



City of Dallas

Low Income Housing Tax Credit Projects – Resolution of Support for 12 Applicants

**Housing & Homelessness Solutions
February 22, 2021**

Kyle Hines, Interim Assistant Director
Housing & Neighborhood Revitalization
City of Dallas

Presentation Overview



- Summary of Applications
- Affordable Housing Needs
- Background/History
- Application Details
- Benefit to the City
- Proposed Action



Summary of Applications



- City received **19** applications for 9% Resolutions of Support
 - **12** remaining developments qualified for Resolutions of Support / **7** applications have been withdrawn
- **1,221** mixed-income units
- **\$294,973,107** total development costs
- **\$2,655,000** estimated property taxes annually
- **\$1,140,000** estimated impact and permit fees to the City
- **4,777** estimated jobs created based on development costs



Affordable Housing Needs



- The Nexus Study has identified that **272,000** households will experience housing problems by 2045 (includes existing and new housing stock)
- *Potential near-term production:*
- **1,221** (**958** income restricted) potential units from 9% HTC applications
- **1,665** potential units from 4% HTC applications received and under review for Council approval
 - **4** ground-up developments / **2** acquisition/rehabs
 - **2** NOFA applications for 4% HTC developments (**450** units total)
- **1,000** units from the Affordable Housing Challenge
- **1,800** units to be developed by PFC
 - **6** developments allowed @ approx. **300** units each
- Potential units to be developed by Affordable Housing Fund



Income & Rental Rates



- Affordability Mix of Applications:

30% AMI	50% AMI	60% AMI	80% AMI	Market	Total
166	282	324	186	263	1221

- Rental Rates per Bedroom/AMI:

AMI	1 BDR	2 BDR	3 BDR	4 BDR
30	\$485	\$582	\$672	\$750
50	\$808	\$970	\$1,120	\$1,250
60	\$970	\$1,164	\$1,344	\$1,500
80	\$1,294	\$1,552	\$1,793	\$2,000



Income & Rental Rates



- 2020-2021 Income Limits Based on Household Size:

AMI	1	2	3	4
30	\$18,120	\$20,700	\$23,280	\$25,860
50	\$30,200	\$34,500	\$38,800	\$43,100
60	\$36,240	\$41,400	\$46,560	\$51,720
80	\$48,320	\$55,200	\$62,080	\$68,960

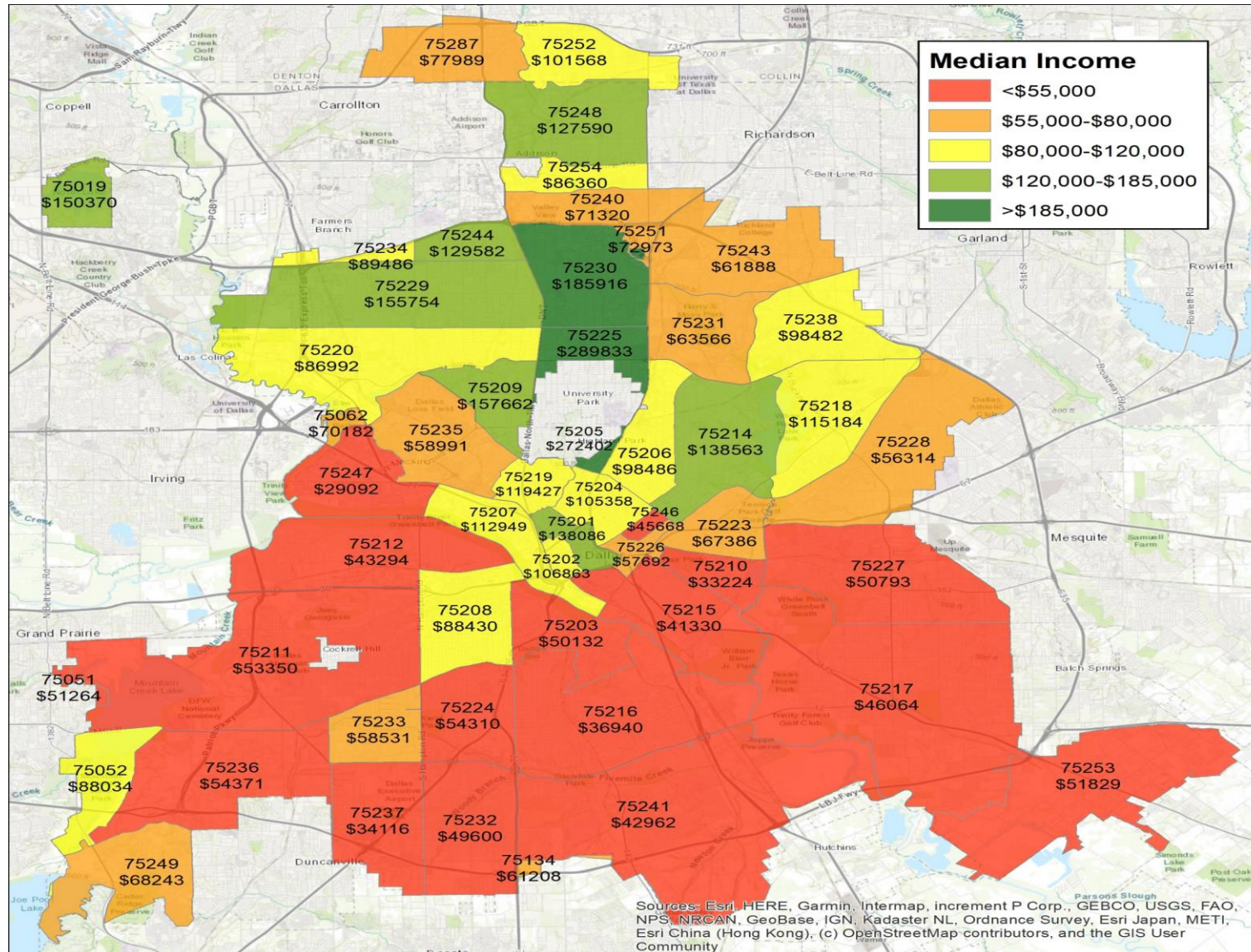
- 2020 Dallas AMI for Family of 4: \$86,200
- 2020 Dallas AMI for Single Member Household: \$60,340



Income & Rental Rates



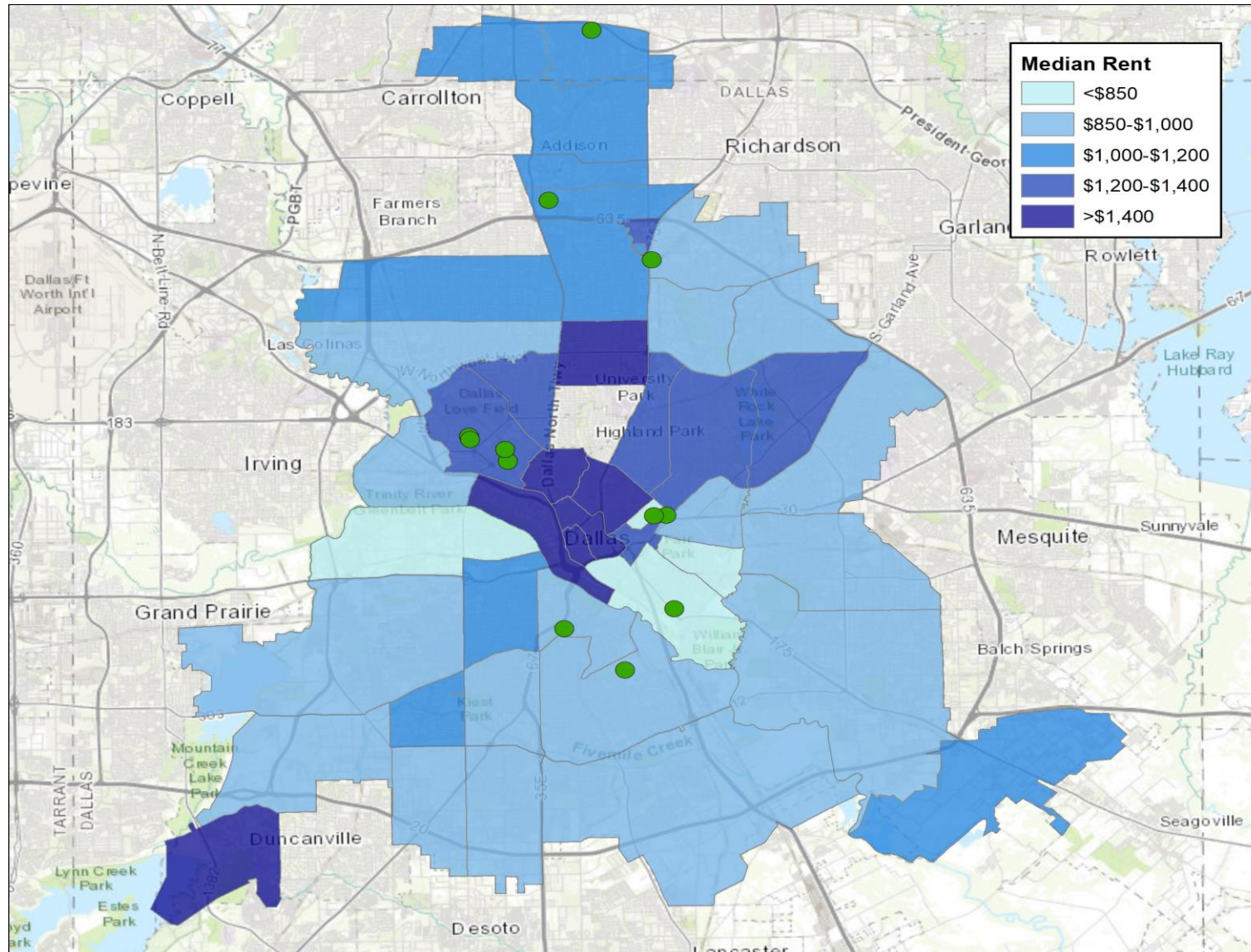
Dallas Median
Incomes by
Zip Code



Income & Rental Rates



Dallas Median
Rental Rates
by Zip Code



Income & Rental Rates



Who We're Serving

Qualified Residents		
Occupation	Employer	Average Income
Custodian	UNT Dallas	\$28,300
Customer Service Agent	Dallas Police Department	\$28,592
Bus Driver	Paul Quinn College	\$29,796
Teaching Assistant	Dallas ISD	\$30,613
Nursing Assistant	VA North Texas Health Care System	\$32,156
Warehouse Associate	Amazon Fulfillment Center FTW1	\$34,000
Sales Representative	Allstate	\$35,568
Mail Carrier	United States Postal Service	\$38,410
Financial Clerk	Dallas ISD	\$41,207
Administrative Assistant	Methodist Charlton Medical Center	\$43,008
Plumbing Specialist	SSG Plumbing	\$45,175
Construction Worker	Bluecrew	\$45,250
Maintenance Technician	Dallas ISD	\$46,420
Entry-Level Accountant	Southwest Search	\$47,000
Financial Bookkeeper	TRS Staffing	\$47,500
Assistant Property Manager	Bell Partners	\$48,750



Income & Rental Rates



Who We're Serving

Hourly Wages for Residents at 60% AMI

Household Size	Hourly Wage	Hours Worked/ Week	Weeks Worked/ Year	Annual Wage	60% AMI Limit
1 Person	\$18.12	40	50	\$36,240	\$36,240
2 Person	\$20.70	40	50	\$41,400	\$41,400
3 Person	\$23.28	40	50	\$46,560	\$46,560
4 Person	\$25.86	40	50	\$51,720	\$51,720



Background/History



- May 9, 2018: City Council adopted the Comprehensive Housing Policy (CHP), Resolution No. 18-0704 and 18-1680, as amended on November 28, 2018
- CHP contains threshold criteria and a timeframe for reviewing housing developments seeking Housing Tax Credits (HTCs) through Texas Department of Housing and Community Affairs (TDHCA)
- June 12, 2019: City Council adopted an amendment to the CHP updating the terms by which the City will receive, score, and approve HTC developments
- TDHCA issues Qualified Allocation Plan (QAP) annually setting for the scoring requirements for 9% HTC applications.
- **TDHCA is the final arbiter of which developments receive 9% HTCs.**



Background



- To receive HTCs, Developers must receive Resolutions of No Objection/Support from the governing body
- CHP outlines threshold criteria for authorizing Resolutions:
 - Site control
 - Affirmatively further fair housing
 - Meet TDHCA underwriting standards
 - Meet TDHCA minimum site and development requirements
 - Notification of existing residents
 - Property condition assessment and cost review for renovations
 - City-approved relocation plan
- Only di minimis financial support required for Resolutions of Support: \$500.00 line of credit extended to Developers



Background



- **Resolutions of Support must be a Priority Housing Needs Development (PHND) per CHP:**
- Project has been selected to receive City funding such as CDBG, HOME, or GO Bond Funding
- Anticipated participation of the DHFC
- Proposal contemplates the redevelopment of publicly owned housing by the Dallas Housing Authority
- Located in a census tract with a poverty rate below 20%
- Located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA
- 50-unit projects dedicating 20% of the units for tenants referred from the Continuum of Care list
- **Non-PHND applications must score 50 points based on CHP scoring**



Application Details



Project	Council District	Developer	Property Address	Development Cost	30%AMI	50% AMI	60%AMI	80% AMI	Market	Total # of Units
Kiva East	2	Saigebrook	4724 East Side Av e.	\$ 21,587,420	8	29	34	0	15	86
Solara	2	Versa Dev elopment	215 N. Carroll Av e.	\$ 19,252,063	5	20	23	0	12	60
Metro Lofts	2	Housing Trust Group	2133 Empire Central Driv e	\$ 23,988,144	8	31	36	0	15	90
Residences at Empire Central	2	Nurock	2102 Empire Central Driv e	\$ 25,642,031	8	32	0	40	20	100
Residences at Butler	2	Nurock	2411 Butler Street	\$ 22,129,063	8	32	0	40	20	100
Sadler Circle Senior Apartments	2	Resource Center of Dallas	5717 Sadler Circle	\$ 20,416,324	21	22	41	0	0	84
Skyline at Cedar Crest	4	Brompton CHDO	2720 E. Kiest Blv d.	\$ 22,587,127	9	0	35	43	22	109
Okapi Apartments	4	OM Housing	900 Clarendon	\$ 22,906,680	8	34	40	0	16	98
Ryland South	7	Saigebrook	2202 Southland Street	\$ 20,033,447	8	30	36	0	17	91
Cypress Creek at Forest Lane	10	Sycamore Strategies	11520 N Central Expressway	\$ 47,589,846	50	0	0	57	93	200
Residences at Alpha (55+)	11	Nurock	5353 Alpha Road	\$ 22,633,196	24	16	40	0	20	100
Mapleshade Senior Living (62+)	12	Palladium	Mapleshade Lane	\$ 26,207,766	9	36	39	6	13	103
				\$ 294,973,107	166	282	324	186	263	1221

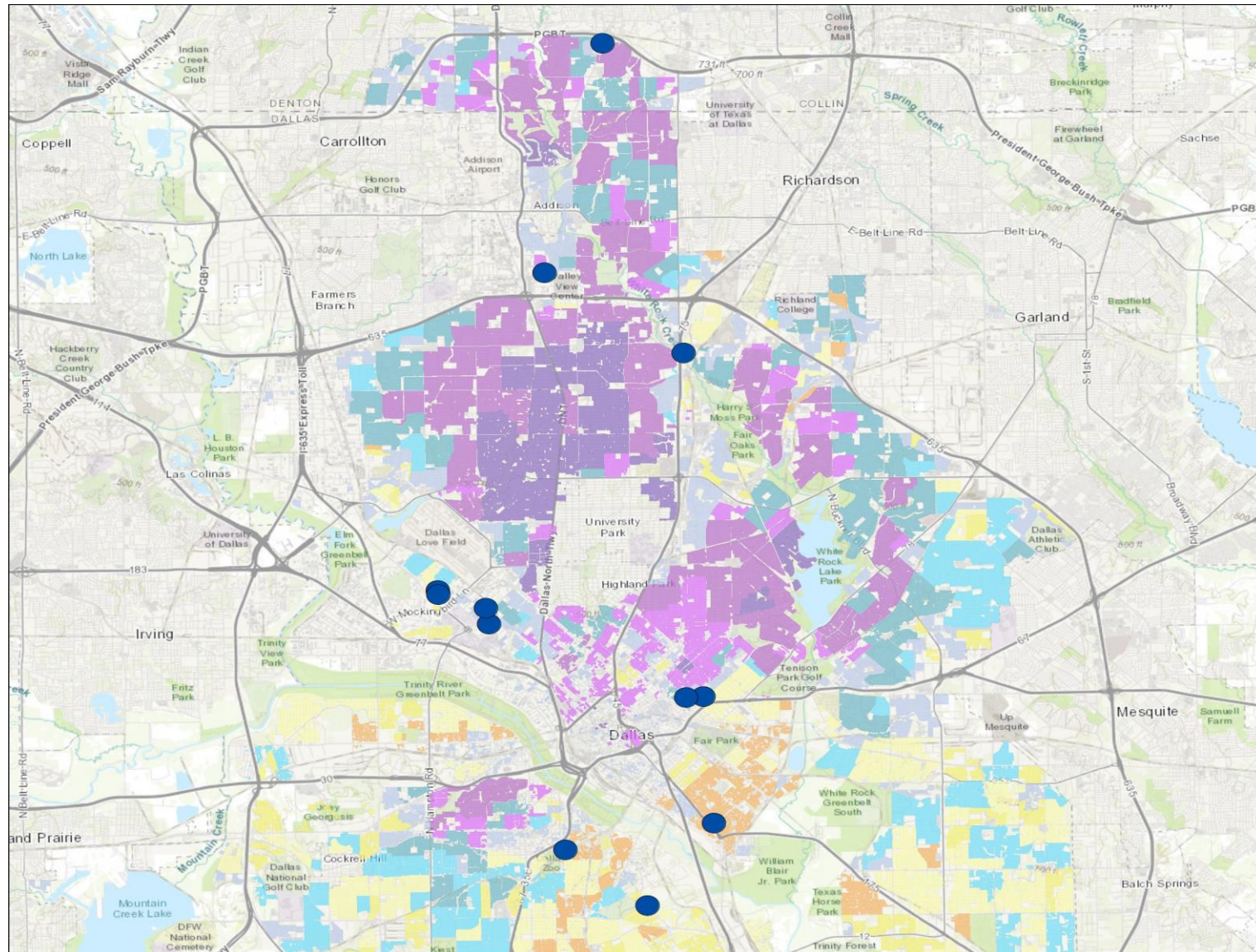
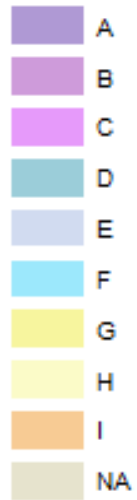


Application Details



Application
Map w/ MVA
Overlay

Market Value Analysis



Kiva East



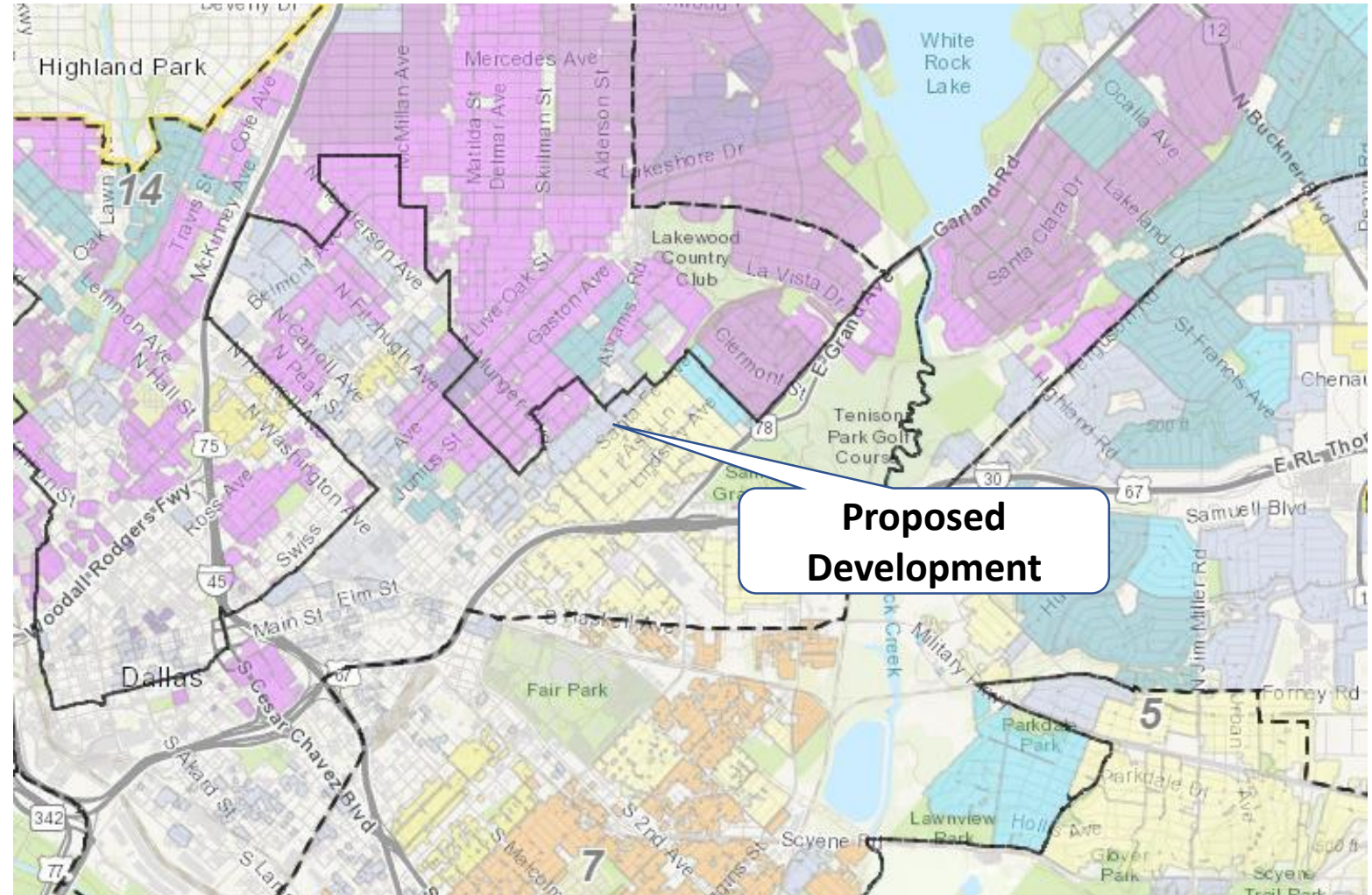
- 4724 East Side Avenue / Council District 2
- Developer: Saigebrook Development/O-SDA Industries, LLC
- Property Manager: Accolade Property Management
- 86 Units: 8 @ 30% AMI, 29 @ 50% AMI, 34 @ 60% AMI, 15 @ Market
- \$21,587,420 development budget
- Ground up development will include modern, energy efficient appliances/fixtures, community room & kitchen, pool, bicycle parking, BBQ stations
- Resident services include career placement/training, food pantry, health fair, other organized community activities
- Scored over 54 points per CHP scoring rubric to qualify for support



Kiva East



- Uncategorizable MVA Market Type
- Located near B, C, D, H
- Direct access to Santa Fe Trail
- Gentrification creating potential displacement issues
- No rezoning required



Solara Apartments



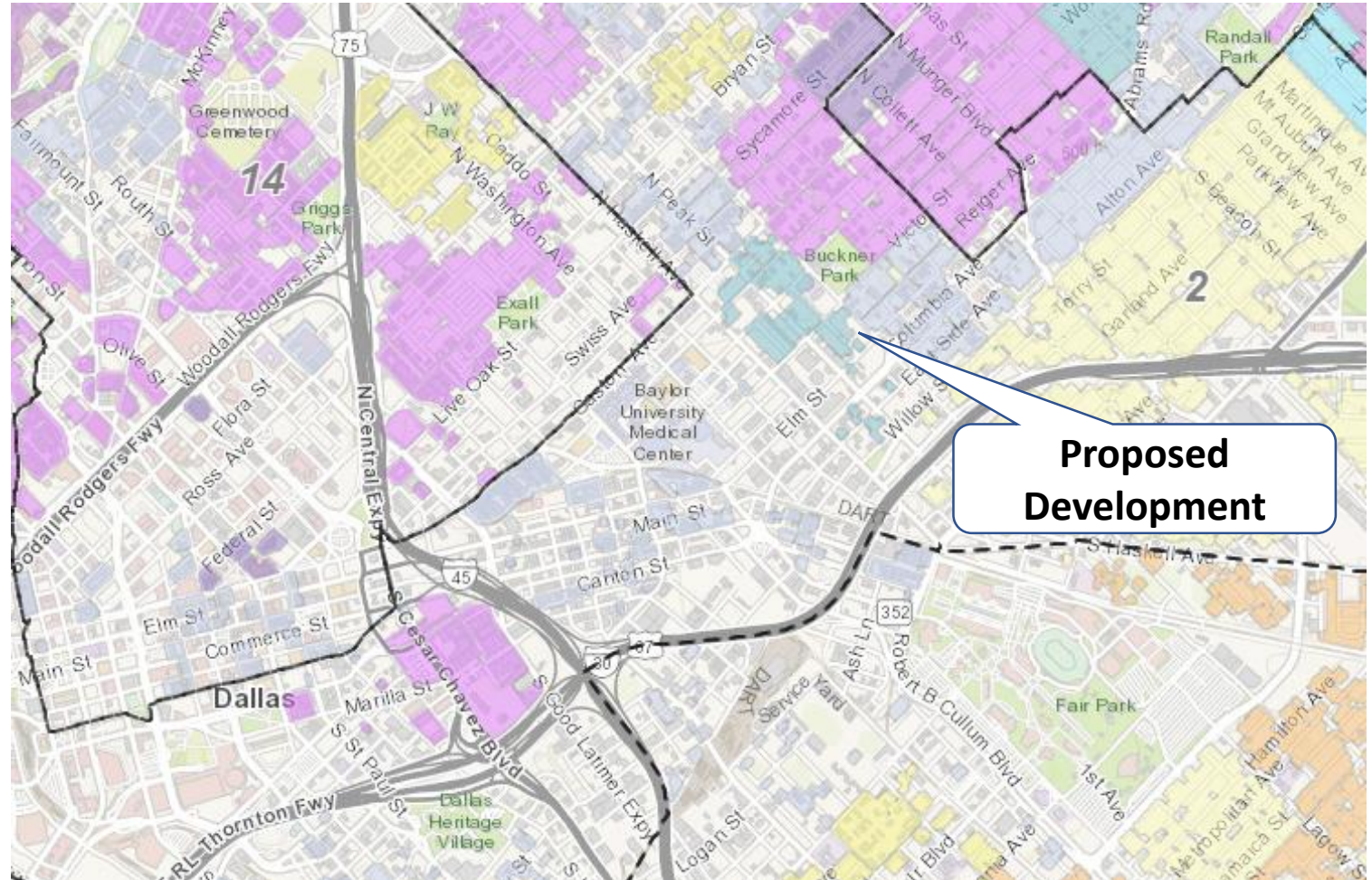
- 215-309 N. Carroll Ave. / Council District 2
- Developer: Versa Development, LLC
- Property Manager: TBD
- 60 Units: 5 @ 30% AMI, 20 @ 50% AMI, 23 @ 60% AMI, 12 @ Market
- \$19,252,063 development budget
- Ground up development will include modern, energy efficient appliances/fixtures, community room, fitness center, business center, laundry facilities
- Resident services include career placement/training, K-12 after school tutoring, adult education classes, food pantry, health fair, other organized community activities, resident services coordinator
- Scored 68 points per CHP scoring rubric to qualify for support



Solara Apartments



- MVA Market Type D
- Located near C and E MVA Types
- Close proximity to full-service grocery, parks, transit
- Gentrification creating potential displacement issues



Metro Lofts



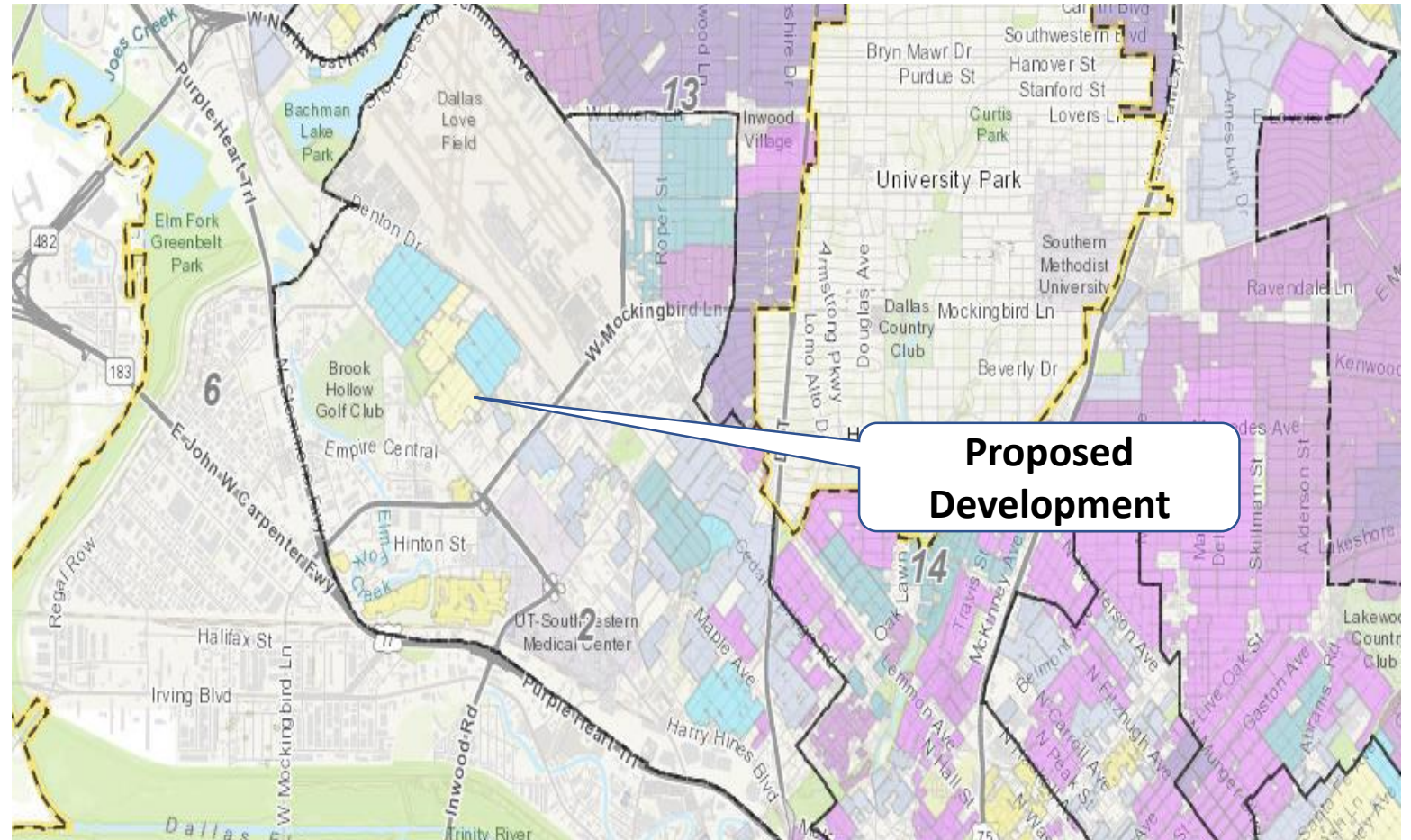
- 2133-2137 & 2221 Empire Central Drive / Council District 2
- Developer: Housing Trust Group
- Property Manager: TBD
- 90 Units: 8 @ 30% AMI, 31 @ 50% AMI, 36 @ 60% AMI, 15 @ Market
- \$23,988,144 development budget
- Ground up development will include modern, energy efficient appliances/fixtures, fitness center, laundry facilities
- Resident services include tax preparation, annual health fair, other organized community activities
- Qualifies for Resolution of Support as it is in a census tract with a poverty rate below 20%
- Scored over 37 points per CHP scoring rubric



Metro Lofts



- MVA Market Type H
- Located near E and F MVA Types
- Close proximity to large employers like Love Field, UT Southwestern, Parkland



Residences at Empire Central



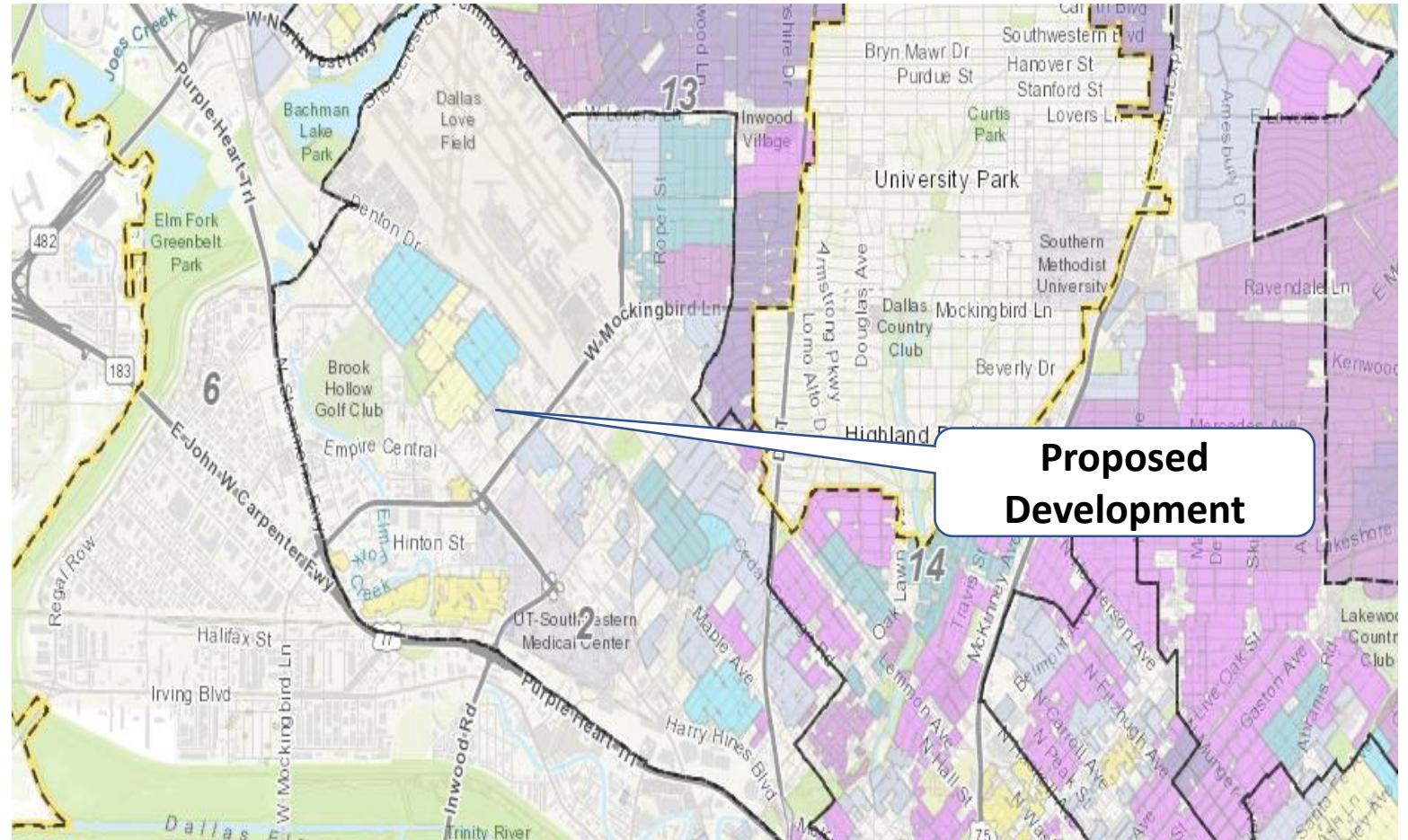
- 2102 Empire Central / Council District 2
- Developer: Nurock Development Partners
- Property Manager: Lakewood Property Management (HUB)
- 100 Units: 8 @ 30% AMI, 32 @ 50% AMI, 40 @ 80% AMI, 20 @ Market
- \$25,242,032 development budget
- Ground up development will include modern, energy efficient appliances/fixtures, community room, fitness center, business center, structured parking with rooftop community space
- Resident services include career placement/training, food pantry, exercise classes, other organized community activities, resident services coordinator, 12 hours of K-12 after school tutoring
- Located in a census tract with a poverty rate of 15.5% and scored 50.5 points per CHP scoring rubric to qualify for support



Residences at Empire Central



- Uncategorizable MVA Market Type
- Located near C, E, H MVA Types
- Close proximity to large employers like Love Field, UT Southwestern, Parkland
- Maple-Mockingbird TIF District



Residences at Butler



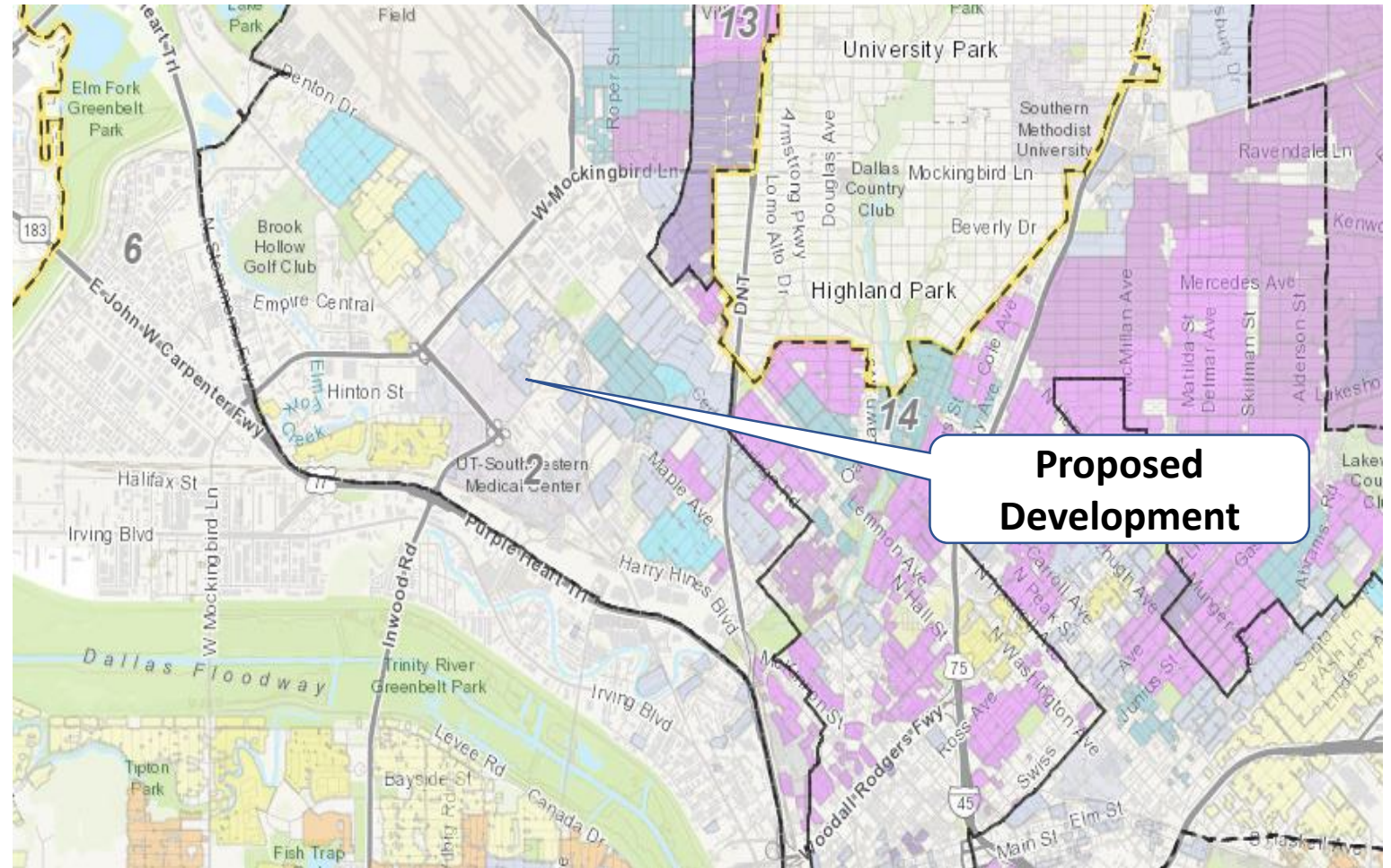
- 2411 Butler Street / Council District 2
- Developer: Nurock Development Partners
- Property Manager: Lakewood Property Management (HUB)
- 100 Units: 8 @ 30% AMI, 32 @ 50% AMI, 40 @ 80% AMI, 20 @ Market
- \$22,129,063 development budget
- Ground up development will include 5 stories over structured parking, fitness center, business/community center, swimming pool, shaded rooftop deck & community sun porch, bicycle parking
- Resident services include career placement/training, food pantry, exercise classes, adult education classes other organized community activities, resident services coordinator, 12 hours of K-12 after school tutoring
- Scored 60 points per CHP scoring rubric to qualify for support



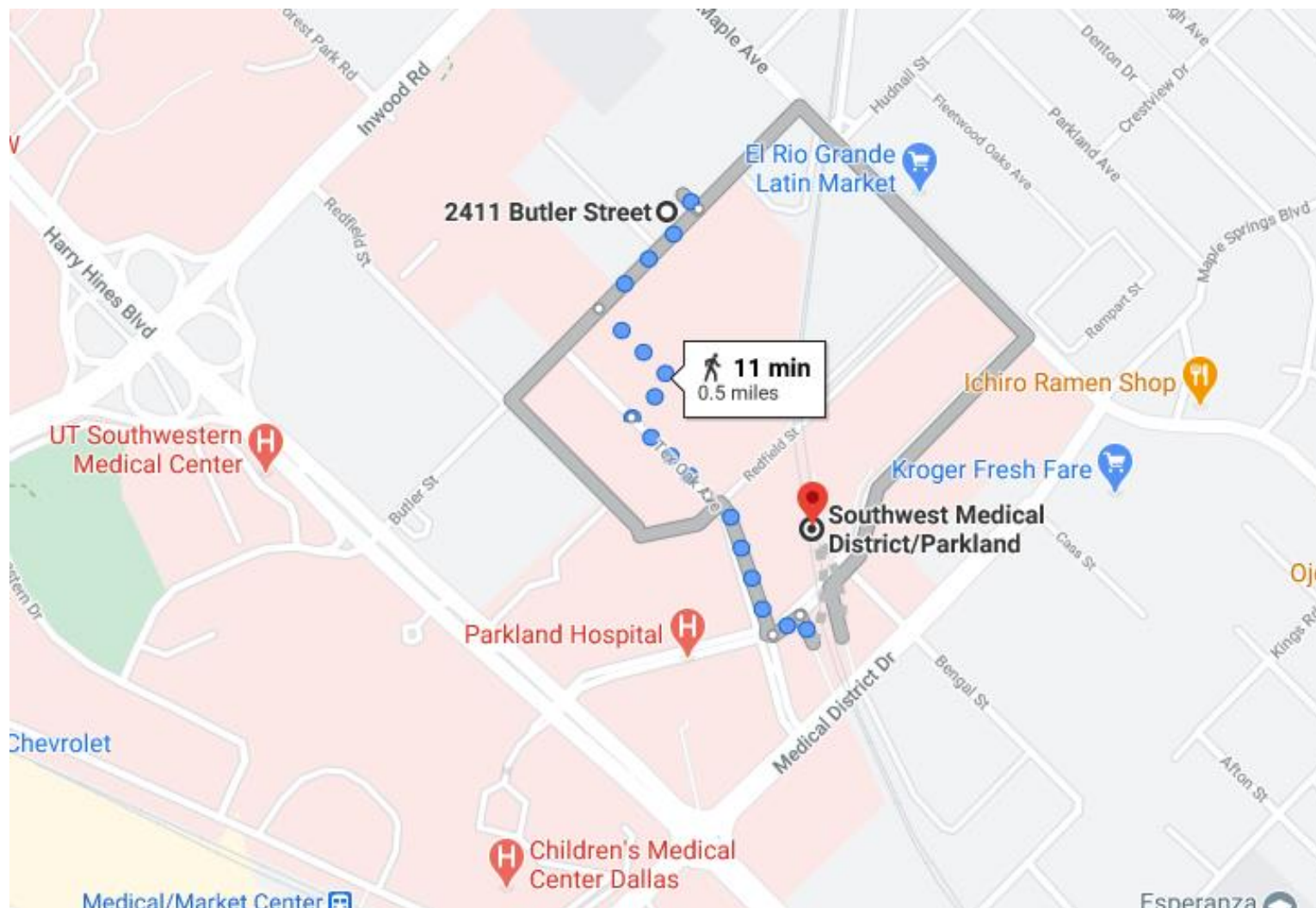
Residences at Butler



- MVA Market Type E
- Located near C, D, E, G MVA Types
- TOD - .5 miles to Southwest Medical DART Station
- Close proximity to large employers like Love Field, UT Southwestern, Parkland
- Southwestern Medical TIF District
- Requesting CRP Points



Residences at Butler



Oaklawn Place



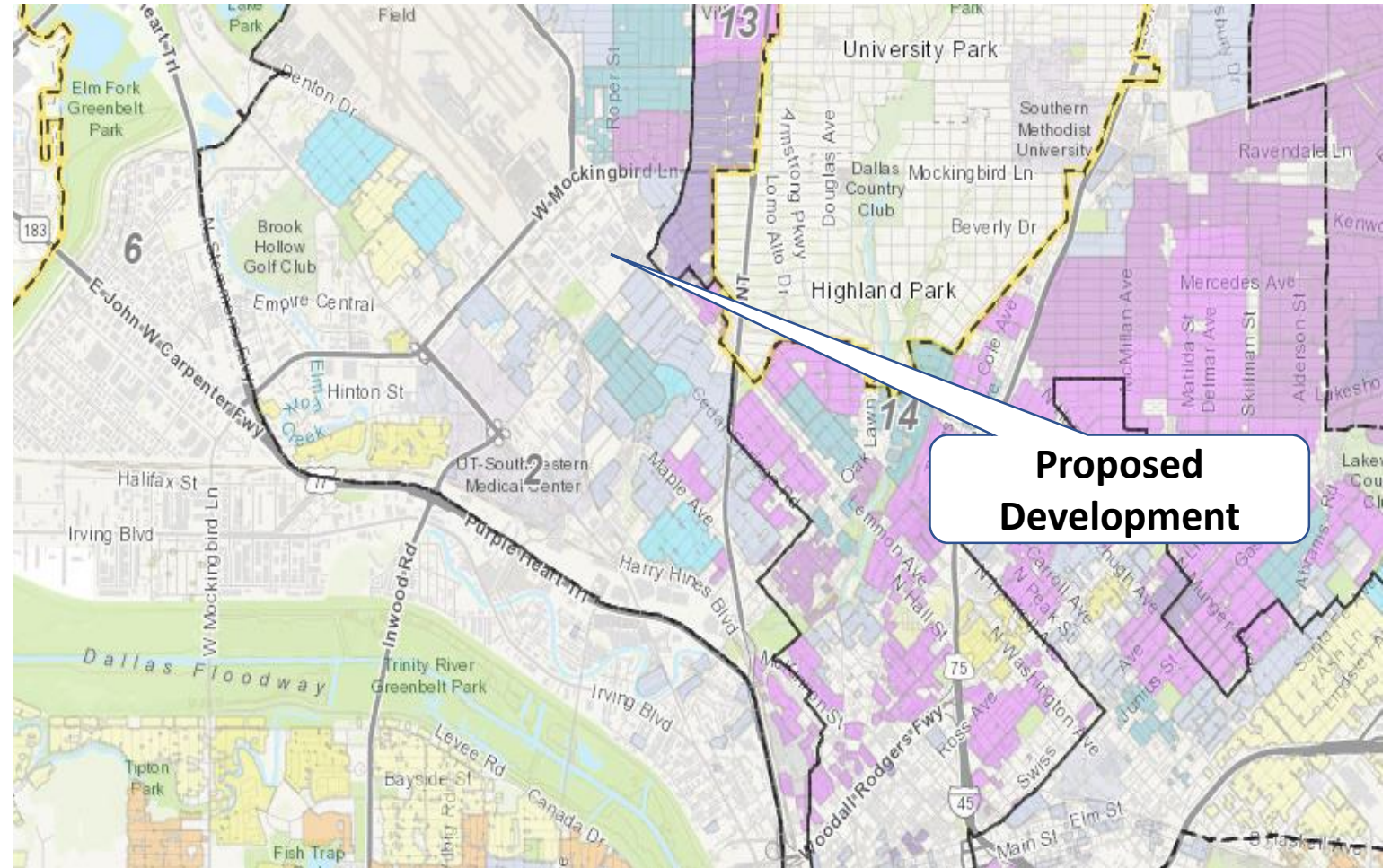
- 5723 Sadler Circle / Council District 2
- Developer: Resource Center, Matthews Southwest, Volunteers of America
- Property Manager: Resource Center
- 84 Elderly Units: 21 @ 30% AMI, 22 @ 50% AMI, 41 @ 60% AMI
 - Units will be open to all seniors 55+; however, Resource Center will target LGBTQ seniors based on their mission
- \$20,416,324 development budget
- Ground up development will include community/dining room, fitness center, business center, amenity deck
- Resident services include monthly transportation to community events, adult education classes, income tax prep, annual health fair, exercise classes, organized community programming
 - Resident services coordinator will provide linkage to health services + access to the Resource Center services including primary care, mental health counseling, health and support for AIDS, HIV+, Ryan-White eligible persons
- Located in a census tract with a poverty rate of 15.5% (scored 43.5 points per CHP scoring rubric)



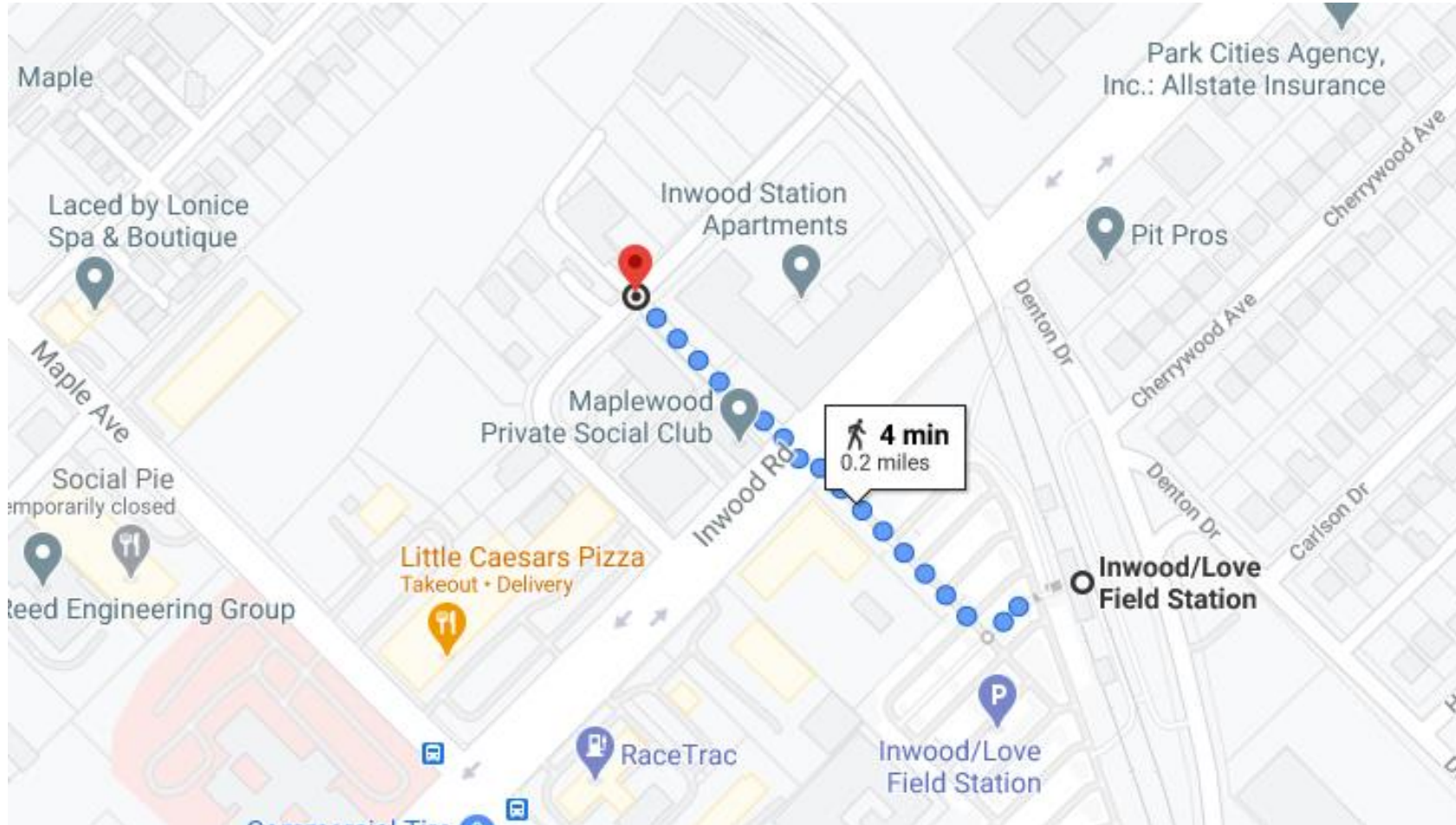
Oaklawn Place



- Uncategorizable MVA Market Type
- Located near C, D, E MVA Types
- TOD - .2 miles to Inwood/Love Field DART Station
- Maple-Mockingbird TIF District
- Requesting Maple-Mockingbird TIF CRP Points



Oaklawn Place



Skyline at Cedar Crest



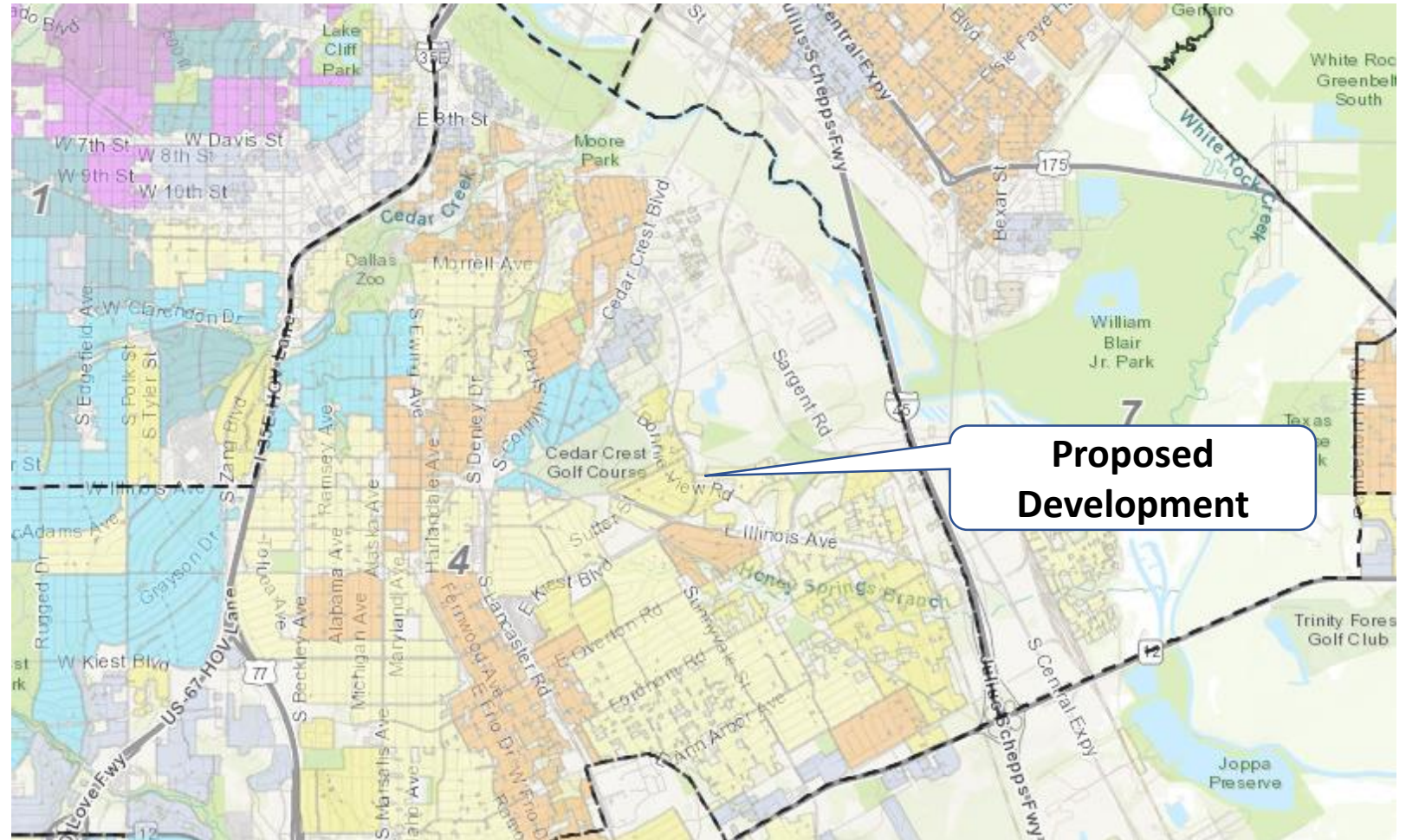
- 2720 E. Kiest Blvd. / Council District 4
- Developer: Brompton Comm. Housing Development Corp.
- Property Manager: Texas Inter-Faith Management Corp.
- 109 Units: 9 @ 30% AMI, 35 @ 60% AMI, 43 @ 80% AMI, 22 @ Market
- \$22,587,127 development budget
- Ground up development will include swimming pool, playground/sport courts, business center, fitness center, multifunction learning center, outdoor amenities including pergola, BBQ stations, picnic tables
- Resident services include 3x weekly shuttle to grocery/big box retail, career placement/training, income tax prep, food pantry, exercise classes, adult education classes other organized community activities, resident services coordinator, 12 hours of K-12 after school tutoring, educational savings match
- Scored 76 (maximum possible) points per CHP scoring rubric to qualify for support



Skyline at Cedar Crest



- Uncategorizable MVA Market Type
- Located near E, F, G, H MVA Types
- Within Cedar Crest Sub-district of the TOD TIF District
- Requesting TOD CRP Points
- Adjacent to Wonderview Park, Phelps Hike & Bike Trail and other community amenities



Okapi Apartments



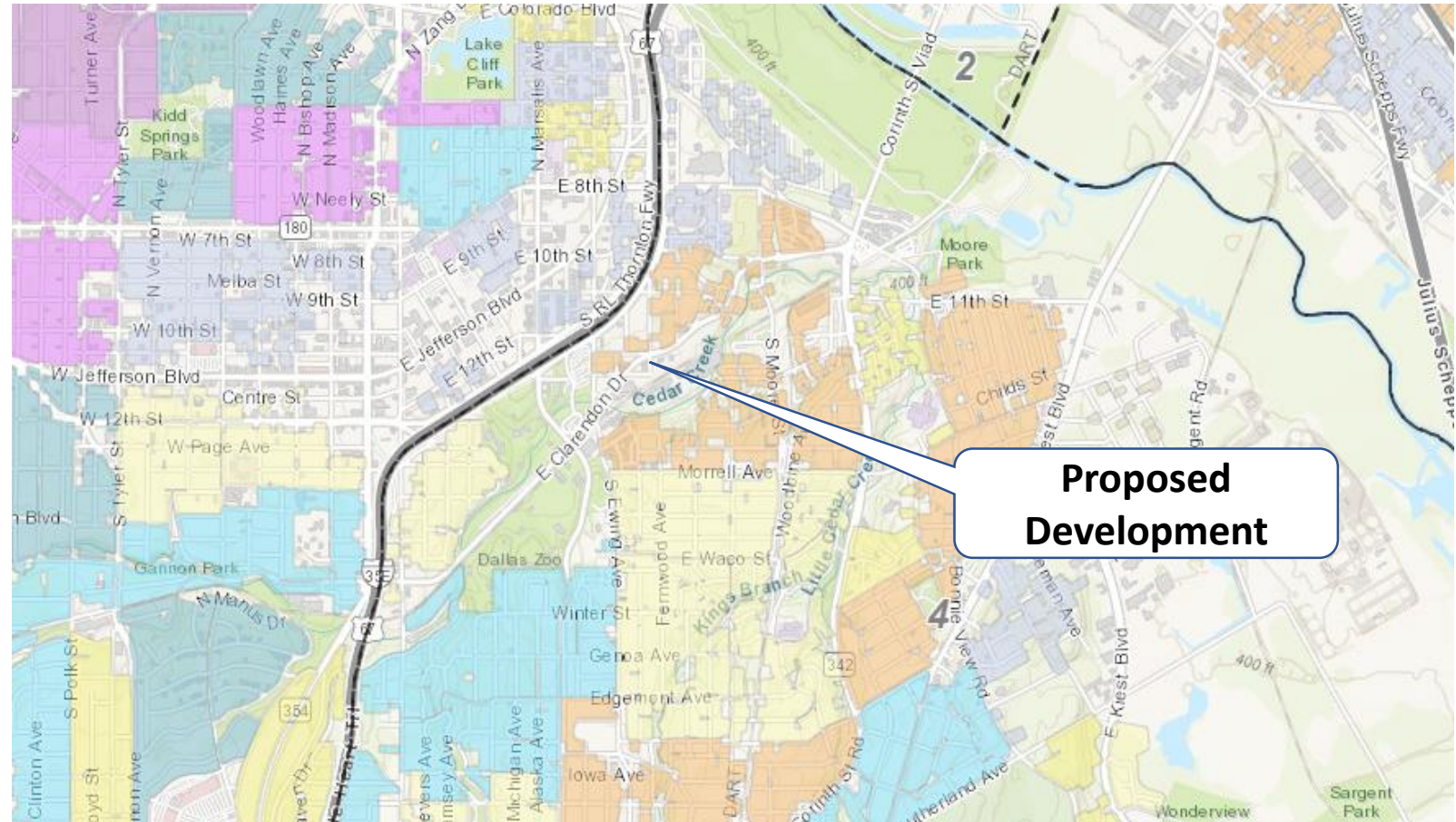
- 900 E. Clarendon Dr. / Council District 4
- Developer: OM Housing
- Property Manager: Asset Living
- 98 Units: 8 @ 30% AMI, 34 @ 50% AMI, 40 @ 60% AMI, 16 @ Market
- \$22,906,681 development budget
- Ground up development will include clubhouse, swimming pool, business center, fitness center, bicycle parking
- Resident services include career placement/training, exercise classes, partnership with local law enforcement community activities, other organized community activities, resident services coordinator, 12 hours of K-12 after school tutoring
- TOD Development and walking distance to Southern Gateway Deck Park
- Scored 65.5 points per CHP scoring rubric to qualify for support



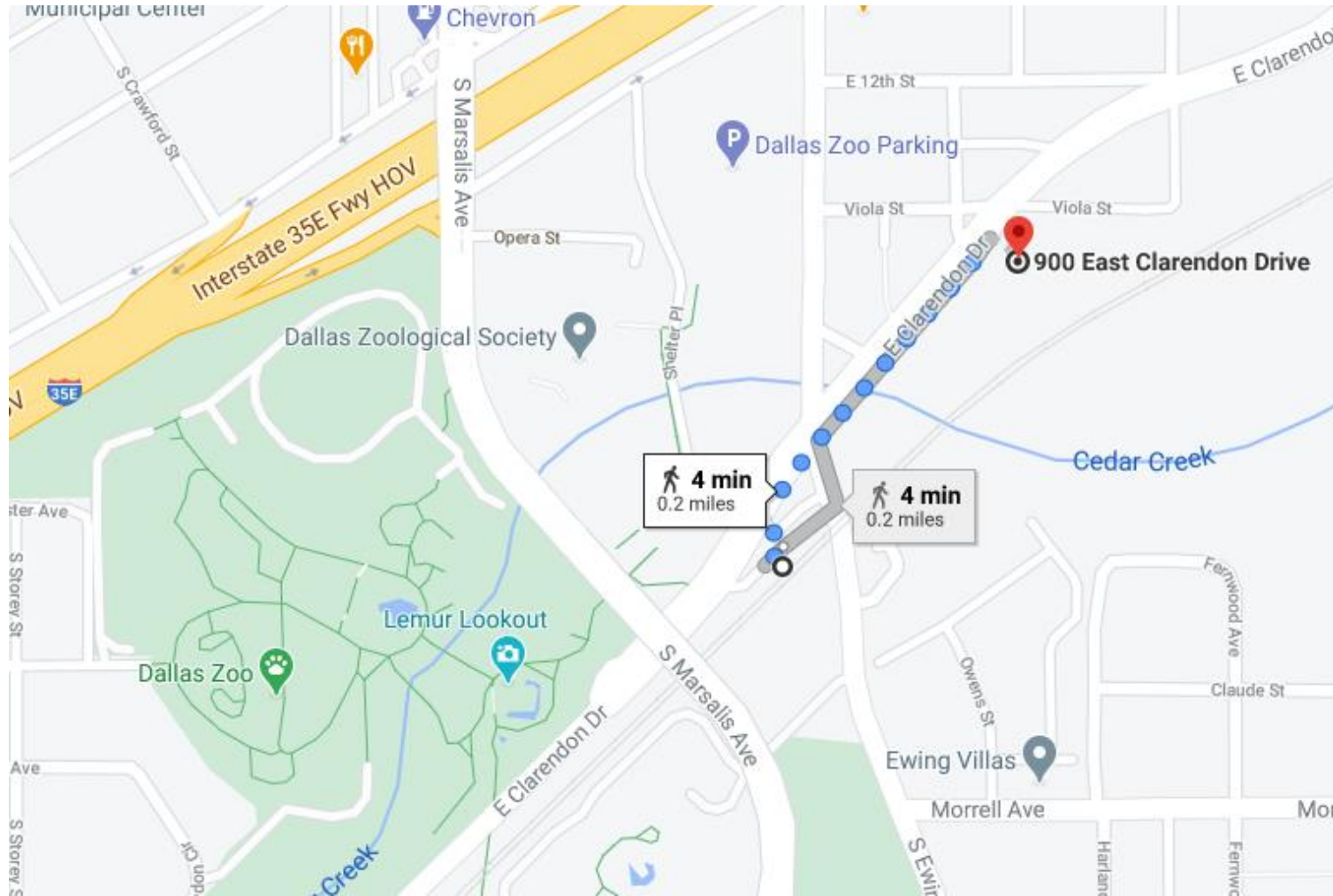
Okapi Apartments



- Uncategorizable MVA Market Type
- Located near E, H, I MVA Types
- TOD - .2 miles to Dallas Zoo DART Station
- Gentrification from ongoing redevelopment creating potential displacement issues



Okapi Apartments



Ryland South



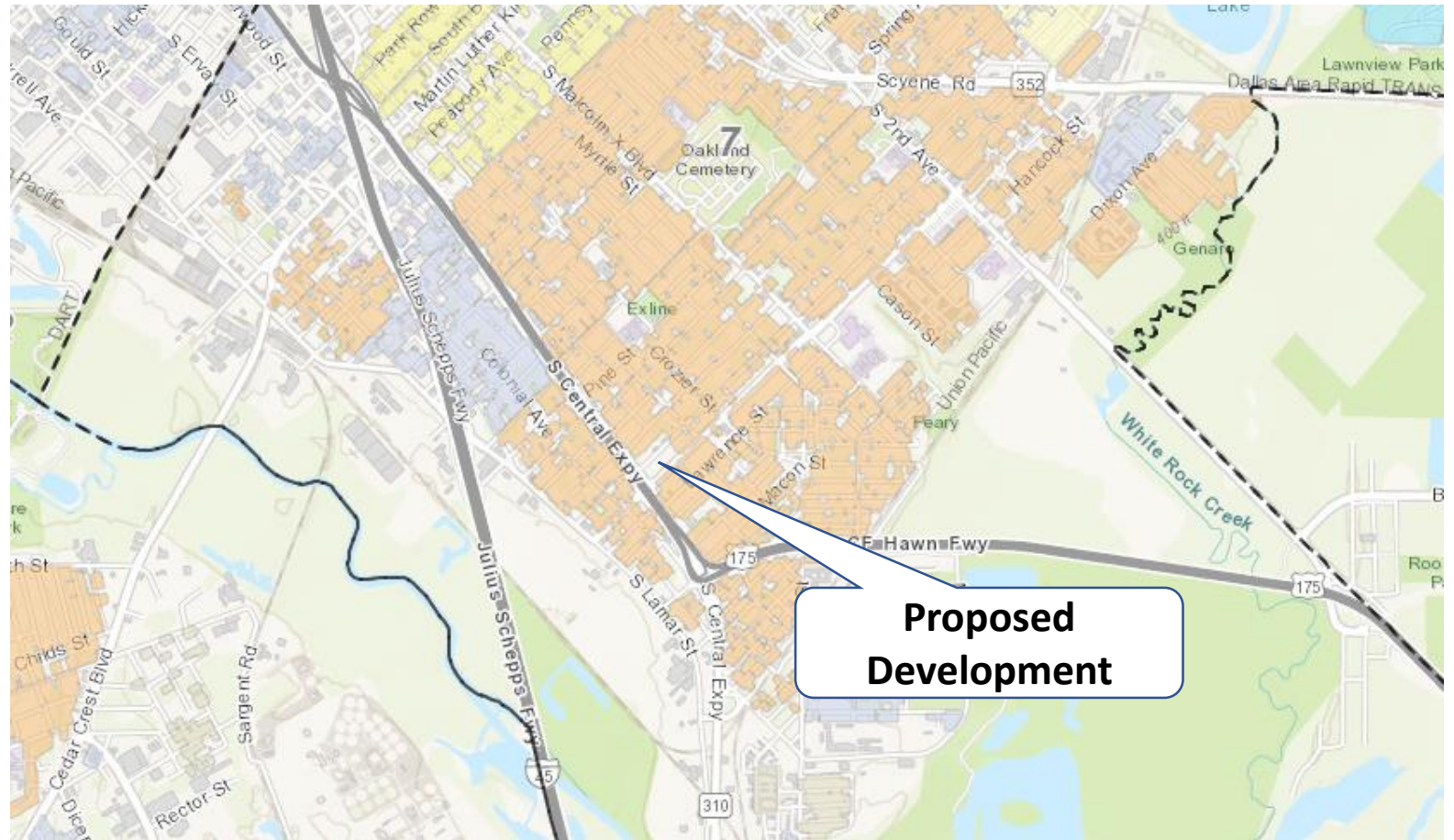
- 2202 Southland Street / Council District 7
- Developer: Saigebrook Development/O-SDA Industries, LLC
- Property Manager: Accolade Property Management
- 91 Units: 8 @ 30% AMI, 30 @ 50% AMI, 36 @ 60% AMI, 17 @ Market
- \$20,033,447 development budget
- Ground up development will include modern, energy efficient appliances/fixtures, fitness center, community room & kitchen, pool, bicycle parking, BBQ stations
- Resident services include career placement/training, food pantry, health fair, income tax prep, partnership with local law enforcement community activities, other organized community activities, resident service coordinator, weekly home chore and preventative maintenance for elderly residents
- Scored 53 points per CHP scoring rubric to qualify for a Resolution of Support



Ryland South



- Uncategorizable MVA Market Type
- Located near I Market Types
- South Dallas/Fair Park Econ Development Corridor
- Would provide new construction of mixed-income housing and upgraded housing options



Cypress Creek at Forest Lane



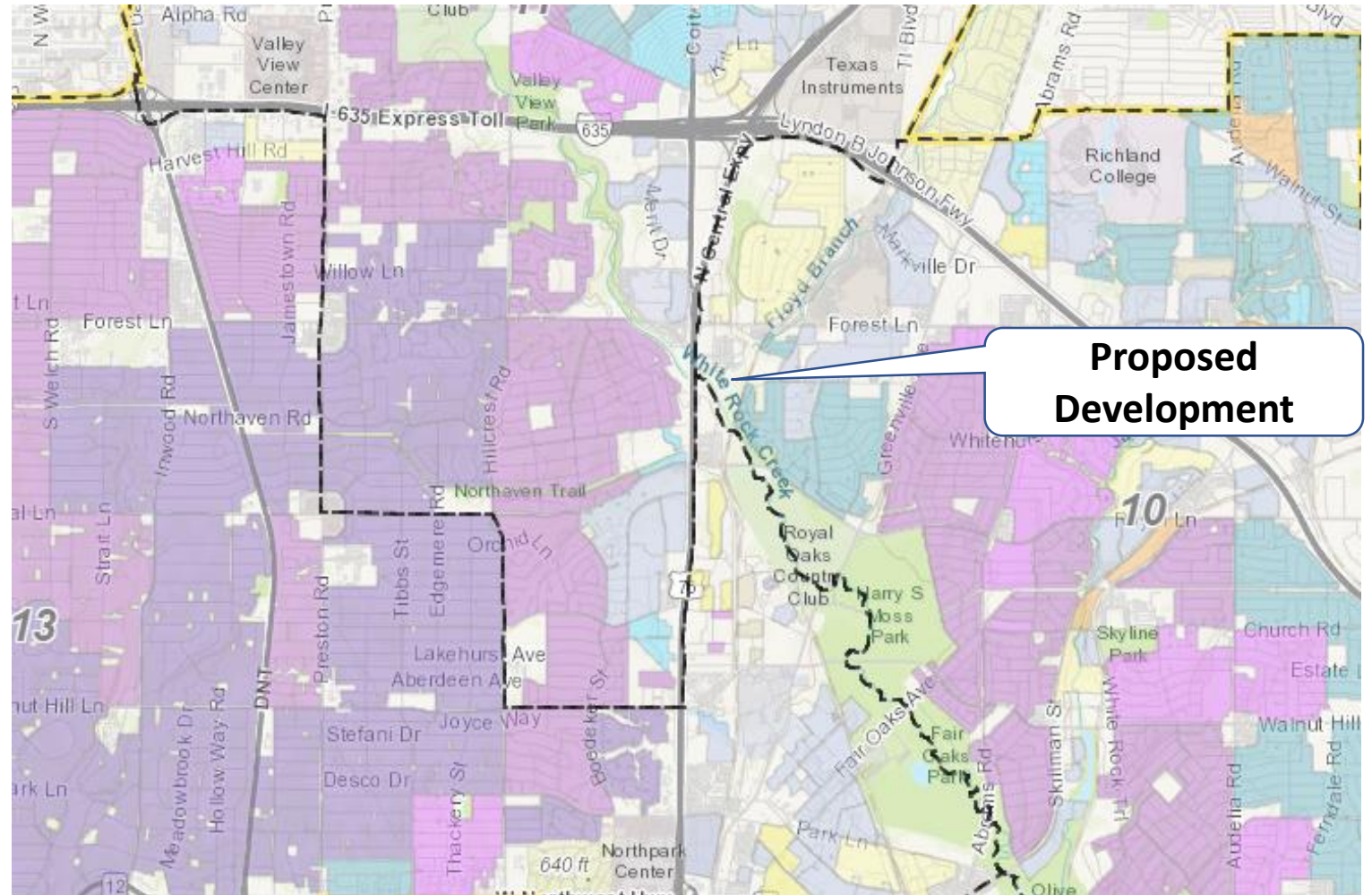
- 11520 N. Central Expressway / Council District 10
- Developer: Bonner Carrington / Sycamore Strategies (HUB)
- Property Manager: Bonner Carrington
- 200 Units: 50 @ 30% AMI, 57 @ 60% AMI, 93 @ Market (4 Continuum of Care Units)
- \$22,587,127 development budget
- Ground up development will include swimming pool, community activity space business center, fitness center, library, dog park, billiards room, BBQ/grill area
- Resident services include transportation to community events, income tax prep, food pantry, exercise classes, other organized community activities, partnership with local law enforcement community activities, weekly home chore and preventative maintenance for elderly residents
- Located in census tract with 13.5% poverty rate to qualify for Resolution of Support
- Scored 61 points per CHP scoring rubric



Cypress Creek at Forest Lane



- Uncategorizable MVA Market Type
- Located near B, D, E, H MVA Types
- TOD - .5 miles to Forest Lane DART Station
- Excellent access to retail, employment centers, libraries, etc.
- Direct access to White Rock Creek Trail



Residences at Alpha



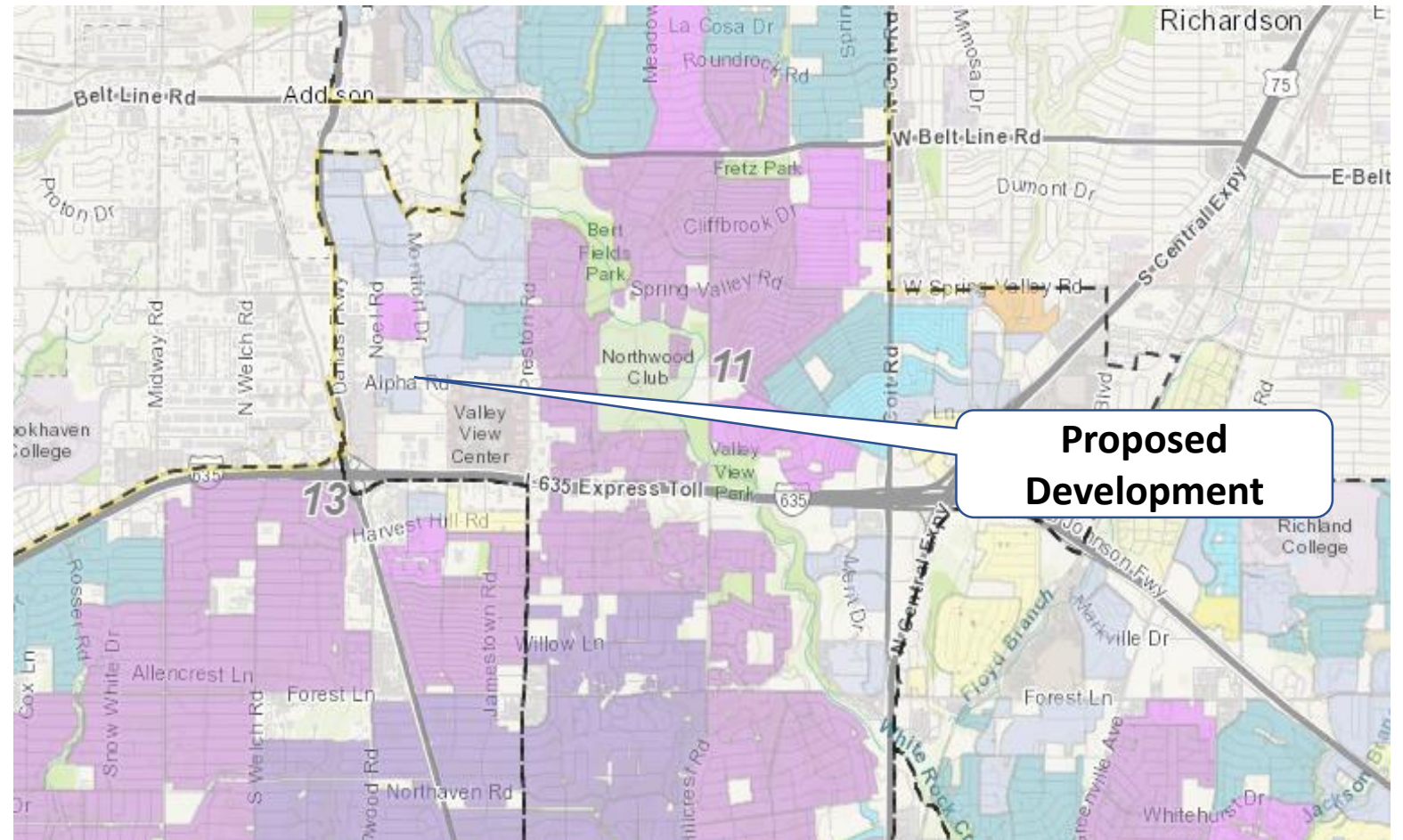
- 5353 Alpha Road / Council District 11
- Developer: Nurock Development Partners
- Property Manager: Lakewood Property Management (HUB)
- 100 Units (Senior): 24 @ 30% AMI, 16 @ 50% AMI, 40 @ 60% AMI, 20 @ Market
- \$22,633,196 development budget
- Ground up development will include 4 stories over structured parking, fitness center, business/community center, swimming pool, shaded rooftop deck & community sun porch, bicycle parking
- Resident services include career placement/training, food pantry, exercise classes, other organized community activities, resident services coordinator
- Located in census tract with 8.3% poverty rate and the Midtown Redevelopment RSA to qualify for Resolution of Support
- Scored 53 points per CHP scoring rubric



Residences at Alpha



- Uncategorizable MVA Market Type
- Located near C, E MVA Types
- Will maintain affordability in an area undergoing redevelopment
- Excellent access to retail, employment centers, libraries, etc.



Mapleshade Senior Living



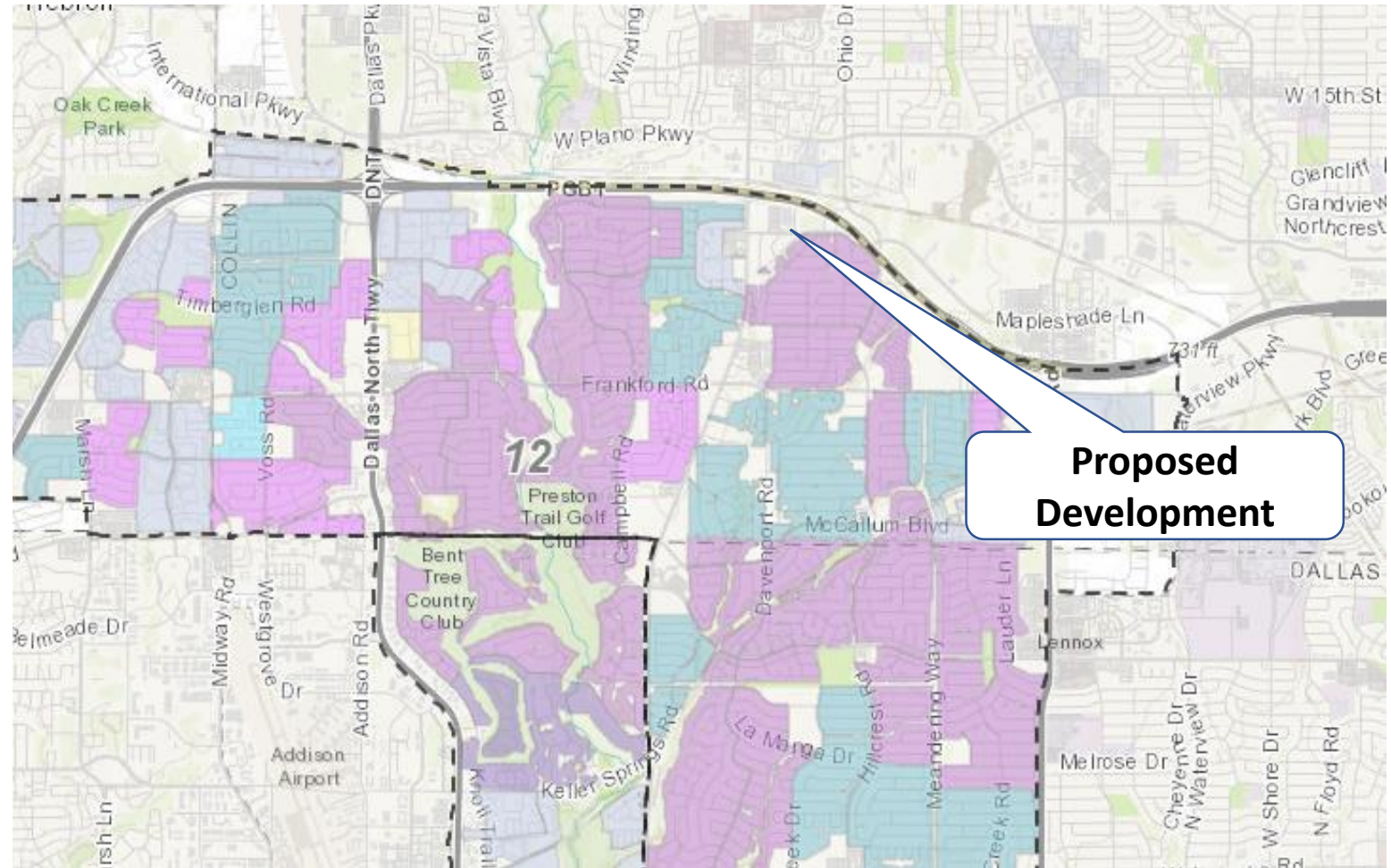
- NEC of Mapleshade Lane and Creek Dr. / Council District 12
- Developer: Palladium USA International, Inc.
- Property Manager: Omnium Management Company, Inc.
- 103 Units (62+): 9 @ 30% AMI, 36 @ 50% AMI, 39 @ 60% AMI, 6 @ 80% AMI and 13 @ Market
- \$22,633,196 development budget
- Ground up development will include one continuous interior corridor building served by two elevators. Community features include pool, gardens, dog park, cabana/grills, clubhouse with business, community and fitness center, walking trails
- Resident services include income tax prep, food pantry, organized community activities, weekly home chore and preventative maintenance, education and tuition savings match program (primarily for resident grandchildren)
- Located in census tract with 19% poverty rate and the Midtown Redevelopment RSA to qualify for Resolution of Support
- Scored 41 points per CHP scoring rubric



Mapleshade Senior Living



- Uncategorizable MVA Market Type
- Located near B, D, E MVA Types
- Will provide brand new Class A multifamily in an area that has not had new recent multifamily development
- Excellent access to retail, employment centers, libraries, etc. to allow aging-in-place



Benefit to the City



- Contribute to the affordable housing production goals of the City based on CHP guidelines
- Provides mixed-income housing throughout the entire City which includes:
 - High opportunity neighborhoods
 - Neighborhoods at risk of displacement
 - Areas in need of improved & diverse housing stock
- Affordable and mixed-income housing development serves as a source of economic development:
 - Tax credit equity as opposed to City funding
- Resident services, community amenities, and proximity to jobs, retail, and community resources provides stability to all incomes



Proposed Action



- Staff recommends the Housing and Homelessness Solutions Committee forward the following to City Council for consideration and approval at the February 22, 2021 meeting:
 - Adopt a Resolution of Support related to the application to TDHCA for 9% Competitive Housing Tax Credits and authorize \$500.00 for a commitment of development funding from City local general funds for:

Okapi Apartments	Cypress Creek at Forest Lane
Kiva East	Residences at Alpha
Solara	Mapleshade Senior Living
Metro Lofts	Oaklawn Place
Residences at Empire Central	Skyline at Cedar Crest
Residences at Butler	Ryland South





Request for Housing Tax Credit Resolutions

Housing & Homelessness Solutions

February 22, 2020

Kyle Hines, Interim Assistant Director
Housing & Neighborhood Revitalization
City of Dallas

