

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

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2017 MAY 31 AM 10: 59

CITY SECRETARY
DALLAS, TEXAS

MONDAY, JUNE 5, 2017
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. Market Value Analysis
All Districts

Raquel Favela
Chief of Economic Development and
Neighborhood Services

Dr. Ira Goldstein
The Reinvestment Fund
3. Tenant Based Rental Assistance Program
For High Impact Landlord Initiative
All Districts

Cynthia Rogers-Ellickson
Interim Assistant Director
Housing & Neighborhood Revitalization
4. Home Repair Programs
All Districts

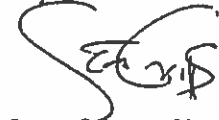
Patrick Inyabri
Assistant Director
Housing & Neighborhood Revitalization
5. Briefing Memo: Amendment to Regional Assessment
of Fair Housing
All Districts

For Information Only
6. **UPCOMING AGENDA ITEMS**
June 14, 2017
 - A. Authorization of contract amendment with Eban Village I & II – *District 7*

A quorum of the City Council may attend this Council Committee meeting

**B. Authorize a Service Contract for Title Services and Loan Closing Services for Home Repair Program
– Districts All**

Adjourn



Scott Griggs, Chair
Housing Committee

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

**Handgun Prohibition Notice for Meetings
Of Governmental Entities**

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a propiedad con una pistola a la vista."

Housing Committee

Meeting Record May 15, 2017

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: May 15, 2017

Meeting Start time: 11:04 A.M.

<p>Committee Members Present: Scott Griggs (Chair) Carolyn King Arnold (Vice Chair) Monica R. Alonzo Mark Clayton Casey Thomas, II Tiffinni A. Young</p> <p><u>Other Council Members Present:</u> Philip T. Kingston B. Adam McGough Lee Kleinman</p> <p><u>Committee Members Absent</u></p>	<p>Staff Present: Raquel Favela, Chief of Economic Development & Neighborhood Services Bernadette Mitchell, Director/H/CS David Cossum, Director/POL</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of April 17, 2017 Minutes of the Housing Committee Meeting**
Presenter(s): CM Scott Griggs

Action Taken/Committee Recommendation(s): Motion made to approve the minutes.

Motion made by: CM Mark Clayton	Motion seconded by: CM Casey Thomas, II
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. **Voluntary Inclusionary Zoning Update-All Districts**
Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/David Cossum, Director of Sustainable Development & Construction/Bernadette Mitchell, Director of Housing/Community Services/Pam Thompson, Sustainable Development & Construction, Planner

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by:	Motion seconded by:
Item passed unanimously: <u> </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):

3. Housing Projects Updates-All Districts

Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Bernadette Mitchell, Director of Housing/Community Services

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):

4. Briefing Memo: Single Family Notice Of Funding Availability (NOFA)-All Districts

Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary):

5. Briefing Memo: State Update on Short Term Rentals-All Districts

Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Bernadette Mitchell, Director of Housing/Community Services

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):

Information Only:

6. Upcoming Agenda Items

May 24, 2017

- A. Amendment to Interlocal Agreement with The Texas A & M University System for the Clinical Dental Care Services Program – District All
- B. Panhandling Initiative contract with The Way Back House, Inc. – Districts All
- C. Change of reconstruction contractor for 2612 Stephenson Street – District 7
- D. Change of reconstruction contractor for 3811 Hamilton Avenue – District 7
- E. Land Transfer Hold Public Hearing and Sale of 1 Lot to South Dallas Fair Park/ICDC – District 7

**Housing Committee
May 15, 2017
Meeting Record**

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

Motion made by: CM Tiffinni A. Young	Motion seconded by: CM Mark Clayton
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: 11:46 A.M.

Approved By _____

DRAFT

Memorandum



DATE May 30, 2017

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 Market Value Analysis

On Monday, June 5, 2017, you will be briefed on Market Value Analysis. A copy of the briefing is attached.

Please let me know if you have any questions.



Raquel Favela
Chief of Economic Development &
Neighborhood Services

Attachments

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors



REINVESTMENT
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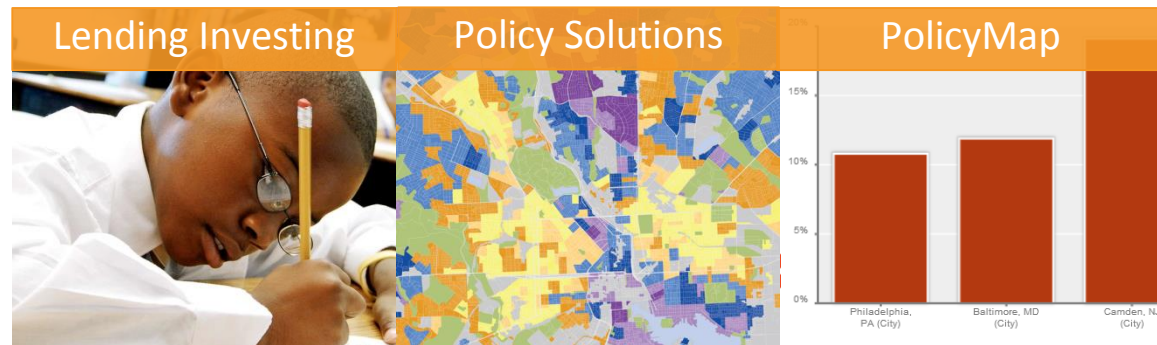
Market Value Analysis: Analyzing Real Estate Markets to Support Impactful Data-Based Community Investments

June, 2017

About Reinvestment Fund

- Our mission is to build wealth and opportunity for low-wealth people and places through the promotion of socially and environmentally responsible development.
- Since 1985, Reinvestment Fund has made **\$1.9 billion** in cumulative investments and loans.
- We are supported by over **850 investors** that include individuals, foundations, religious institutions, financial institutions, civic organizations and government.
- Top AERIS rating of AAA+1 and AA S&P rating.

Business Lines





REINVESTMENT
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Market Value Analysis

The Market Value Analysis (MVA) is a tool designed to assist the private market and government officials to identify and comprehend the various elements of local real estate markets. It is based fundamentally on local administrative data sources.

By using an MVA, public sector officials and private market actors can more precisely craft intervention strategies in weak markets and support sustainable growth in stronger market segments.

MVAs have been funded by government agencies, local foundations, and financial institutions in cities and counties around the country:

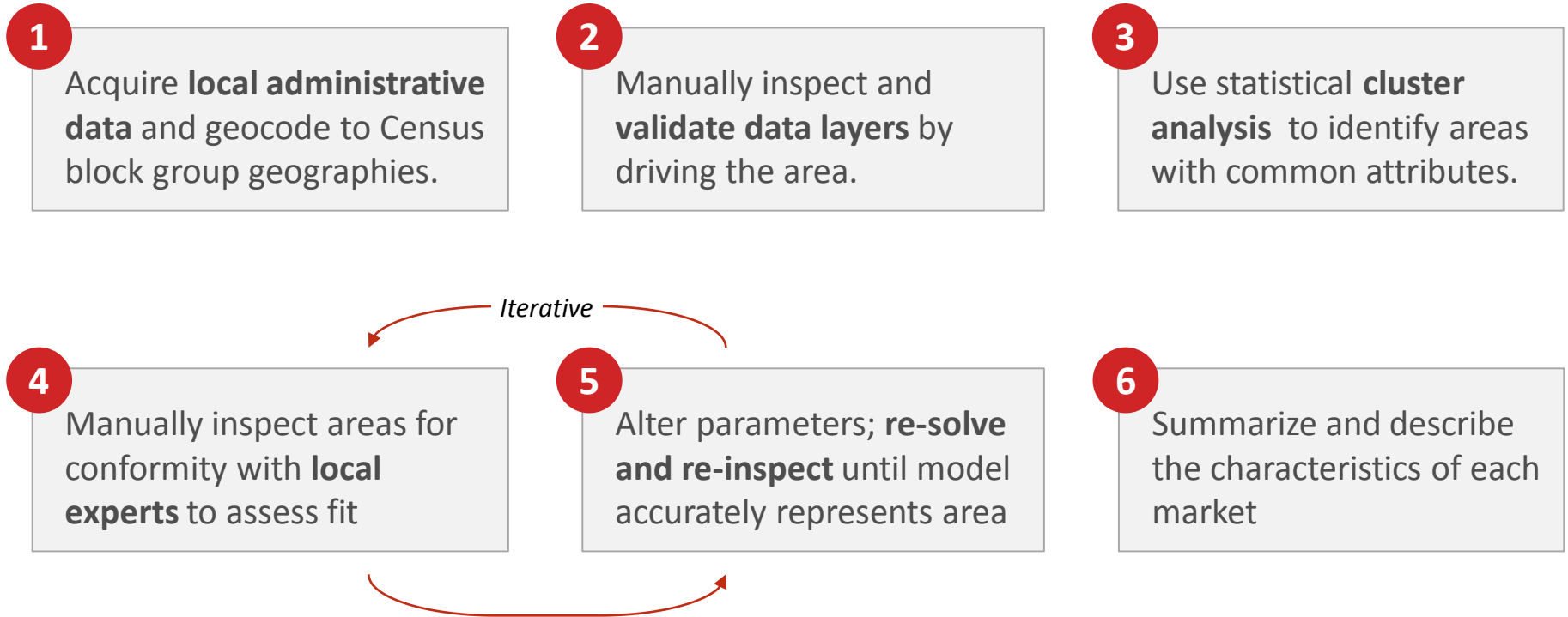
- Philadelphia, PA
- Washington, DC
- Baltimore, MD
- San Antonio, TX
- Camden, NJ
- Newark, NJ
- Selected (8) NJ regions
- Reading Area, PA
- Indianapolis, IN
- New Orleans, LA
- State of Delaware
- Detroit, MI
- Houston, TX
- Milwaukee, WI
- St. Louis, MO
- Atlantic City, NJ
- Jacksonville, FL
- Wilmington, DE
- Selma, AL
- Prince George's County, MD
- Allegheny County, PA
- Akron, OH
- Pittsburgh, PA
- Kansas City, MO
- Richmond, VA



- Component of a local land banking strategy (Phila., NOLA)
- Guide capital budget (Detroit)
- Focus code enforcement (Phila., Baltimore, Indianapolis, NOLA)
- Inform Assessment of Fair Housing (Phila.)
- Benchmark quality of life measures (Phila.)
- Target statewide Strong Neighborhoods Revolving Loan Fund (DE/DSHA)
- Scoring LIHTC QAP (DE/DSHA)
- Develop CDGB ConPlan / Comprehensive plan (Detroit, Wilmington, St. Louis)
- Assess changes in the market over time (Phila., Baltimore, Pittsburgh)
- Evaluate development opportunities (Pittsburgh, Phila., Houston, Detroit, St. Louis, cities in NJ)
- Target demolition and acquisition activities (Baltimore, Phila., Detroit, NOLA)
- Engage partners – philanthropic, non-profit, government – in coordinated efforts to rebuild neighborhoods (Baltimore, Milwaukee, NOLA)
- Guide federal Neighborhood Stabilization Program Investment (States of PA & NJ, Houston, Detroit)
- Transportation planning (St. Louis)



Preparing an MVA



Lessons from 15+ years of experience

Validating Data is Critical.

Researchers must visit the city to understand the data

Geographic Scale Matters.

Census tract and MSA geographies are too large to accurately reflect real markets.

One Size Does Not Fit All.

Measurement scales and the appropriate number of clusters are different in every city.

Integrate Local Knowledge.

All Models are tested with local experts to incorporate qualitative feedback from each geography.

Role:

Work with the Reinvestment Fund team to understand the methods, view interim results and affirm final results. Support a data-driven approach to resource allocation and planning once the study is complete.

Responsibilities include assisting Reinvestment Fund & County to:

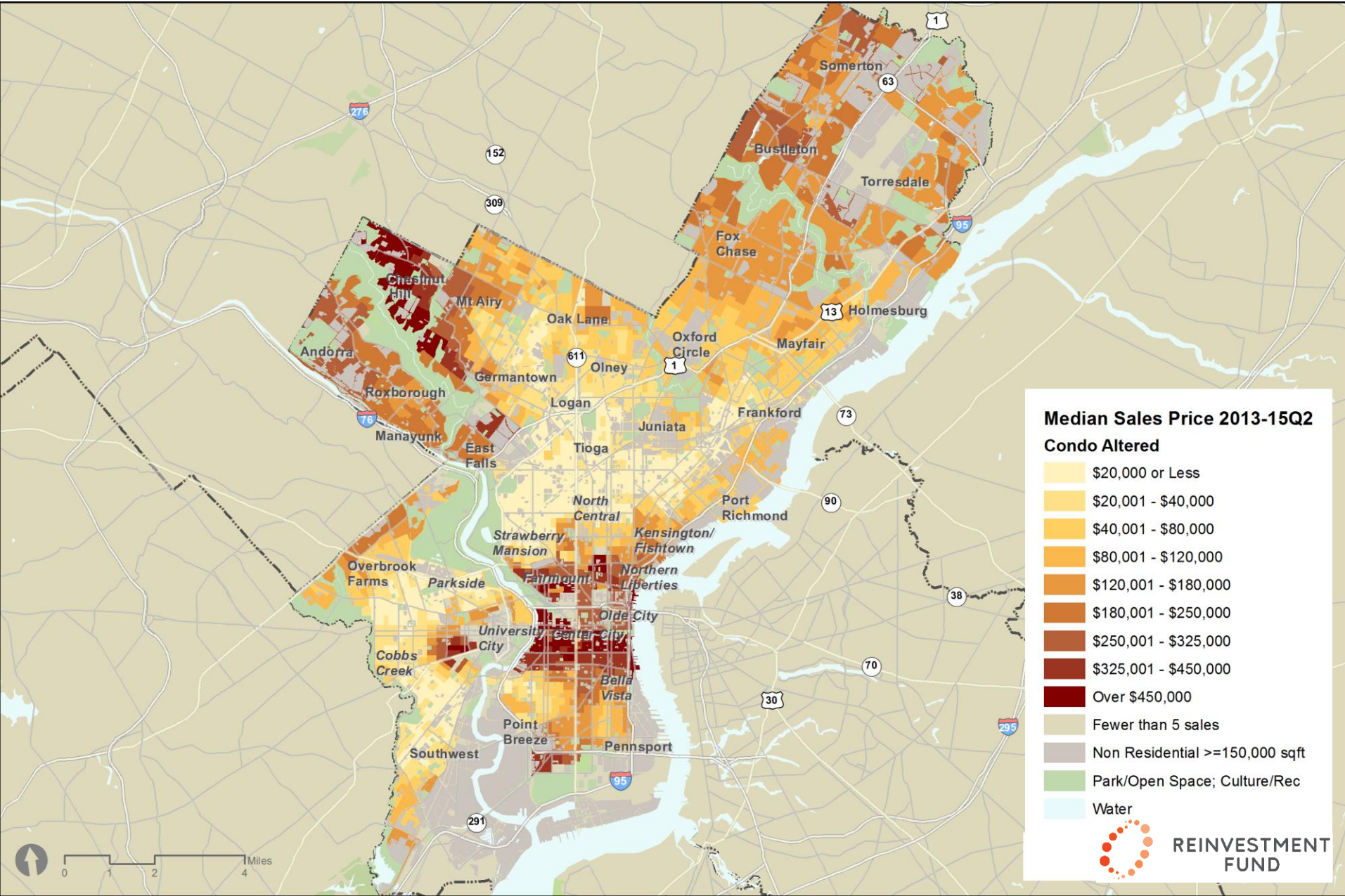
- Identify, select and secure data
- Assist Reinvestment Fund to understand nuances of local market
- Contribute to validation of data and models
- Advise Reinvestment Fund of projects that are in the development/predevelopment stages
- Share experiences working with data sets: understand limitations/offer alternative sources/ways to control for problems
- Recommend strategic investment action by the public, institutional and private entities once the MVA is complete.

Our normative assumptions when analyzing markets:

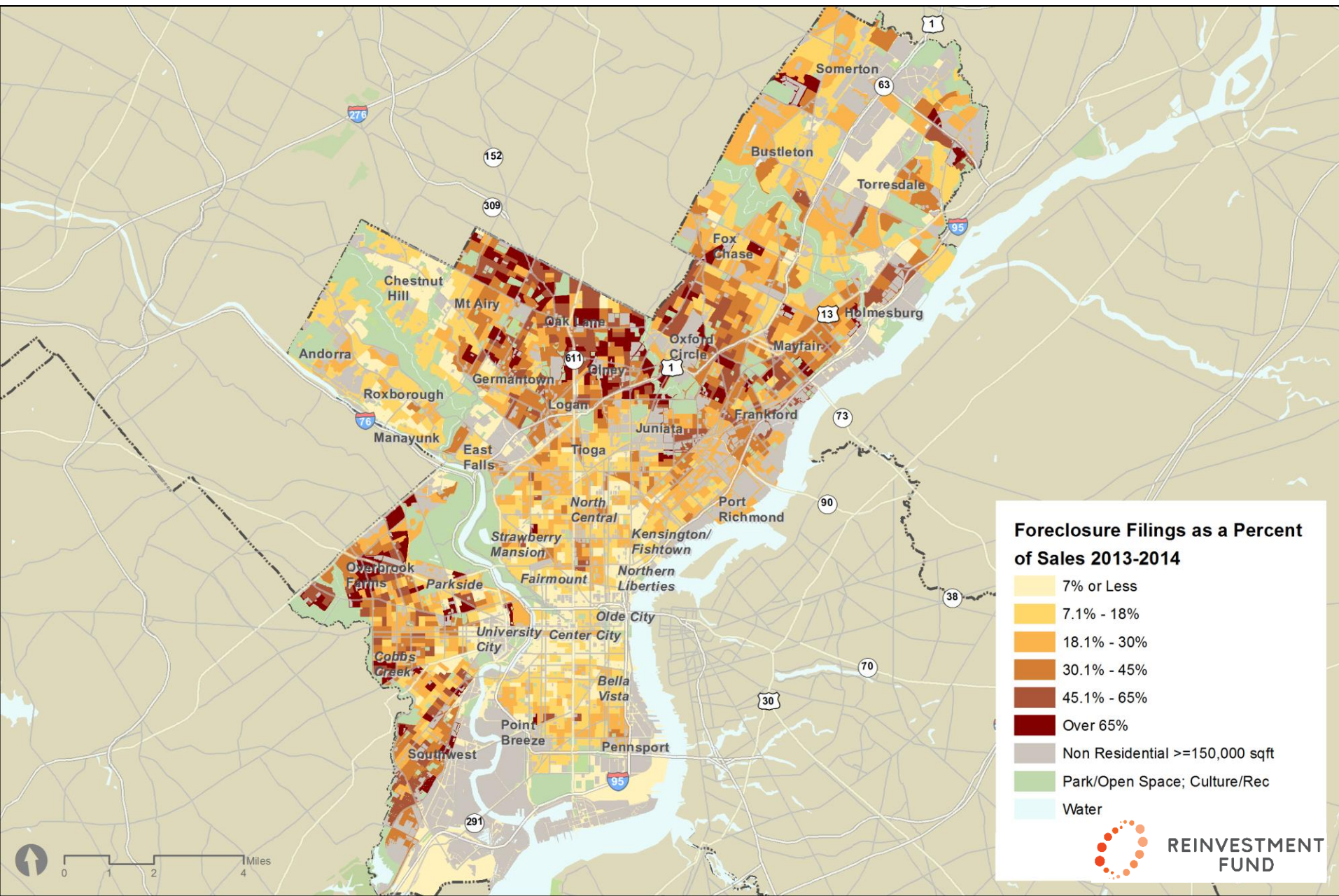
- Public subsidy is scarce and it alone cannot create a market;
- Public policy and subsidy must be used to leverage, or clear the path, for private investment;
- In distressed markets, invest near strong assets (e.g., major institution of place, transportation hub, environmental amenities) – “Build from Strength”;
- All parts of a city are customers of the services and resources that it has to offer;
- Government action is tailored to the market conditions;
- Decisions to invest and/or deploy governmental programs must be based on objectively gathered data and sound quantitative and qualitative analysis.

- Value**
 - Median Sales Price 2013-15q1 (OPA)
 - Sales Price Variance 2013-15q1 (OPA)
- Stress**
 - Foreclosure filings as a Percent of Sales 2013-2015q1 (Philadelphia Courts, OPA)
 - Percent of Residential Properties L&I Cited as Vacant 2011-2015 (L&I, OPA)
- Land Use**
 - Density of Housing Units in Residential Land Area (ACS, OPA)
 - Percent of Single Family Properties that are Condominiums (OPA)
- Occupancy**
 - Percent of Owner Occupied Housing Units (ACS)
- Subsidy**
 - HUD MF Rental Units and PHA Owned Residential Properties as a Percentage of Rental Units, (HUD, OPA, ACS)
- Investment**
 - Percent of Residential Properties with Permits 2013-2015 (L&I, OPA)
 - Percent of Residential Properties Built Since 2008 (OPA)

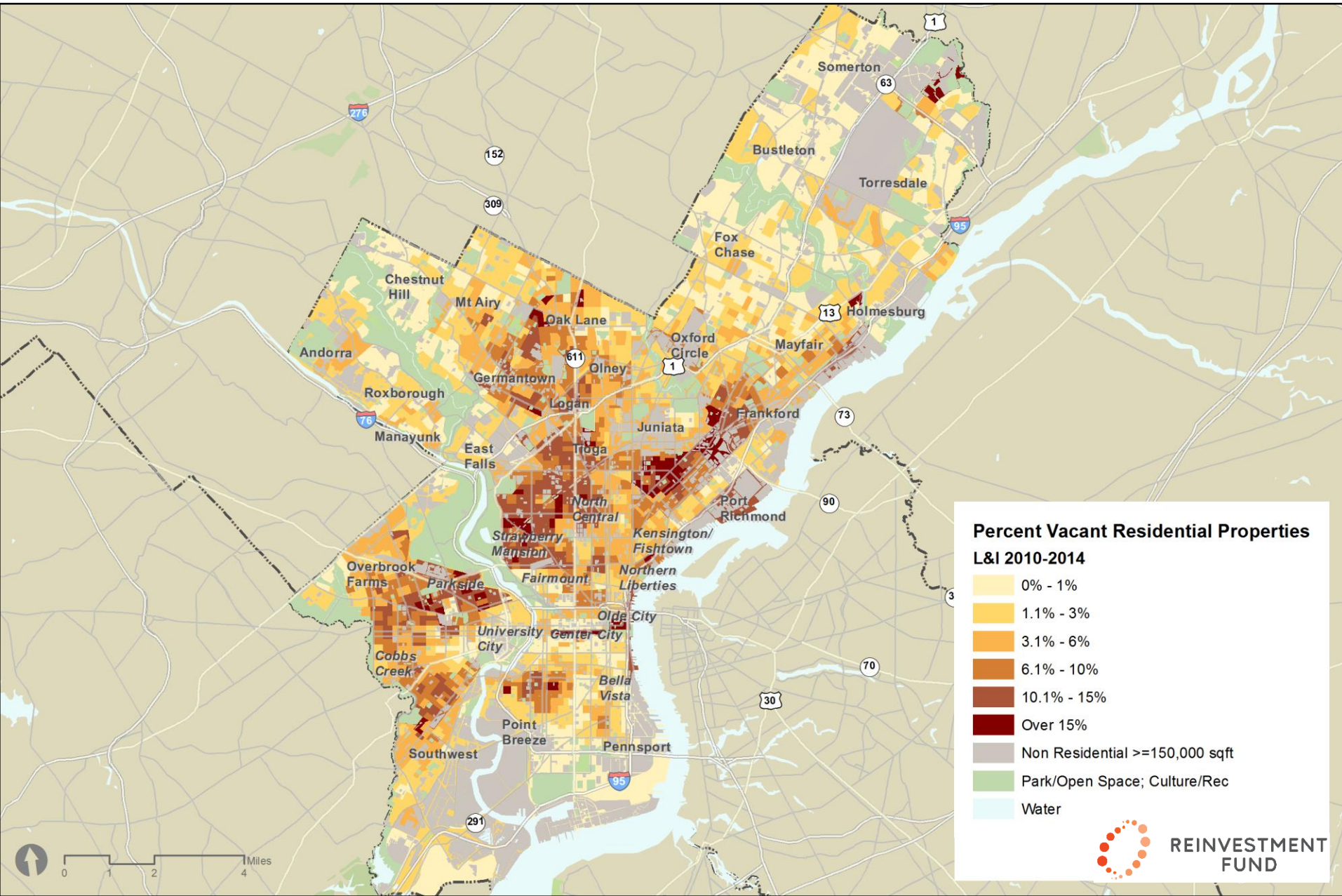
Median Sale Price 2013 – 2015q2



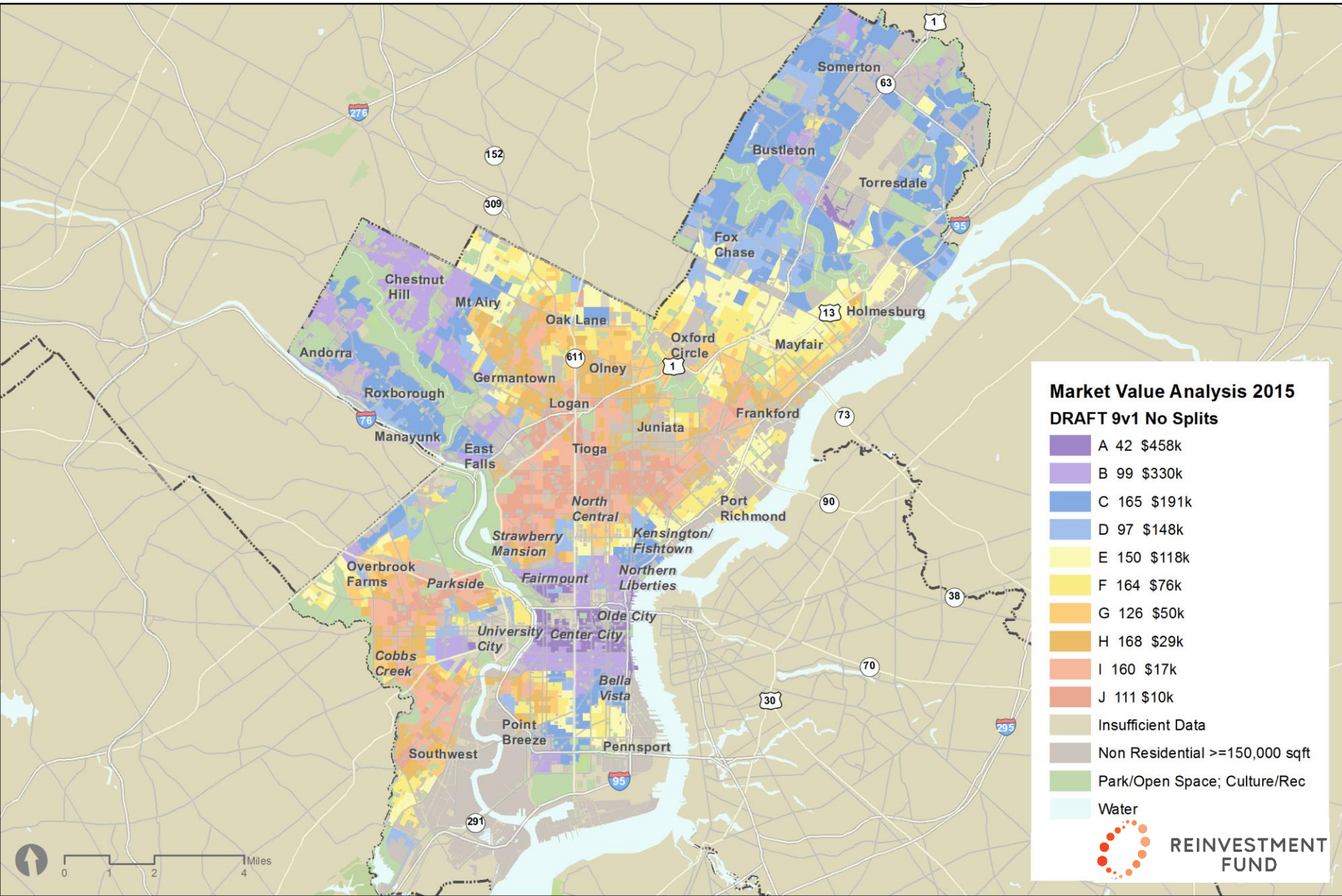
Foreclosure Filings as a Percent of Sales 2013 – 2015q2



Vacant Residential Properties Cited 2010-14



2015 Market Value Analysis



Market Value Analysis – Average Market Characteristics

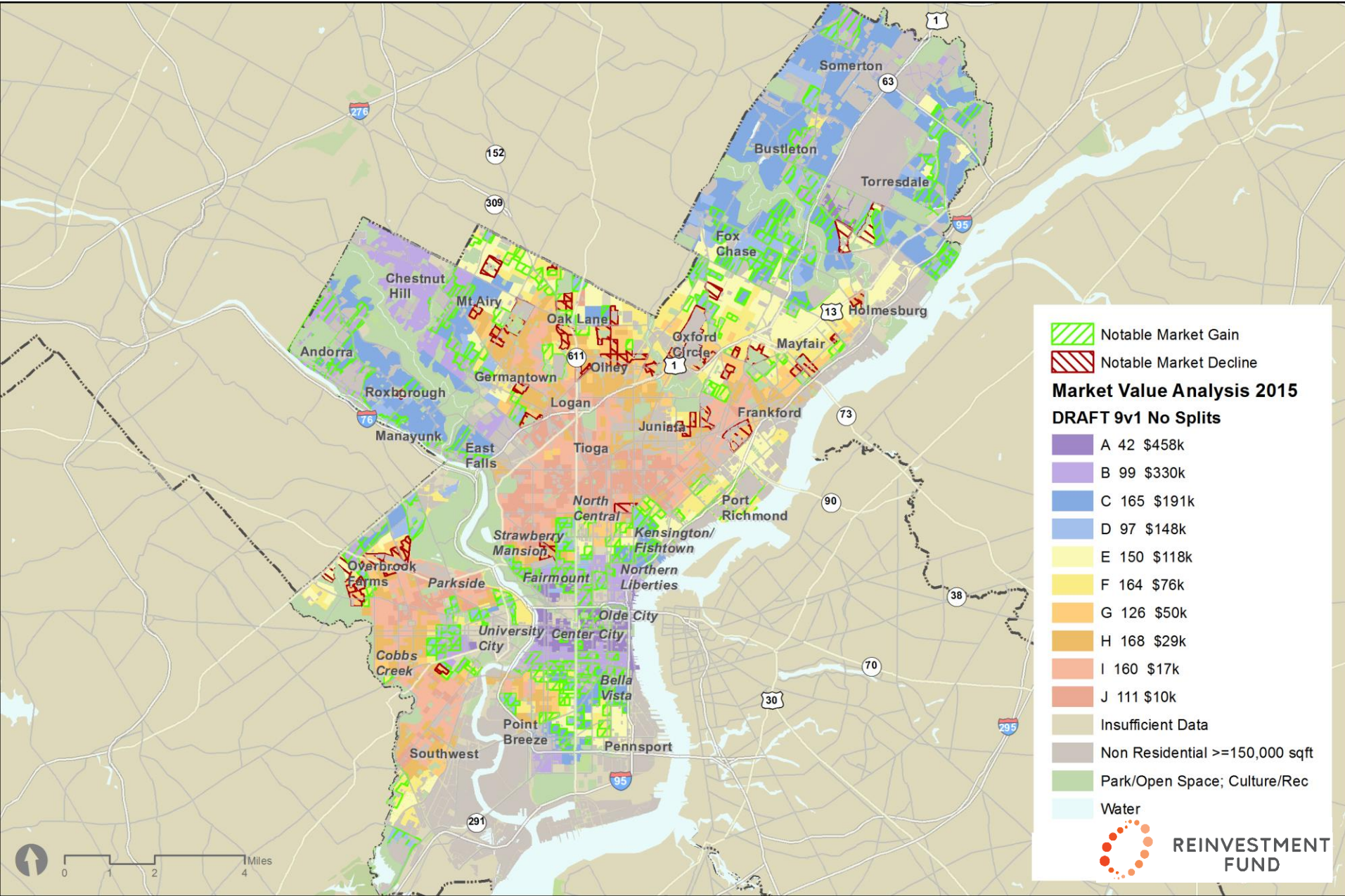
Market	Number of Block Groups	Median Sales Price	Median Sales Price (Condo Altered)	Sales Price Variance	Percent Condo	Percent New Const (08-15)	Percent of Properties with Permits	Percent Owner Occupied	Percent Vacancy	Housing Units per Acre	Forclosures as Percent of Sales	Subsidized Housing
A	42	\$ 458,429	\$ 595,024	0.67	67.1%	2.1%	33.9%	35.6%	3.4%	272	6.8%	0.8%
B	99	\$ 330,164	\$ 344,922	0.48	13.4%	5.1%	8.8%	47.7%	2.0%	50	10.0%	4.6%
C	165	\$ 191,327	\$ 194,649	0.39	4.6%	0.8%	4.9%	75.1%	1.7%	26	18.7%	0.1%
D	97	\$ 148,248	\$ 150,917	0.47	10.9%	1.2%	6.6%	33.8%	3.3%	47	28.4%	5.2%
E	150	\$ 117,613	\$ 117,713	0.42	0.9%	0.3%	4.4%	71.6%	1.9%	29	35.1%	0.5%
F	164	\$ 75,952	\$ 76,285	0.57	3.4%	0.2%	4.4%	60.3%	3.5%	36	39.4%	4.3%
G	126	\$ 49,674	\$ 49,708	0.68	1.4%	0.2%	4.3%	62.1%	4.5%	35	45.0%	2.9%
H	168	\$ 28,794	\$ 28,844	0.84	1.4%	0.4%	4.4%	51.6%	6.9%	38	38.5%	6.7%
I	160	\$ 17,227	\$ 17,233	0.90	1.1%	0.3%	4.1%	49.9%	9.6%	39	30.0%	7.5%
J	111	\$ 9,956	\$ 9,956	0.99	1.2%	0.2%	3.4%	43.6%	11.9%	42	19.0%	14.1%



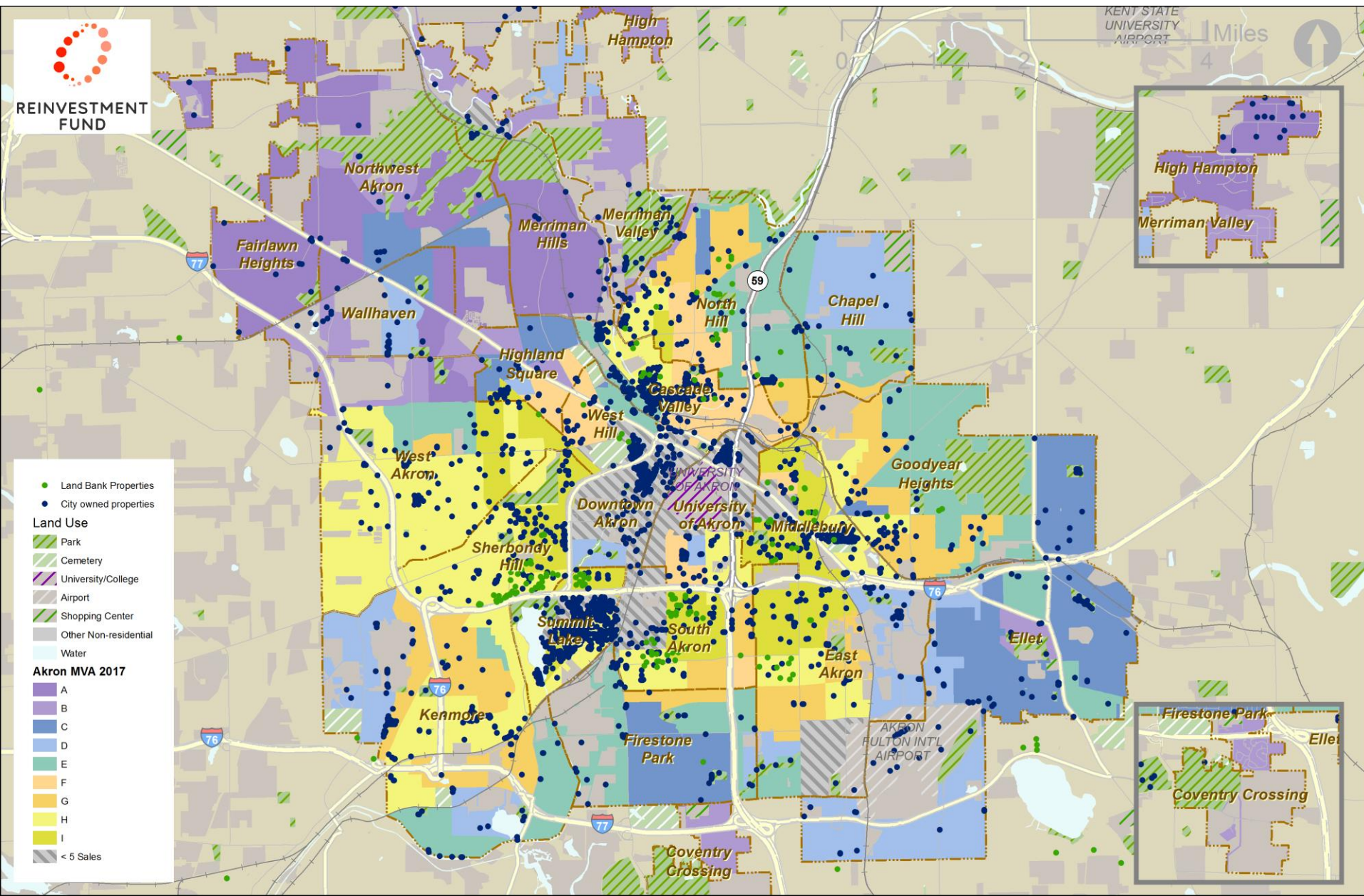


Examples of How Cities with MVAs Apply the Analysis to Related Community Issues

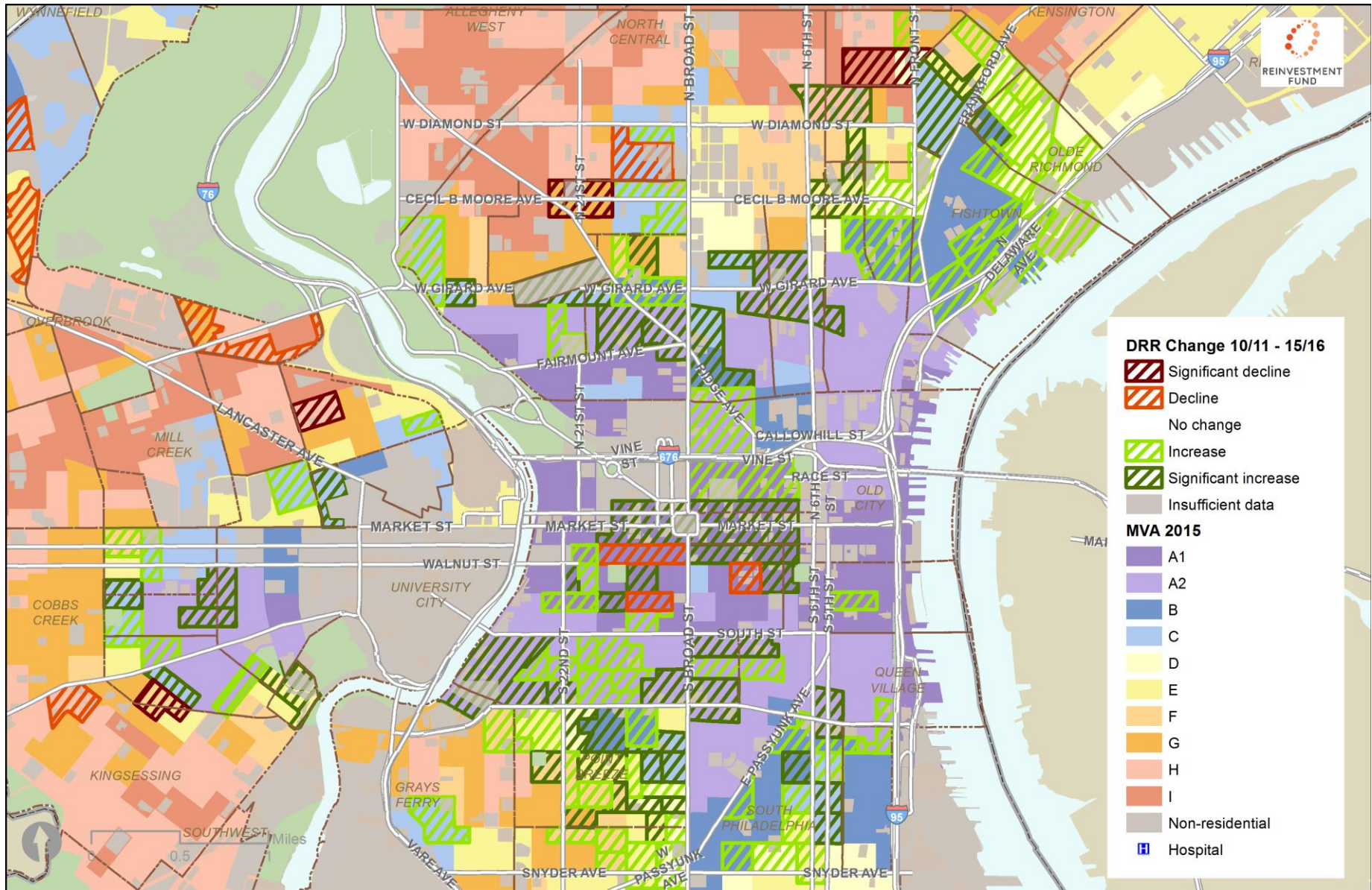
Measuring Change: 2011 vs 2015 MVAs



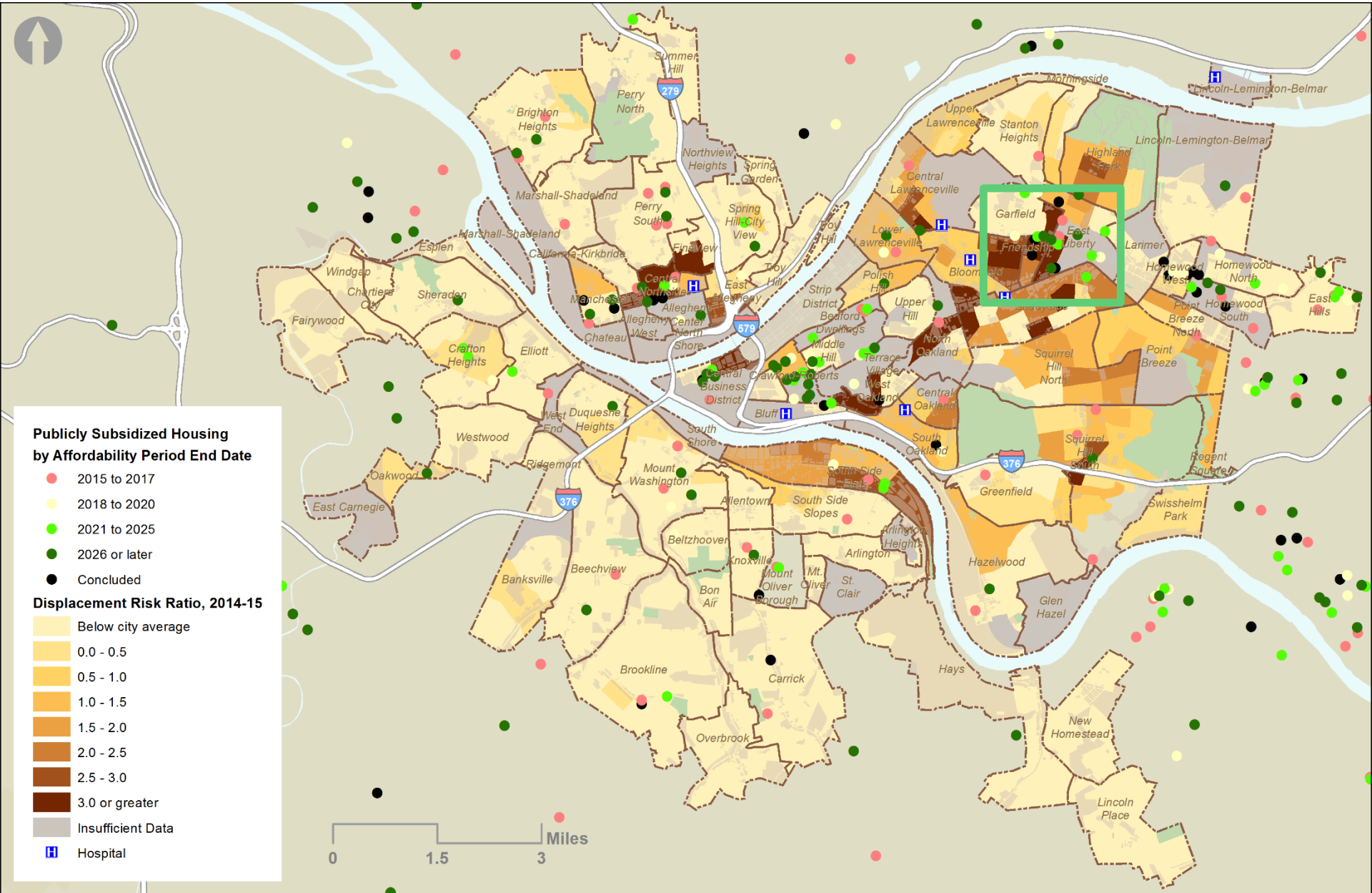
City of Akron and Land Bank Owned Properties



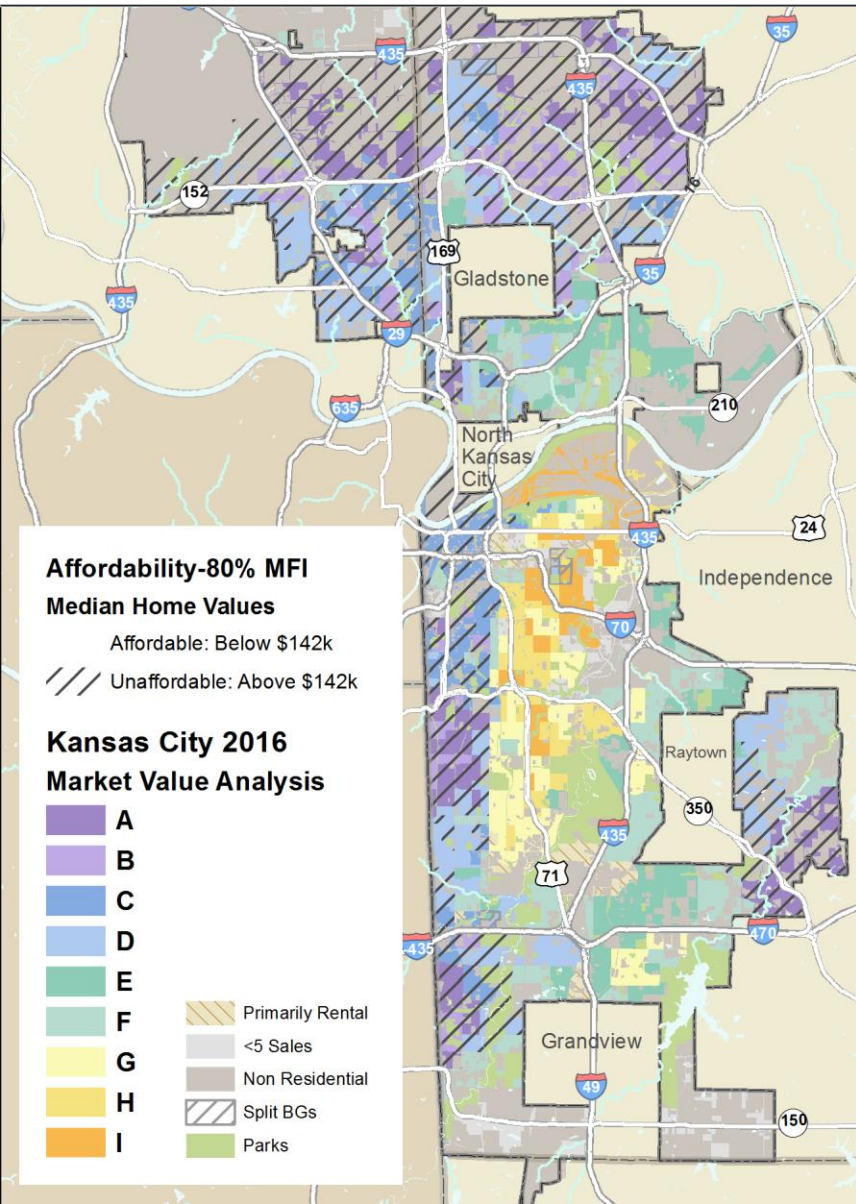
20 Equitable Development: MVA (2015) with Extreme DRR Changes



Equitable Development (Pittsburgh): MVA - DRR & Affordable Housing Development



Areas Affordable at 80% MFI



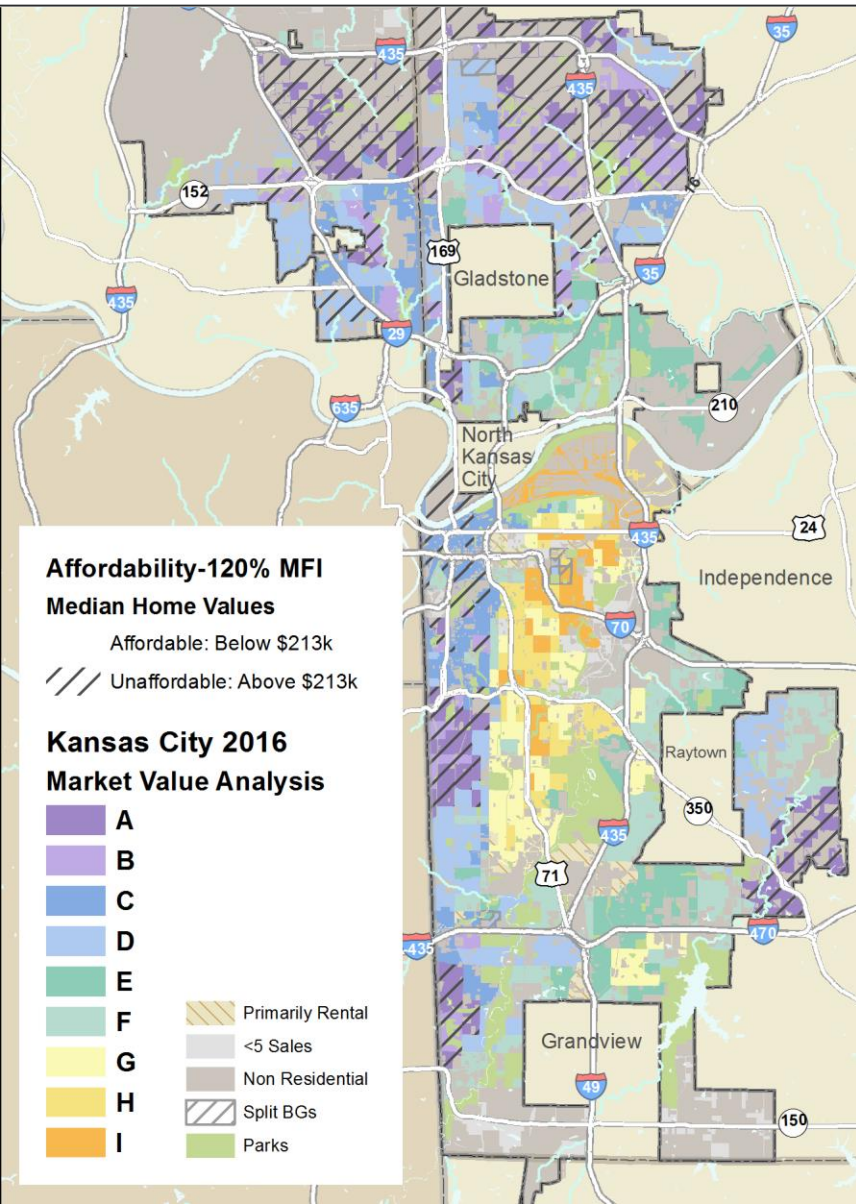
80% of median family income in Kansas City was \$47,337 in 2014. Our analysis assumes families earning 80% MFI can afford homes worth up to \$142,010 (three times \$47,337).

261 of the city's 454 block groups had median sales prices below \$142,010. Of these block groups, 57% were in E, F, and G markets

Share of Affordable Block Groups by MVA Category

	Total Block Groups	Affordable at 80%
A	34	0%
B	28	0%
C	64	17%
D	69	43%
E	52	100%
F	45	100%
G	53	100%
H	35	100%
I	28	100%
NULL	33	21%
Total	441	59%

Areas Affordable at 120% MFI



120% of median family income in Kansas City was \$71,005 in 2014. Our analysis assumes families earning 120% MFI can afford homes worth up to \$213,015 (three times \$71,005).

350 of the city's 454 block groups had median sales prices below \$213,015. Of these block groups, 63% were in C, D, E, or F markets.

Share of Affordable Block Groups by MVA Category

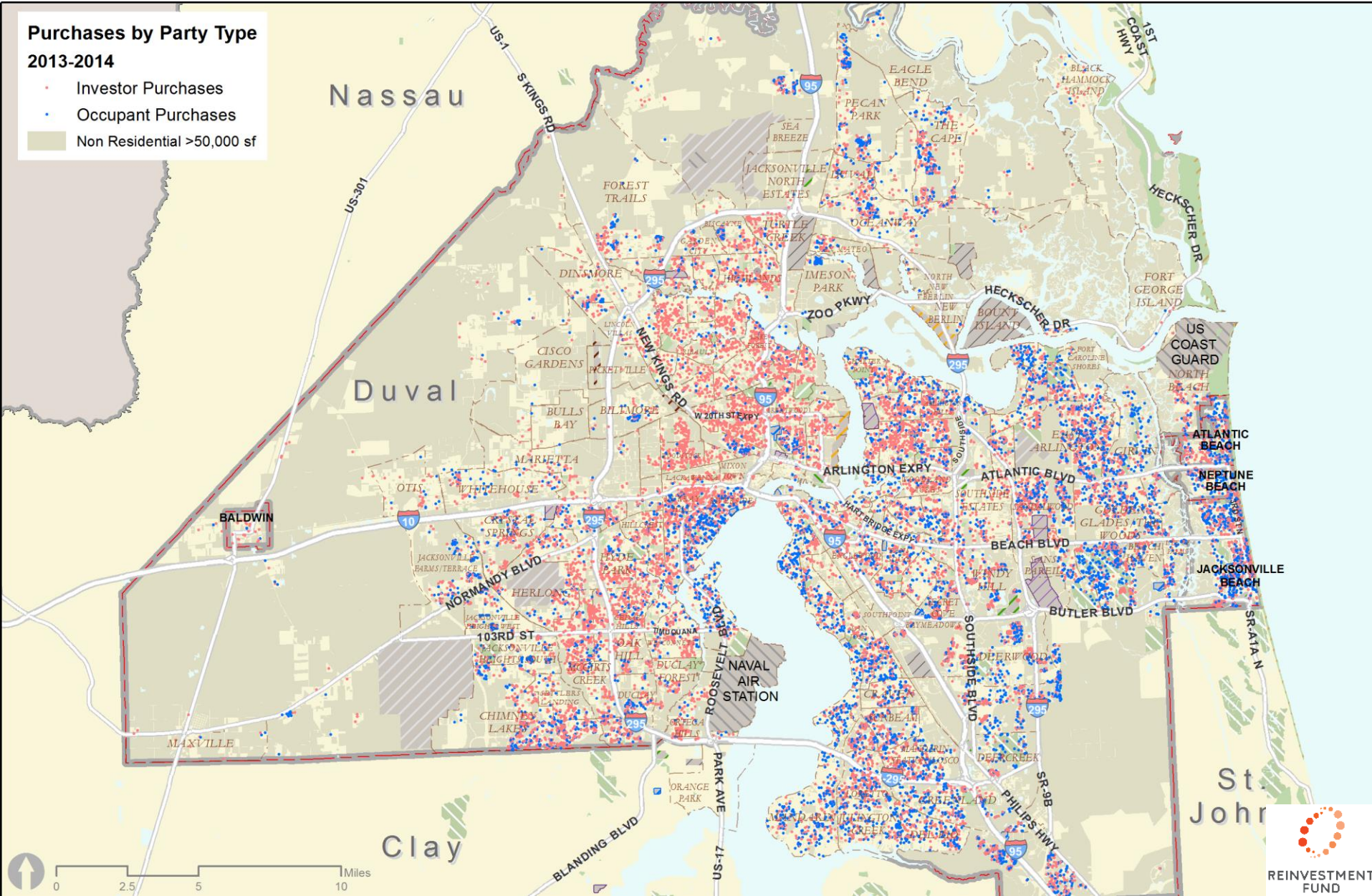
	Total Block Groups	Affordable at 120%
A	34	0%
B	28	21%
C	64	88%
D	69	99%
E	52	100%
F	45	100%
G	53	100%
H	35	100%
I	28	100%
NULL	33	21%
Total	441	79%

Monitoring Investors (Jacksonville): Home Sales by Party Type

24

Purchases by Party Type 2013-2014

- Investor Purchases
- Occupant Purchases
- Non Residential >50,000 sf



AFH (Philadelphia): Evictions, Market Strength and Racial Composition

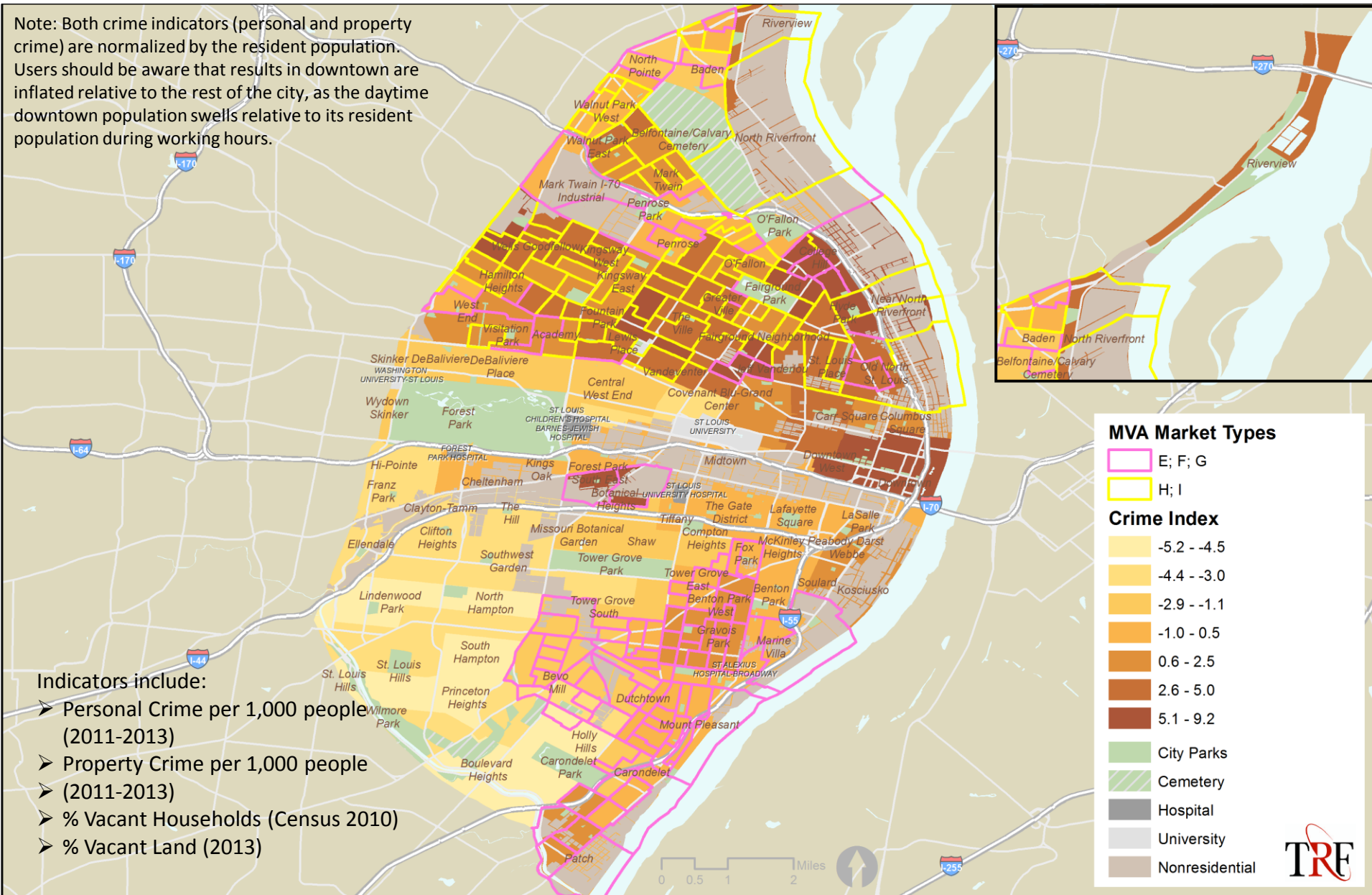
Row Labels	Rental Units	Eviction (14-15)	HH w/ Multiple Evictions	Evic as a % of Rental Units	Evictions (10-11)	Numeric Change (10-11 to 14-15)	% Change (10-11 to 14-15)
1. Strong Markets	110,320	10,131	935	5%	9835	296	3%
1. Low Black Pop	77,342	5,796	476	4%	5322	474	9%
2. Mid Black Pop	31,585	4,112	445	7%	4328	-216	-5%
3. High Black Pop	1,393	223	14	8%	185	38	21%
2. Middle Markets	78,474	14,377	1,237	9%	14660	-283	-2%
1. Low Black Pop	19,445	2,412	99	6%	2370	42	2%
2. Mid Black Pop	36,292	6,863	667	9%	7118	-255	-4%
3. High Black Pop	22,737	5,102	471	11%	5172	-70	-1%
3. Distressed Markets	77,353	15,526	1,250	10%	15436	90	1%
1. Low Black Pop	5,440	576	29	5%	567	9	2%
2. Mid Black Pop	26,119	5,212	384	10%	5323	-111	-2%
3. High Black Pop	45,794	9,738	837	11%	9546	192	2%



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Crime Index with MVA Markets (St. Louis, MO)

Note: Both crime indicators (personal and property crime) are normalized by the resident population. Users should be aware that results in downtown are inflated relative to the rest of the city, as the daytime downtown population swells relative to its resident population during working hours.



Indicators include:

- Personal Crime per 1,000 people (2011-2013)
- Property Crime per 1,000 people (2011-2013)
- % Vacant Households (Census 2010)
- % Vacant Land (2013)

MVA Market Types

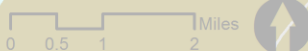
- E; F; G
- H; I

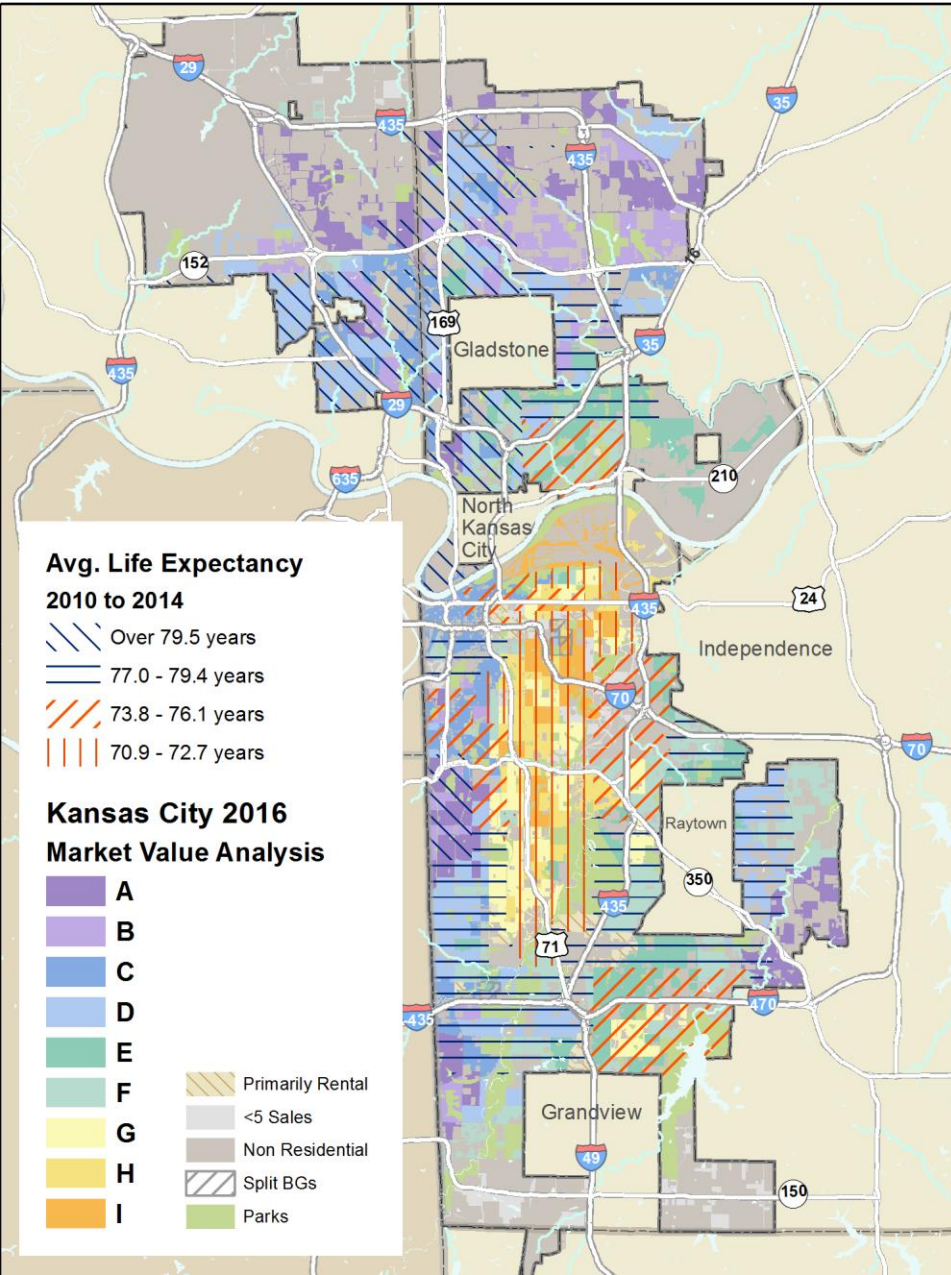
Crime Index

- 5.2 - -4.5
- 4.4 - -3.0
- 2.9 - -1.1
- 1.0 - 0.5
- 0.6 - 2.5
- 2.6 - 5.0
- 5.1 - 9.2

Other Landmarks:

- City Parks
- Cemetery
- Hospital
- University
- Nonresidential





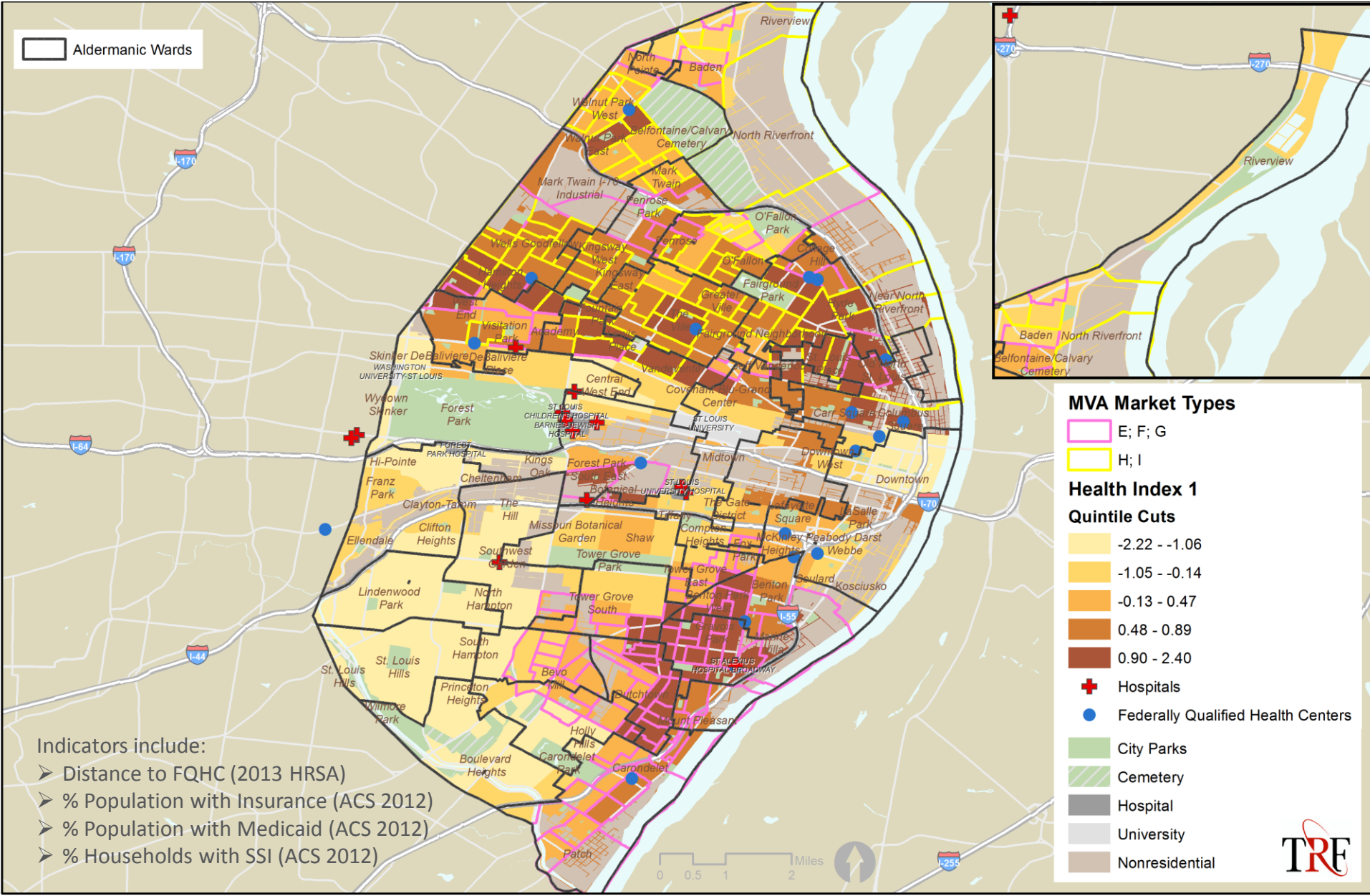
Across Kansas City average life expectancies ranged from 71 to 82 years. Many of the areas with the lowest life expectancies in the city are concentrated in disadvantaged communities and distressed markets.

84% of the block groups with an average life expectancy over 79.5 years were in Blue and Purple markets, while 86% of block groups with life expectancies of 70.9 to 72.7 years were in Yellow markets.

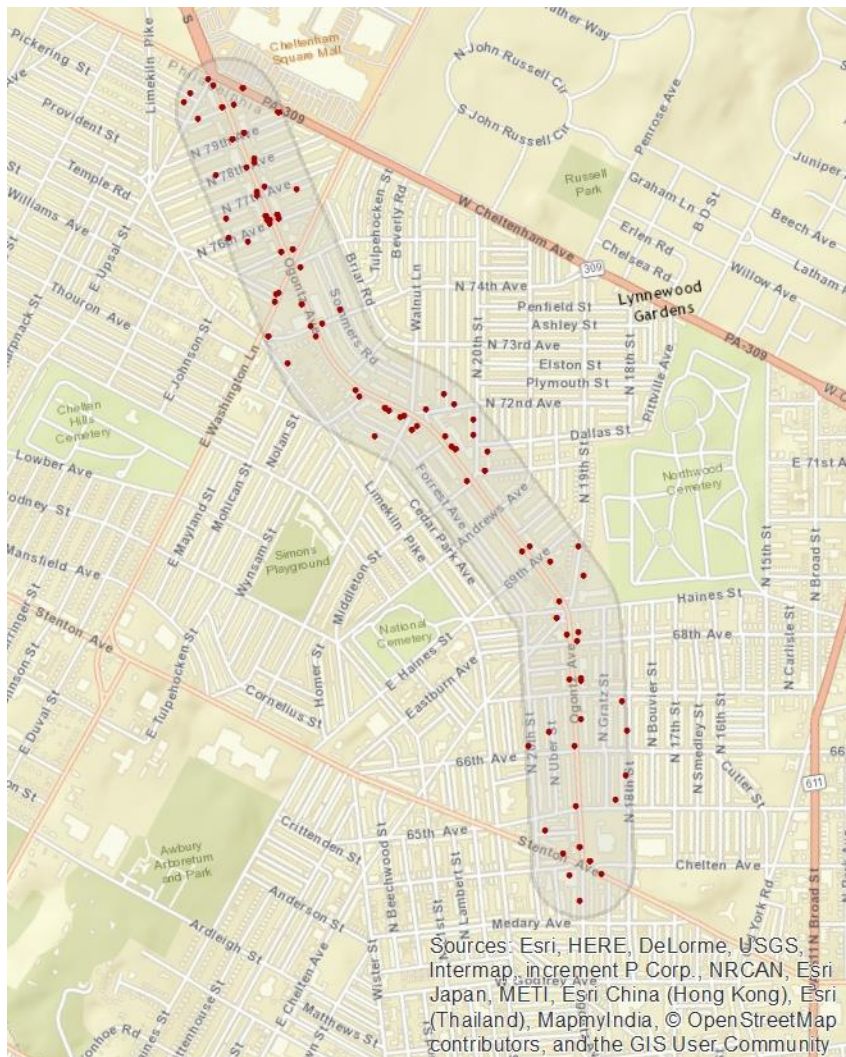
Average Life Expectancy by MVA Category

	← Shortest → Longest			
	70.9 to 72.7 years	73.8 to 76.1 years	77.0 to 79.4 years	Over 79.5 years
A	0%	3%	7%	17%
B	2%	1%	5%	18%
C	4%	25%	13%	22%
D	2%	6%	30%	29%
E	2%	19%	26%	6%
F	6%	17%	13%	8%
G	31%	18%	6%	0%
H	28%	6%	0%	0%
I	25%	3%	0%	0%
Total	100%	100%	100%	100%

Health Index with MVA Markets (St. Louis, MO)

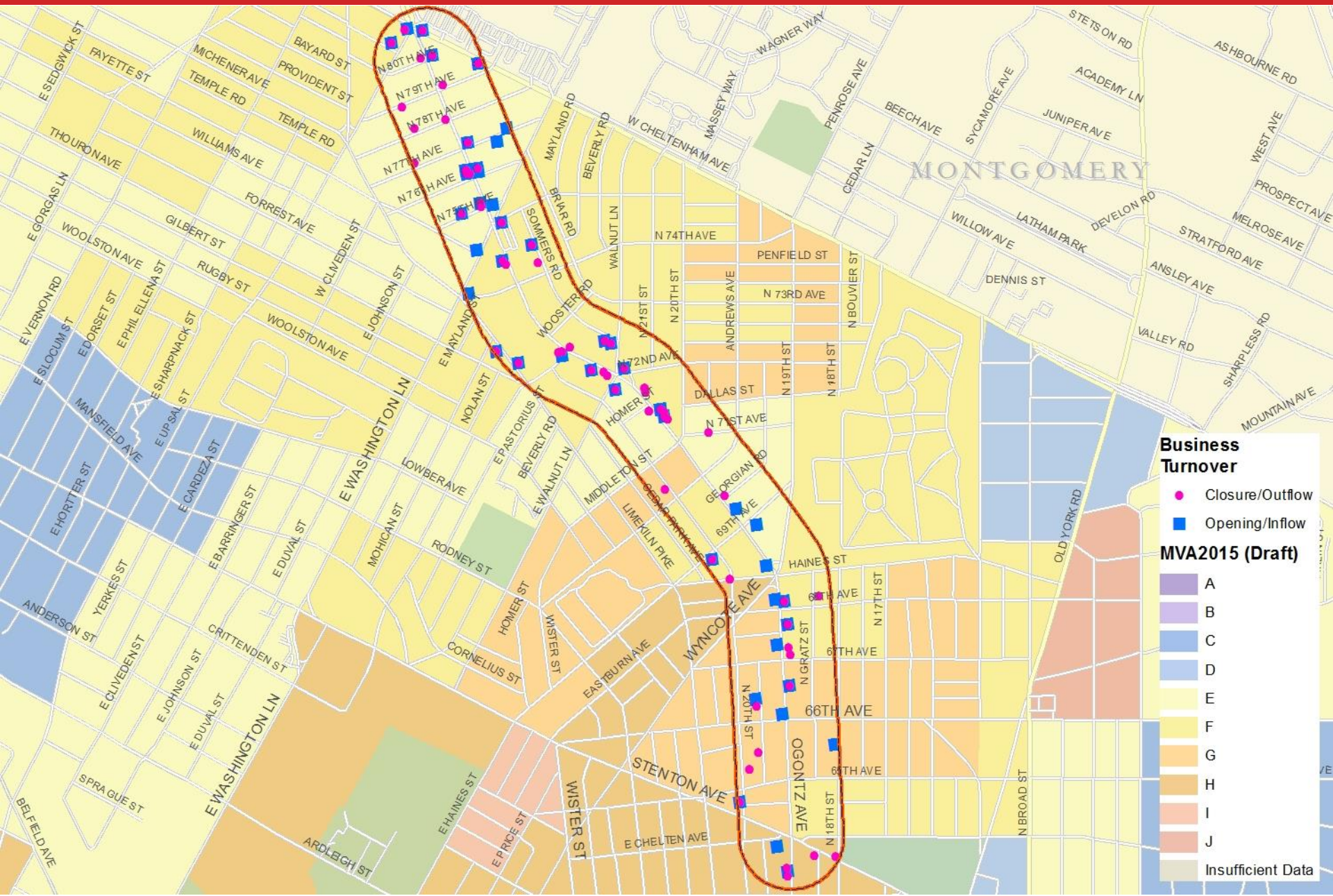


Commercial Corridors (Philadelphia): Ogontz Avenue*

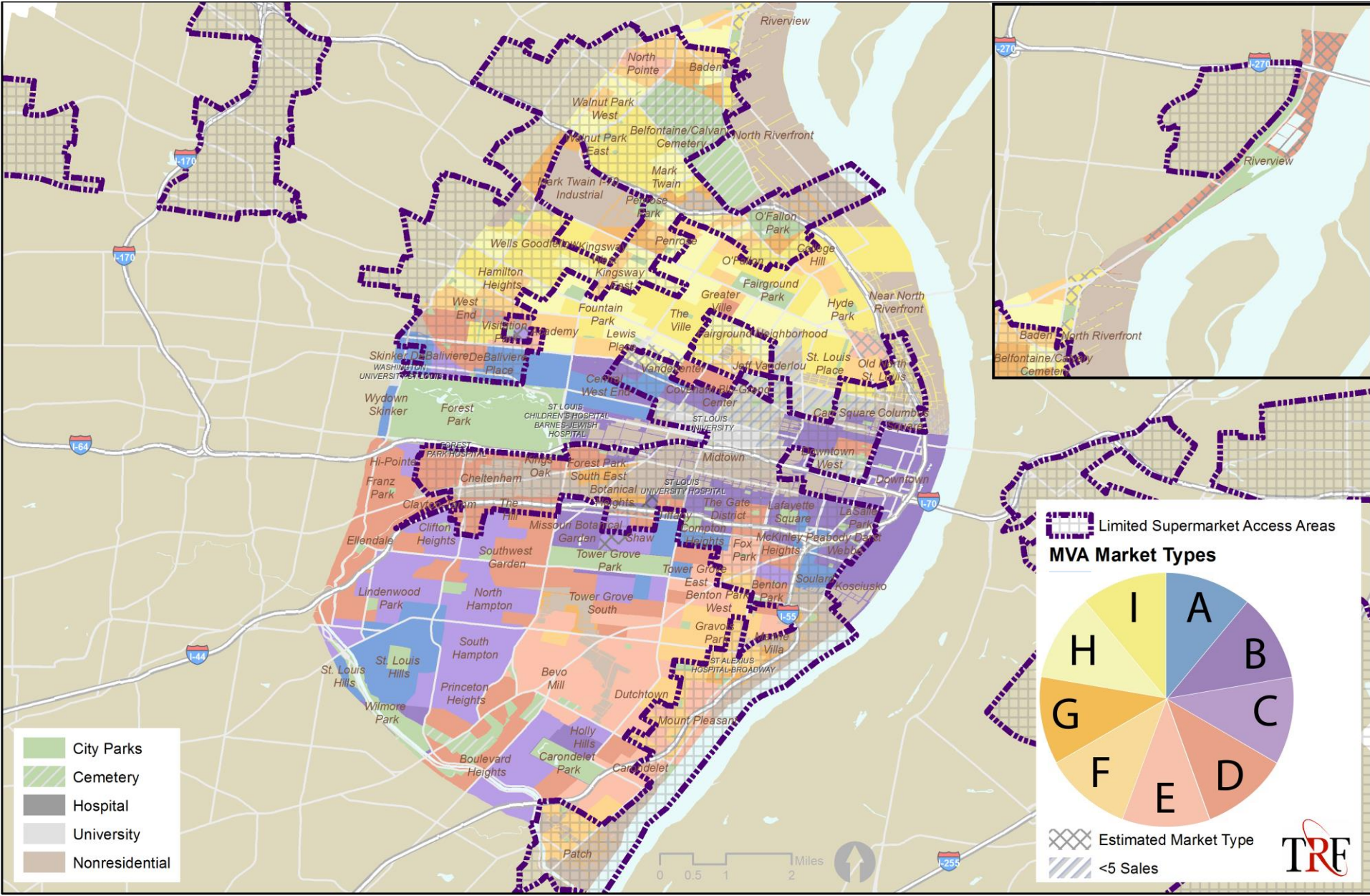


	2008	2013
Firms	173	157
Employment	2,143	2,010
Firms by Industry		
Goods producing	12	10
Retail Trade	77	61
Health Services	3	5
All Other Services	81	81
Firms by Emp. Size		
Less than 5 employees	85	72
5 – 20	73	75
21 – 50	9	5
51 – 100	4	2
Greater than 100	2	3

Commercial Corridors (Philadelphia): Business Turnover on Ogontz Avenue



MVA Markets with Low Fresh Food Access



Ira Goldstein
President, Policy Solutions

Contact:

ira.Goldstein@reinvestment.com

www.reinvestment.com

Memorandum



DATE May 30, 2017

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 Tenant-Based Rental Assistance Program for High Impact Landlord Initiative

On Monday, June 5, 2017, you will be briefed on Tenant-Based Rental Assistance Program for High Impact Landlord Initiative. A copy of the briefing is attached.

Please let me know if you have any questions.



Raquel Favela
Chief of Economic Development &
Neighborhood Services

Attachments

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
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Tenant-Based Rental Assistance Program for High Impact Landlord Initiative

Housing Committee
June 5, 2017

Cynthia Rogers-Ellickson,
Interim Assistant Director
Housing & Neighborhood Revitalization
City of Dallas



Presentation Overview

- Background/History
- Purpose
- HUD Regulations for HOME Program
- Prior Year Allocations and Production
- Staff Recommendation
- Next Steps



Background/History

- During the FY 2016-17 Consolidated Plan Budget review process, the City Council requested an opportunity to discuss the future use and learn more about the entitlement grants
 - HOME Investment Partnerships Program (HOME)
 - Community Development Block Grant (CDBG)
 - Emergency Solutions Grant (ESG)
 - Housing Opportunities for Persons with AIDS (HOPWA)
- The HOME Investment Partnership Program (HOME) is an entitlement grant that has been received by the City of Dallas since 1992 from the Department of Housing and Urban Development (HUD)
 - The intent of the Program is to:
 - Provide decent affordable housing to lower income households
 - Expand the capacity of nonprofit housing providers

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Purpose

- Provide information regarding the HOME Program and Tenant-Based Rental Assistance (TBRA)
- Proceed to establish the TBRA Program

HUD Regulations – Allowable Uses

- Eligible uses for HOME funds are
 - Housing Development
 - Community Housing Development Organizations (CHDO)
 - Homeowner Rehabilitation
 - Homebuyer Activities
 - Rental Housing
 - Tenant Based Rental Assistance
 - Administration



Other HUD Requirements

- Funds must be matched at 25% of the grant per year
 - HUD will allow cash or donated materials/services
- Funds must be committed within 24 months and expended within 4 years
- Annual Reports are required
 - City must enter client data in IDIS with accomplishments
- Environmental reviews are required on all units
- Long term compliance monitoring is required for all homes/units produced with HOME funds

FY12-13 to FY16-17 HOME Budgets

Program Category	FY 12-13	FY 13-14	FY14-15	FY15-16	FY 16-17
CHDO Development Loans	\$1,050,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
CHDO Operating Assistance	\$200,000	\$175,000	\$175,000	\$175,000	\$175,000
Housing Development Loan	900,000	\$1,621,189	\$1,977,078	\$1,348,807	\$2,488,780
Mortgage Assistance Program	\$840,000	\$800,000	\$957,158	\$957,158	\$957,158
Tenant Based Rental Assistance	\$350,000	\$320,000	\$320,000	\$130,000	\$0
Reconstruction/SHARE Program	\$1,030,617	\$0	\$0	\$0	\$0
HOME Program Administration	\$380,069	\$374,021	\$386,582	\$395,662	\$511,385
Totals	*\$4,750,686	*\$4,290,210	*\$4,006,627	*\$4,006,627	*\$5,132,323

*Grant has been reduced 48% over the past 7 years

Tenant Based Rental Assistance

- HOME funded Tenant-Based Rental Assistance (TBRA) provides gap funds between what a renter can afford to pay and the actual rent amount
- Using HOME funds for TBRA is ideal for jurisdictions with:
 - A high vacancy rate for standard housing that is not affordable to low- and very low-income households
 - Very high development costs, where it is more cost effective to provide a rental subsidy than to construct or rehabilitate housing units
 - Residents with special housing needs who need financial assistance to afford rent

Tenant Based Rental Assistance

- Low-income households can receive HOME TBRA to help pay rent, utility costs, security deposits, and utility deposits
- HOME TBRA Program is unique because:
 - It helps individual households
 - It can be used in a unit chosen by the tenant, and moves with the tenant
 - The amount of the rental subsidy is based on the income of the household, the particular unit the household selects, and the City's rent standard

Tenant Based Rental Assistance

- TBRA is Flexible
 - The City has the ability to tailor its TBRA program to meet the needs of its own community
 - Choose the population served; The City may design its program so that it serves the entire community, or focus only on a special purpose or specific housing need, such as elderly tenants, large families, or a special needs population that has been identified in the PJ's Consolidated Plan
 - Choose the type of assistance provided; The City may provide assistance for rent and/or for security deposits in the form of grants or loans and provide utility deposit assistance in conjunction with security deposit assistance
 - While the program is intended to be short-term, it can be designed to provide assistance to a household for up to 24 months

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Staff Recommendation

- Prioritize HOME funds for Tenant-Based Rental Assistance (TBRA) to support activities to assist tenants affected by High Impact Landlord Initiative
 - HILI tenants are considered displaced as a result of government action
 - This will meet immediate housing need of those displaced
- City will coordinate with DHA on tenant eligibility and wait list status for DHA programs

TBRA for High Impact Landlord Initiative

- City will develop program that will take referrals directly from Prosecutor's Office for placement
 - City will conduct intake with HILI tenants to determine eligibility (income, legal status)
 - Eligible tenants will receive a TBRA “coupon” and attend orientation for information on rents, unit requirements, etc.
 - Once a participant finds a unit, the City will work with them to have unit inspected, determine reasonable rent and get to lease-up

TBRA for High Impact Landlord Initiative

- Participants must identify a unit within the City limits of Dallas
- Units must pass inspection and have a minimum lease term of one year.
- Twenty-four month clock begins on effective start date of lease
- When tenants who are in good standing leave the program for other housing, the City may provide through TBRA assistance with security deposits and utility deposits
- The City staff will coordinate with City Prosecutor's Office to anticipate need for this program on an annual basis

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Next Steps

- Action Plan Substantial Amendment
- City Council approval
- Program implementation



Tenant-Based Rental Assistance Program for High Impact Landlord Initiative

Housing Committee
June 5, 2017

Cynthia Rogers-Ellickson,
Interim Assistant Director
Housing & Neighborhood Revitalization
City of Dallas



Memorandum



DATE May 30, 2017

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 Home Repair Programs

On Monday, June 5, 2017, you will be briefed on the Home Repair Programs. A copy of the briefing is attached.

Please let me know if you have any questions.



Raquel Favela
Chief of Economic Development &
Neighborhood Services

Attachments

c: Honorable Mayor and Members of the City Council
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Home Repair Programs

Housing Committee

June 5, 2017

**Patrick Inyabri,
Assistant Director
Housing & Neighborhood Revitalization
City of Dallas**



Presentation Overview

- Program Descriptions and eligibility requirements
- Provide operational information
- Review staff recommended changes to the program
- Discuss next steps



Program Descriptions

- Major Systems Repair Program
- People Helping People Program
- Emergency Repair Program
- Dallas Tomorrow Fund



Major Systems Repair Program (MSRP)

Provides up to \$20,000 as a deferred loan for major systems repairs for electrical, plumbing, HVAC, and roof performed by city certified contractors



- The budget for FY16-17 is \$2.7 M plus reprogrammed funds of \$1.4M or \$4.1M
- The goal for FY16-17 is to serve 205 homeowners
- Total applications received: 947
- Total applicants approved to-date: 183

MSRP Requirements

- Property located in the Dallas City limits
- Proof of ownership and occupancy for a minimum of two (2) consecutive years
- Property taxes and Insurance must be current
- Household income of 80% or less of area median family income
- No liens allowed other than current mortgage
- Repair costs cannot exceed 50% of the appraised value if the property is in a 100 year floodplain
- Household can only receive assistance one time over a five year period

MSRP Process

- Intake Process 5 days
- Eligibility Review and Approval 20 days
- Inspection and Bid Process 30-45 days
- Loan Closing 5 days
- Contractor Work Completion 30 days

People Helping People (PHP)

- Provides up to \$5,000 as a grant in materials and supplies for minor *exterior* repairs and other specialty repairs utilizing volunteer services
 - Services by volunteers may include:
 - Repairing and painting the exterior of homes
 - Air conditioner installation and heater repair service
 - Window glass replacement
 - Installing ramps and handrails
 - Pest extermination
 - The budget for FY16-17 is \$331,160
 - The goal for FY16-17 is to provide 200 exterior repair
 - Total applications received: 228
 - Total applicants approved to date: 228



PHP Requirements

- Property located in the Dallas City limits
- Proof of ownership and occupancy for a minimum of two (2) consecutive years
- Property taxes and Insurance must be current
- Household income of 80% or less of area median family income
- Seniors over 62 years old



PHP Process

- Intake Process 5 days
- Eligibility Review 20 days
- Inspection 15 days
- Submit Case file for Approval 15 days
- Volunteer Selection Process Up To 180 days

Emergency Repair Program (ERP)

- Provides up to \$7,500 as a grant for repairs that have been determined to need immediate action to protect the health and safety of the occupants and pose a threat to the life, health, or safety of the resident(s) and spread of threatening conditions to the neighborhood.
 - The budget for FY16-17 is \$1,050,604
 - The goal for FY16-17 is to assist 140 households
 - Total applications received: 184
 - Total applicants approved to date: 156

ERP Requirements

- Property located in the Dallas City limits
- Proof of ownership
- Household income of 80% or less of area median family income
- Seniors over 62 years old



ERP Process

- Intake Process 1-2 days
- Eligibility Review 1-2 days
- Inspection 1-2 days depending on severity of problem
- Contractor work completion 1-4 days for severe cases; up to 30 days for non-life threatening repairs

Dallas Tomorrow Fund (DTF)

- Funds rehabilitation of a property up to \$20,000 when an owner receives a notice of violation and is determined to be financially unable to comply with the notice
 - The budget for FY16-17 is \$450,000
 - Total applications received: 4
 - Total applicants approved to date: 3

DTF Requirements

- Property located in the Dallas City limits
- Proof of ownership and occupancy for a minimum of two (2) consecutive years
- Household income of 80% or less of area median family income
- Referral from Code Enforcement or Community Prosecution

DTF Process

- Intake Process 5 days
- Eligibility Review 20 days
- Inspection 15 days
- Submit Case file for Approval 15 days
- Contractor work completion 30 days

Staff Recommendations for FY 17-18

- Collapse MSRP and PHP for one program
 - Program dollars would be \$4.4M
 - Intake staff would be reduced by 5 positions
- Change name of collapsed program to Healthy Homes Repair Program
- Raise maximum amount of assistance up to \$24,500 per household
- Move Home Improvement Rebate Program administration from Development Division to Housing Preservation

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Next Steps

- June 2017 -City Council adoption of Community Development Block Grant funding for Healthy Homes Repair Program
- August 2017 -City Council consideration of Recommended Program Changes
- October 1, 2017 –Implementation of adopted changes

Home Improvement Rebate Program

Housing Committee

April 17, 2017

**Patrick Inyabri, Assistant Director
Housing & Neighborhood Revitalization
City of Dallas**



Memorandum



CITY OF DALLAS

DATE May 30, 2017

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 Amendment to Regional Assessment of Fair Housing

On December 14, 2016 the Dallas City Council approved an Interlocal Agreement with the University of Texas at Arlington to conduct the Regional Assessment of Fair Housing (RAFH). The City Council also authorized a Memorandum of Understanding with twenty one other jurisdictions to participate in the RAFH. Some of the jurisdictions are utilizing federal funds to pay their pro rata share of the cost of the study. The original agreement did not include specific HUD provisions that are triggered when federal funds are used. On June 14, the City Council will be asked to approve an amendment which establishes The University of Texas at Arlington as a subrecipient to the City of Dallas. The amendment will also authorize revisions to the Memorandum of Understanding and establish subrecipient relationships with the City of Dallas and the entitlement jurisdictions that are utilizing federal funds to pay their prorata share of the RAFH. Finally, the amendment will authorize the establishment of Interlocal Agreements with Public Housing Authorities who pay their pro rata share with federal funds.

Please let me know if you have questions or need additional information.

A handwritten signature in blue ink that reads "Raquel Favela".

Raquel Favela, Chief
Economic Development and Neighborhood Services

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
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Memorandum



DATE May 30, 2017

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 **Upcoming Agenda Item on June 14, 2017 - Authorization of contract amendment with Eban Village I & II**

This item authorize an agreement with Eban Village I & II, LLC, the owner of the Eban Village Apartments located at 2710 Jeffries Street (Property), to amend the pre-existing Walker and HOME deed restrictions impressed for the benefit of the City upon the Property to include (1) the rider provision required by HUD for owner to refinance the first lien loan on the Property with third-party, FHA-insured mortgage refinancing and (2) to agree to subordinate the current deed restrictions only to the extent described in the attached HUD rider.

Please let me know if you have any questions.



Raquel Favela
Chief of Economic Development &
Neighborhood Services

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Memorandum



DATE May 30, 2017

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 **Upcoming Agenda Item on June 14, 2017 - Authorize a Service Contract for Title Services and Loan Closing Services for Home Repair Program**

This item authorizes a two-year service contract, with a one-year renewal option, for title search and loan closing services for the Home Repair Program - All America Title Services, Inc., most advantageous proposer of two - Not to exceed \$265,936 - Financing: 2015-16 Community Development Block Grant Funds (subject to annual appropriations)

Please let me know if you have any questions.



Raquel Favela
Chief of Economic Development &
Neighborhood Services

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