

June 26, 2019

WHEREAS, on June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget and the Proposed FY 2017-18 Reprogramming Budget, and the amendment to the Five-Year Consolidated Plan by Resolution No. 18-0987; and

WHEREAS, on April 10, 2019, City Council authorized the final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan, by Resolution No. 19-0556; and

WHEREAS, on April 24, 2019, City Council authorized the preliminary adoption of Substantial Amendment No. 2 to the FY 2018-19 Action Plan and a public hearing to be held on June 12, 2019, by Resolution No. 19-0639; and

WHEREAS, to address additional federal requirements for program changes and extend the time for review and comments, the public hearing was moved from June 12, 2019 to June 26, 2019.

WHEREAS, the City desires to provide homeownership opportunities for persons of low- and moderate-income.

Now, Therefore,

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

SECTION 1. That the City Council hereby authorizes the final adoption of Substantial Amendment No. 2 to the FY 2018-19 Action Plan for the HOME Investment Partnerships Program (HOME) and Community Development Block Grant Program (CDBG), to **(a)** revise the Dallas Homebuyer Assistance Program (DHAP) Program Statement to amend the area median family income (AMI) requirements, to change the loan terms to forgivable annually, and to remove the Homebuyer Incentive Program; and **(b)** revise the Housing Improvement and Preservation Program (HIPP) Program Statement to amend the AMI requirements, to remove the accessibility grant program, add the Minor Home Repair Grant Program, and add the Housing Reconstruction Program, as provided in the attached **Appendix A**.

SECTION 2. 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.



Appendix A**Priority Need:** Affordable Housing - Homeownership Opportunities**Project Title:** Dallas Home Buyers Assistance Program**Description:** DHAP provides homeownership opportunities to low and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principle reduction, and closing costs. DHAP is offered to homebuyers up to eighty percent (80%) Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. The DHAP financial assistance is in the form of a deferred, forgivable loan (annually) made for down payment, principal reduction, and closing costs based on the borrowers need and debt capacity.

City staff will administer this program. Project implemented in conjunction with Project # 17 (HOME DHAP).

Primary Purpose: Direct assistance provided to eligible homebuyers for down payment, principle reduction, and closing costs based on borrowers' need and debt capacity.**Objective Category:** Decent Housing**Outcome Category:** Availability/Accessibility Location/Target Area(s):

1500 Marilla St Room 6CN

75201 (214) 670-4447

Priority Need: Affordable Housing – Homeownership Opportunities**Project Title:** HOME - Dallas Homebuyers Assistance Program (DHAP)**Description:** DHAP provides homeownership opportunities to low and moderate-income homebuyers through the provision of financial assistance when purchasing a home within the City limits of Dallas, in accordance with federal, state, and local laws and regulations. Financial assistance may include down payment, principle reduction, and closing costs. DHAP is offered to homebuyers up to eighty percent (80%) Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. The DHAP financial assistance is in the form of a deferred forgivable loan (annually) made for down payment, principal reduction, and closing costs based on the borrowers need and debt capacity.

City staff will administer this program. Project implemented in conjunction with DHAP CDBG (Project No. 7).

Primary Purpose: Direct assistance provided to eligible homebuyers for down payment, principle reduction, and closing costs based on borrowers' need and debt capacity.**Objective Category:** Decent Housing**Outcome Category:** Availability/Accessibility Location/Target Area(s):

1500 Marilla St Room 6CN

75201 (214) 670-4447

Priority Need: Affordable Housing**Project Title:** Home Improvement and Preservation / Single Family (HIPP / SF) Affordable Housing**Description:** Provides an all-inclusive repair and rehabilitation program for single-family owner-occupied housing units Home Improvement and Preservation Program / SF Program (HIPP) will be offered as a comprehensive program with three components with the purpose of making needed improvements and preserving affordable housing: 1) a Minor Home Repair grant program for low and moderate-income homeowners needing minor repairs not exceeding \$10,000 (\$5,000 from the City and \$5,000 from the

participating nonprofit; 2) a rehabilitation loan program for low and moderate income homeowners needing up to \$40,000 in rehabilitation; and 3) a reconstruction loan program for low and moderate income homeowners needing up to \$160,000 to reconstruct their home. The terms of assistance for the loans will vary based on the borrower's income, need and debt capacity.

Primary Purpose: HIPP is designed to finance home improvements and address health, safety, accessibility modification, reconstruction and structural/deferred maintenance deficiencies.

Objective Category: Decent Housing

Outcome Category: Sustainability

Location/Target Area(s): Citywide

1500 Marilla Street Room