

March 28, 2012

WHEREAS, on May 20, 2009, the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) law consolidated three of the separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program, and revised the Emergency Shelter Grant program to Emergency Solutions Grant; and

WHEREAS, on June 22, 2011, City Council approved the FY 2011-12 Consolidated Plan Budget and FY 2010-11 Reprogramming Budget by Resolution No. 11-1679, which included the Emergency Shelter Grant - first allocation; and

WHEREAS, the Mortgage Assistance Program provides financial assistance to eligible low to moderate income first-time homebuyers; and

WHEREAS, on September 28, 2011, the City Council approved the second renewal of the service contract with Enterprise Community Partners, Inc. for the Mortgage Assistance Program for the period October 1, 2011 through September 30, 2012; and

WHEREAS, on December 5, 2011, HUD released the interim rule for the HEARTH: Emergency Solutions Grant program and Consolidated Plan Conforming Amendments, which replaced the Emergency Shelter Grant program and allocated \$433,200 of Emergency Solutions Grant funds to the City of Dallas; and

WHEREAS, the City is required to publish its standard for determining affordable rents and identify its proposed accomplishments and goal to fund multi-family projects in terms of the number of units that will meet HOME rent limits; and

WHEREAS, federal regulations and City's Citizen Participation Plan requires not less than a 30-day public comment period and public hearing be held on any substantial amendment;

NOW, THEREFORE;

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

Section 1. Authorize final adoption of Substantial Amendment No. 13 to the 2008-09 through 2012-13 Consolidated Plan Budget and the FY2011-12 Action Plan to: **(1)** accept \$433,200 in Emergency Solutions Grant Funds; **(2)** realign \$10,000 under the Essential Services and Operations to Homeless Prevention; **(3)** reprogram \$1,000,000 in Community Development Block Grant Funds from the Residential Development/Acquisition Loan Program to the Mortgage Assistance Program; and **(4)** adoption of the City of Dallas Affordable Rent Schedule as the City's overall maximum standard for determining affordable rents and the maximum HOME Investment Partnerships Act (HOME) rent levels for accomplishment and goal requirements required in the Consolidated Plan.

Section 2. That the City Manager is hereby authorized to increase appropriations in Fund ES11 in the amount of \$433,200 for the Emergency Solutions Grant.

Section 3. That the City Controller is hereby authorized to receive and deposit grant funds into Fund ES11 in the amount of \$433,200.

Section 4. That the City Controller is hereby authorized to disburse grant funds in the amount of \$433,200 as listed below.

<u>Fund</u>	<u>Unit</u>	<u>Project Name</u>	<u>Amount</u>
Homeless Prevention - Financial Assistance			
ES11	810D	MLKing, Jr. Community Center	\$ 40,500
ES11	811D	WDM Center	\$ 40,500
Rapid Re-housing (Contractors)			
ES11	814D	Financial Assistance	\$ 30,000
ES11	812D	Housing Relocation & Stabilization	\$245,456
Homeless Management Information Systems			
ES11	813D	Data Management	\$ 25,000
Administration			
ES11	752D	Housing Community Services	\$ 51,744

Section 5. That the City Manager is hereby authorized to decrease Emergency Shelter Grant appropriations in the amount of \$10,000 from Fund ES11, Unit 750D in the amount of \$7,900 and Fund ES11, Unit 751D in the amount of \$2,100. Increase appropriations for Fund ES11, Unit 810D by \$5,000 and Fund ES11, Unit 811D by \$5,000.

March 28, 2012

Section 6. That the City Manager is hereby authorized to decrease Community Development Block Grant (CDBG) appropriations for the Residential Development/Acquisition Loan Program (RDALP) by \$1,000,000 and increase CDBG appropriations for the Mortgage Assistance Program by \$1,000,000.

Reduce

<u>Fund</u>	<u>Unit</u>	<u>Project Name</u>	<u>Amount</u>
CD05	4363	RDALP	\$109,535
CD06	3955	RDALP	\$300,000
CD08	297A	RDALP	\$249,670
CD09	639B	RDALP	\$258,768
CD10	423C	RDALP	\$ 82,027

Increase

<u>Fund</u>	<u>Unit</u>	<u>Project Name</u>	<u>Amount</u>
11R1	760D	Mortgage Assistance Program	\$1,000,000

Section 7. That the City adopts the Affordable Rent Schedule attached as Exhibit A as the City's overall maximum standard for determining affordable rents, and includes the HOME rent limits chart attached as Exhibit B in its Consolidated Plan in order to describe the rent requirements for specifying in the Plan the number of extremely low-income and low-income families to whom the City will provide affordable housing.

Section 8. 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.

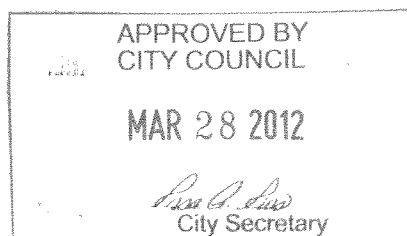


Exhibit B

Rent Limits for 2012 HOME and Fair Market Rents (FMR)

HOME definitions are effective: **July 13, 2011 through July 13, 2012**¹
FMR definitions are effective: **Sept. 2011 through Sept. 2012**¹

HUD Metro FMR Area (HMFA) estimate of the median family income for the Dallas area is:

\$70,100

Number of Bedrooms In Unit	Nominal Household Size ²	HOME Rents		Fair Market Rents (FMR) Total Rent
		"Low" 4	"High" 5	
0	1	\$605	\$671*	\$649
1	1	\$648	\$744*	\$719
2	3	\$777	\$905*	\$868
3	4	\$898	\$1,134	\$1,130
4	6	\$1,002	\$1,245	\$1,337
5	7	\$1,106	\$1,356	\$1,538
6	9	\$1,209	\$1,466	\$1,738

¹ Ending date is depended upon HUD's release of the new rent limits for the Federal Fiscal Year.

² "Nominal Household Size" estimates are derived by multiplying the number of bedrooms in a unit by 1.5 persons, (HUD's recommended "rule of thumb") and then rounding down to the nearest whole integer.

The HUD "HOME" Program rents published June 28, 2011, effective July 13, 2011:

"Low" 4 = 30% of AMFI (cannot exceed the High HOME Rents)

"High" 5 = 30% of 65% of AMFI

* (High 5) - HOME Program Rent held at last year' (2010) level. For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

Updated on 1/12/12

Exhibit A

City of Dallas Affordable
Rent Schedule
(Effective December 1, 2011)

Area Median Family Income (AMFI) for a Household of Four (4) for the Dallas Area for 2012: \$70,100

<u>Household Size</u>	¹ 80% of Dallas AMFI (Maximum Allowable Qualifying Income)		
1 Person	\$39,300		
2 Persons	\$44,900		
3 Persons	\$50,500		
4 Persons	\$56,100		
5 Persons	\$60,600		

<u>Unit Type</u>	² Monthly Maximum Rents 30% of 80% of AMFI (Including Utilities)	³ Utility Allowance	Monthly Maximum Rent (Excluding Utilities)
Efficiency	\$ 983.00	\$106	\$ 877.00
1 Bedroom	\$1,053.00	\$130	\$ 923.00
2 Bedroom	\$1,263.00	\$162	\$1,101.00
3 Bedroom	\$1,459.00	\$186	\$1,273.00

¹ Income limits are for 2012 and are subject to change annually upon notification from HUD. HUD allows for rounding up to the nearest \$50 in determining eligibility.

² Rents assume 1.5 persons per bedroom

³ Utility allowances are based on HUD's Section 8 allowances and assume that units are all electric; tenant pays for electric and water/sewer/trash collection; and the landlord furnishes the kitchen range and refrigerator.