



City of Dallas

Department of Development Services

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

Zoning Change Application

October 2002

Provide the following information. (Please print).

Applicant		Representative		Owner	
Owner <input type="checkbox"/>	Prospective Buyer <input checked="" type="checkbox"/>			Individual <input type="checkbox"/>	Corporation <input checked="" type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	St. Jude	Name:	Rob Baldwin	Name:	Emmar Associates LLC
Address:	1426 Travis Cir N	Address:	3904 Elm St Suite B	Address:	5200 Paige Rd
City/St/Zip:	Irving, TX 75038	City/St/Zip:	Dallas, TX 75226	City/St/Zip:	The Colony, TX 75056
Telephone:		Telephone:	214-824-7949	Telephone:	
Fax:		Fax:	214 821-7980	Fax:	
E-mail:		E-mail:	rob@baldwinplanning.com	E-mail:	
See attached letter Signature of Applicant		See attached letter Signature of Owner			

Existing zoning:	MU-1(SAH) <input checked="" type="checkbox"/>	Location & cross street:	2920 Forest Lane, southeast corner of Forest Ln and Dennis Rd
Mapsco no.	13-X	Request:	PD for parking relief and termination of deed restrictions (DR Z934-225) <input checked="" type="checkbox"/>
Zoning map no.	D-5		
Council district	13		
School district	DISD		
Census tract no.	96.11	Lot(s)/Block(s):	Block 6595
		Size of request:	2.141 acres

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development New District*	Deed Restrictions*
	New <input type="checkbox"/> Renewal <input type="checkbox"/> Amendment <input type="checkbox"/> Auto Renewal*** <input type="checkbox"/>		Termination <input checked="" type="checkbox"/> Amendment <input type="checkbox"/>
Proper signatures <input type="checkbox"/>	Proper signatures*** <input type="checkbox"/>	Proper signatures <input checked="" type="checkbox"/>	Proper signatures <input type="checkbox"/>
Letter(s) of authorization <input type="checkbox"/>	Letter(s) of authorization*** <input type="checkbox"/>	Letter(s) of authorization <input checked="" type="checkbox"/>	Letter(s) of authorization <input type="checkbox"/>
Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input checked="" type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Draft Conditions <input checked="" type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>
Tax Plat Maps (2) <input type="checkbox"/>	Zoning Location Maps (2)*** <input type="checkbox"/>	Zoning Location Maps (2) <input checked="" type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>
Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>	Tax Plat Maps (2) <input checked="" type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>
Copy of Deed <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input checked="" type="checkbox"/>	Copy of Deed <input type="checkbox"/>
Tax and lien statements <input type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>	Tax and lien statements <input type="checkbox"/>
Traffic Impact Worksheet <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	Tax and lien statements <input checked="" type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>
Traffic impact Study or Waiver** <input type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Traffic Impact Worksheet <input checked="" type="checkbox"/>	Termination instrument** <input type="checkbox"/>
List of partners/principals/officers** <input type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	Traffic impact Study or Waiver** <input checked="" type="checkbox"/>	New instrument** <input type="checkbox"/>
	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input checked="" type="checkbox"/>	Copy of executed deed restrictions** <input type="checkbox"/>
	Site Plans (10 folded) <input type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input checked="" type="checkbox"/>	
	Landscape Plans (10 folded)** <input type="checkbox"/>	Landscape Plans (10 folded)** <input checked="" type="checkbox"/>	
	Tree Survey (2 folded)** <input type="checkbox"/>	Tree Survey** <input type="checkbox"/>	
		Elevation/perspectives (optional) <input type="checkbox"/>	

*Additional requirements may be determined as necessary prior to application acceptance. ** If required.

2 year waiver:	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Filing fee:	\$ 250 + 1000 + 25	Sign fee:	\$ 20	Date filed:	2/10/17
Escarpment	Y <input type="checkbox"/> N <input type="checkbox"/>	Receipt no.	7125/7130	Receipt no.	7125/7130	Accepted by:	am
Floodplain	Y <input type="checkbox"/> N <input type="checkbox"/>	Notification area:	500 FT.	No. of signs:	2	Date withdrawn:	

Staff reviews/ERT	2/28/17	Planner:	May	File No.:	Z 167-208,	(JM)
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GIS/67195

Baldwin Associates

Land Use Statement

2920 Forest Lane

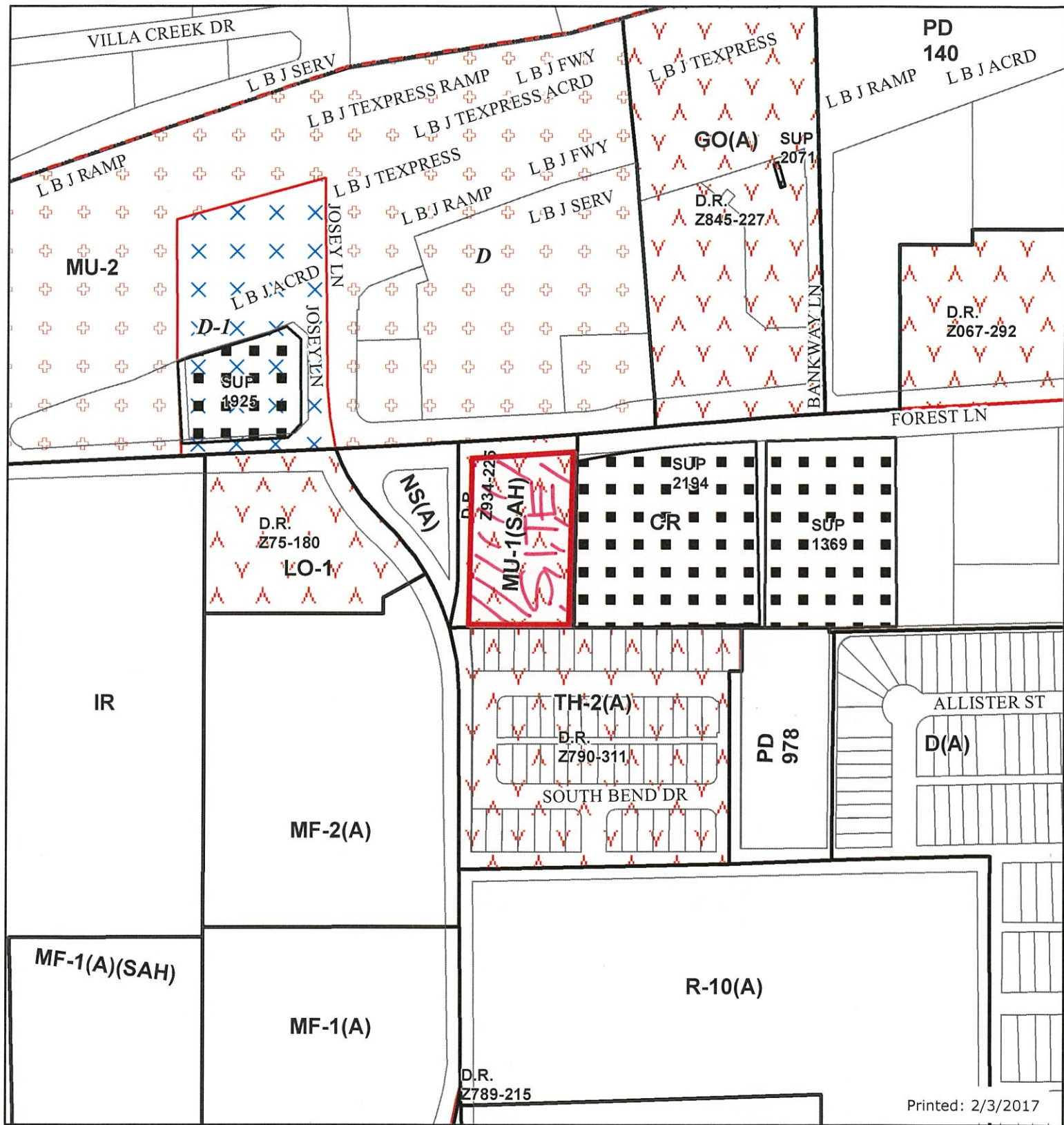
- The purpose of this request is to create a Planned Development District to relieve the parking requirements for an existing building to change use. The property was developed in 1981 and provided 29 parking spaces for 108 dwelling units for a "home for the aged", as it was defined in Chapter 51 at that time and at that parking ratio. The property has been used as a retirement housing use since 1981. The proposed use for the property is permanent supportive housing, which will provide an affordable housing opportunity for people experiencing homelessness.
- The property is zoned an MU-1(SAH) Mixed Use District with deed restrictions that bring the development rights down to a CR Community Retail District, plus multifamily and retirement housing. The proposed Planned Development District will retain these development rights and add a new use for permanent supportive housing with a lesser parking requirement.
- The property will be consistent with how it is currently developed. The building will be remodeled to update the 108 units. The permanent supportive housing use will consist of individual dwelling units. No communal meals will be provided. Accessory counseling services will be provided periodically to support the residents' needs. A further description of supportive housing per the US Interagency Council on Homelessness:

Supportive housing links decent, safe, affordable, community-based housing with flexible, voluntary support services designed to help the individual or family stay housed and live a more productive life in the community. It looks and functions much like any other brand of housing. People living in supportive housing have a private and secure place to make their home, just like other members of the community, with the same rights and responsibilities. The difference is that they can access, at their option, services designed to build independent living and tenancy skills, assistance with integrating into the community, and connections to community-based health care, treatment, and employment services.

There is no time limitation, and tenants may live in their homes as long as they meet the basic obligations of tenancy. While participation in services is encouraged, it is not a condition of living in the housing. Housing affordability is ensured either through a rent subsidy or by setting rents at affordable levels.

- The area surrounding the Subject Property is currently zoned and developed as follows:

North	MU-2, developed with retail uses
East	CR with SUP No. 2194, developed with a hotel use
South	TH-2(A), developed with single family uses
West	NS(A), developed with retail uses
	LO-1, developed with office uses



Printed: 2/3/2017

Legend



School

Floodplain

100 Year Flood Zone

Mill's Creek

Peak's Branch

X Protected by Levee

Parks

railroad

Certified Parcels

Base Zoning

PD193 Oak Lawn

Dallas Environmental Corridors

SPSD Overlay

Deed Restrictions

SUP

Dry Overlay

D

D-1

CP

SP

MD Overlay

Historic Subdistricts

Historic Overlay

Height Map Overlay



CD Subdistricts



PD Subdistricts



PDS Subdistricts



NSO Subdistricts



NSO Overlay



Escarpment Overlay



Parking Management Overlay



Shop Front Overlay

2107208

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)

ADDENDUM ITEM # 6

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 22, 2017

COUNCIL DISTRICT(S): 13

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 13X

SUBJECT

Authorize a housing development loan in an amount not to exceed \$2,000,000 with St. Jude, Inc. for acquisition of a property at 2920 Forest Lane for development of a permanent supportive housing project for the homeless - Not to exceed \$2,000,000 - Financing: 2016-17 HOME Investment Partnerships Program Grant Funds

BACKGROUND

This item was placed on the addendum due to legal deadlines before the next available agenda.

On November 11, 2016, the City posted a Notice of Funding Availability (NOFA) for Multifamily Rental Housing Development Projects in the amount of \$5.5M requesting developers to submit proposals to build multifamily rental units in the city limits of Dallas. St. Jude, Inc. submitted a proposal to the City of Dallas for the acquisition and rehabilitation of a 100-unit existing apartment complex for homeless. They will work with various agencies such as Catholic Charities of Dallas, CitySquare and Family Gateway for referrals and client services. They have obtained private interim construction financing for the construction of the units. Estimated private leverage will be \$1,650,000.

Joseph W. Dingman, the President of St. Jude, Inc., has developed senior housing with the City as Notre Dame Place, Inc. They completed construction and rented 8 units to households at various income limits. They currently are under contract with the City to develop 9 owner occupied mixed income townhomes in Oak Cliff.

The project will receive FY 2016-17 HOME Investment Partnerships Program Grant Funds from the U.S. Department of Housing and Urban Development (HUD). The City of Dallas will provide a portion of the property acquisition financing for the existing apartment complex at 2920 Forest Lane. The developer will utilize private financing for the remaining acquisition costs and rehabilitation of the units.

BACKGROUND (Continued)

The units will be efficiencies with approximately 375 sq. ft. and have open living areas. The construction work and occupancy will be completed within two years. The lien and deed restrictions will remain on the property for 10 years.

City Council approval of this item will authorize the City Manager to execute the loan documents with St. Jude, Inc. for these funds, subject to environmental clearance by the City of Dallas and HUD.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2016, City Council approved the City of Dallas FY 2016-17 Consolidated Plan Budget for federal funds which included the HOME Investment Partnerships Program Funds, by Resolution No. 16-1066.

On December 14, 2016, the City Council approved the criteria for multifamily projects including Housing Tax Credit financing to include the Housing Placement Policy and affirmatively furthering fair housing, by Resolution No. 16-1989.

On January 17, 2017 and February 6, 2017, the Housing Committee was briefed on the Multifamily Rental Housing Development Program NOFA projects and supported this project.

FISCAL INFORMATION

2016-17 HOME Investment Partnerships Program Grant Funds - \$2,000,000

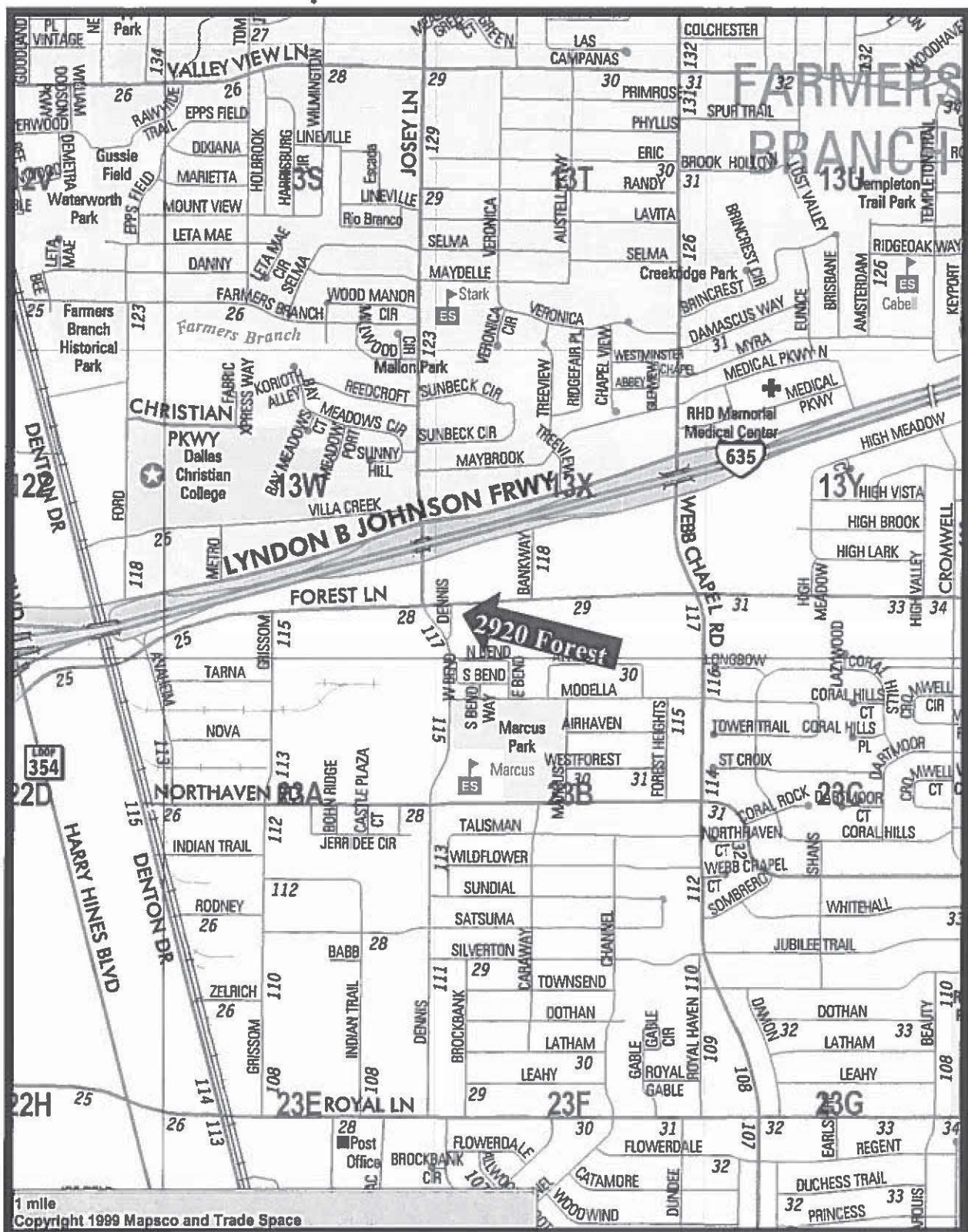
OWNER/DEVELOPER

St. Jude, Inc.

Joseph W. Dingman, President

MAP

Attached



MAPSCO 13X

February 22, 2017

WHEREAS, the development of permanent supportive housing units for homeless is a high priority of the City of Dallas; and

WHEREAS, on June 22, 2016, City Council approved the City of Dallas FY 2016-17 Consolidated Plan Budget for federal funds which included the HOME Investment Partnerships Program Grant Funds, by Resolution No. 16-1066; and

WHEREAS, on December 14, 2016, the City Council approved the criteria for multifamily projects including Housing Tax Credit financing to include the Housing Placement Policy and affirmatively furthering fair housing, by Resolution No. 16-1989; and

WHEREAS, on January 17, 2017 and February 6, 2017, the Housing Committee was briefed on the Multifamily Rental Housing Development Program NOFA projects and supported this project; and

WHEREAS, St. Jude, Inc. proposes to work with the City of Dallas to undertake the development of 100 permanent supportive housing units for homeless at 2920 Forest Lane; **NOW, THEREFORE**,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute a housing development loan in an amount not to exceed \$2,000,000 with St. Jude, Inc. for acquisition of a property at 2920 Forest Lane for development of a permanent supportive housing project for the homeless.

Section 2. The terms of the loan agreement include:

- (a) St. Jude, Inc. must execute a note payable for \$2,000,000 to the City of Dallas for the loan.
- (b) St. Jude, Inc. will execute a lien through a Deed of Trust and deed restriction for a 10-year term for the units.
- (c) St. Jude, Inc. will use the funds to gap the acquisition costs for the purchase of the existing apartment complex at 2920 Forest Lane.
- (d) St. Jude, Inc. will have two years to fully complete the project.
- (e) The City will subordinate its lien to the approved construction lender.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

February 22, 2017

Section 4. That the Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows:

St. Jude, Inc. # VS93926

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Encumbrance</u>	<u>Amount</u>
HM16	HOU	545A	3015	HM16FOREST	HOU545AD1369	\$2,000,000

Section 5. That the City Controller is hereby authorized to record notes receivable - developers loan in balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund HM16 for the amount of the loan.

Section 6. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loans, until such time as the loan documents are duly approved by all parties and executed.

Section 7. 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.

Memorandum



CITY OF DALLAS

DATE February 3, 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 Multifamily Rental Housing Development Projects

On Monday, February 6, 2017, you will be briefed on the Multifamily Rental Housing Development Projects. 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 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Rosa A. Rios, City Secretary
Larry Casto, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Mark McDaniel, Acting First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

MULTIFAMILY RENTAL HOUSING DEVELOPMENT PROJECTS

A Briefing to the Housing Committee

Housing/Community Services Department
February 6, 2017



PURPOSE

- ❑ Present the multifamily rental housing development projects that were submitted under the Notice of Funding Availability (NOFA) issued in November 2016
- ❑ Provide recommendations for supporting applications

APPLICATION PROCESS

- November 9, 2016 - City Council directed staff to issue a Notice of Funding Availability (NOFA) for multifamily rental housing projects
- November 11, 2016 - a NOFA was issued
 - Posted on City of Dallas website
 - Provided to all known developers
- December 12, 2016 - Applications were due
- December 22, 2016 - Review Committee met with each applicant and evaluated each application

REVIEW COMMITTEE

- ▶ Housing/Community Services – Miguel Serrano, Bobby Cano, Rodney Beck
- ▶ Economic Development – Karl Stundins
- ▶ Planning and Urban Design – Seferinus Okoth
- ▶ BOK Financial – Gilbert Gerst
- ▶ Inwood Bank – Michon Fulgham

APPLICATIONS

- Sixteen applications were submitted
- Four were submitted late and deemed unresponsive
- One applicant withdrew
- Eleven applications were evaluated
- The applications included a mixture of developments that want to seek housing tax credits (HTC) with the State of Texas and those that do not
 - Four are seeking 9% HTC
 - Four are seeking 4% HTC
 - Three are providing private financing
- Total amount requested \$16,152,590
- Total amount available \$5,500,000

REVIEW OF PROJECTS

- Developer's experience and partners
- Cost reasonableness based on market costs
- Leveraging of other resources
- Financial feasibility and funding requested
- Shovel-ready projects to start in 2017
- Developments meeting the housing placement policy
 - High Opportunity Area
 - Projects located in a Community Revitalization Plan Area
- Fair Housing Analysis

APPLICANTS SEEKING SUPPORT FOR 9% HTC

Council District	Project Name/Developer	Address	# of Units	Unit Types	Request for Funding	Poverty Rate
1	Wynnewood Seniors Housing II, Phase III Central Dallas CDC	1805 S. Zang Blvd.	140	Seniors	\$250,000 & Debt Forgiveness	33.7%
2	Evergreen Residential Evergreen Residential, Ltd	1701 Canton	122	Permanent Supportive Housing	\$1,000,000	31.4%
4	Gateway at Clarendon Family Gateway Affordable Housing and RMGM Developers III, LLC	1524 & 1526 E. Clarendon Dr.	139	Families	\$1,027,590	46.8%
7	The Residences at Hatcher Station Frazier Revitalization Inc.	4510 Scyene Rd.	78	Families	\$1,995,000	37.3%
Non Responsive						
4	Sphinx at Fiji Lofts / SDC Corinth III, LP	301 S. Corinth St.	170	Families	NA	
7	Villas at Elsie Faye Heggins / OM Housing, LLC	Elsie Faye Higgins St.	100	Families	NA	
11	Carolina Chase Apartments / CHR Carolina Chase, LP	5351 Peterson Lane	200	Families	NA	

APPLICANTS SEEKING SUPPORT FOR 4% HTC

Council District	Project Name/Developer	Address	# of Units	Unit Types	Request for Funding	Poverty Rate
3	Oak Hill on Clark Apts. NIF Foundation	10000 Clark Rd.	180	Families	\$1,000,000	25.6%
6	EMLI at Royal Lane Station Royal TC I, LP, Liberty Multifamily, LLC, LM Royal GP, LLC	2757 Royal Lane	384	Families	\$0	38.4%
8	Kingston Communities Camden Homes, LLC and Fair Housing Partners, LLC	Teagarden Rd., St. Augustine & Haymarket Rd.	184	Families	\$500,000	18.4%
14	Flora Lofts La Reunion TX & GREENarc Corp.	2121 Flora Street	52	Families	\$2,500,000	15.8%
Withdrew or Non Responsive						
3	Arborstone Apartment Homes Dalcour Affordable Housing I, LLC	6500 South Cockrell Hill	536	Families	NA	
7	Royal Garden Apartments The Michaels Organization	4000 Delanfield Lane	240	Families	NA	

APPLICANTS PRIVATELY FINANCING

Council District	Project Name/Developer	Address	# of Units	Unit Types	Request for Funding	Poverty Rate
2	Villa Santa Maria Phase II Villa Santa Maria Inc.	1808, 1830 and 1850 Bennett	113	Seniors	\$1,080,000	32.5%
8	Quinnite Development Paul Quinn College and RMGM Developers, LLC	Highland Hills and Simpson Stuart	202	Families	\$5,000,000	38.8%
13	St. Jude Center St Jude Inc.	2920 Forest Lane	100	Permanent Supportive Housing	\$2,500,000	10.4%

WYNNEWOOD SENIORS HOUSING II, PHASE III

1805 S. ZANG BLVD.

Description

- New construction of 140 multifamily units for seniors
- 107 one-bedroom; 32 two-bedroom; 1 three-bedroom
- Average unit size of 675 sq. ft.
- 139 affordable units at or below 60% AMFI; 1 market rate
- Two and three story building with ground level parking

Applicant –

- Developer/Partners – Central Dallas CDC

Review Notes

- Census tract is 62 with poverty rate of 31.58%
- School rating is Met Standard
- Project is located in the Wynnewood Village CRP and Phase III of redevelopment plan
- Request forgiveness of existing City debt in the amount of \$425,000

WYNNEWOOD SENIORS HOUSING II, PHASE III

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 18,998,100
Private financing	\$ 3,277,484
Deferred Developers Fee	\$ 1,802,926
Loan Forgiveness	\$ 425,000
City of Dallas Funds	<u>\$ 250,000</u>
Total Sources	\$ 24,753,510

USES

Acquisition	\$ 1,400,000
Construction Costs	\$ 16,239,152
Reserves	\$ 883,092
Soft Costs	\$ 3,481,266
Developer fee	<u>\$ 2,750,000</u>
Total Uses	\$ 24,753,510

Note: Total cost per unit \$176,810

EVERGREEN RESIDENTIAL

1701 CANTON

Description

- New construction of 122 multifamily units as permanent supportive housing
- 7 one-bedroom; 79 two-bedroom; 32 three-bedroom; 4 four-bedroom
- Average unit size of 971 sq. ft.
- 122 affordable units at or below 60% AMFI
- Four story building with ground level parking

Applicant –

- Developer/Partners – Evergreen Residential, Ltd & Family Gateway

Review Notes

- Census tract is 204 with poverty rate of 29.1%
- School rating is Met Standard
- Project is located in the Downtown TIF

EVERGREEN RESIDENTIAL SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 20,670,000
Private financing	\$ 6,502,375
City of Dallas Funds	<u>\$ 1,000,000</u>
Total Sources	\$ 28,172,375

USES

Acquisition	\$ 2,615,000
Construction Costs	\$ 14,250,000
Reserves	\$ 2,250,000
Soft Costs	\$ 4,727,500
Financing	\$ 1,745,000
Developer fee	<u>\$ 2,584,875</u>
Total Uses	\$ 28,172,375

Note: Total cost per unit \$230,921

GATEWAY AT CLARENDON

1524 & 1526 E. CLARENDON DR.

Description

- New construction of 139 multifamily units for families
- 40 one-bedroom; 52 two-bedroom; 47 three-bedroom
- Average unit size of 791 sq. ft.
- 125 affordable units at or below 60% AMFI; 14 market rate
- Four story building with ground level parking

Applicant –

- Developer/Partners – Family Gateway Affordable Housing & RMGM Developers III, LLC

Review Notes

- Census tract is 41.00 with poverty rate of 49.2%
- School rating is Met Standard
- Project is located in 8th and Corinth TOD and in Lancaster Corridor TIF

GATEWAY AT CLARENDON

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 12,930,255
Private mortgage	\$ 8,430,000
Non profit fundraising	\$ 619,612
Rebate	\$ 82,500
Developer Equity	\$ 7,519
City of Dallas Funds	<u>\$ 1,027,590</u>
Total Sources	\$ 23,097,476

USES

Acquisition	\$ 1,000,000
Construction Costs	\$ 14,736,462
Reserves	\$ 916,507
Soft Costs	\$ 1,888,878
Financing	\$ 1,092,063
Developer fee	<u>\$ 3,463,566</u>
Total Uses	\$ 23,097,476

Note: Total cost per unit \$166,168

THE RESIDENCES AT HATCHER STATION VILLAGE 4510 SCYENE RD.

Description

- New construction of 78 multifamily units for families
- 36 one-bedroom; 40 two-bedroom; 2 three-bedroom
- Average unit size of 956 sq. ft.
- 68 affordable units at or below 60% AMFI; 10 market rate
- Three and four story building with ground level parking

Applicant –

- Developer/Partners – Frazier Revitalization, Inc.

Review Notes

- Census tract is 27.02 with poverty rate of 37.9%
- School rating is Met Standard
- Project is located in South Dallas/Greater Fair Park CRP
- Includes a community grocery store operated by Bon Ton Farms

THE RESIDENCES AT HATCHER STATION VILLAGE

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 10,442,850
Private financing	\$ 2,500,000
Hoblitzell	\$ 407,249
Deferred Dev Fee	\$ 258,689
City of Dallas Funds	<u>\$ 1,995,000</u>
Total Sources	\$ 15,603,788

USES

Acquisition	\$ 860,000
Construction Costs	\$ 10,108,060
Reserves	\$ 396,148
Soft Costs	\$ 2,459,580
Developer fee	<u>\$ 1,780,000</u>
Total Uses	\$ 15,603,788

Note: Total cost per unit \$200,049

OAK HILL ON CLARK APARTMENTS

10000 CLARK ROAD

Description

- New construction of 180 multifamily units for families
- 84 one-bedroom; 72 two-bedroom; 24 three-bedroom
- Average unit size of 897 sq. ft.
- 164 affordable units at or below 60% AMFI; 16 market rate
- Three story building with ground level parking

Applicant –

- Developer/Partners – NIF Foundation Oakhill Clark, LP

Review Notes

- Census tract is 165.11 with poverty rate of 18%
- School rating is Met Standard
- Project is located in a High Opportunity Area

OAK HILL ON CLARK APARTMENTS

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 7,420,126
Tax Exempt Bonds	\$ 12,500,000
Deferred Developer Fee	\$ 1,274,568
City of Dallas Funds	<u>\$ 1,000,000</u>
Total Sources	\$ 22,194,694

USES

Acquisition	\$ 391,400
Construction Costs	\$ 15,536,700
Reserves	\$ 789,736
Soft Costs	\$ 1,513,596
Financing	\$ 1,336,900
Developer fee	<u>\$ 2,626,362</u>
Total Uses	\$ 22,194,694

Note: Total cost per unit \$123,303

EMLI AT ROYAL LANE STATION

2757 ROYAL LANE

Description

- New construction of 384 multifamily units for families
- 92 one-bedroom; 192 two-bedroom; 100 three-bedroom
- Average unit size of 1103 sq. ft.
- 288 affordable units at or below 60% AMFI; 96 market rate
- Two and three story building with ground level parking

Applicant –

- Developer/Partners – Royal TCI, LP

Review Notes

- Census tract is 96.1 with poverty rate of 43.3%
- School rating is Met Standard
- Project is located in the Royal Lane Dart Station TOD

EMLI AT ROYAL LANE STATION

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 15,963,808
Private mortgage	\$ 49,905,191
Deferred Developer Fee	<u>\$ 3,485,412</u>
Total Sources	\$ 69,354,411

USES

Acquisition	\$ 3,000,000
Construction Costs	\$ 47,282,753
Reserves	\$ 3,867,876
Soft Costs	\$ 2,617,837
Financing	\$ 4,932,814
Developer fee	<u>\$ 7,653,131</u>
Total Uses	\$ 69,354,411

Note: Total cost per unit \$180,610

KINGSTON COMMUNITIES TEAGARDEN, ST. AUGUSTINE AND HAYMARKET

Description

- New construction of 184 single family rental homes for families
- 184 Four-bedroom homes
- Average unit size of 1774 sq. ft.
- 74 affordable units at or below 60% AMFI; 110 market rate
- One and two story homes on separate lots

Applicant –

Developer/Partners – Fair Housing Partners, LLC

Review Notes

- Census tract is 171.02 with poverty rate of 22%
- School rating is Met Standard
- Project is a single development of 184 concentrated rental units

KINGSTON COMMUNITIES

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 5,916,400
HUD 221 (d) 4	\$ 23,929,831
Developer Equity	<u>\$ 3,275,000</u>
Total Sources	\$ 33,121,231

USES

Acquisition	\$ 5,520,000
Construction Costs	\$ 21,672,072
Soft Costs	\$ 2,300,000
Developer fee	<u>\$ 3,629,159</u>
Total Uses	\$ 33,121,231

Note: Total cost per unit \$180,007

FLORA LOFTS

2121 FLORA STREET

Description

- New construction of 52 multifamily units for families
- 33 one-bedroom; 17 two-bedroom; 2 three-bedroom
- Average unit size of 1259 sq. ft.
- 43 affordable units at or below 60% AMFI; 9 market rate
- Six story building with ground level parking

Applicant –

- Developer/Partners – La Reunion Tx & GREENarc Corp.

Review Notes

- Census tract is 21 with poverty rate of 14.7%
- School rating is Met Standard
- Project is located in a High Opportunity Area and within half mile of DART Station

FLORA LOFTS

SOURCES AND USES

SOURCES

Housing Tax Credits	\$ 4,546,978
HFC Bonds	\$ 13,907,886
Deferred Developer Fee	\$ 1,403,826
Private financing	\$ 2,501,000
City of Dallas Funds	<u>\$ 2,500,000</u>
Total Sources	\$ 24,859,690

USES

Acquisition	\$ 1,251,893
Construction Costs	\$ 15,886,730
Reserves	\$ 354,791
Soft Costs	\$ 1,591,519
Financing	\$ 2,924,757
Developer fee	<u>\$ 2,850,000</u>
Total Uses	\$ 24,859,690

Note: Total cost per unit \$478,071

VILLA SANTA MARIA PHASE II

1808, 1830 & 1850 BENNETT

Description

- New construction of 45 multifamily units for seniors
- 45 one-bedroom units
- Average unit size of 638 sq. ft.
- 45 affordable units at or below 80% AMFI
- Three story building with ground level parking

Applicant –

- Developer/Partners – Villa Santa Maria, Inc.

Review Notes

- Census tract is 9.00 with poverty rate of 39.6%
- School rating is Met Standard
- Senior housing project

VILLA SANTA MARIA PHASE II

SOURCES AND USES

SOURCES

Equity	\$ 951,500
Foundations/private	\$ 2,584,550
City of Dallas	<u>\$ 1,080,000</u>
Total Sources	\$ 4,616,050

USES

Acquisition	\$ 1,351,500
Construction costs	\$ 3,014,550
Soft Costs	<u>\$ 250,000</u>
Total Uses	\$ 4,616,050

Note: Total cost per unit \$102,579

QUINNITE DEVELOPMENT HIGHLAND HILLS AND SIMPSON STUART

Description

- New construction of 200 multifamily units for families
- 20 Studio; 80 one-bedroom; 100 two-bedroom
- Average unit size of 720 sq. ft.
- 200 affordable units at or below 80% AMFI
- Four story building with ground level parking

Applicant –

Developer/Partners – Paul Quinn College & RMGM Developers, LLC

Review Notes

- Census tract is 114.01 with poverty rate of 43.7%
- School rating is Improvement Required
- Grow South funds of \$5.5M to be matched

QUINNITE DEVELOPMENT SOURCES AND USES

SOURCES

Private financing	\$ 16,600,000
Mezzanine Loans	\$ 5,500,000
Living Cities Loan	\$ 1,100,000
Philanthropic Funds	\$ 3,241,675
Paul Quinn Land	\$ 1,882,021
City Funds	<u>\$ 5,000,000</u>
Total Sources	\$ 33,323,696

USES

Land	\$ 2,154,881
Construction Costs	\$ 26,485,870
Soft Costs	\$ 2,243,498
Grow South fees	\$ 240,000
Developer fee	\$ 1,434,992
Lease Up	\$ 164,455
FF&E	<u>\$ 600,000</u>
Total Uses	\$ 33,323,696

Note: Total cost per unit \$166,618

ST JUDE CENTER

2920 FOREST LANE

Description

- Rehabilitation of 100 multifamily units for permanent supportive housing
- All efficiency units
- Average unit size of 322 sq. ft.
- 100 affordable units at or below 80% AMFI
- Three story building with ground level parking

Applicant –

- Developer/Partners – St. Jude Inc. & Catholic Charities of Dallas

Review Notes

- Census tract is 96.11 with poverty rate of 10.3%
- School rating is Met Standard
- Permanent Supportive Housing project for homeless
- Project is located in a High Opportunity Area

ST JUDE CENTER SOURCES AND USES

SOURCES

Foundations/private	\$ 1,150,000
City of Dallas	<u>\$ 2,500,000</u>
Total Sources	\$ 3,650,000

USES

Acquisition	\$ 2,900,000
Rehabilitation	<u>\$ 750,000</u>
Total Uses	\$ 3,650,000

Note: Total cost per unit \$36,500

DEPARTMENT RECOMMENDATIONS

- Flora Lofts with \$2,500,000 Bond Funds
 - Located in a High Opportunity Area
- St Jude Center with \$2,000,000 HOME funds
 - Located in a High Opportunity Area
 - Special Needs
- Wynnewood Senior Housing II with \$0 funds and debt forgiveness of \$425,000
 - Located in a CRP
 - Special Needs

FAIR HOUSING DISCUSSION

NEXT STEPS

- Staff will work with developers to complete any required due diligence
- On February 22, 2017 – recommended projects will be presented to the full City Council for consideration of funding and/or City support