

EXHIBIT "A"

COUNCIL CHAMBER

01 20 49

June 27, 2001

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

WHEREAS, a proposed Housing Policy aimed at preserving and increasing the supply of affordable housing opportunities for city of Dallas residents was presented to the Housing and Neighborhood Development Committee on May 21, 2001 and to the Dallas City Council on June 6, 2001; and

WHEREAS, the City Manager has recommended a goal within the Housing Policy of preserving 5,000 existing and developing 5,000 new affordable housing units in five years, by September 30, 2005; and

WHEREAS, the Dallas City Council desires to implement policies and procedures to facilitate the proposed Housing Policy; NOW, THEREFORE,

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

Section 1. That a Housing Policy for the City of Dallas be adopted, as seen in Exhibit A.

Section 2. That the City Manager, or his designee, be authorized to implement the Housing Department's People Helping People and Dallas Housing Trust Fund programs, as seen in Exhibit B, and any documents necessary to implement those certain programs be authorized for execution.

Section 3. That Program Statements for the People Helping People and Dallas Housing Trust Fund programs be approved, as seen in Exhibit B.

Section 4. That modifications to Program Statements for the Home Repair Program, Mortgage Assistance Program, Developer Fee Rebate Program, Land Transfer Program, Community Housing Development Organization (CHDO) Program, and Rental Housing Preservation Program be approved, as seen in Exhibit C, and any documents necessary to implement those certain programs be authorized for execution.

Section 5. That any program income generated by housing programs be recaptured to expand the pool of resources for additional housing activities.

Section 6. 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.

APPROVED \_\_\_\_\_  
HEAD OF DEPARTMENT

APPROVED \_\_\_\_\_  
CITY CONTROLLER

APPROVED \_\_\_\_\_  
CITY MANAGER

June 27, 2001

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CITY CONTROLLER

APPROVED \_\_\_\_\_  
CITY MANAGER

June 27, 2001

**DISTRUBUTION**

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

APPROVED BY  
CITY COUNCIL

JUN 27 2001

*Shirley Gray*  
City Secretary

APPROVED *Douglas A. Dyke*  
HEAD OF DEPARTMENT

APPROVED *[Signature]*  
CITY CONTROLLER  
*Ed*

APPROVED *[Signature]*  
CITY MANAGER

EXHIBIT A

01 20 49

City of Dallas  
Housing Policy Statement

It is the policy of the City of Dallas to:

Provide financial and technical assistance directly and through nonprofit organizations to preserve and develop affordable housing, with emphasis on single family units;

Remove barriers and provide incentives for private development of new affordable workforce housing; and

Seek the resources and expertise of the financial and business community, foundations, third party intermediaries and housing advocates to leverage with those of governmental agencies.

The Housing Department shall implement this policy utilizing the programs described in Exhibits B and C attached.

## EXHIBIT C

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)  
PROGRAM

## PROGRAM STATEMENT

**Program Purpose:** To increase the supply of affordable housing by expanding the Capacity of non-profit community based housing development organizations to develop and manage decent, safe, sanitary, and affordable housing.

**Program Description:**

- Provides a structure to allow for organizations to receive certification as a Community based Housing Development Organization (CHDO).
- A recipient of CHDO assistance must be a certified CHDO as defined by the U.S. Department of Housing and Urban Development.
- The CHDO Program offers two types of assistance: operating assistance and development assistance.
  - Operating assistance funds allow CHDOs to build capacity in order to develop low income housing opportunities. Operating assistance is provided through a grant agreement. ~~[Applications for operating assistance grants are made available upon request throughout the year].~~ Applications for operating assistance grants are made available on an annual basis. Operating assistance grants are limited to 50% of ~~[approved operating costs of the CHDO or \$50,000]~~ a CHDO's total operating expenses for that fiscal year or \$50,000, whichever is less. Operating assistance grants are made only to CHDO's that meet the HOME regulations which apply to CHDOs.
  - CHDOs with more than two years since initial certification must be engaged in an active development project to qualify for operating assistance.
  - Development assistance provides financing for acquisition, rehabilitation, demolition, and new construction of rental or single family owner occupied housing affordable to low and moderate income persons. Development assistance may be in the form of predevelopment and development loans for affordable housing development projects sponsored by CHDOs.

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- Requests for development and predevelopment funding are project specific. Development loans must be consistent with multi-year neighborhood development plans submitted by CHDOs. CHDOs must demonstrate neighborhood participation in development of the plans.
- The CHDO [Program] External Loan Committee reviews and comments on the merits of each request for operating, development and predevelopment funding. Proposals are evaluated primarily on the project's physical attributes and environmental review, CHDO experience and ability to complete work within proposed financing and schedule, and ownership/financial strategy.
- The City of Dallas Housing Director approves development funding for each project with fewer than 100 units. Development funding for projects with 100 or more units requires City Council approval.
- Maximum loan amounts are determined by Federal subsidy limits contained in the Federal program guidelines. Although these limits may change from time to time, all CHDO assistance delivered through City operated programs will conform to the Federally mandated subsidy limits.
- Development loans may be in the form of a grant, a deferred payment loan, a fully amortizing loan at interest rates from 0% and above depending on the project capabilities, residual receipts loans, and other types of financing.
- At a minimum, the housing units produced under the CHDO Program must meet Federal Section 8 requirements, Housing Quality Standards, and all applicable City codes.
- All Federal program guidelines including long term affordability requirements and eligibility requirements will be observed in accordance with the HOME program guidelines.

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PROGRAM

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- Funding Source: HOME (total HOME grant amount includes a 15% set-aside for CHDO program)

The City Manager is authorized to establish guidelines and procedures to administer this program in accordance with these guidelines and applicable Federal and State regulations, as amended.

