

WHEREAS, City Council seeks to preserve and increase the supply of affordable housing for residents in the city of Dallas; and

WHEREAS, on October 20, 2015, City Council was briefed on the Housing Plus Update; and

WHEREAS, on November 2, 2015, the Housing Committee was briefed on the Single-Family Owner Occupied Housing Development Program; and

WHEREAS, the City now desires to implement policies and procedures to facilitate ~~single family owner occupied~~ housing development.

NOW, THEREFORE,

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

SECTION 1. That the City Manager, or his designee, be authorized to implement policies and procedures to facilitate the proposed Single-Family Owner Occupied Housing Development Program Statement.

SECTION 2. That following approval as to form by the City Attorney, the City Manager is authorized to execute the necessary supplemental agreements and such other instruments as may be necessary to carry out the program in accordance with the Single-Family Owner Occupied Housing Development Program Statement (Exhibit A attached).

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

JAN 13 2016

Lucas C. Davis
City Secretary

EXHIBIT A

**SINGLE FAMILY OWNER OCCUPIED HOUSING DEVELOPMENT
PROGRAM STATEMENT****City of Dallas ~~Single Family~~ Owner Occupied Housing Development Program**

The purpose of this program is to provide assistance to projects where such assistance is necessary and appropriate to incentivize private investment in the development of ownership opportunities in the city of Dallas. The funding and projects are approved by the City Council prior to private investment occurring.

Purpose

~~Single Family~~ Owner Occupied Housing Development Program is designed to provide City of Dallas economic support for housing development projects for the following purposes:

- Provide housing choices in all areas of Dallas
- Encourage redevelopment in disadvantaged areas
- Partner with the housing development community to increase ownership opportunities
- Leverage resources with the private sector to maximize housing development
- Increase the property tax base

Description

This program will provide gap financial support for the following residential and ownership types:

- New Construction
- Rehabilitation
- Townhomes
- Infill or Scattered Sites
- Subdivisions
- Infrastructure (City may fund up to 30% of public infrastructure)

Types of Funding

The types of funding available for FY15-16 include:

- Community Development Block Grant Funds
- HOME Investment Partnership Funds
- Neighborhood Stabilization Program Funds
- General Obligation Bond Funds

Other sources that may be available include:

- Land Bank or City owned property
- Tax Increment Financing District Funds
- Section 108 Loan Funds

EXHIBIT A**SINGLE FAMILY OWNER OCCUPIED HOUSING DEVELOPMENT
PROGRAM STATEMENT**

Staff will determine the best source of funds or combination of funds to maximize housing choices within each proposed development, and to foster areas of opportunity and otherwise comply with federal fair housing obligations. Financial support may be structured as a grant or loan depending upon the project financing needs.

Notice of Funding Availability

Solicitation for projects will be conducted by posting an annual Notice of Funding Availability (NOFA) on the City of Dallas website at dallascityhall.com. A list of respondents will also be posted to the website following the closing date of the NOFA.

Criteria for Proposals

- First-come-first-served basis
- Quality of proposed project
- Project design and special accommodations for expected occupants
- Project compatible with existing or anticipated development of area
- Existing or proposed public transit availability
- Financial capacity of applicant to complete the project
- Private interim financing within 120 days of City commitment
- Any other factor relevant to the best interest of the City (includes consideration for housing choices for varying income households)
- The City of Dallas is particularly interested in projects that connect affordable housing to transportation, education, jobs, and healthcare. Applicants should provide some narrative regarding how the project achieves those goals.
- Project helps the City meet its goal of affirmatively furthering fair housing. This means that the project helps the City overcome patterns of segregation, foster inclusive communities, create areas of opportunity, address significant disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, and/or transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Project does not actually or predictably result in a disparate impact on protected classes under the Fair Housing Act, and does not create, increase, reinforce, or perpetuate segregated housing patterns in the City of Dallas, unless the City Council is satisfied that the project is necessary to achieve a substantial, legitimate, nondiscriminatory interest of the City that could not be accomplished in a manner that has a less discriminatory effect.