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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

**Memorandum**

DATE September 2, 2011

A handwritten signature in black ink, appearing to be 'C.R. Davis'.

TO Housing Committee Members: Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT September 6, 2011 Housing Committee Agenda

We will have a meeting of the Housing Committee on Tuesday, September 6, 2011, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, at 2:00 p.m. The agenda is as follows:

1. Approval of May 16, 2011 Minutes Councilmember Carolyn R. Davis
2. Mortgage Assistance Program (MAP) Update Mitchell/Killingsworth  
(Estimated time 30 minutes)
3. The Cottages at Hickory Crossing Mitchell/Killingsworth  
(Estimated time 30 minutes)
4. Greater Frazier Area Redevelopment Ransom/Killingsworth  
(Estimated time 30 minutes)
5. Upcoming Agenda Items
  - a. Loan Modification Wynnewood Seniors Housing
  - b. Reconstruction/SHARE Program (7 homes)

A handwritten signature in black ink, appearing to be 'Carolyn R. Davis'.

Carolyn R. Davis, Chair  
Housing Committee

- c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Rosa A. Rios, Acting City Secretary  
Tom P. Perkins, Jr., City Attorney  
Craig Kinton, City Auditor  
Judge C. Victor Lander, Administrative Judge, Municipal Court  
A.C. Gonzalez, First Assistant City Manager  
Ryan S. Evans, Assistant City Manager  
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Jill A. Jordan, P.E., Assistant City Manager  
Joey Zapata, Interim Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Helena Stevens-Thompson, Assistant to the City Manager

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 May 16, 2011

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 16, 2011

Meeting Start time: 2:06 p.m.

<p><b><u>Committee Members Present:</u></b>                  Steve Salazar-(Chair)                  Carolyn R. Davis (Vice-Chair)                  Ann Margolin                  Pauline Medrano</p>	<p><b><u>Staff Present:</u></b>                  A.C. Gonzalez-Asst. City Manager                  Jerry Killingsworth-Director/HOU                  Bernadette Mitchell-Asst. Director/HOU                  Charles Brideau-Asst. Director/HOU                  Karen Rayzer-HOU                  Patrick Inyabri-HOU                  Cobble Ransom-HOU                  Cynthia Rogers-Ellickson-HOU                  Michael Bostic-CAO                  Harim Logan-CMO                  Rhonn Ramirez-CSO                  Doris Edmon-HOU                  Esmeralda de la cruz-HOU                  Cassandra Luster-HOU                  Alida Allen-HOU</p>
<p><b><u>Other Council Members Present:</u></b></p>	
<p><b><u>Committee Members Absent:</u></b>                  Angela Hunt                  Tennell Atkins</p>	<p><b><u>Other Attendees</u></b>                  Cynthia Lutz-Dallas Habitat for Humanity                  Kristen Schulz- Dallas Habitat for Humanity                  Martha Nerenhausen-Habitat for Humanity</p>

**AGENDA:**

Housing Committee Meeting Called to Order by CM Carolyn R. Davis

1. Approval of May 2, 2011 Minutes of the Housing Committee  
 Presenter(s): Council Member Steve Salazar

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

<p><b>Motion made by: CM Pauline Medrano</b></p>	<p><b>Motion seconded by: CM Carolyn R. Davis</b></p>
<p>Item passed unanimously: <b>X</b></p>	<p>Item passed on a divided vote: _____</p>
<p>Item failed unanimously: _____</p>	<p>Item failed on a divided vote: _____</p>

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

2. **Mortgage Assistance Program (MAP) Update**

Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director/Bernadette Mitchell, Assistant Director/Roger Demas, Enterprise Community Partners, Inc.

Information Only: \_\_\_

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

<b>Motion made by: CM Steve Salazar</b>	<b>Motion seconded by: CM Pauline Medrano</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):

3. **Neighborhood Investment Program Update**

Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director/Cobbie Ransom, NIP Manager

Information Only: X

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

<b>Motion made by:</b>	<b>Motion seconded by:</b>
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. **Upcoming Agenda Items**

- a. Reconstruction/SHARE Program Update
- b. Amendment to Reconstruction/SHARE Program Statement

Information Only: \_\_\_

**Action Taken/Committee Recommendation(s) Recommendation to move forward to full Council on May 25, 2011**

<b>Motion made by: CM Steve Salazar</b>	<b>Motion seconded by: CM Pauline Medrano</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 Carolyn R. Davis**

Meeting Adjourned: \_\_\_\_\_ 2:39 \_\_\_\_\_ P.M.

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

# Memorandum



CITY OF DALLAS

DATE September 2, 2011

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Mortgage Assistance Program (MAP) Update

On Tuesday September 6, 2011, you will be briefed on Mortgage Assistance Program (MAP) Update. 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 'Tly - AS' followed by a long horizontal line.

Ryan S. Evans  
Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Rosa A. Rios, Acting City Secretary  
Tom P. Perkins, Jr., City Attorney  
Craig Kinton, City Auditor  
C. Victor Lander, Administrative Judge, Municipal Court  
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Jeanne Chipperfield, Chief Financial Officer  
Jerry Killingsworth, Housing/Community Services Director  
Helena Stevens-Thompson, Assistant to the City Manager

# Mortgage Assistance Program (MAP) Update

A Briefing to the  
Housing Committee

Housing/Community Services Department  
September 6, 2011



# KEY FOCUS AREA: ECONOMIC VIBRANCY

## Purpose

- To provide an update regarding the Mortgage Assistance Program (MAP)
- To recommend approval of changes to the program to focus resources toward enhancing the tax base

# MAP Program Purpose

- To provide homeownership opportunities to low to moderate income homebuyers through the provision of financial assistance in purchasing a home



# Current MAP Assistance Categories

- **Citywide Homebuyer Assistance**
  - Up to \$12,000
  - Up to \$1,500 for minor repairs
  - 10 year affordability requirement
  - Second lien loan
- **Foreclosure Program Support**
  - Up to \$25,000
  - 15 year affordability requirement
  - Second lien loan
- **Community Housing Development Organizations**
  - Up to \$25,000
  - 10 year affordability requirement
  - Second lien loan

# Current MAP Program Guidelines

- MAP provides principal reduction and closing cost assistance
- Homes purchased must be within the city of Dallas
- Eligible homebuyers' gross income cannot exceed 80% of the Area Median Family Income (AMFI), adjusted for family size
- Eligible homebuyers must:
  - Be a U.S. citizen or permanent resident
  - Complete a homebuyer education class in order to qualify
  - Agree to occupy the home as a primary residence
- The home purchased must meet Minimum Acceptable Property Standards (MAPS) and must be inspected prior to purchase
- The sales price of the home may not exceed National Housing Act 203 (b) limits

# Current MAP Loan Guidelines

- Borrower must have continuous, satisfactory employment history for the past six months
- Borrower's down payment must satisfy the MAP lender's minimum requirements
- Borrower must qualify for a conventional, FHA, or portfolio mortgage loan from a participating MAP lender
- No adjustable rate mortgages
- Borrower cannot receive cash back at closing
- Debt Ratio for housing & debt expenses cannot exceed 45% at loan approval

# Budget for 2010-2011

Community Development Block Grant	\$3,039,470
HOME Investment Partnership Program	<u>\$ 90,000*</u>
Total	<u>\$3,129,470</u>

\*\$90,000 in administration costs

# MAP Snapshot for 2010-11

- 115 loans closed and 56 loans registered
  - Ethnicity Data:
    - 2 Anglo
    - 27 African American
    - 83 Hispanic
    - 3 Other
  - Income Data:
    - 7 @ 30% or below AMFI
    - 40 between 31% and 50% AMFI
    - 68 between 51% and 80% AMFI

# MAP Loans 10/1/2010 to 8/18/2011

District	Loans	District	Loans
1	17	8	24
2	3	9	4
3	27	10	1
4	11	11	0
5	5	12	1
6	8	13	2
7	11	14	1

# MAP Snapshot for 2010-11

- Average sales price for MAP City Wide assisted units \$91,959
- Average subsidy for MAP City Wide assisted units \$14,378
- Average sales price for CHDO assisted units \$99,205
- Majority of MAP recipients fall within 51% to 80% of Area Median Family Income
- Leverage of funds (private to public) is about 8:1

# Enterprise Foundation, Inc.

- Enterprise is a National Nonprofit Corporation that provides investment capital and technical expertise to create decent, affordable homes and revitalize communities
  - With \$500 million in assets and \$160 million in equity, Enterprise invests in communities at a rate of \$1 billion per year
  - There are 16 offices across the country
  - They provide a \$1.5 million line of credit to the Dallas office to facilitate the closing of MAP loans
- The Enterprise Dallas Office has serviced the City of Dallas' MAP contract for 20 years



# Current Contract Services with Enterprise Community Partners, Inc.

- Review mortgage underwriting and loan packages in accordance with City of Dallas guidelines
- Submit MAP loans to the City for review, approval, and reimbursement
- Coordinate closings and loan servicing (approx. 7,000 loans)
- Coordinate and ensure homebuyer education
- Perform training, outreach, and marketing activities
- Partner with lenders, realtors, title companies, education providers, and property inspectors to achieve program objectives
- In FY 2011-12, Enterprise will enter the third year of its current three year contract with the City

# Budget for 2011-12

Community Development Block Grant	\$1,342,473
HOME Investment Partnership Program	<u>\$1,440,000*</u>
Total	<u>\$2,782,473</u>

\*\$40,000 in administration costs

Note: Carryover from 2010-11 budget estimated to be \$300,000

# Current Lending Environment

- Required credit scores minimum of 640
- Downpayment Requirements
  - 3.5% for FHA
  - 5%-10% for Conventional Loans
  - Increasing amounts if borrower does not have minimum credit score
- Mortgage Brokers minimal
- Large Lenders not making as many loans

# Challenges

- Entitlement funding was cut at the federal level for FY 2011-12 and is expected to be cut again in FY 2012-13
- Property tax base has been falling with lower valuations of existing property
- Need to incentivize new construction for economic development
- Need to incentivize innercity development

# Proposed MAP Program Purpose

- Add the following priority to the MAP Program
  - To incentivize the new construction of homes for enhancement of the property tax base

# Proposed Program Changes

- Change “Categories” of assistance to:
  - Existing Homes
    - Maximum of \$10,000 of assistance
    - Set aside up to \$500,000 of FY 2011-12 to this category
  - New Construction
    - Maximum of \$25,000 of assistance
    - Set aside up to \$2,000,000 of FY 2011-12 to this category
    - Foreclosure projects (i.e. Neighborhood Stabilization and Enterprise Housing Opportunities Program) are grandfathered into this category
  - Administration & Direct Delivery Costs
    - Up to \$500,000 as per three year proposal
- Each organization, including its affiliates, is limited in its access to total funding up to 50% of the available funding for each category. Mid-year reviews and adjustments may be made between categories as warranted.

# Recommendations

- Approve changes to the MAP Program Purpose and the Categories of Assistance

# Next Steps:

- September 28, 2011- City Council consideration of MAP Program changes and renewal of the third year contract with Enterprise Community Partners
- October 1, 2011- Enterprise Community Partners will begin training of participants and registrations for funding will begin



# Exhibit A

Area Median Family Income  
for 2011

# Area Median Family Income for 2011-12

% Income	Family Size				
	1	2	3	4	5
30%	\$14,550	\$16,600	\$18,700	\$20,750	\$22,450
50%	\$24,200	\$27,650	\$31,100	\$34,550	\$37,350
80%	\$38,750	\$44,250	\$49,800	\$55,300	\$59,750
100%	\$48,370	\$55,280	\$62,190	\$69,100	\$74,628

# Exhibit B

AMFI and Affordability  
of Housing

# Low-to-Moderate Income Buyer

Family Size	80% of AMFI	Income per Month	30% of income paid for housing	40% of income paid for housing	45% of income paid for housing
1	\$38,750	\$3,229	\$969/mo	\$1,292/mo	\$1,453/mo
2	\$44,250	\$3,688	\$1,106/mo	\$1,475/mo	\$1,660/mo
3	\$49,800	\$4,150	\$1,245/mo	\$1,660/mo	\$1,868/mo
4	\$55,300	\$4,608	\$1,382/mo	\$1,843/mo	\$2,074/mo

# Memorandum



CITY OF DALLAS

DATE September 2, 2011

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT The Cottages at Hickory Crossing

On Tuesday September 6, 2011, you will be briefed on The Cottages at Hickory Crossing. 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 'R. S. Evans'.

Ryan S. Evans  
Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
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Helena Stevens-Thompson, Assistant to the City Manager

# The Cottages at Hickory Crossing

A Briefing to the Housing Committee  
Housing/Community Services Department  
September 6, 2011



# Purpose

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- Present the Cottages at Hickory Crossing permanent supportive housing project
- Request approval of the staff recommendation from the Housing Committee

1531 Malcom X





# Location

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- Located at 1531 Malcolm X in Council District 2
- Land is approximately 75,000 sq.ft., south of I-30 and east of I-45 freeways
- 50 single room units of permanent supportive housing (PSH) to be constructed; each unit will be 430 sq.ft.
- Developer/Owner to be Central Dallas Community Development Corporation or a wholly owned subsidiary

# Proposal

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- In June 2011, Central Dallas CDC formally requested that the City of Dallas join the following partners in the development of this facility with a grant of \$500,000
  - W.W. Caruth, Jr. Foundation
  - Meadows Foundation
  - CitySquare
  - Metrocare
  - Dallas County
  - Metro Dallas Homeless Alliance
  - UT Southwestern
  - The Corporation for Supportive Housing

# Project Overview

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- The Cottages at Hickory Crossing would be a permanent supportive housing demonstration project serving chronically homeless involved in the criminal justice system, with mental illness, and/or with substance abuse issues
- Goal of the project
  - To improve the well being of the people served
  - Reduce recidivism
  - Realize cost savings to tax payers through reduced expenditures on public safety, behavioral health, and health care

# Project Partners

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**Metrocare Services:**  
Behavioral Health Services  
& Fiscal Agent

[www.metrocareservices.org](http://www.metrocareservices.org)

**Central Dallas CDC:**  
Housing Development

[www.centraldallascdc.org](http://www.centraldallascdc.org)

**CitySquare:** Case  
Management & Public  
Relations

[www.citysquare.org](http://www.citysquare.org)

**UT Southwestern:**  
Program Evaluation

[www.utwouthwestern.edu](http://www.utwouthwestern.edu)

**Metro Dallas Homeless  
Alliance:** Intake & Referral

[www.mdhadallas.org](http://www.mdhadallas.org)

**Dallas County Criminal  
Justice:** Liaison to Courts

[www.dallascounty.org](http://www.dallascounty.org)

**W.W. Caruth, Jr.  
Foundation**

**Meadows Foundation:**  
Supporting Partners &  
Funding Leadership

[www.mfi.org](http://www.mfi.org)

**Corporation for  
Supportive Housing:**  
Supporting Partner, TA &  
Project Mgmt.

[www.csh.org](http://www.csh.org)

## Services Offered On-site

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- Individual Case Management
- Medication Management and Education
- Life Skills Training
- Mental Health Services
- Substance Abuse Services
- Employment Assistance
- Transportation as Needed



The Cottages at Hickory Crossing





The Cottages at Hickory Crossing

**buildingcommunity**WORKSHOP





The Cottages at Hickory Crossing

# Sources & Uses

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## SOURCES

Caruth Foundation	\$1,691,146
City of Dallas	\$ 500,000
Other Grants	\$ 65,000
Federal Home Loan Grant	\$ 300,000
Deferred Developer Fee	\$ 23,059
Tax Exempt Bonds from Dallas Housing Finance Corp.	\$1,470,000
Tax Credits	<u>\$1,983,928*</u>
Total Sources	\$6,033,133

\* Requires application to the Texas Department of Housing & Community Affairs

## USES

Land Costs	\$1,009,076
Construction Costs	\$3,309,417
Architecture/Engineering	\$ 345,640
Financing Costs	\$ 240,000
Soft Costs	\$ 729,000
Developer Fee	<u>\$ 400,000</u>
Total Uses	\$6,033,133

# Proforma

Center for Excellence  
Pro Forma--4.22.2011 4% bonds  
The Cottages

Unit type	# of units	rent	monthly	annual	rentable square feet	usable square feet	\$/sq. ft. usable
Cottage	50	\$ 625	\$ 31,250	\$ 375,000	500	500	\$ 1.25
<b>Total Units</b>	<b>50</b>		<b>\$ 31,250</b>	<b>\$ 375,000</b>			<b>\$1.25</b>

\*FMR is \$669

Net usable sq. ft. rented  
25,000

Annual Rental Income	per sq ft	per unit	YR. 1	YR. 2	YR. 3	YR. 4	YR. 5
Rents from Apartments	1.25	7,500	375,000	380,625	386,334	392,129	398,011
Misc. Income (fees /vending)		120	23,280	23,629	23,984	24,343	24,709
<b>Gross Rental Income</b>			<b>398,280</b>	<b>404,254</b>	<b>410,318</b>	<b>416,473</b>	<b>422,720</b>
Less: Res. Vac.	5.0%		(19,914)	(20,213)	(20,516)	(20,824)	(21,136)
<b>Effective Gross Income</b>			<b>378,366</b>	<b>384,041</b>	<b>389,802</b>	<b>395,649</b>	<b>401,584</b>
Operating Expenses	Per sq ft.	Per unit					
Taxes	3.20	1,600	80,000	81,600	83,232	84,897	86,595
Insurance	0.40	200	10,000	10,200	10,404	10,612	10,824
Utilities	0.50	250	12,500	12,750	13,005	13,265	13,530
Replacement Reserves	0.60	300	15,000	15,000	15,000	15,000	15,000
Property Management	0.76	378	18,918	19,297	19,683	20,076	20,478
Repair & Maintenance	0.85	425	21,250	21,675	22,109	22,551	23,002
G&A	0.40	200	10,000	10,200	10,404	10,612	10,824
Tax Credit Monitoring	0.07	36	1,800	1,836	1,873	1,910	1,948
Resident Services	-	-					
Payroll	3.25	1,625	81,250	82,875	84,533	86,223	87,948
<b>Total Expenses</b>	<b>10.03</b>	<b>5,014</b>	<b>250,718</b>	<b>255,433</b>	<b>260,241</b>	<b>265,146</b>	<b>270,149</b>
	15000						
<b>Net Operating Income</b>			<b>127,648</b>	<b>128,609</b>	<b>129,561</b>	<b>130,503</b>	<b>131,435</b>
<b>Annual Debt Service (\$1.47 m bonds, at 5.8%, 40-year amort.)</b>			<b>95,550</b>	<b>95,550</b>	<b>95,550</b>	<b>95,550</b>	<b>95,550</b>
<b>Residential Cash Flow</b>			<b>32,098</b>	<b>33,059</b>	<b>34,011</b>	<b>34,953</b>	<b>35,885</b>
<b>Debt Coverage Ratio</b>			<b>1.34</b>	<b>1.35</b>	<b>1.36</b>	<b>1.37</b>	<b>1.38</b>

# Caruth Foundation Fund

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- To date the Caruth Foundation has committed up to \$3.5 million to the project
- Initial \$1 million to support pre-development costs
- Other funds are part of a challenge grant with one dollar matched for every three dollars raised, up to \$2.5 million toward the costs of construction, support services for residents, and independent program evaluation over the three-year life of the demonstration project

# Other Financing Details

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- Central Dallas CDC, or affiliated LLC, will file an application for bond financing through the Dallas Housing Finance Corporation (DHFC)
- Central Dallas CDC, or affiliated LLC, will separately file an application for 4% tax credits with the Texas Department of Housing & Community Affairs which is a noncompetitive application process but does have a 60 day deadline prior to a scheduled TDHCA Board meeting
- The project will utilize Continuum of Care vouchers for the clients' rent

# Homeless Bond Funds

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- On November 28, 2005, the city of Dallas residents approved Proposition 14 authorizing the issuance of general obligation bonds for Homeless Assistance Facilities, including housing facilities for the homeless
- \$500,000 would be granted from these funds for this project

## RECOMMENDATION

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- City would provide \$500,000 in Homeless Bond Funds to Central Dallas CDC as a grant for the Cottages at Hickory Crossing
- Central Dallas CDC would be required to file 15 year deed restrictions to maintain the intended use

## Next Steps

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- October 10, 2011 –City Council consideration of Providing Central Dallas CDC \$500K as a grant from Homeless Bond Funds for The Cottages at Hickory Crossing



# Memorandum



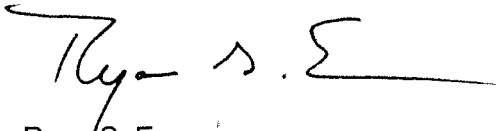
DATE September 2, 2011

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Greater Frazier Area Redevelopment

On Tuesday September 6, 2011, you will be briefed on Greater Frazier Area Redevelopment. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans  
Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
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## **A Briefing to the Housing Committee**

# **Greater Frazier Area Redevelopment: Connecting the Redevelopment Dots**

**Dallas Housing Authority (DHA)**

**Frazier Courts Community**

Housing/Community Services Department

September 6, 2011



# Purpose

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The purpose of this briefing is to provide an update on how the City of Dallas' housing & economic development activities are helping to connect the *redevelopment dots* within the Frazier Courts community and leverage the Dallas Housing Authority's major investment in the area.

# Background

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- The redevelopment of the DHA's Frazier Courts community was completed in 2009. Current projects helping to leverage this investment include:
  - DART Hatcher Rail Station
  - Hatcher Square Transit Oriented Development (TOD)
  - Frazier Courtyards (new single-family housing)
  - Spring Avenue Redevelopment (mixed-use)
  - Carpenter's Point (new senior housing)
  - Dolphin Heights Improvements (neighborhood infrastructure & infill)
- Under the NIP, resources have been targeted to facilitate neighborhood stabilization and the development of catalyst projects and spin off activities:
  - Land acquisition & development assistance
  - Land Banking & infill development
  - Street, sidewalk, curb & gutter improvements
  - Park improvements and beautification efforts
  - Targeted code enforcement and public safety

# Background con't.

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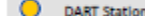
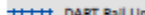

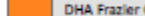
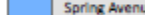


- This briefing represents the first of four (4) that will highlight housing & economic development activities around existing, proposed and newly redeveloped Dallas Housing Authority communities:



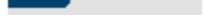
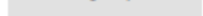

## Connecting the Redevelopment Dots

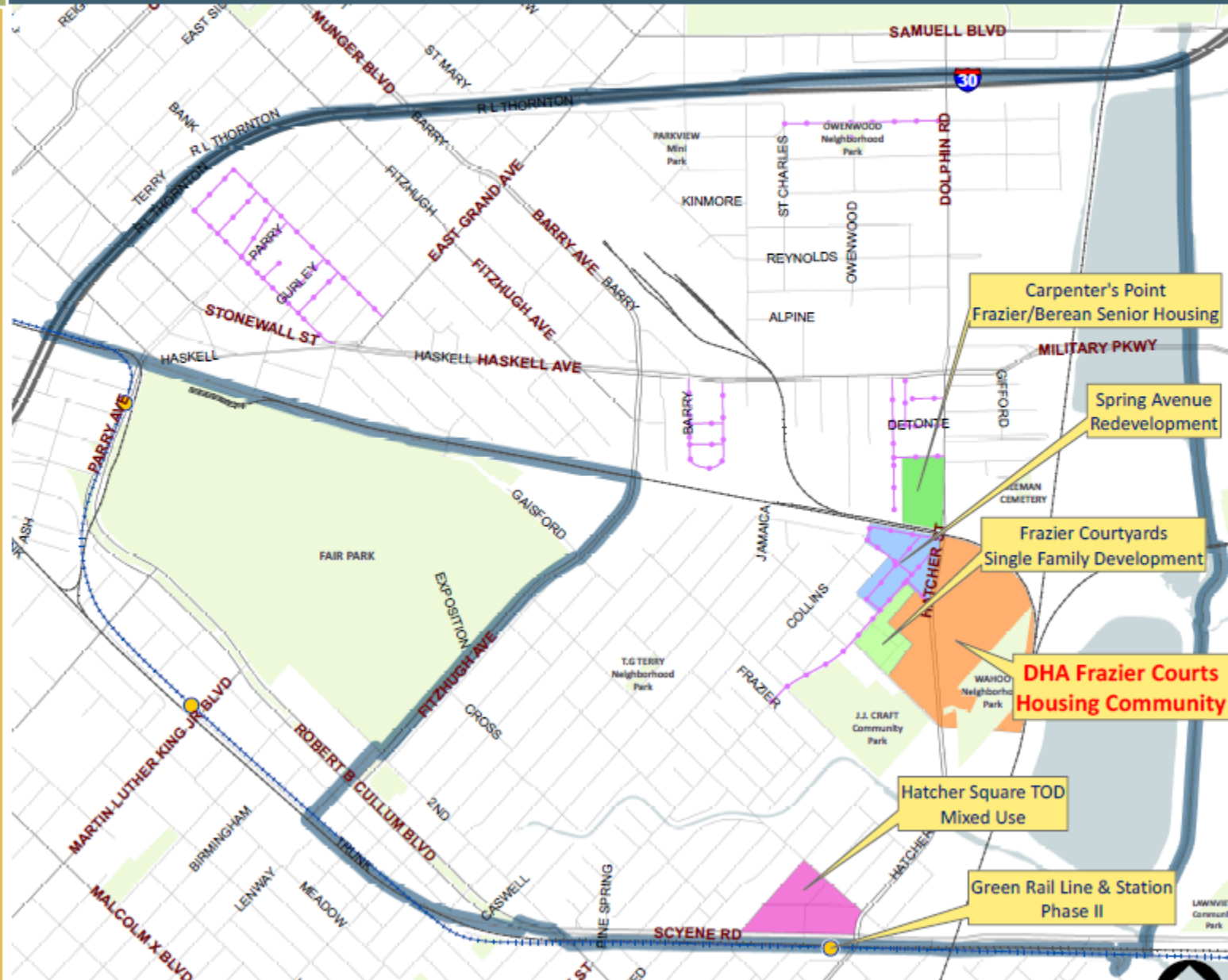
1. DHA Frazier Courts (South Dallas-Greater Frazier Courts NIP)
2. DHA Turner Courts (South Dallas-Bexar Street NIP)
3. DHA Brackins Village (The Bottoms)
4. DHA Lakewest (West Dallas)

# NEIGHBORHOOD INVESTMENT PROGRAM

CITY OF DALLAS  
HOUSING / COMMUNITY SERVICES DEPT

-  NIP Projects
-  DART Stations
-  DART Rail Lines
-  Carpenter's Point
-  DHA Frazier Courts
-  Spring Avenue Redevelopment
-  Frazier SF Development
-  Frazier-Scyene Mixed-Use TOD

-  Lakes and Rivers
-  NIP Area Boundary
-  Highway
-  Major Arterial
-  Minor Arterial



Carpenter's Point  
Frazier/Berean Senior Housing

Spring Avenue  
Redevelopment

Frazier Courtyards  
Single Family Development

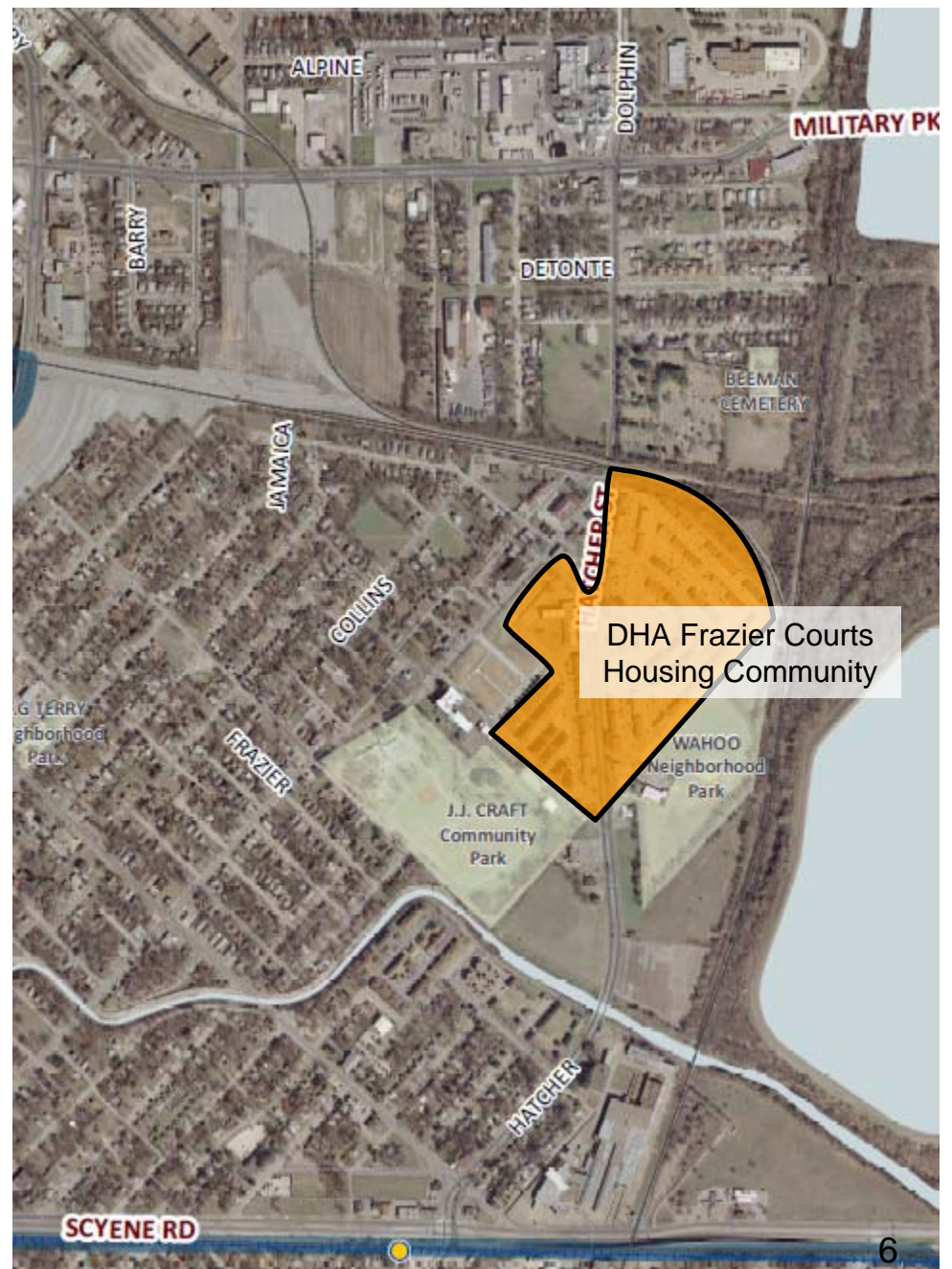
DHA Frazier Courts  
Housing Community

Hatcher Square TOD  
Mixed Use

Green Rail Line & Station  
Phase II

## DHA Frazier Courts Housing Community

- ❑ Redevelopment of the Frazier Courts public housing community
  - ❑ 550 public housing units demolished
    - ❑ Phase I – 76 new public townhouses completed
    - ❑ Phase II & III – 234 new public housing
  - ❑ Head Start Center
  - ❑ Teen Center Renovation
  - ❑ Town Center Renovation
- Status**
- ❑ Completed 2009

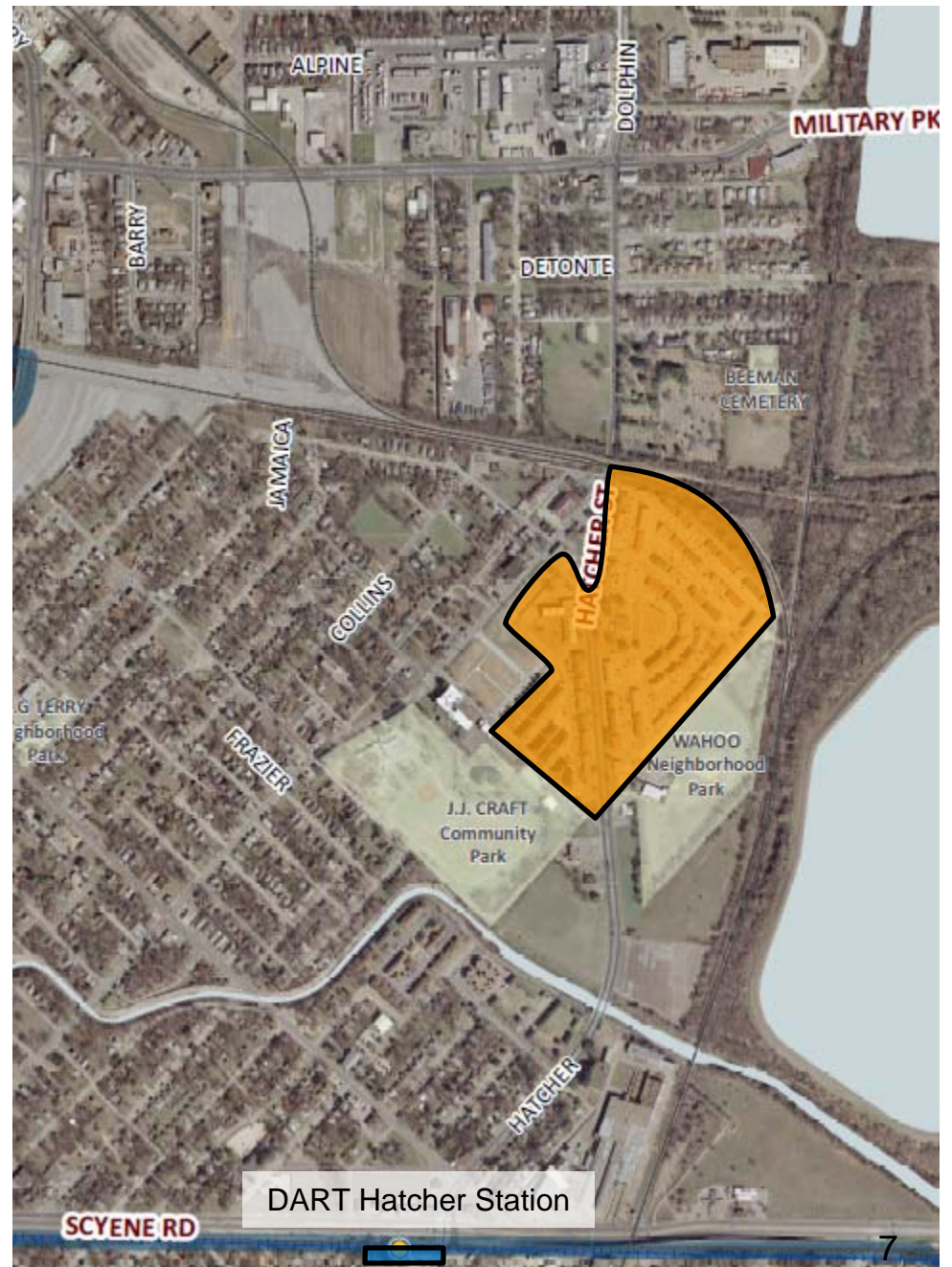


## DART Hatcher Station

- ❑ Part of DART a full system to provide connectivity throughout the region
- ❑ Green Line's first three miles opened in Sept. 2009. Hatcher, Lawnview, Lake June and Buckner stations opened December 2010

### Status

- ❑ Construction completed: December 2010



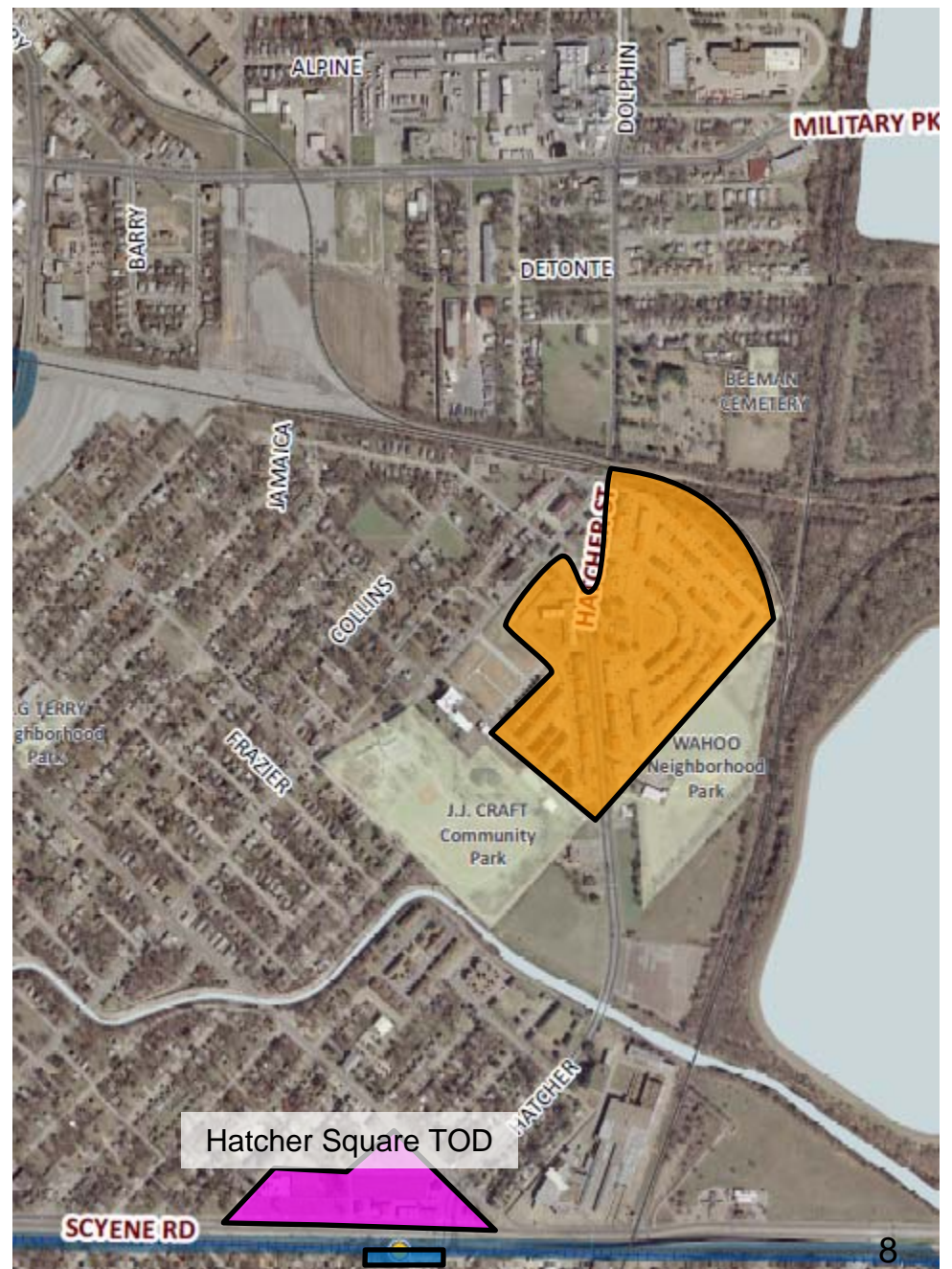


## Hatcher Square TOD

- ❑ Hatcher Rail Station is located at 4500 block of Scyene (south side)
- ❑ Partners include Frazier Revitalization Inc. (FRI), City of Dallas
- ❑ Property acquired on the north side of Scyene for a mixed-use transit oriented development (TOD) project

### Status

- ❑ Construction to commence Spring 2012 on 1<sup>st</sup> Phase of retail, pending TDHCA tax credit award
- ❑ City Investment: \$750,000 (Land Acquisition)



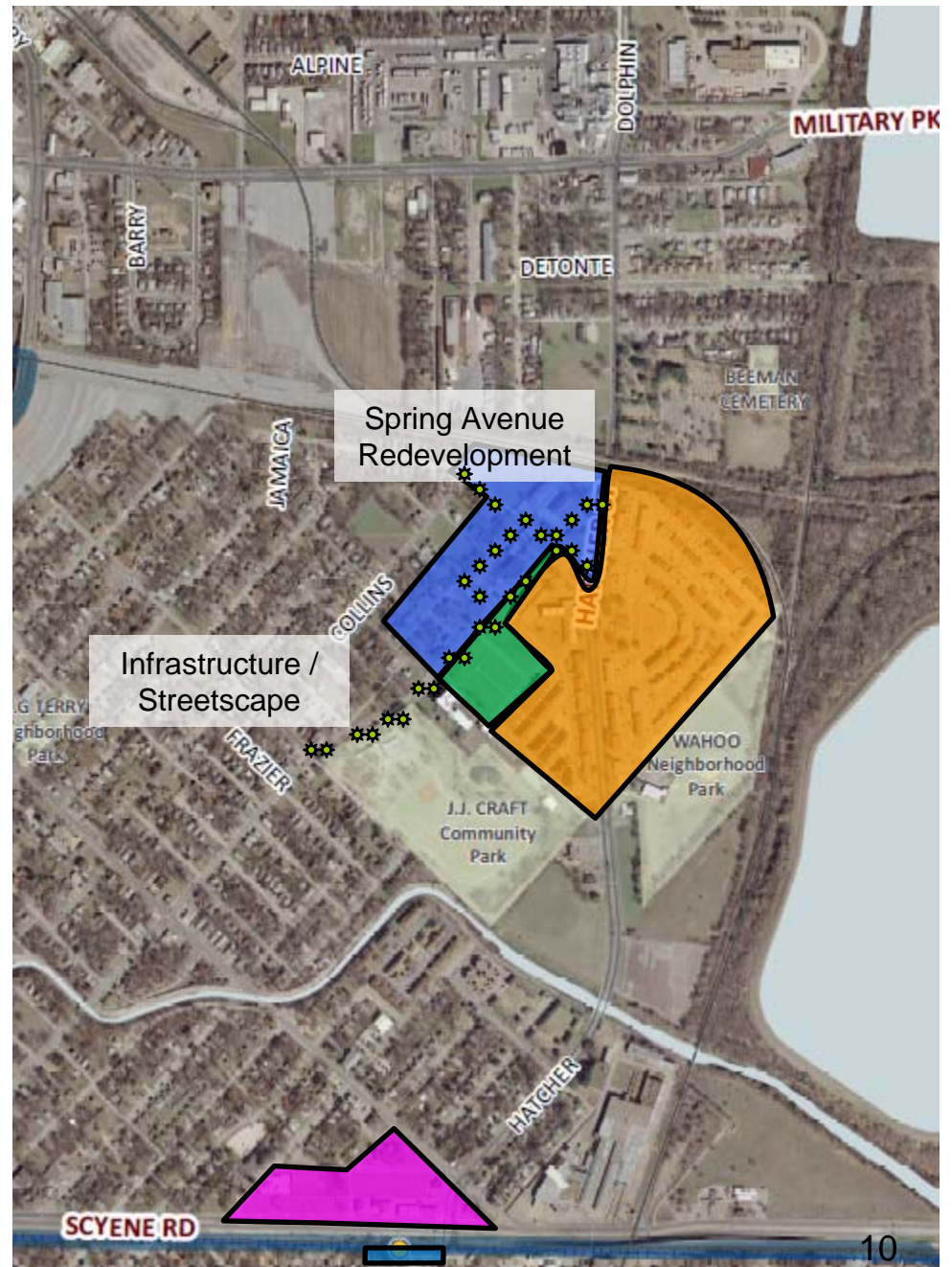
## Frazier Courtyards Housing Initiative

- Development Partnership: South Dallas/Fair Park Inner-City CDC (ICDC), Alliance for Habitat, Dallas Housing Authority (DHA) and Townhaven Companies, LLC.
  - 51 new single-family homes at Spring Avenue and Troy Street
- Status**
- 40 homes completed. Construction of remaining 11 to commence Fall 2011



## Spring Avenue Redevelopment

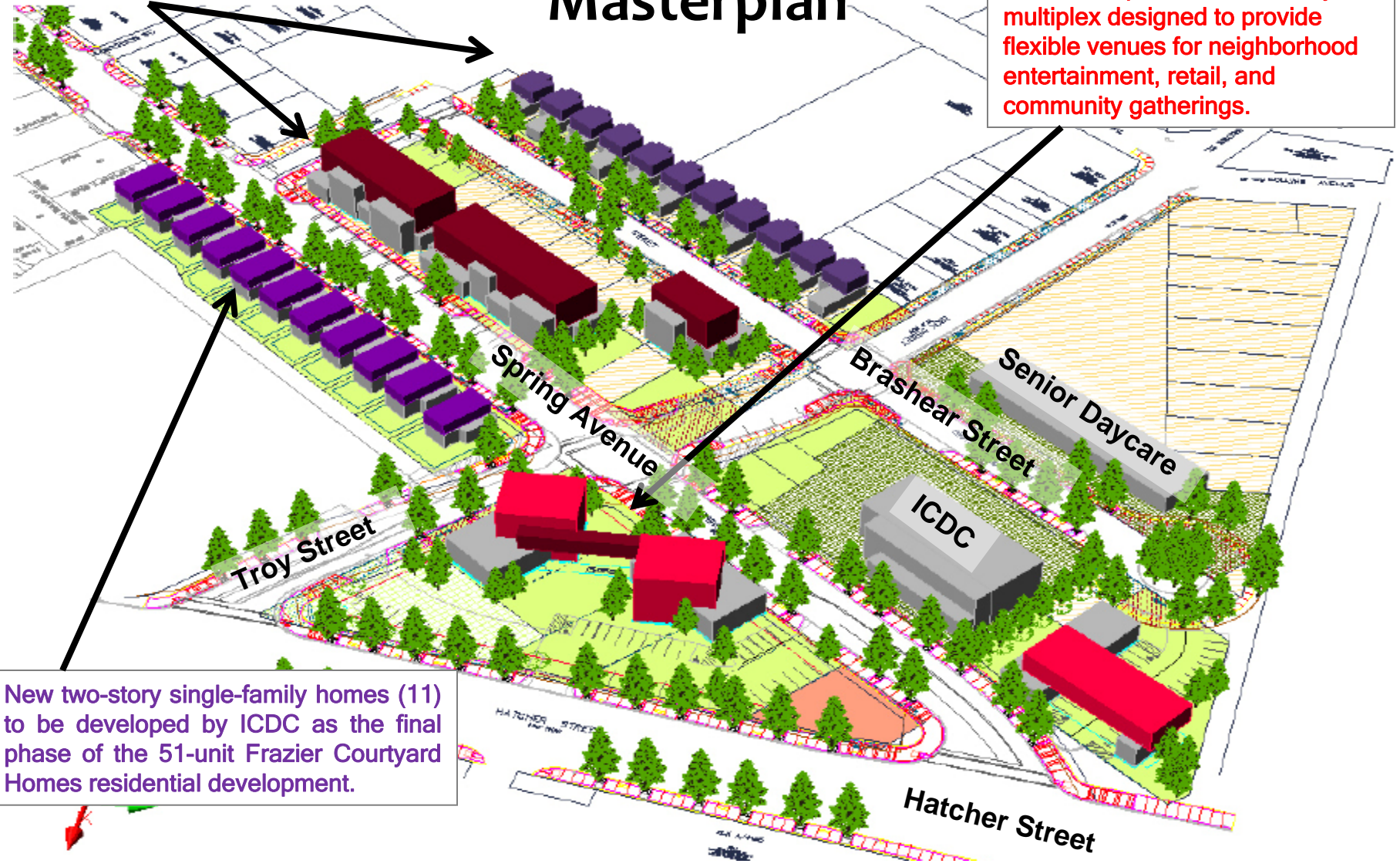
- ❑ Development Partnership: South Dallas/Fair Park Inner-City CDC (ICDC), and City of Dallas
  - ❑ New Retail/Commercial and Residential Infill Development
- Status**
- ❑ Infrastructure Streetscape Design underway with completion by Fall 2011
  - ❑ City Investment \$6,205,580



# Proposed Spring Avenue Masterplan

Preliminary plans call for mixed-use development along Spring Avenue and single-family residences or individual office spaces along Brashear Street.

The first phase of the Spring Avenue Redevelopment Project is a 14,000 square foot two-story multiplex designed to provide flexible venues for neighborhood entertainment, retail, and community gatherings.



New two-story single-family homes (11) to be developed by ICDC as the final phase of the 51-unit Frazier Courtyard Homes residential development.



# Proposed Spring Avenue Masterplan



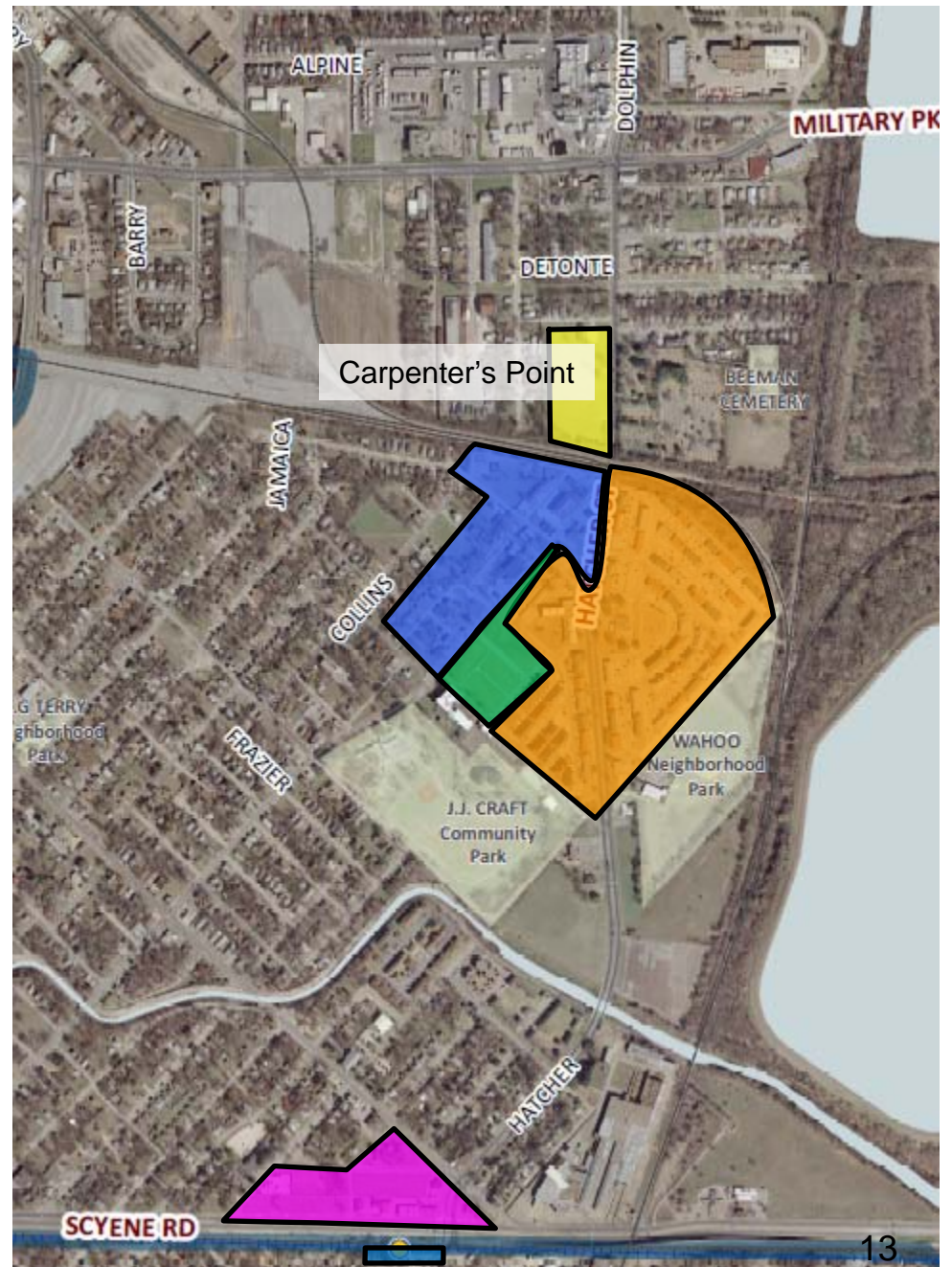
- Legend**
- \* Gateway
  - Existing Buildings
  - Existing Community Building
  - Proposed Buildings**
  - Residential Infill TH-2(A)
  - Development in Progress
  - Mixed Use Building
  - Streetscape Improvement
  - Community Feature
  - Proposed City Trail
  - Pedestrian Easement

## Carpenter's Point: Senior Housing

- ❑ Development Partnership: Carlton Group (Prentice Gary), Carpenter's Point, LP (Frazier Berean Group)
- ❑ 150 Senior Units at 4600 Block of Dolphin @ Mingo

### Status

- ❑ Project Completed: March 2011
- ❑ City Investment: \$928,473

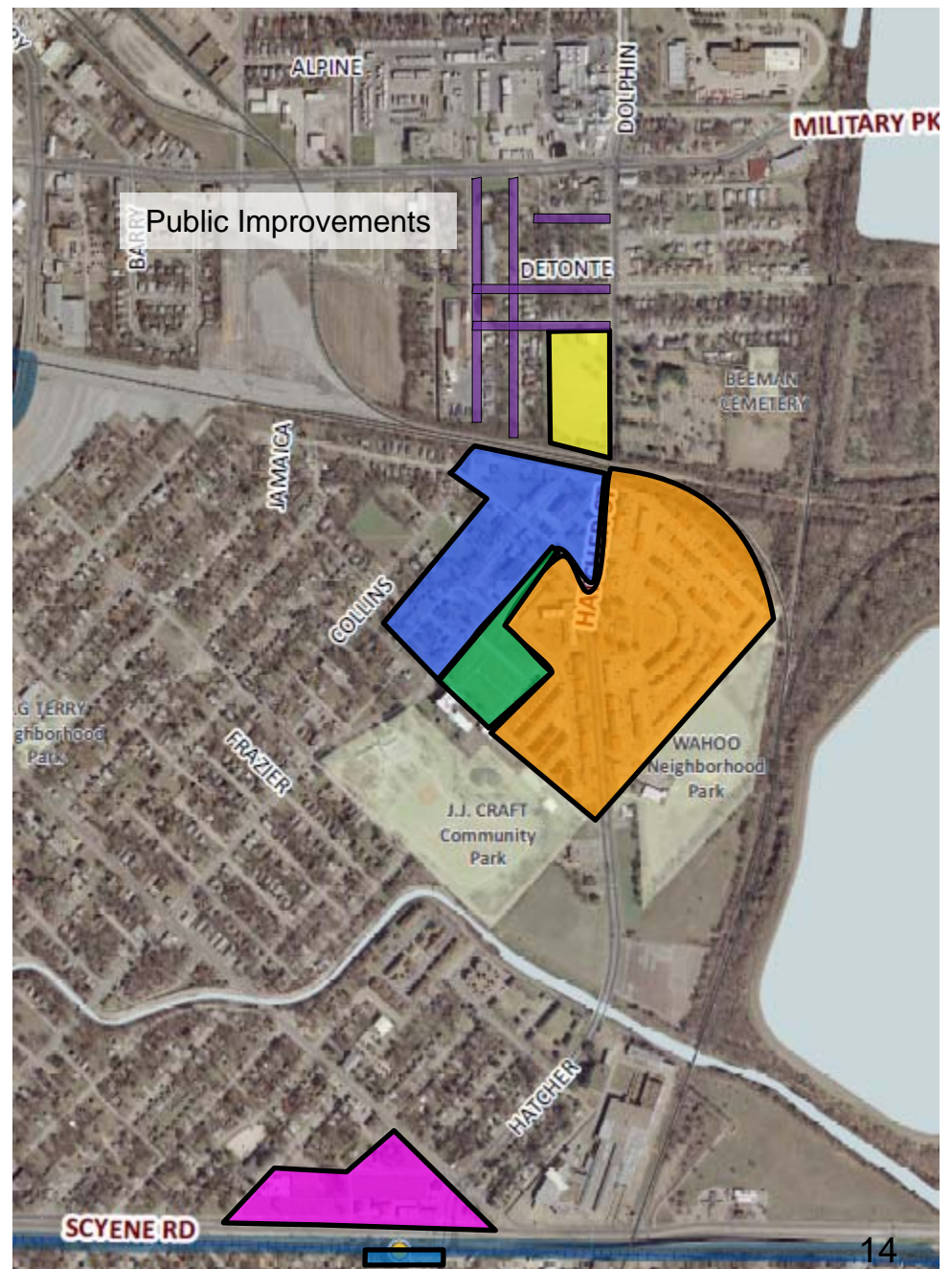


## Dolphin Heights: Public Improvements

- ❑ Street improvements to support neighborhood infill development
- ❑ Driveway approaches, sidewalks, curb & gutter, street resurfacing / reconstruction, ADA curb ramps

### Status

- ❑ Project Completed: March 2011  
(note: additional ROW being sought)
- ❑ City Investment: \$1,200,000



# DHA Frazier Courts Community

## Connecting the Redevelopment Dots

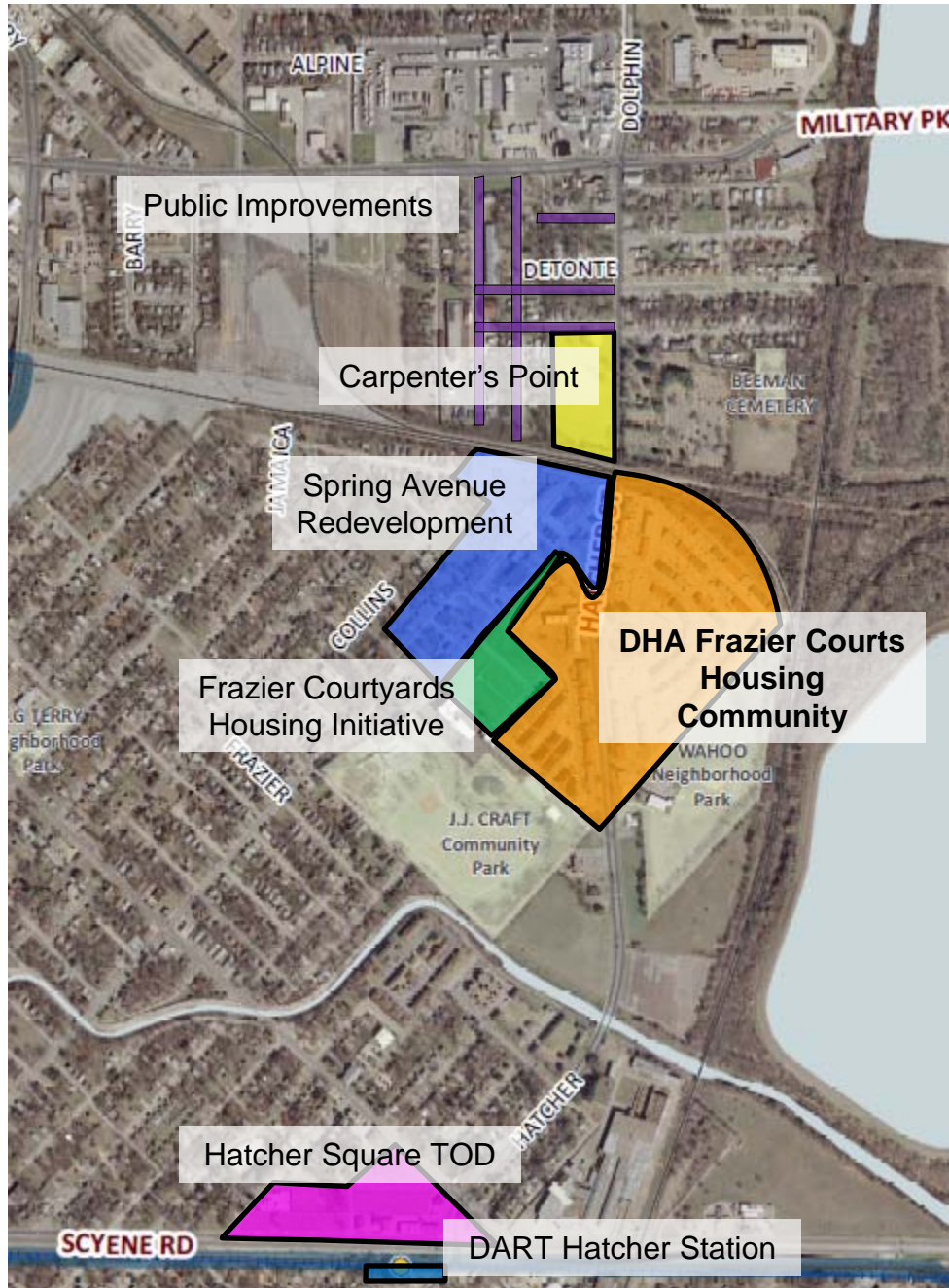
DHA Frazier Courts Housing Community



DHA Community Center



DHA Head Start





# South Dallas/Fair Park NIP Project Funding Summary

FY 03/04 - 08/11

Project	Funding Amount	Source	Status
<b>Public Improvements</b> <ul style="list-style-type: none"> <li>• Frazier Courtyards (Infrastructure)</li> <li>• Spring Avenue Redevelopment (Infrastructure)</li> <li>• Dolphin Heights Public Improvements</li> </ul>	\$ 265,000 \$3,680,580 <u>\$1,200,000</u> \$5,145,580	<ul style="list-style-type: none"> <li>• Bond</li> <li>• CDBG</li> <li>• CDBG</li> </ul>	<ul style="list-style-type: none"> <li>• Expended</li> <li>• Committed</li> <li>• Expended</li> </ul>
<b>Housing Initiatives</b> <ul style="list-style-type: none"> <li>• Frazier Courtyards Housing</li> <li>• Frazier Courtyards Housing</li> <li>• Carpenter's Point Senior Housing</li> </ul>	\$1,460,000 \$ 291,500 <u>\$ 928,473</u> \$2,679,973	<ul style="list-style-type: none"> <li>• CHDO</li> <li>• HOME</li> <li>• HOME</li> </ul>	<ul style="list-style-type: none"> <li>• Committed</li> <li>• Committed</li> <li>• Expended</li> </ul>
<b>Development Assistance</b> <ul style="list-style-type: none"> <li>• Hatcher Square TOD (Acquisition)</li> <li>• Spring Avenue Redevelopment (Acquisition)</li> </ul>	\$ 750,000 <u>\$ 2,500,000</u> \$ 3,250,000	<ul style="list-style-type: none"> <li>• Pub/Priv/Ptshp</li> <li>• Bond</li> </ul>	<ul style="list-style-type: none"> <li>• Expended</li> </ul>
<b>Neighborhood Enhancement Program (NEP)</b> <ul style="list-style-type: none"> <li>• Spring Avenue Redevelopment (Planning)</li> </ul>	<u>\$ 25,000</u> \$ 25,000	<ul style="list-style-type: none"> <li>• CDBG</li> </ul>	<ul style="list-style-type: none"> <li>• Expended</li> </ul>
<b>TOTAL</b>	<b>\$11,100,553</b>		

# South Dallas/Fair Park NIP

FY 10-11 Work Plan

Target Area	Work Plan: Redevelopment Initiative	Status/Timeline
<p>South Dallas / Fair Park</p>	<ul style="list-style-type: none"> <li data-bbox="372 368 1319 411">❑ <u>Spring Avenue Redevelopment: Acquisition</u> – (\$2.5M)</li> <li data-bbox="372 461 1141 544">❑ <u>Spring Avenue Redevelopment: Street and Landscape Design Phase</u> – (\$650,000)</li> <li data-bbox="372 594 1219 719">❑ <u>Spring Avenue Redevelopment: Infrastructure</u> – (\$3,030,580) Street Design implementation and construction</li> <li data-bbox="372 769 1302 812">❑ <u>Dolphin Heights</u> – (\$1,200,000) Street improvements</li> <li data-bbox="372 862 1000 905">❑ <u>Hatcher Square TOD</u> – (\$750,000)</li> <li data-bbox="372 969 1205 1012">❑ <u>Carpenter's Point Senior Housing</u> – (\$928,473)</li> </ul>	<ul style="list-style-type: none"> <li data-bbox="1371 368 1566 411">❑ Ongoing</li> <li data-bbox="1371 454 1843 536">❑ Design Phase underway, w/ completion by Fall 2011</li> <li data-bbox="1371 586 1856 714">❑ Funding committed w/ construction start est. Winter/Spring 2012</li> <li data-bbox="1371 763 1818 846">❑ Construction completed Spring 2011</li> <li data-bbox="1371 896 1789 979">❑ Construction start est. Spring 2012</li> <li data-bbox="1371 1015 1808 1098">❑ Construction completed March 2011</li> </ul>

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** September 7, 2011  
**COUNCIL DISTRICT(S):** 3  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Ryan S. Evans, 670-3314  
**MAPSCO:** 54Q

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**SUBJECT**

Authorize the City Manager to: **(1)** modify the terms of support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation (2010 allocation) for Wynnewood Seniors Housing located at 1500 South Zang Boulevard for acquisition of a portion of LIHTC improved property (The Parks at Wynnewood), demolition of existing units at the Parks at Wynnewood and new construction of a proposed 140-unit multifamily residential development for low income senior housing (Senior’s Project Phase I), by changing the site plan and/or acreage to be used for the 2010 allocation for the Senior’s Project Phase I, by working with the City to plan the use of the remaining acreage on the site of The Parks at Wynnewood in two other Phases, by providing the City’s local financial support in the form of forgiveness of an existing loan on the Parks at Wynnewood; and **(2)** amend the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to (a) forgive \$850,000 of the current balance of the loan, (b) receive a partial payment of \$500,000, and (c) amend the terms of the remaining balance of the loan to a five year, 0% interest loan, with all amended terms subject to certain conditions to be negotiated in future definitive agreements and to be considered by City Council in January 2012 - Financing: Revenue

**BACKGROUND**

The Parks at Wynnewood, located at 1910 Argentia Drive, is a 408 unit 1993 Texas Department of Housing and Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) project with 404 units use restricted in a TDHCA Land Use Restriction Agreement (“LURA”) for rental to low income families on 48 acres in the Oak Cliff neighborhood of Dallas. In accordance with the requirements of the use restrictions, the 48 acres must contain 404 units of low-income housing for a period of 20 more years.

## **BACKGROUND (continued)**

On December 31, 1993, the City of Dallas executed a housing redevelopment loan agreement with WCH Limited Partnership, a Texas Limited Partnership, comprised of two parties: Wynnewood Community Housing Corporation and Nationsbank Community Development Corporation, in the amount of \$1,080,000 for The Parks at Wynnewood. The loan was part of a financing structure that provided the necessary financing to go along with the LIHTC award. The terms of the loan were 6.25% interest with a maturity date of July 1, 2010. The loan was due and payable in monthly installments of interest only in an amount equal to the lesser of 6.25% per year or the monthly Net Operating Income of the property. Monthly financial statements showed that Net Operating Income was never realized from the property; therefore, no payment installments were received by the City. The current balance of the loan is \$2,193,750 which includes principal in the amount of \$1,080,000 and interest in the amount of \$1,113,750.

On January 22, 2010, Brian Roop, developer, submitted an application to the City of Dallas on behalf of Wynnewood Seniors Housing, LP, for support of their application to TDHCA for the 2010 LIHTC Program. The Dallas City Council granted support of the application to TDHCA for the Wynnewood Seniors Housing project for the LIHTC program on February 24, 2010 and acknowledged the applicant's additional request to the City for \$1.5 million in gap financing. This application, which is Phase I of the plans for redevelopment of the entire 48 acre tract, included demolishing 108 of the 404 existing low income family rental units to build 140 seniors units in 2-story buildings on approximately 8.5 acres. In the fall of 2010, Wynnewood Seniors Housing, L.P. received a forward allocation of tax credits for 2011 from TDHCA.

Over a series of 3 phases, the developer's plan, working with the City, will be to eventually demolish all existing 408 units and build new units on a reduced footprint that will include a combination of both family and senior LIHTC units. As per the existing LURA in place as a result of the 1993 LIHTC award, the whole 48 acre project tract must maintain 404 units of LIHTC housing for a period of 20 more years. Phase II, which is dependent on the completion of Phase I, is contemplated to be a LIHTC project for families with a maximum of 160 units on approximately 7 acres. Phase III is planned to be a LIHTC project for seniors with a maximum of 160 units on approximately 5.5 acres. The remainder of the net acreage of the current 48 acre site will be planned as a market rate residential/commercial/retail site.

The current owner/developers, Bank of America Community Development Corporation (BOA) and Central Dallas Community Development Corporation (general partner), have requested that the City of Dallas change the financial support for this project by forgiving \$850,000 of the existing City loan and release the lien on Phase I of project site. The BOA has agreed to repay the City of Dallas \$500,000 of the loan balance and requests that the remaining balance be restructured as a five (5) year, 0% interest loan, collateralized with the undeveloped property at the same site.

## **BACKGROUND (continued)**

The City's forgiveness of its \$2.2 million loan to BOA shall correspond to the anticipated three-stage release of TDHCA's LURA on the Property as TDHCA accepts the replacement of existing 404 LURA-encumbered units with the construction or redevelopment of 404-460 new affordable units on a smaller footprint on the Parks at Wynnewood site.

## **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On September 26, 1984, the City Council authorized the Director of Finance to receive and disburse Rental Rehabilitation Program Grant funds in accordance with the Rental Rehabilitation Program Guidelines established by Resolution No. 84-3073.

On January 11, 1989, the City Council authorized execution of a participation contract between the City of Dallas and NationsBank to allow NationsBank to act as an administrative agent for the City's Rental Rehabilitation Program to receive and disburse funds at the direction of the City for the funding of Program loans and grants by Resolution No. 89-0192.

On February 1, 2010, the Housing Committee was briefed on the Low Income Housing Tax Credit (LIHTC) Program and recommendation for policy change.

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credits financing, when the State of Texas does not require direct City of Dallas approval.

On February 16, 2010, the Wynnewood Seniors Housing LIHTC multifamily project was briefed to the Housing Committee.

On February 24, 2010, the City Council provided support of the Wynnewood Seniors Housing LIHTC application to the Texas Department of Housing and Community Affairs.

## **FISCAL INFORMATION**

Revenue - \$500,000.00

**OWNER(S)**

**Wynnewood Senior Housing, L.P.**

**Bank of America CDC**

Brian Roop, Senior Vice-President

**Central Dallas CDC**

John Greenan, Executive Director

**MAP**

Attached

**DEVELOPER**

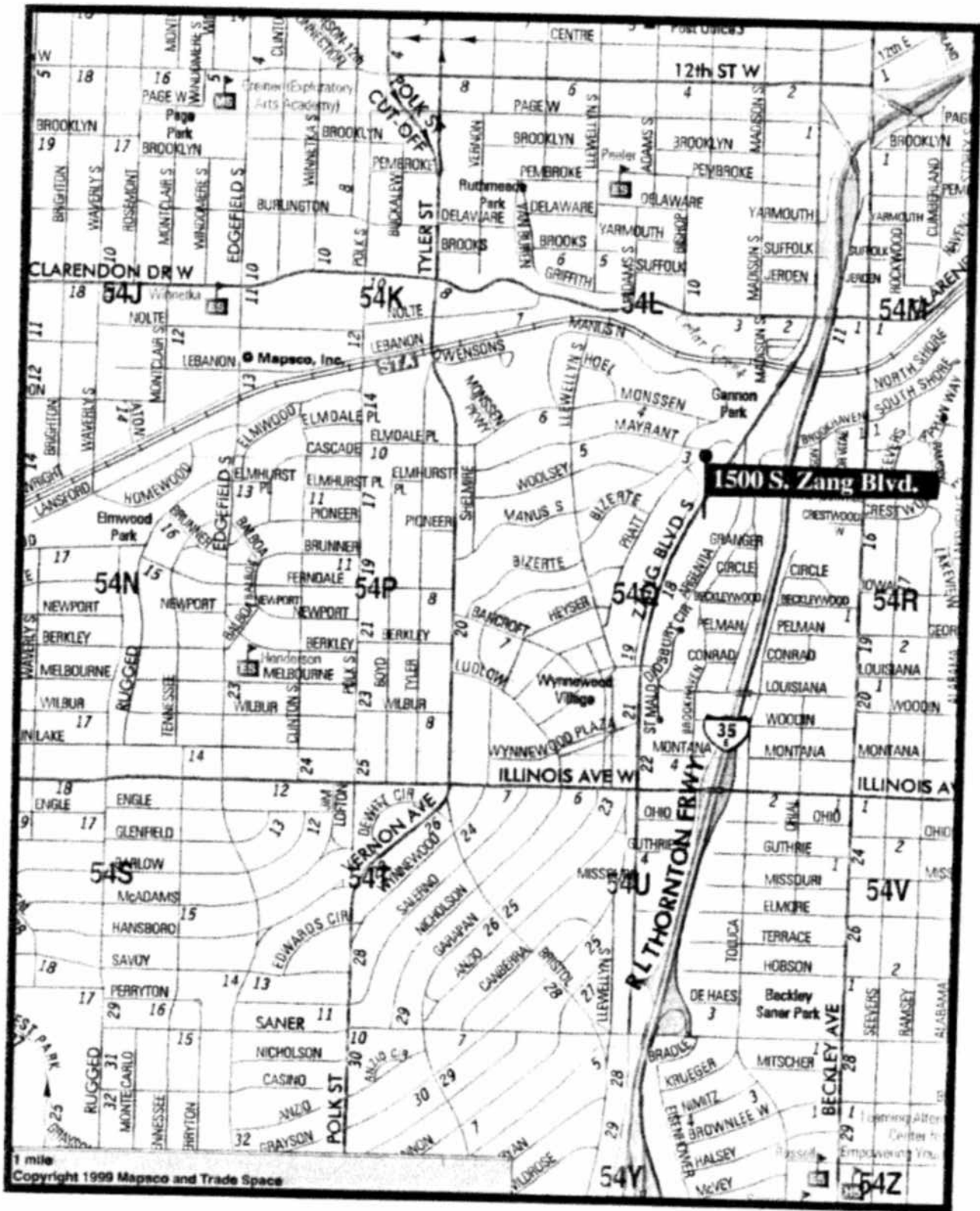
**Wynnewood Senior Housing, LP**

**Bank of America CDC**

Brian Roop, Senior Vice-President

**Central Dallas CDC**

John Greenan, Executive Director



1 mile  
 Copyright 1999 Mapco and Trade Space

September 7, 2011

**WHEREAS**, on September 26, 1984, the City Council authorized the Director of Finance to receive and disburse Rental Rehabilitation Program Grant funds in accordance with the Rental Rehabilitation Program Guidelines established by Resolution No. 84-3073.

**WHEREAS**, on January 11, 1989, the City Council authorized execution of a participation contract between the City of Dallas and NationsBank to allow NationsBank to act as an administrative agent for the City's Rental Rehabilitation Program to receive and disburse funds at the direction of the City for the funding of Program loans and grants by Resolution No. 89-0192.

**WHEREAS**, on January 11, 2006, the City Council decided for the 12 month period beginning January 11, 2006 not to approve any new tax credit transactions unless a pre-application waiver was granted by the City Council by Resolution No. 06-0136, and

**WHEREAS**, the Applicant, Brian Roop, developer, (the "Applicant") submitted an application to the City of Dallas on behalf of Wynnewood Seniors Housing, LP, for support of their application to TDHCA for the 2010 Low Income Housing Tax Credit Program; and

**WHEREAS**, on February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credits financing, when the State of Texas does not require direct City of Dallas approval; and

**WHEREAS**, on February 16, 2010, the Wynnewood Seniors Housing Low Income Housing Tax Credit (LIHTC) multifamily project was briefed to the Housing Committee; and

**WHEREAS**, on February 24, 2010, the City Council approved support of the Wynnewood Seniors Housing project; and

**WHEREAS**, the City now desires to have the entire 48 acres of the Parks at Wynnewood project site demolished over time to be developed in phases on a reduced footprint that will include a combination of both affordable multi-family housing and low-income senior housing units, working with the Council and the appropriate neighborhood groups, with Phase I being new construction of 140 housing units on approximately 6 acres, Phase II being new construction of 160 housing units on approximately 7 acres, Phase III being 160 housing units on approximately 5.5 acres and the remaining net acreage of the original 48 acres planned for residential/commercial/retail development; and



September 7, 2011

**WHEREAS**, the City and developer now desire to amend the City's support for the 2011 forward allocation of the project by replacing funding of \$1,500,000 with modification of the current City loan to the project by forgiving a \$850,000 of the \$2,193,750.00 balance of the loan in return for a \$500,000 partial lump sum repayment and an agreement from the developer to repay the remaining \$843,750.00 as a five (5) year, 0% interest loan, collateralized with the 39.5 or 42 acres remaining in the Parks of Wynnewood site after completion of Phase I; and

**WHEREAS**, as with the City's approval of the TDHCA LIHTC application for Wynnewood Seniors Housing, the owner of the project will provide social services; and

**WHEREAS**, the City of Dallas desires to provide further support to the Wynnewood Seniors Housing project to create affordable housing; **NOW, THEREFORE**,

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

**SECTION 1.** That the City Manager, upon approval as to form by the City Attorney, is authorized to amend the terms of a 1993 housing redevelopment loan provided for the Parks at Wynnewood located at 1910 Argentia Drive and modify its support for the 2011 forward allocation of Low Income Housing Tax Credits (LIHTC) by the Texas Department of Housing and Community Development (TDHCA), as detailed in the nonbinding letter of intent in the attached Exhibit A, for the proposed restructuring of the City's \$2,193,750 loan to Bank of America CDC to support Wynnewood Seniors Housing, the newly proposed re-development of a portion of the 48 acre site at 1500 South Zang.

**SECTION 2.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute lien releases and terminate deed restrictions as needed for this transaction.

**SECTION 3.** That the City Controller is hereby authorized to receive and deposit loan repayment amount of \$500,000.00 in Fund 0617, Dept. HOU, Unit 8322, Revenue Source Code 847A.

**SECTION 4.** That the City Controller is hereby authorized to receive and deposit annual monitoring review fees in the amount of \$500.00 per year for the tax credit compliance period, in Fund 0617, Dept. HOU, Unit 8322, Revenue Source Code 847A.

September 7, 2011

**SECTION 5.** That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

**DISTRIBUTION:**

Housing/Community Services Department  
City Attorney's Office  
Office of Financial Services/Community Development, 4FN

**Exhibit A**



August 29, 2011

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dallas, Texas 752

Dear Mr. \_\_\_\_\_:

Below please find a draft term sheet for the proposed debt restructuring of the City's \$1,080,000 loan (not inclusive of outstanding accrued and unpaid interest) to WCH Limited Partnership to support the re-development of a 48-acre site at 1910 Argentia, Dallas, Texas, (the "Property"). The total outstanding indebtedness is \$2,193,750 including principal in the amount of \$1,080,000 and interest in the amount of \$1,113,750. The purpose of this nonbinding letter of intent is to present an outline of certain terms of the proposed transaction to use as a basis for the preparation of definitive documents; however, unless and until approval of the City Council is obtained and mutually satisfactory definitive documents are executed and delivered, any party may discontinue negotiations hereunder and no party shall be bound.

These terms are further contingent upon the agreements and conditions set forth in this letter. We expect to ask the City Council to authorize negotiations for definitive agreements on September 7, 2011, and to approve a resolution endorsing the application to the TDHCA for the development of 140 units of seniors housing, and then have the definitive agreements agreed to and executed by Bank of America Community Development Corporation (BACDC) and Central Dallas Community Development Corporation (CDCDC), collectively known hereafter as "Developers" by December 31, 2011, to be considered by the City Council in January 2012. The Director of Housing shall have the authority to extend these deadlines for the project up to six months if necessary without City Council approval.

**Wynnewood Project:**

The Parks at Wynnewood, located at 1910 Argentia, is a 408 unit (404 LURA-encumbered) Low-Income Housing Tax Credit ("LIHTC") multi-family project on 48 acres in the Oak Cliff neighborhood of Dallas, Texas that is currently owned by WCH Limited Partnership. Developers plan to redevelop the 408 units in phases on a reduced footprint that will include a combination of both affordable multi-family housing and low-income senior housing units. In accordance with the requirements of the existing LURA, the 48 acres must contain 404 units of low-income housing for a period of 20 more years.

The City's forgiveness of the outstanding indebtedness of \$2.2MM to WCH Limited Partnership shall correspond to the anticipated three-staged release of TDHCA's LURA on the Property as TDHCA accepts the replacement of the existing 404 LURA-encumbered units with the construction or redevelopment of 404-460 new affordable units on a smaller footprint on the Project site. For example, upon the completion of Phase I (140 units) Developers shall request the release of approximately 2.5 acres from TDHCA's LURA. The City and Developers anticipate that the staging of development, the release of TDHCA's LURA, and the forgiveness of debt shall correspond approximately as follows:

	Acreage/units developed (LURA-encumbered)	Acreage Released from LURA (Non-LURA Property)	Debt Forgiven (Net of \$500,000)
Phase I	±6 acres / 140 units	±2.5	\$850,000
Phase II	±7 acres / 160 units	±3	±421,875*
Phase III	<u>±5.5 acres / 160 units</u>	<u>±24</u>	<u>±421,875*</u>
Total	<u>±18.5 acres/460 units</u>	<u>±29.5</u>	<u>\$1,693,750</u>

\*The remaining balance will be forgiven 50%-50% between Phase II and III.

Assuming TDHCA is satisfied that its LIHTC program requirements have been met on the approximately 18.5 acres that Developers plan to develop, Developers with the City's support, will request that TDHCA release its LURA in three stages on approximately 29.5 of the total 48 acres that are currently encumbered by the LURA so that such land can be used for other types of development. Such portion of the Property that is released by TDHCA from its LURA shall be referred to herein as the "Non-LURA Property."

In connection with the development of the Property and as consideration for the City's endorsement of Developers' request to the TDHCA for such release and the City's approval of the debt restructuring described herein, Developers agree to reimburse the City up to an amount not to exceed \$125,000 for master planning for the area set forth on the attached map, including the area now occupied by the Parks at Wynnewood and the Wynnewood Village shopping center. It is anticipated that such services will be provided by the Dallas City Design Studio or a City-designated entity and that Developer shall pay for such services based on actual billings for such work within thirty days of the submission of billings for the work. Such master plan will concentrate on developing and implementing an appropriate zoning classification covering the 48 acres now occupied by the Parks at Wynnewood plus the Wynnewood Village shopping center with the goal of developing an urban framework or proper zoning for the property to 1) provide an equal or greater number of affordable housing units as are now provided on the property, but in a denser more urban design in the approximate acreage set forth herein; and 2) provide the necessary zoning for the use of the remainder of the property and the Wynnewood Village shopping center in the highest and best use that is feasible.

**The City's support for this project may be withdrawn at any stage if Developers are unable to: (1) submit a sound development plan for each phase of development that is consistent with the master plan developed for the area or (2) secure the release of**

**TDHCA's LURA for each phase of development. Upon withdrawal of the City's support, Developers shall repay the balance of its loan with the City.**

Developers agree to provide a site plan that complies with the master planning strategies developed and approved by the City for the Non-LURA Property that is not part of the LIHTC project. That plan must be approved by the City prior to any consideration by the City of public support for Phase II.

Developers shall only sell or transfer the Non-LURA Property in accordance with the master plan developed for the area. The parties anticipate that the details of such master plan will be adopted by the City and Developers prior to Council consideration.

Developers shall also develop and implement a landscaping plan and landscaping improvements including irrigation on the Property for each phase of development. The City's Director of Housing/Community Services shall review and approve the final landscaping plans.

**Debt Restructuring:**

The City has proposed, in-lieu of providing Section 108 funding, that a letter evidencing local government support be provided to the TDHCA proposing the forgiveness of \$850,000 of its existing \$1,080,000 loan to WCH Limited Partnership for Phase I. The remaining portion of its loan will be forgiven 50%-50% upon the development of Phases II and III, respectively. Such letter will evidence for TDHCA, local government support for the Wynnewood Project.

Developers agree to pay \$500,000 on the existing outstanding debt. Such payment would be set aside for any suitable affordable housing commensurate with program requirements. Bank of America will reserve the right to make public its contribution to the project(s) for which these funds were allocated.

With respect to the remaining portion of the existing debt, City and Developers would agree to the following:

- Loan balance as of the closing date of Phase I would be rolled into a 5 yr, 0% interest rate note
- If the Developers are successful in obtaining an allocation of tax credits for Phase II, the City would agree to forgive up to 50% of the balance of the note (but in no case more than 5% of the total development cost of the next phase). The City will forgive the remaining balance should Developers be successful with an allocation for the next phase of development.
- If Developers do not receive a tax credit allocation on or before the maturity date of the remaining balance on the note, the remainder of the note will be due and payable in its entirety.

**Site plan identification** – Site Plan A and Site Plan B attached.

SITE A – Actual site plan used in the 2010 LIHTC application (all 2-story on approximately 8.5 acres)

SITE B – Site plan developed between the City of Dallas, community, and Developers (contemplated to be on approximately 6 acres)

**Description of the 3 Phases of Development for the Wynnewood Project and the LIHTC Replacement Plan for the Current 404 LIHTC Units**

- 1) **PHASE I** – Development of 140 units of Senior Housing
  - a) Developers submitted a 2010 9% LIHTC application to TDHCA and has received a forward commitment of 2011 9% LIHTCs for the redevelopment of 140 senior housing units on approximately 8.5 acres of the Property. The LIHTC requires such units be restricted to seniors over the age of 55, except as otherwise required by law, for this phase of development of the Project.
  - b) Developers require City support/commitment funding letter, including \$850,000 in loan forgiveness, for the current 2011 TDHCA allocation of low income housing tax credits. The 2011 LIHTC award was based upon a 2010 9% LIHTC application that included SITE A plan as the projects development site/construction plan. City and Developers agree that they will work together and present evidence satisfactory to the TDHCA that fulfills the local support obligation required by the TDHCA.
  - c) The new LURA will encumber the 140 units only on the approximately 6 acres of SITE B for 40 years.
  - d) Upon receipt of the letter in 1(a) above, Developers agree to the following:
    - i) Appeal to TDHCA Board for an application amendment requesting a change in the site plan and/or a reduction in the amount of acreage to be utilized in conjunction with the 2011 forward allocation.
    - ii) Commitment to work with Councilman Griggs' office, the City, and the neighborhood in creating a site plan that will contain 140 senior units on approximately 6 acres known as SITE B. The SITE B plan will be a more urban, compact site plan construction and parking will be reduced from the current 1.13 parking spots per unit. An agreement must be reached with all parties regarding SITE B by no later than September 15, 2011.
    - iii) If SITE B is agreed upon by September 15, then the City and Developers will work together to achieve proper zoning, if required, either thru zoning change or by obtaining a PD overlay allowing for the SITE B plan (subject to CPC and City Council approvals in their unqualified discretion).

- iv) Zoning, if required, must be obtained by no later than December 31, 2011.
- v) Developers agree to submit the revised site plan to the TDHCA board by no later than the first available board meeting in 2012. (Note - there is a 45 day deadline by which information must be submitted to TDHCA to be included on the TDHCA board agenda). Developers will also request TDHCA to release at least 28 units on land equal to approximately 2.5 acres from its LURA based on the "excess" of affordable units created by the Phase I development (140 affordable units will be created while no more than 108 affordable units will be demolished.)
- vi) If Developers are unable to obtain approvals for the SITE B plan or the necessary zoning changes by December 31, 2011, or if Developers do not submit the agreed upon SITE B plan to the TDHCA board, then the City will terminate its commitment for Phase I and demand payment of the entire remaining balance of the debt.
- vii) Further, if Developers are unable to obtain the required LURA releases for this stage of development, the City shall demand payment of the entire remaining balance of the debt.

## **2) PHASE II**

- a) Developers plan to redevelop Phase II as a Family LIHTC project with a maximum of 160 units or any other blended solution that integrates an adaptive reuse of existing structures with market units on the site.
- b) Developers will commit to use its best efforts to engage New Market Tax Credits and CRA groups to assist this development phase and to cooperate with the City in these endeavors.
- c) The new LURA will encumber the 160 units only on approximately 7 acres for 40 years.
- d) Developers expect to submit an application for Phase II no later than the 2013 tax credit allocation round, with extensions by the City if appropriate in its sole discretion. Typically, the submittal goes in to the TDHCA in March of each year with awards announced in July.
- e) If the application is successful, Developers will again request TDHCA to release additional units including the land associated with such units from the LURA based on the replacement of such units with units developed in Phase II.
- f) Developers agree to develop the Non-LURA Property in accordance with the master plan and Planned Development District.
- g) If Developers are unable to obtain City approval for its development plan for Phase II or is unable to secure the required LURA releases for this stage of development, then the City will terminate its commitment for Phase II and demand payment of the remaining balance of the loan.

### 3) PHASE III

- a) For Phase III, Developers plan to develop a LIHTC senior housing project with a maximum of 160 units or any other blended solution that integrates an adaptive reuse of existing structures with market units on the site. Phase III is dependent on the completion of Phase I & II.
- b) Developers will commit to use its best efforts to engage New Market Tax Credits and CRA groups to assist this development phase and to cooperate with the City in these endeavors.
- c) The new LURA will encumber the 160 units only on approximately 5.5 acres for 40 years.
- d) Developers expect to submit an application for this phase no later than the 2015 tax credit allocation round, with extensions by the City if appropriate in its sole discretion. Typically, the submittal goes in to the TDHCA in March of each year with awards announced in July.
- e) If the application is successful, Developers will again request TDHCA to release additional units including the land associated with such units from the LURA based on the replacement of such units with units developed in Phase III. Additionally, Developers shall seek releases from TDHCA's LURA on the remaining acreage on the Property.
- f) Developers shall begin market analysis/planning by no later than September 1, 2013, for what the Non-LURA Property could accommodate or best be utilized for, in terms of future development.
- g) Developers agree to develop the Non-LURA Property in accordance with the master plan and Planned Development District.
- h) If Developers are unable to obtain approval for its Phase III development plan or is unable to secure the required LURA release for this stage of development, then the City will terminate its commitment for Phase II and demand payment of the remaining balance of the loan.

This letter supersedes all prior meetings and correspondence. Please note that we do not have the authority to bind the City in any way. Authority to bind the City is reserved to City Council and that body is entitled, in its absolute discretion (subject to state law, City Charter, and City Code) to approve, disapprove or refuse to consider any proposed term sheet presented to said council.



Agreed:  
City of Dallas

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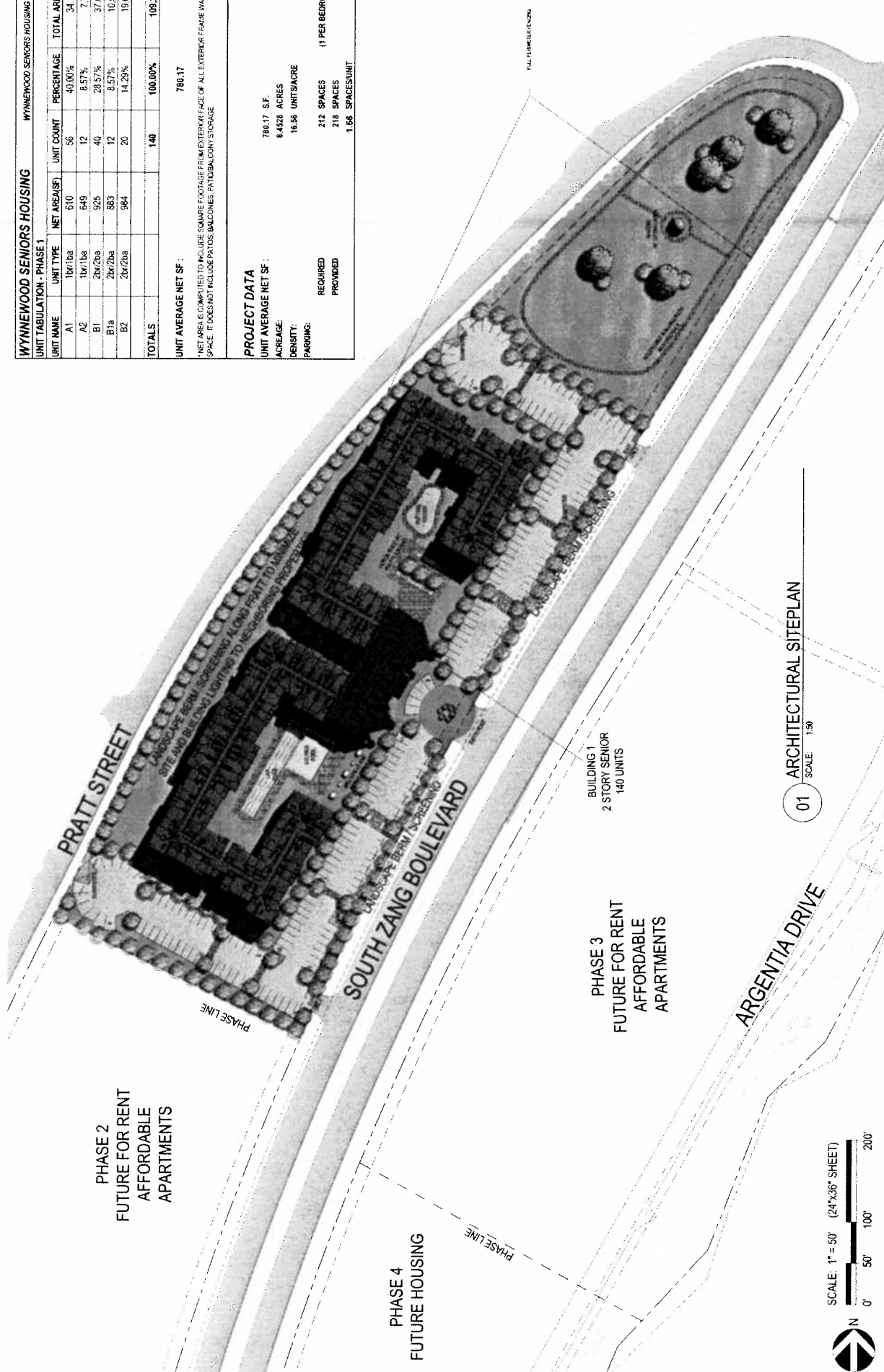
By: Jerry Killingsworth  
Its: Director of Housing/Community Services

Bank of America CDC

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By:  
Its:

WYNNEWOOD SENIORS HOUSING					WYNNEWOOD SENIORS HOUSING L.P.	
UNIT TABULATION - PHASE 1					2008627 2/23/10	
UNIT NAME	UNIT TYPE	NET AREA(S)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	610	36	40.00%	34,160	48.57%
A2	1br/1ba	649	12	8.57%	7,788	
B1	2br/2ba	925	40	28.57%	37,000	51.43%
B1a	2br/2ba	863	12	8.57%	10,596	
B2	2br/2ba	964	20	14.29%	19,680	
<b>TOTALS</b>			<b>140</b>	<b>100.00%</b>	<b>109,224</b>	
<b>UNIT AVERAGE NET SF:</b>			<b>780.17</b>			
*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AN OUTDOOR SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.						
<b>PROJECT DATA</b>						
<b>UNIT AVERAGE NET SF:</b>			<b>780.17 S.F.</b>			
<b>ACREAGE:</b>			<b>8.4328 ACRES</b>			
<b>DENSITY:</b>			<b>16.56 UNITS/ACRE</b>			
<b>PARKING:</b>						
<b>REQUIRED</b>			<b>212 SPACES</b>			<b>(1 PER BEDROOM)</b>
<b>PROVIDED</b>			<b>218 SPACES</b>			
			<b>1.56 SPACES/UNIT</b>			



01 ARCHITECTURAL SITEPLAN  
SCALE: 1"=50'

SCALE: 1" = 50' (24"x36" SHEET)  
0 50 100 200'

A201

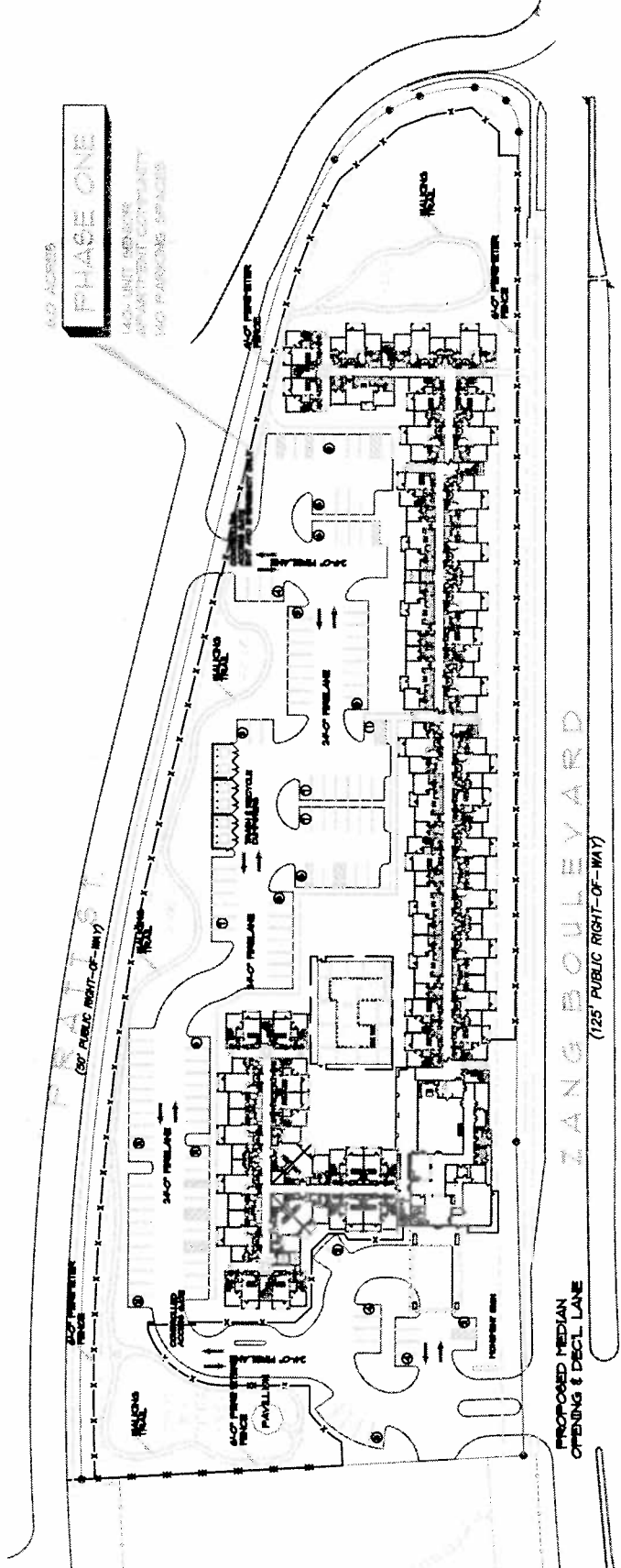
WYNNEWOOD SENIORS HOUSING  
WYNNEWOOD SENIORS HOUSING, L.P.  
5/4/2010  
HPA#08627  
DALLAS, TX

**HUMPHREYS & PARTNERS ARCHITECTS L.P.**  
5337 Alpha Road, Suite 300, Dallas, TX 75240, (972) 701-9638, (972) 701-9639  
www.humphreys.com, mh@h Humphreys.com  
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK OAKLAND PHOENIX

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PROJECT NO.	12345
DATE	10/20/2023
SCALE	AS SHOWN
DESIGNED BY	J. SMITH
CHECKED BY	M. JONES
DATE PLOTTED	10/20/2023
PLT	10/20/2023



**SITE PLAN GENERAL NOTES**

1. THE ARCHITECTURAL DRAWINGS EMPHATICALLY INDICATE APPROXIMATE LOCATION OF BUILDING PERMITS AND DRIVE ONLY.
2. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING, IRRIGATION, SLOPE, AND VEGETATION. PROVIDE VEGETATION ACCESS CONTROL, GATES, AND LANDSCAPE SPACES.
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR LEGAL, DESCRIPTION AND LOCATION OF REQUIRED RETAINING WALLS.
4. ALL DIMENSIONS INDICATED ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL DIMENSIONAL CONTROLS, GRADING, DRAINAGE, & UTILITY WORK.

5. ALL SURFACE MATERIALS SHALL MEET CITY OF DALLAS, TEXAS PUBLIC WORKS & DEPT. STREET STANDARDS.
6. ALL LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ALL STANDARDS AND REQUIREMENTS SET FORTH BY CITY OF DALLAS, TEXAS.
7. ALL CURBS, GUTTERS, DRAINAGE, UTILITIES AND EXIST. SPACES SHALL MEET CITY STANDARDS.
8. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED CIVIL DRAWINGS, THE 2008 INTERNATIONAL BUILDING CODE, & OTHER REQUIREMENTS AND ORDINANCES OF THE CITY OF DALLAS, TEXAS.
9. BUILDING IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS.

10. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL PETERS PANELS, CLEAN OUTS, TRANSFORMERS, AND PARKING LOT LIGHTING.
11. PROVIDE MANHOLES AT CORNERS WHERE SHOWN AND AS REQUIRED BY CITY OF DALLAS, TEXAS.
12. SEE LANE STRIPING AND CONSTRUCTION TO BE PER CITY OF DALLAS, TEXAS REQUIREMENTS.
13. REFER TO CIVIL DRAWINGS FOR DETENTION REQUIREMENTS IF ANY.
14. ALL PAVING, CURBS AND SIDEWALKS TO BE BUILT AND DETAILED PER CITY OF DALLAS TRIP-TIP STANDARDS.

Handicap Units  
Hearing & Vision Impaired Units

**KEY FOCUS AREA:** A Cleaner, Healthier City Environment  
**AGENDA DATE:** September 14, 2011  
**COUNCIL DISTRICT(S):** 4, 6, 7, 10  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Ryan S. Evans, 670-3314  
**MAPSCO:** 16X 42K 44J 55G 55X 56C 66A

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**SUBJECT**

Authorize on-site reconstruction of seven homes in accordance with the requirements of the Reconstruction/SHARE Program Statement for the properties located at: 3202 Bill Herrod Street in the amount of \$93,400; 3301 Chihuahua Avenue in the amount of \$93,400; 12130 Schroeder Road in the amount of \$93,400; 350 Bonnie View Road in the amount of \$93,400; 2651 Moffatt Avenue in the amount of \$93,400; 1502 Oakley Avenue in the amount of \$93,400; and 2414 Garden Drive in the amount of \$93,400 - Total amount not to exceed \$653,800 - Financing: 2009-10 HOME Investment Partnership Program Grant Funds (29,000) and 2010-11 HOME Investment Partnership Program Grant Funds (\$624,800)

**BACKGROUND**

The homeowners and the properties herein described and their properties are eligible for a Reconstruction/SHARE Program loan. The homeowners are below 80% AMFI and their names, ages and property addresses follow: Lupe Guzman, an elderly female, 80 years old, residing at 3202 Bill Herrod Street; Francisco Escobedo & Raquel Escobedo, an elderly couple, 90 & 75 years old, residing at 3301 Chihuahua Avenue; Bert Ella Birdine, an elderly female, 86 years old, residing at 12130 Schroeder Road; Olivia Daniels, an disabled female, 51 years old, residing at 350 Bonnie View Road; Lucille Arnold, an elderly female, 76 years old, residing at 2651 Moffatt Avenue; Charlie Lee Chatman & Mary Louise Chatman, an elderly couple, 73 & 72 years old, residing at 1502 Oakley Avenue; Dorothy Peavy, an elderly female, 75 years old, residing at 2414 Garden Drive.

Authorization by City Council is required before proceeding with on-site reconstruction of a home when all of the following conditions exist: (a) repairs necessary to meet the Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the condition of the home creates an imminent danger to the life, health and/or safety of the residents, and/or the neighborhood; and (c) repairs are not feasible to extend the life of the repaired structure beyond 15 years.

## **BACKGROUND (continued)**

This action provides the authority to proceed with on-site reconstruction of seven (7) single-family homes in compliance with the conditions listed above.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On November 12, 2007, City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site pursuant to certain conditions for assistance up to \$87,500 by Resolution No. 07-3307.

On April 23, 2008, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266.

On October 8, 2008, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI), and are 62 years of age or older or disabled, and to provide assistance with one (1) tax and insurance payment by Resolution No. 08-2768.

On December 9, 2009, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from \$87,500 to \$93,400 by Resolution No. 09-2951.

On September 22, 2010, City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program to include reconstruction of homes with a failure of 3 systems and a foundation, and/or life, safety and health concerns. Allow refinancing of secured housing liens up to the dollar amount of the amenities package of \$5,900.00; thereby reducing the dollar amount available for reconstruction to no less than \$87,500, but not changing the total loan amount of \$93,400. Annually 10% of funds may be used to assist persons younger than 62 years of age, or without a disability, and still meeting all other loan criteria by Resolution No. 10-2465.

On November 10, 2010, City Council authorized an amendment to the Home Repair Program Statement for Reconstruction/SHARE Program Statement previously approved on September 22, 2010, by Resolution No. 10-2465; allow payoff of liens up to the amount of the amenities package of \$5,900 amended to: allow refinancing of liens up to the amount of the amenities package of \$5,900 by Resolution No. 10-2884.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)**

On May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to: (1) increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000; (2) provide assistance to the extent permitted under appropriate regulations to cover the difference in the amount needed to complete an on-site reconstruction when either the contractor or property owner terminates the existing contract; and (3) clarification of the use of funds and deleting the payment of taxes in accordance with directions from the U.S. Department of Housing and Urban Development (HUD) by Resolution No. 11-1349.

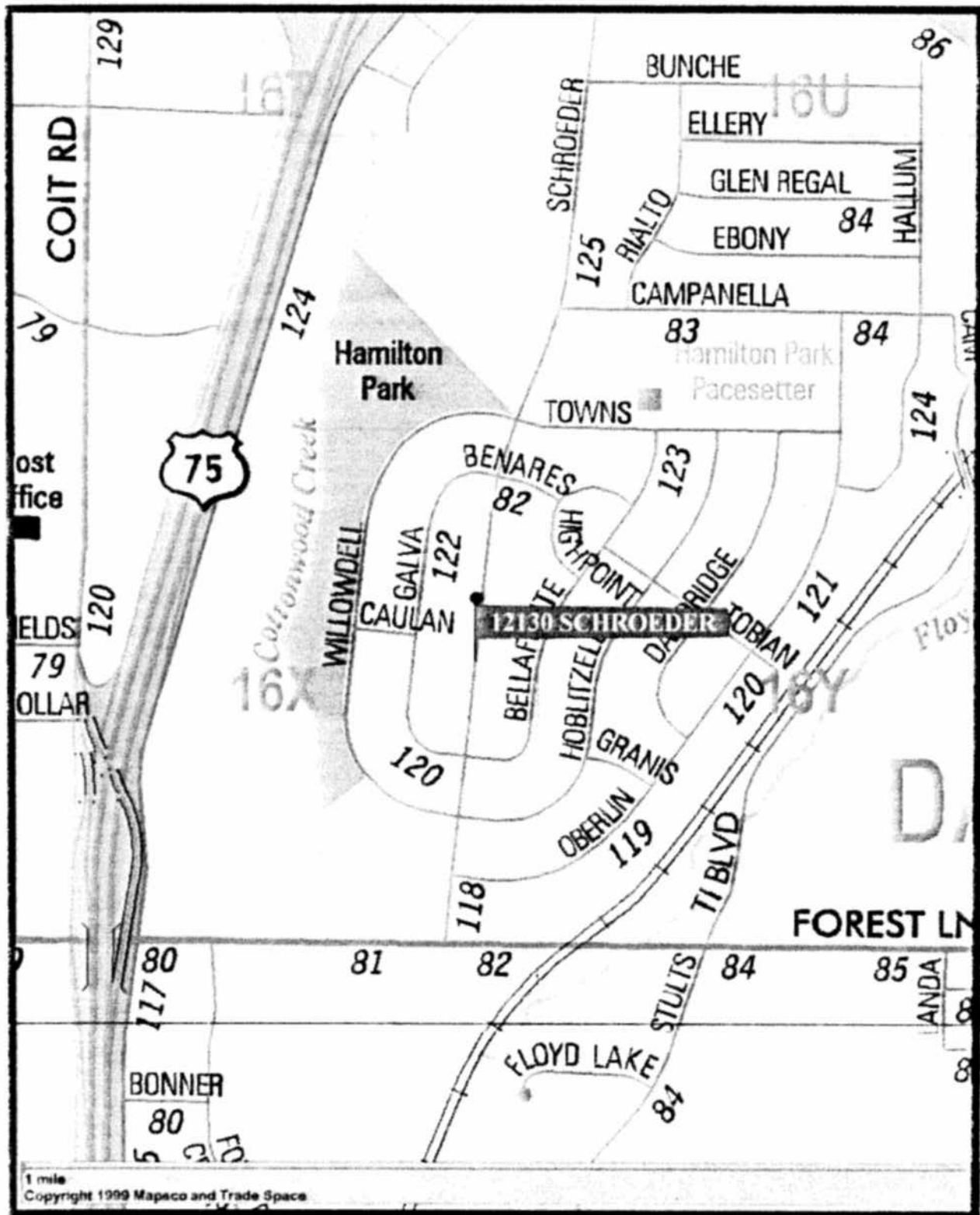
**FISCAL INFORMATION**

2009-10 HOME Investment Partnership Program Grant Funds - \$ 29,000  
2010-11 HOME Investment Partnership Program Grant Funds - \$624,800

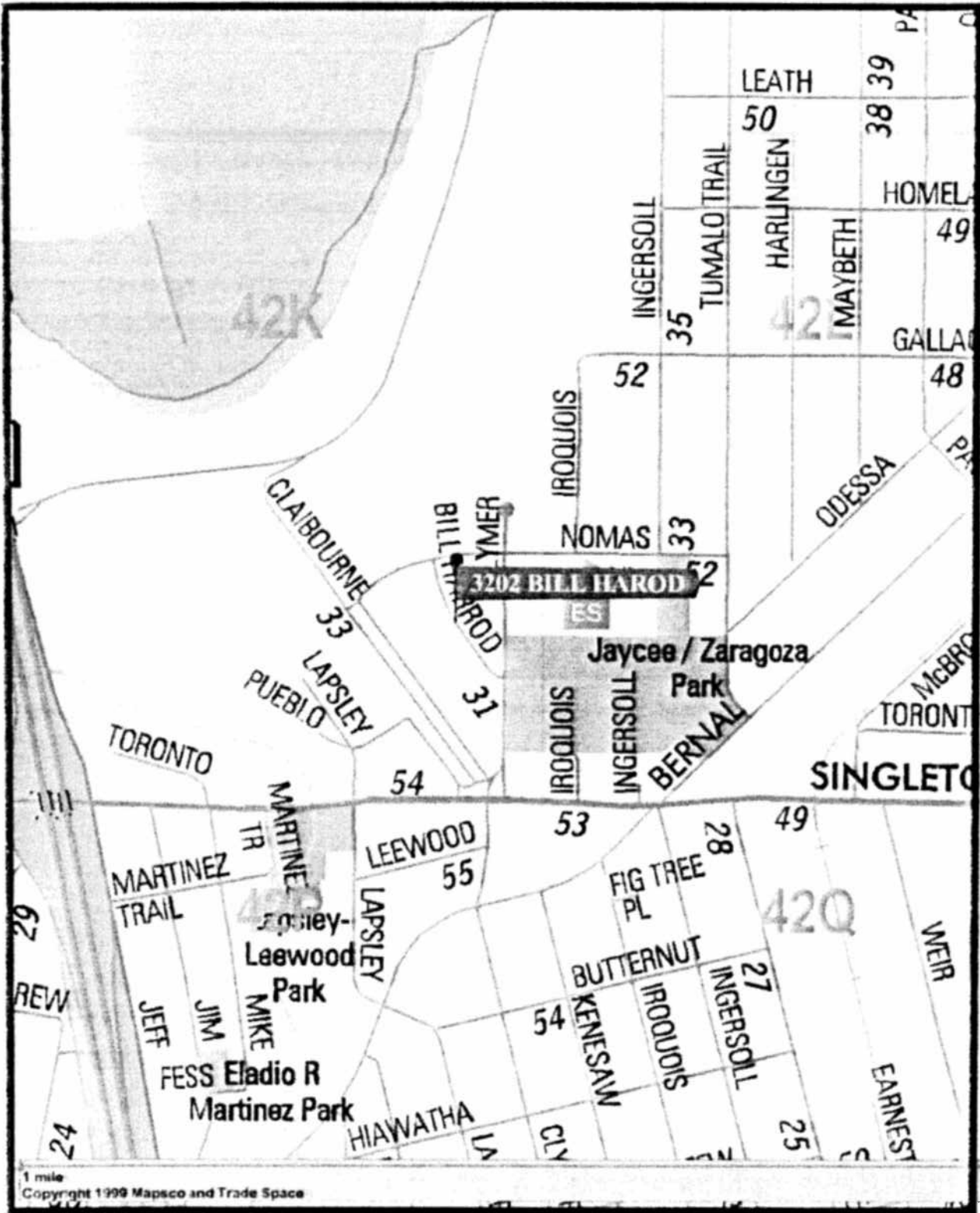
Council District 4 - \$186,800  
Council District 6 - \$186,800  
Council District 7 - \$186,800  
Council District 10 - \$ 93,400

**MAP(S)**

Attached

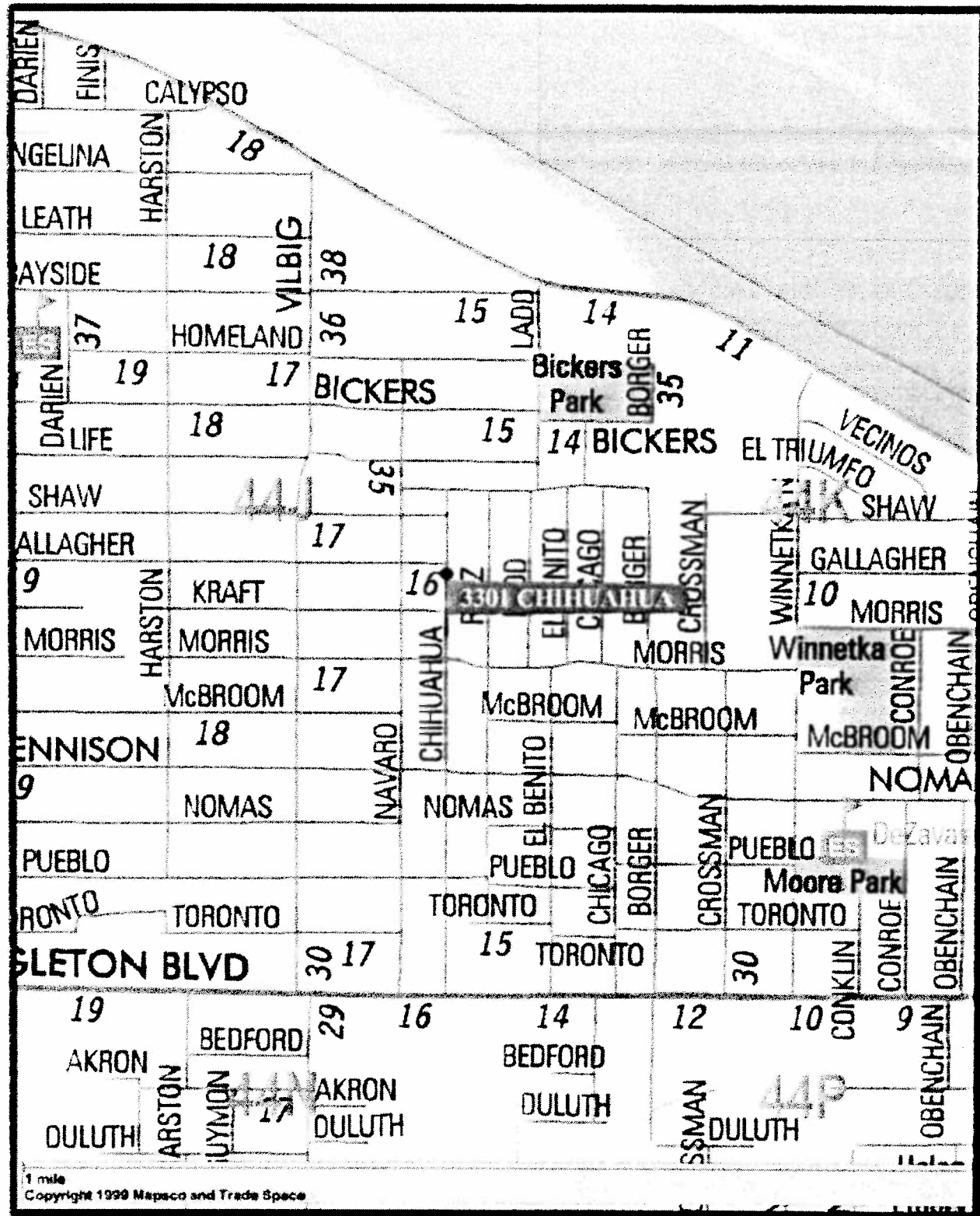


**MAPSCO 16X**

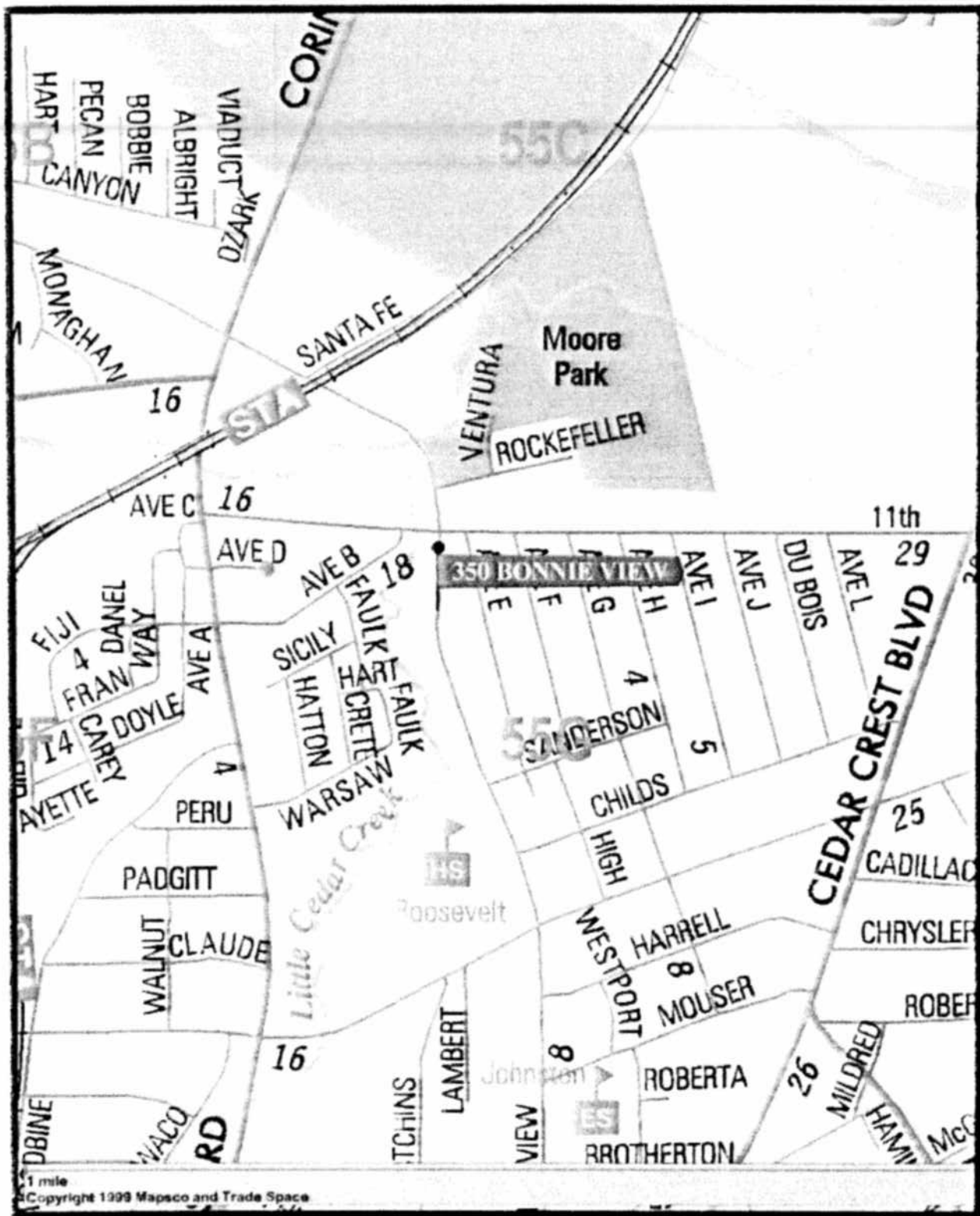


**MAPSCO 42K**

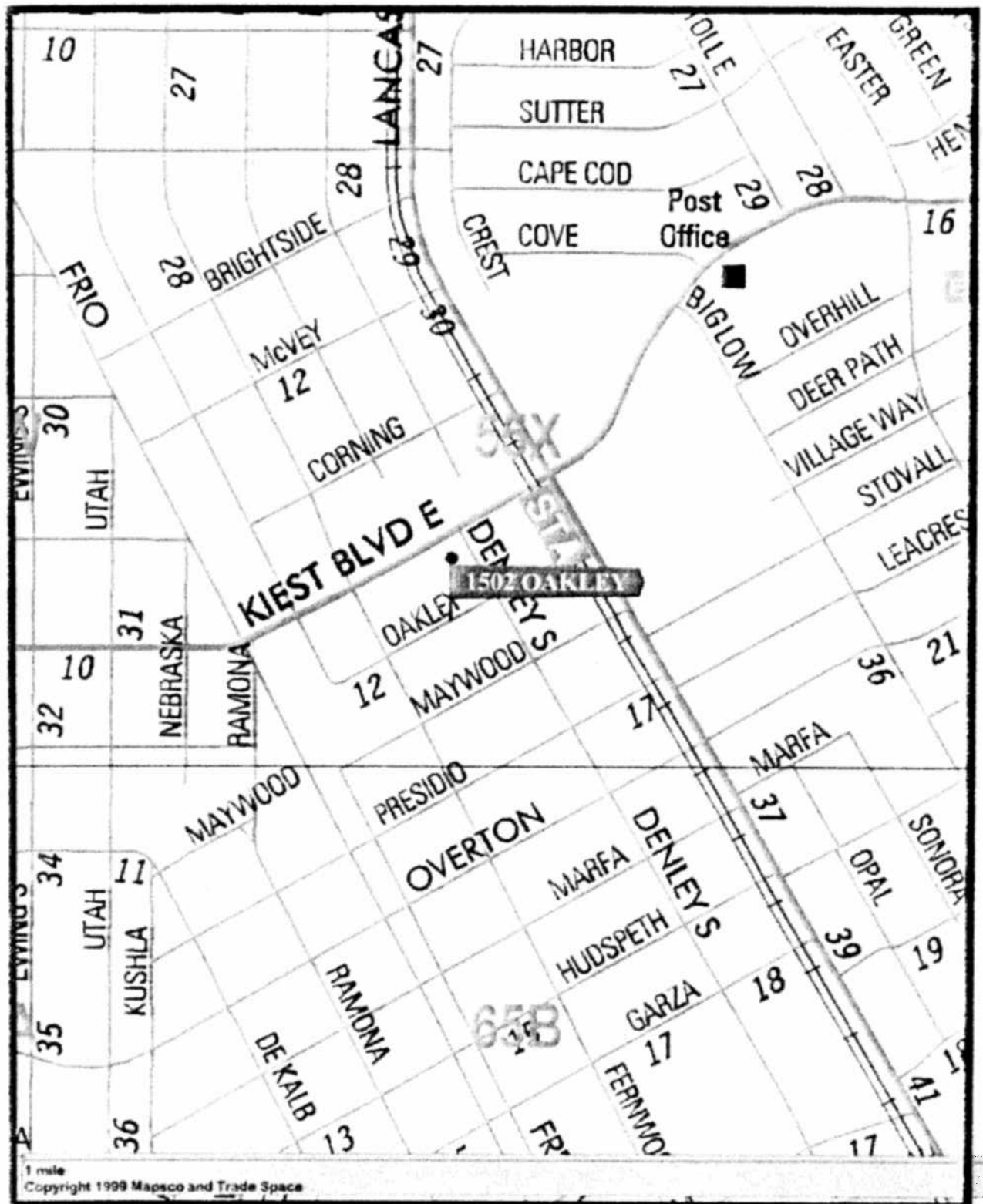




MAPSCO 44J



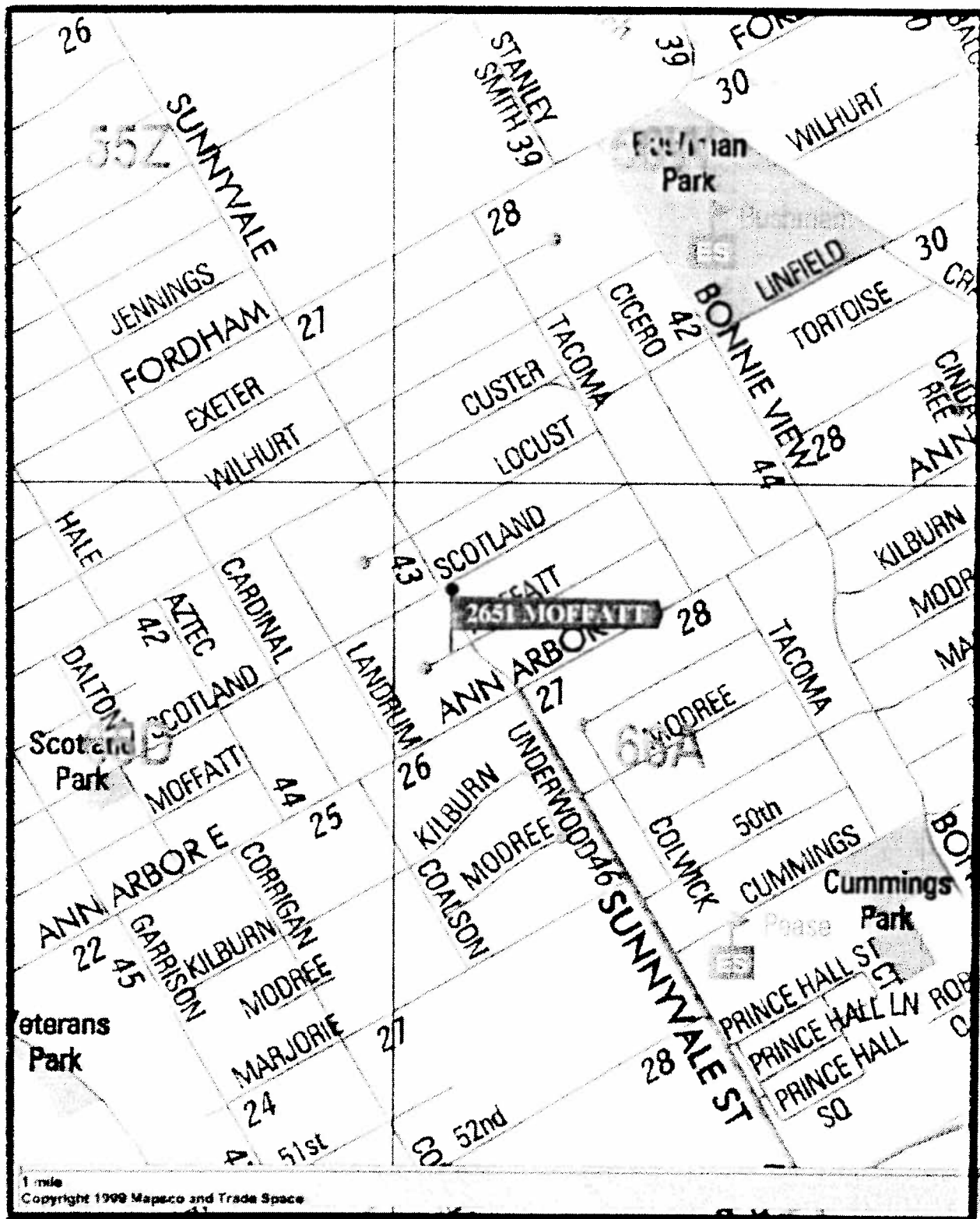
MAPSCO 55G



**MAPSCO 55X**



MAPSCO 56C



**MAPSCO 66A**

September 14, 2011

**WHEREAS**, on November 12, 2007, City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site pursuant to certain conditions and for assistance up to \$87,500 by Resolution No. 07-3307; and

**WHEREAS**, on April 23, 2008, City Council authorized an amendment to the Reconstruction/SHARE Program Statement which added an amenities package up to \$5,900 by Resolution No. 08-1266; and

**WHEREAS**, on October 8, 2008, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners at 80% of AMFI, and 62 years of age or older or disabled, and to provide assistance with one (1) tax and insurance payment by Resolution No. 08-2768; and

**WHEREAS**, on December 9, 2009, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from \$87,500 to \$93,400 by Resolution No. 09-2951; and

**WHEREAS**, on September 22, 2010, City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program by Resolution No. 10-2465; and

**WHEREAS**, on November 10, 2010, City Council authorized an amendment to the Home Repair Program Statement for Reconstruction/SHARE Program Statement previously approved on September 22, 2010, by Resolution No. 10-2465; allow payoff of liens up to the amount of the amenities package of \$5,900 amended to: allow refinancing of liens up to the amount of the amenities package of \$5,900 by Resolution No. 10-2884; and

**WHEREAS**, on May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to: (1) increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000; (2) provide assistance to the extent permitted under appropriate regulations to cover the difference in the amount needed to complete an on-site reconstruction when either the contractor or property owner terminates the existing contract; and (3) clarification of the use of funds and deleting the payment of taxes in accordance with directions from the U.S. Department of Housing and Urban Development (HUD) by Resolution No. 11-1349; and

September 14, 2011

**WHEREAS**, the homeowners at the addresses herein described have made applications to the Home Repair Program: Lupe Guzman at 3202 Bill Herrod Street; Francisco Escobedo & Raquel Escobedo at 3301 Chihuahua Avenue; Berta Ella Birdine at 12130 Schroeder Road; Olivia Daniels at 350 Bonnie View Road; Lucille Arnold at 2651 Moffatt Avenue; Charles Lee Chatman & Mary Louise Chatman at 1502 Oakley Avenue; and Dorothy Peavy at 2414 Garden Drive; and

**WHEREAS**, all three conditions outlined in the Reconstruction/SHARE Program Statement for on-site reconstruction of the homes were met for the property owners: Lupe Guzman; Francisco Escobedo & Raquel Escobedo; Berta Ella Birdine; Olivia Daniels; Lucille Arnold; Charlie Lee Chatman & Mary Louise Chatman; and Dorothy Peavy; **NOW, THEREFORE**,

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

**SECTION 1.** That the applications from the homeowners and their properties described herein for reconstruction loans be approved under the Reconstruction/SHARE Program: Lupe Guzman at 3202 Bill Herrod Street; Francisco Escobedo & Raquel Escobedo at 3301 Chihuahua Avenue; Bert Ella Birdine at 12130 Schroeder Road; Olivia Daniels at 350 Bonnie View Road; Lucille Arnold at 2651 Moffatt Avenue; Charlie Lee Chatman & Mary Louise Chatman at 1502 Oakley Avenue; Dorothy Peavy at 2414 Garden Drive with loans in the amounts as shown in Section 3 hereof.

**SECTION 2.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the following loan documents: Lupe Guzman for on-site reconstruction at 3202 Bill Herrod Street; Francisco Escobedo & Raquel Escobedo for on-site reconstruction at 3301 Chihuahua Avenue; Bert Ella Birdine for on-site reconstruction at 12130 Schroeder Road; Olivia Daniels for on-site reconstruction at 350 Bonnie View Road; Lucille Arnold for on-site reconstruction at 2651 Moffatt Avenue; Charlie Lee Chatman & Mary Louise Chatman for on-site reconstruction at 1502 Oakley Avenue; and Dorothy Peavy for on-site reconstruction at 2414 Garden Drive.

**SECTION 3.** That the City Controller is authorized to make payments for reconstruction of the home in accordance with the following funding information:

Fund HM10 Dept HOU, Unit 462C, Obj 3099, CT HOU462CK589 (\$93,400)  
Vendor # VC0000005552 – Eric Miller Homes, INC – 3202 Bill Herrod Street

Fund HM10 Dept HOU, Unit 462C, Obj 3099, CT HOU462CK590 (\$93,400)  
Vendor # VC0000005552 – Eric Miller Homes, INC – 3301 Chihuahua Avenue

September 14, 2011

Fund HM10 Dept HOU, Unit 462C, Obj 3099, CT HOU462CK591 (\$93,400)  
Vendor # VS0000030119 – Myers Custom Builders – 12130 Schroeder Road

Fund HM10 Dept HOU, Unit 462C, Obj 3099, CT HOU462CK592 (\$93,400)  
Vendor # VS0000030119 – Myers Custom Builders – 350 Bonnie View Road

Fund HM10 Dept HOU, Unit 462C, Obj 3099, CT HOU462CK593 (\$93,400)  
Vendor # VS0000040190 – Altura Homes DFW, LP – 2651 Moffatt Avenue

Fund HM10 Dept HOU, Unit 462C, Obj 3099, CT HOU462CK594 (\$64,400)  
Fund HM09, Dept Hou, Unit 663B, Obj 3099, CT HOU462CK594 (\$29,000)  
Vendor # VS0000040190 – Altura Homes DFW, LP – 1502 Oakley Avenue

Fund HM10 Dept HOU, Unit 462C, Obj 3099, CT HOU462CK595 (\$93,400)  
Vendor # 354116 – Retired Professional Football Players of Dallas – 2414 Garden Drive

**SECTION 4.** That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

**DISTRIBUTION:**

Housing/Community Services Department  
City Attorney's Office  
Office of Financial Services/Community Development, 4FS