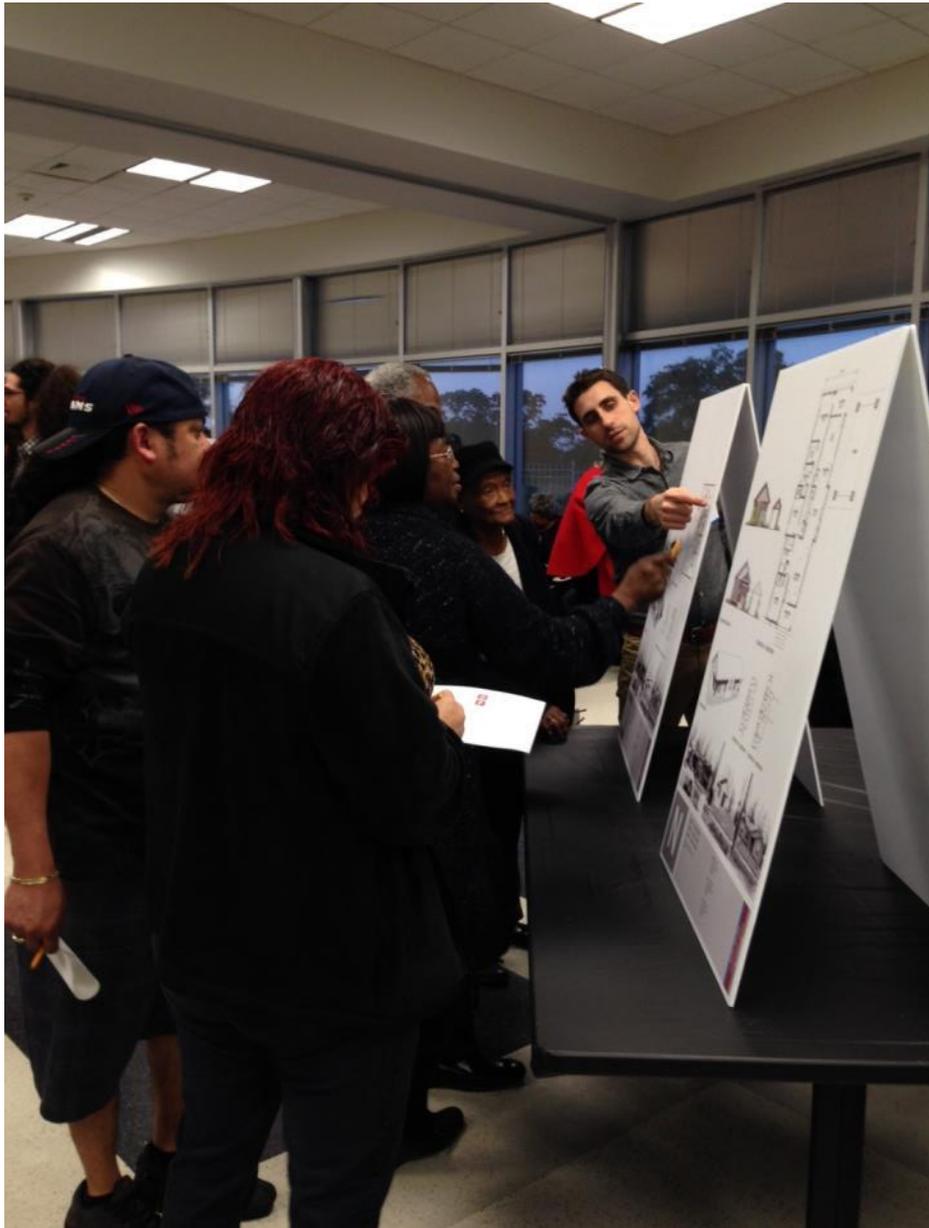


# DR 2 Infrastructure Budget

Project	Total	PD-COH*	Engineering	Construction
NNS	11,986,000	226,000	1,923,000	9,384,000
Fifth Ward	7,456,986	129,980	1,002,000	5,981,047
Open Ditch*	6,706,000	140,000	933,085	5,331,915
<b>TOTAL</b>	<b>26,148,986</b>	<b>522,980</b>	<b>3,858,085</b>	<b>20,696,962</b>

## \* Open Ditch Project Detail

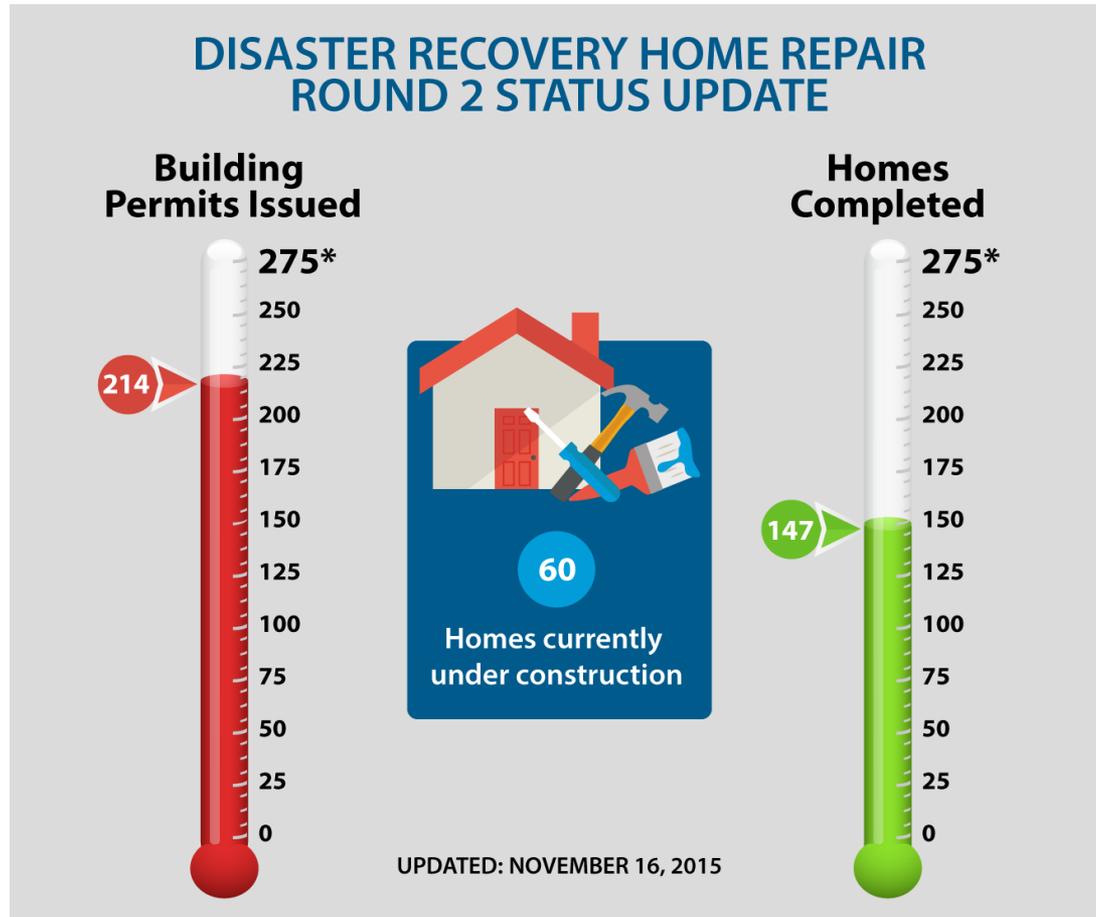
Project	Total	Engineering	Construction	LF
NNS-Gano	1,693,917	233,315	1,349,255	13,100
G5W-Nichols	1,064,152	154,055	838,405	9,300
G5W-Coke	347,113	70,770	249,801	2,440
OSTSU-Calhoun	3,600,818	474,945	2,894,454	38,100
<b>TOTAL</b>	<b>6,706,000</b>	<b>933,085</b>	<b>5,331,915</b>	<b>62,940</b>



# Single-Family Home Repair Program Design Process

- Extensive community engagement
- Over 500 unduplicated participants
- **Participants have choice in design of their homes**
  - Preserve character of neighborhood

# Disaster Recovery 2 Single Family Status



**\$63 Million Available**  
**Completion: Dec. 31, 2016**

# Home Styles Preserve Neighborhood Character





Before



After

# Old Spanish Trail CRA

# Near Northside CRA



Before



After



Before



After

Acres  
Homes  
CRA  
Outreach  
Area

# THANK YOU



[HOUSTONHOUSING.ORG](http://HOUSTONHOUSING.ORG)

# Memorandum



DATE December 4, 2015

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Dallas Housing Authority

On Monday, December 7, 2015, you will be briefed on the Dallas Housing Authority. A copy of the briefing is attached.

Please let me know if you have any questions.



Alan E. Sims  
Chief of Neighborhood Plus

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  
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Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Dallas City Council Housing Committee Briefing

Dallas Housing Authority



December 2015

# Enabling Legislation



1937 Housing Act Creates Public Housing Authorities



1965 HUD created as Federal Agency



1974 Housing and Community Development Act



1938 Dallas City Council Est. Dallas Housing Authority



1969 – 71 Brooke Amendments

1998 Quality Housing and Work Responsibility Act



Original Slums replaced by Public Housing



Original Public Housing Design



# DHA Overview



Albert C. Black, Jr., Board Chair



MaryAnn Russ, President/CEO

- Five member Board of Commissioners
  - Albert Black, Jr. Board Chair
  - Victor Vital, Vice Chair
  - Teresa Flores, Commissioner
  - Deborah Culberson, Commissioner
  - James Garner, Commissioner
- Largest Public Housing Authority in HUD's Region VI, 5 state region (Oklahoma, Arkansas, Louisiana, Texas, New Mexico)
- Annual Operating Budget
- 260 Employees
- Affordable Housing Solutions
  - Public & Assisted Housing - 4,204 families
  - Housing Choice Voucher Program – 18,400 families
- Achieved High-Performer Status - HUD's Highest Rating of Public Housing Authorities

# Public & Assisted Housing



- DHA owns and operates 32 properties throughout the city of Dallas
- 4,204 units
- Site-Base Waiting Lists
- Type of Housing: Elderly/Disabled & Family
- Families pay 30% of their Adjusted Income for rent
- \$25 minimum rent
- 2016 Operating Subsidy projected \$13M (formula based grant) currently funded at 85%
- Buckeye Trail Commons – Newest Property
- Cedar Springs Place – Oldest Property (listed on Nation Historic Society built in 1937 by WPA)

# Public & Assisted Housing by Council District

## 2013 General Election Dallas City Council Districts



### Legend

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7
- District 8
- District 9
- District 10
- District 11
- District 12
- District 13
- District 14

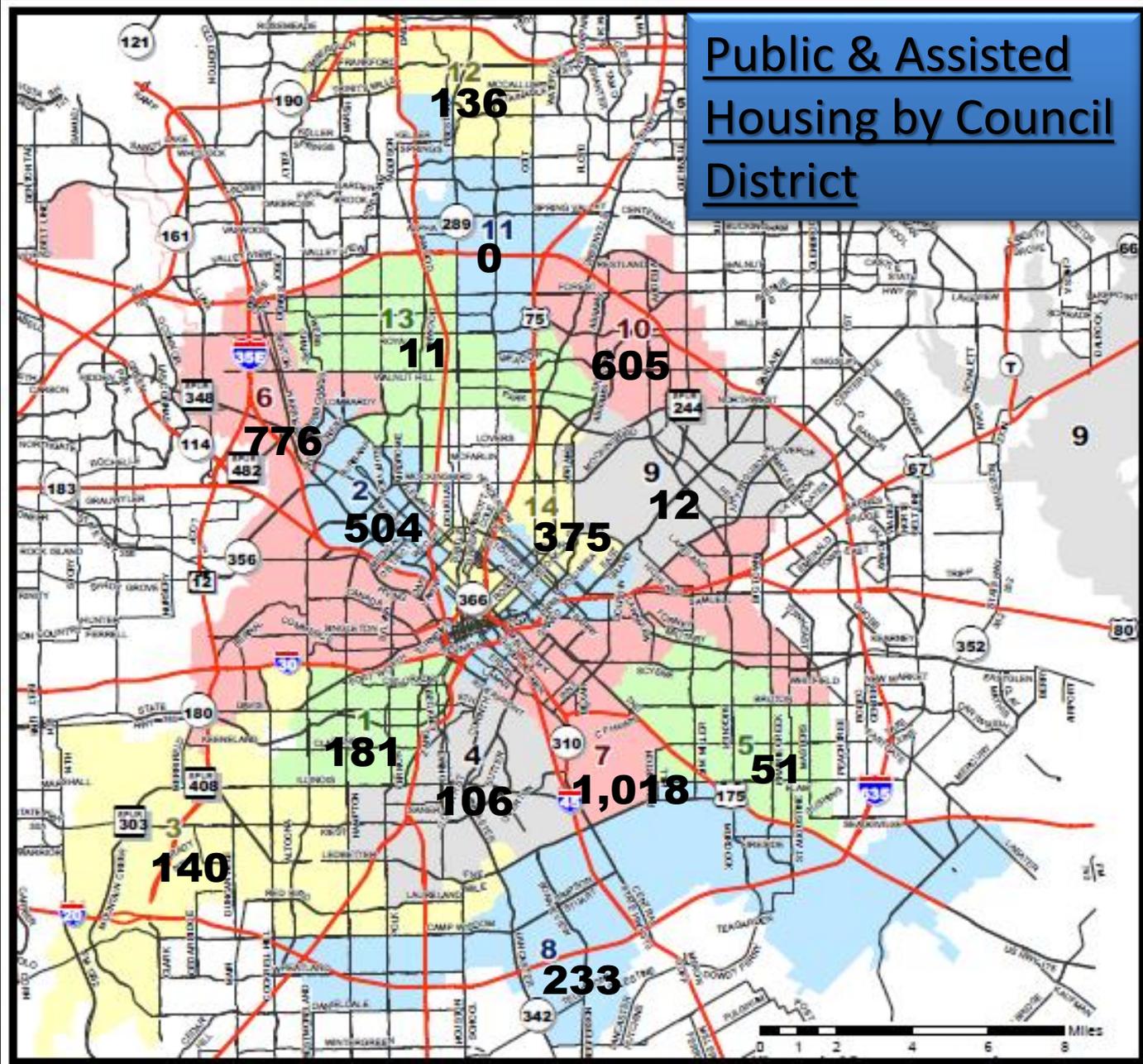
- Major Roads
- Freeways

Scale: 1 inch = 1 mile  
 Source: Council Districts - City of Dallas November 2011  
 Council Districts adopted 2011

City of Dallas GIS Map Disclaimer:  
 The accuracy of this data within this map is not to be taken or used as data produced by a Registered Professional Land Surveyor for the State of Texas. This product is for informational purposes and may not have been prepared or be suitable for legal, engineering, or surveying purposes. It does not represent an aerial ground survey and represents only the approximate relative location of property boundaries. The City of Dallas makes no representation of any kind, including, but not limited to, representation of ownership or fitness for a particular purpose or use, nor are any such warranties to be implied with respect to the accuracy of information presented on this map. Thanks, make any use of information in this map reflect the presentation of this information is controlled by City of Dallas, GIS State of Texas, P.O. Box 1147 (St. Sabin), Austin, TX 78768-1147 (01/11)



Enterprise GIS  
 City of Dallas



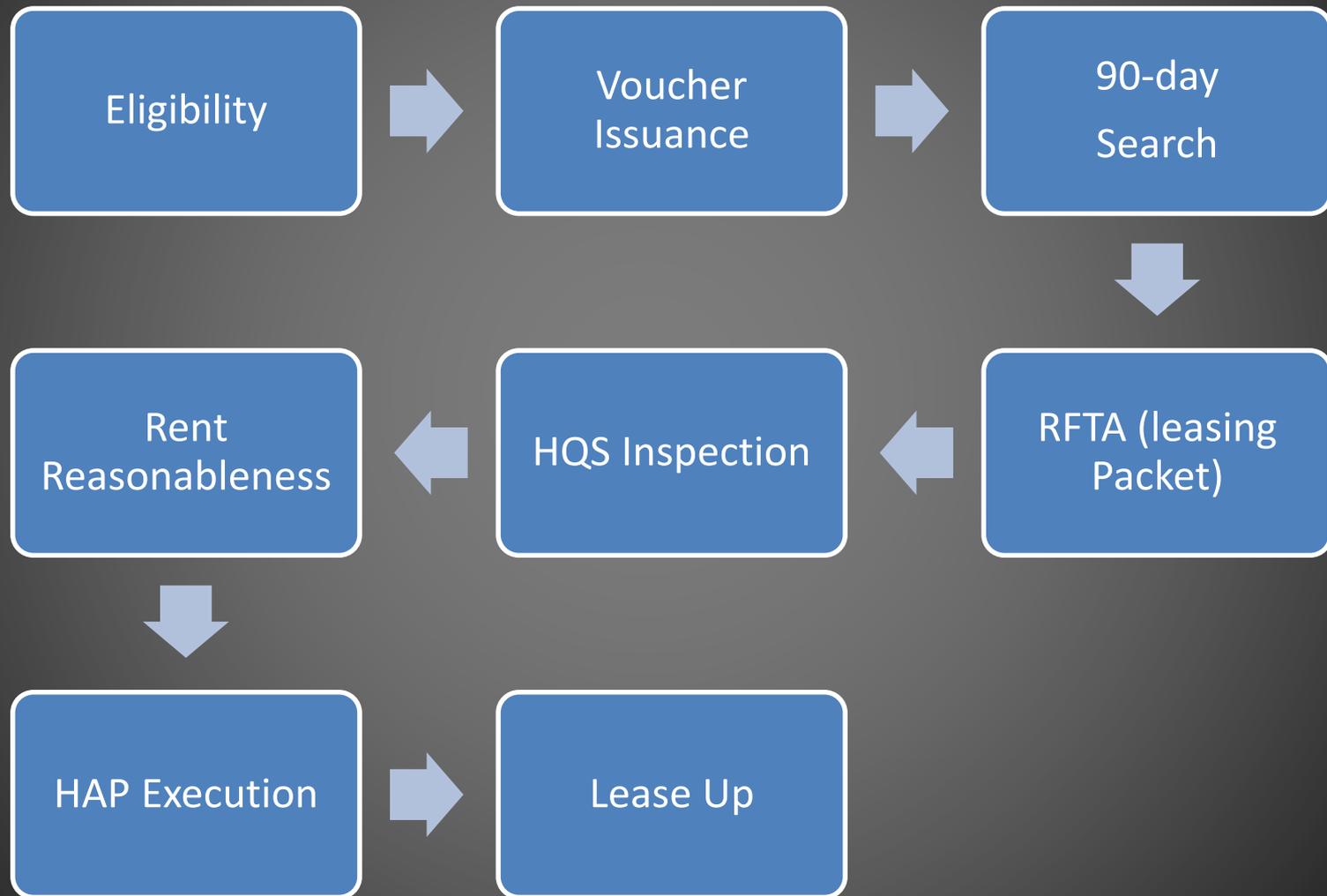
# Public & Assisted Housing by Council District

Property	No. Units	Property Type	Year Built	Council District
Cliff Manor	181	Elderly/Disabled	1974	1
Carroll	71	Family	2002	2
Monarch	65	Family	2001	2
Roseland Scattered Site	70	Family	Various	2
Little Mexico	102	Family	1942	2
Cedar Springs	182	Family	1937	2
Barbara Jordan, Larimore & Scattered Sites	140	Family	1989/Various	3
Brackins Village & Scattered Sites	106	Family	1952/Various	4
Conner, Military & Scattered Site	51	Family	1989/Various	5
Hamptons at Lakewest	225	Family	1998	6
Kingbridge Crossing	196	Family	1999	6
Lakeview Townhomes	152	Family	2002	6
Villa Creek	152	Family	2004	6
Lakewest Village	50	Family	2001	6
Frazier Fellowship	76	Family	2006	7
Wahoo Frazier	118	Family	2007	7
Mill City Frazier & Scattered Sites	122	Family	2008	7
Park Manor	196	Elderly/Disabled	1970	7
Buckeye Trail Commons	323	Family; Elderly	2014, '15	7
Lakeland Manor	172	Elderly/Disabled	1980 (acquired)	7
Estell Village	291	Family	1995 (acquired)	8
Scattered Sites	12	Family	Various	9
Audelia Manor	123	Elderly/Disabled	1984	10
Hidden Ridge	228	Family	2002 (acquired)	10
Forest Green Manor	252	Elderly/Disabled	1979	10
Villas at Hillcrest	40	Family	2008	12
Kelly	19	Family	1990	12
Frankford Townhomes	76	Family	1998	12
Scattered Sites	11	Family	Various	13
Roseland Townhomes	152	Family	2001	14
Roseland Estates	138	Family	2002	14
Renaissance Oaks	85	Elderly/Disabled	2013	14

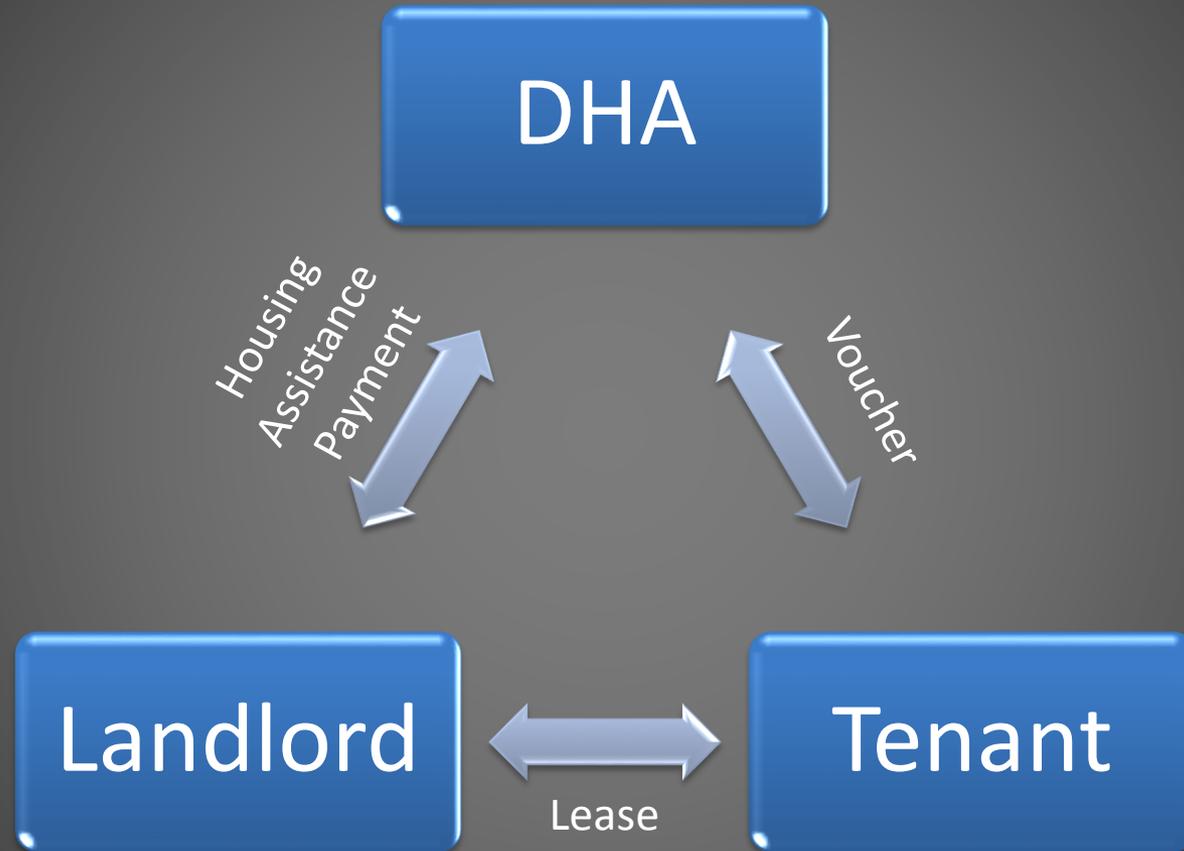
# Housing Choice Voucher Programs

- Number of vouchers 18,400
- DHA's Operational Jurisdiction covers seven counties: (Dallas, Denton, Collin, Ellis, Rockwall, Tarrant)
- Avg. Family income \$13,000
- Administrative Fee 79% \$11.4M
- Housing Assistance Payment \$127M
- All Families require Annual Re-examinations for continued eligibility
- Families pay roughly 30% of their adjusted monthly income for rent
- \$50 minimum rent
- DHA contributes approximately \$10.5M per month to local economy in the form of HAP subsidy to business partners
- 6,200 Business Partners/Landlords
- Avg. HAP payment \$655 per family per month
- 5<sup>th</sup> Largest Housing Choice Voucher program in the country

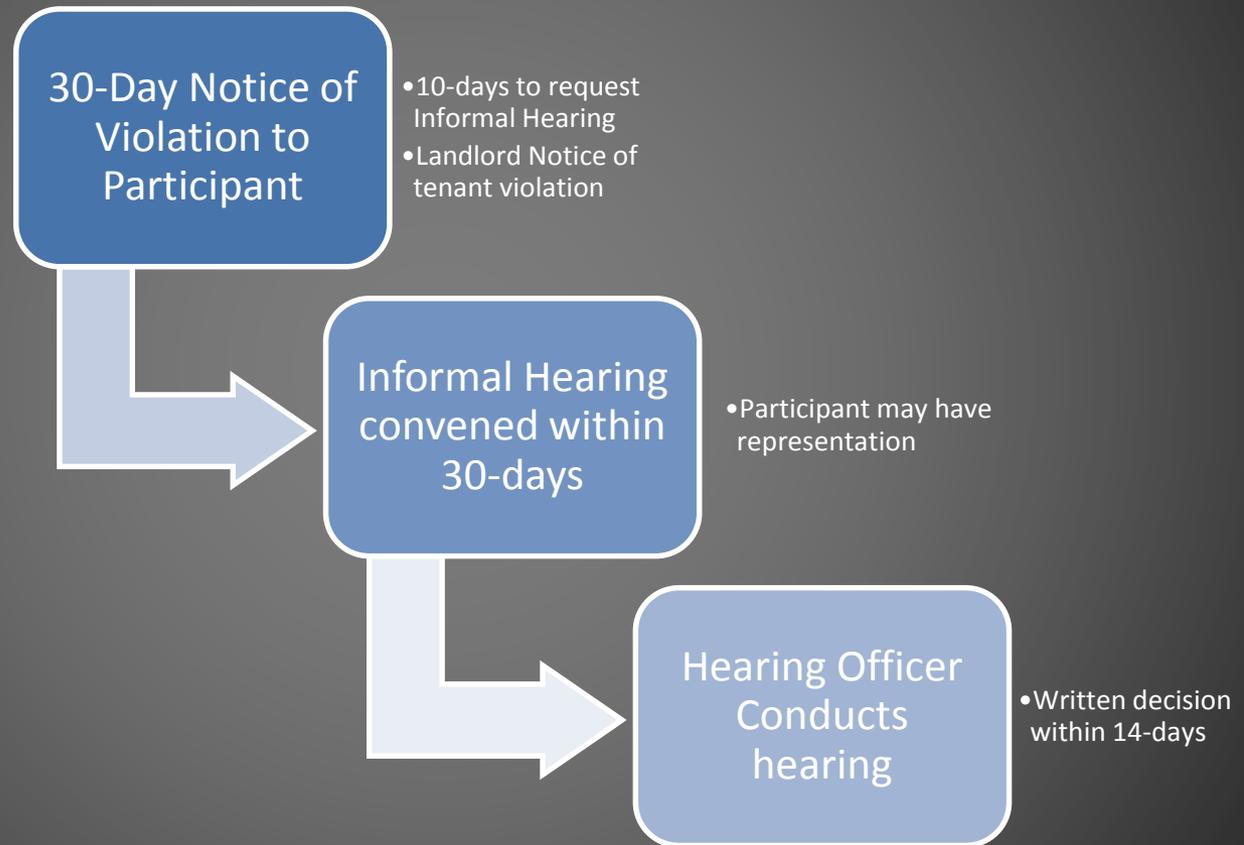
# Housing Choice Voucher Program Lease-up Process



# Housing Choice Voucher Program Business Relationships



# Housing Choice Voucher Program Violations





DHA Assisted  
Families by  
Council  
District

Council District	No. of DHA Owned Housing	No. of DHA Housing Choice Vouchers*	Total
CM Griggs	181	1,170	1,351
CM Medrano	490	1,442	1,932
CM Thomas	140	4,568	4,708
CM King Arnold	106	1,883	1,989
CM Callahan	51	1,371	1,422
Pro Tem Alonzo	776	1,569	2,345
CM Young	1,018	3,990	5,008
Deputy Pro Tem Wilson	303	4,222	4,525
CM Clayton	12	2,085	2,097
CM McGough	605	1,339	1,944
CM Kleinman	0	1,315	1,315
CM Greyson	136	311	447
CM Gates	11	1,162	1,173
CM Kingston	375	1,197	1,572

\*Zip codes overlap council districts so figures may be overstated

# 2008 to 2015 Affordable Housing Production

Council District	Site	Number of Affordable Housing Units Produced	Population Served	Capital Investment
CM Kingston	Renaissance Oaks	85	Senior/Disabled	\$6,491,782
CM Medrano	Roseland Scattered Sites II	20	Family	\$1,700,000
Mayor Protem Alonzo	Lakewest Senior	360	Senior/Disabled	\$21,150,508
Mayor Protem Alonzo	Lakewest Skilled Nursing	130	Senior/Disabled	\$10,000,000
Mayor Protem Alonzo	Lakewest Assisted Living	150	Senior/Disabled	\$12,000,000
CM Young	Buckeye Trail Commons	323	Family/Seniors	\$32,037,130
CM Young	Mill City Frazier	116	Family	\$9,784,442
CM Young	Frazier Scattered Sites	6	Family	\$682,090
CM Young	Buckeye Homeownership	15	Family	\$375,000
	<b>Total</b>	<b>1,205</b>		<b>\$94,220,952</b>

- Produced 1,205 affordable housing units
- Invested over \$94MM in construction
- Commissioned Master Plans for West & South Dallas
- Transforming entire Neighborhoods
- Typical financing model: Low Income Housing Tax Credits, Bonds, HUD funds, conventional loan
- DHA serves as Self-Developer
- \$2.3MM invested in renovation of Lakewest Shopping Center

# Affordable Housing Development

## Development challenges

- Lack of major redevelopment capital (i.e. HOPE VI, Choice Neighborhood)
- LIHTC 9% QAP limitations

## Development Opportunities

- Neighborhood Plus
- Affirmatively Furthering Fair Housing



# Immediate City of Dallas Participation Opportunities



Front Elevation Hawthorne Avenue - Building 1



Front Elevation Hawthorne Avenue - Building 6

Dallas Housing Authority, Dallas, Texas

Fairmount Crossing

## Fairmount Crossing

- Address: 2741 Hawthorne Ave.
- Planned Construction: 3<sup>rd</sup> Quarter 2016
- Number of Units: 366 units
- Property Type: Family

## Los Encinos

- Address: 630 S. Llewellyn
- Planned Construction: 4<sup>th</sup> Quarter 2016
- Number of Units: 319 units
- Property Type: Senior/Disabled



# Memorandum



CITY OF DALLAS

**DATE** December 4, 2015

**TO** Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

**SUBJECT** Single Family Housing Development Program

On November 2, 2015, the Housing Committee was briefed on the Single Family Housing Development Program. The proposed program provides a policy and process to solicit applications for the development of ownership opportunities within the city of Dallas. The City Council has appropriated funds from HUD federal grants and general obligation bonds to incentivize such development. There is approximately \$6M available and we expect to create a minimum of 200 new ownership opportunities.

The Single Family Housing Development Program will be presented to the full City Council on December 9, 2015. If approved, a Notice of Funding Availability (NOFA) will be issued on December 10, 2015 and proposals may be submitted up to January 22, 2016. As described in the previous briefing, projects will be reviewed by staff on first-come first-serve basis. Non-profit and for-profit developers may apply.

As projects have been vetted, they will be presented to the Housing Committee and to full City Council for approvals. Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Alan E. Sims'.

Alan E. Sims  
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, City Manager  
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