

# Memorandum



CITY OF DALLAS

DATE September 6, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Housing and Neighborhood Revitalization Department's 2019 Single Family NOFA: Scoring Results and Next Steps**

On May 9, 2019, the Housing and Neighborhood Revitalization Department (Housing) issued a Notice of Funding Availability (NOFA) in order to provide a competitive process for allocating federal and city funds as required under the Comprehensive Housing Policy (CHP). The primary purpose of the NOFA was to provide gap financing to support new single-family developments or the substantial rehabilitation of single-family developments located within the City. Included in the Single-Family NOFA were the City's Land Transfer lots. As such, proposers responding to the NOFA were able to request both funding and parcels of land.

All proposals for funding needed to demonstrate the ability to help the City meet the production goals set forth in the CHP by proposing to serve households earning between 30%-120% of the Dallas Area Median Income with the targeted income bands varying according to the real estate market. Housing issued the NOFA with an estimated \$21,479,933 in funding available from federal and local sources including HOME funds and General Obligation Bonds. Responses were due on July 5, 2019.

Prior to the submission deadline, potential developers were invited to attend five (5) pre-proposal conferences between May 16-May 31, 2019. Proposals were evaluated in two stages: 1) threshold review and 2) technical scoring. During threshold review, Housing staff evaluated whether the proposal included the required elements, eligible activities, eligible end users, and whether the composition of the development team was eligible to enter into a contract with the City. Proposals that passed threshold review moved to technical scoring. Technical scoring included an interview with each development team to clarify elements of their proposal. Following the interviews, Housing staff drafted development summaries and made presentations to a multi-departmental Evaluation Committee. The Evaluation Committee was composed of five City employees from the following departments: Planning and Urban Design, Housing and Neighborhood Revitalization, Office of Homeless Solutions, Office of Economic Development, and the Department of Sustainable Development and Construction. Each committee member scored the proposals based on the evaluation criteria set forth in the NOFA.

All proposals that scored at or above the minimum score of 100 out of 140 points were considered eligible for underwriting. Table A, below, displays the names of all proposers along with their respective scores. The department received 17 proposals. Out of the 17 proposals submitted, 17 passed threshold requirements. Based on the evaluation criteria, 12 of the 17 proposals earned a minimum score of 100 thus making them eligible for underwriting.

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**TABLE A**

<b>Project Name</b>	<b>NOFA Score</b>	<b>Eligible for Underwriting (Y/N)</b>
Builders of Hope - Revitalize West Dallas	<b>125.75</b>	Y
Texas Community Builders	<b>120.75</b>	Y
City Wide CDC - Lisbon Villages Estates	<b>115.25</b>	Y
Dallas Area Habitat for Humanity	<b>113.75</b>	Y
Dallas Housing Foundation	<b>113.75</b>	Y
Muse Family Foundation	<b>111.75</b>	Y
East Dallas Community Organization	<b>110.00</b>	Y
Good Urban Development	<b>106.50</b>	Y
Notre Dame Place	<b>106.00</b>	Y
Golden SEEDS	<b>103.50</b>	Y
Confia Homes - Cedar Crest	<b>102.75</b>	Y
Road Solutions	<b>101.00</b>	Y
SG Blocks	<b>97.00</b>	N
Open Mindframe dba Cultivating Matters	<b>87.50</b>	N
Team Recon	<b>79.00</b>	N
OCON SRB	<b>78.50</b>	N
Juxta/Tekton	<b>60.00</b>	N

During the underwriting process, an additional evaluation will take place to identify the capacity of the development team and to determine the amount of development subsidy required to undertake the project. It is possible that some projects that received a minimum score may not ultimately receive a staff recommendation that the project be awarded City funds and/or Land Transfer lots.

At the conclusion of the underwriting process, City Council will be presented with staff's funding recommendations. Should you have any questions, please contact the Director of Housing and Neighborhood Revitalization David Noguera.



Michael A. Mendoza  
Chief of Economic Development and Neighborhood Services

- c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney (Interim)  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager
- Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer  
M. Elizabeth Reich, Chief Financial Officer  
Laila Alequresh, Chief Innovation Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors