

**SINGLE-FAMILY HOUSING
INFRASTRUCTURE DEVELOPMENT BOND
PROGRAM**

**A Briefing to the
Housing And Neighborhood
Development Committee**

**Housing Department
January 18, 2005**

PURPOSE

To brief the **Housing and Neighborhood Development Committee (HNDC)** on the results of the Request for Applications received for the \$2.3 million in General Obligation Bond proceeds and to recommend project awards for single-family housing infrastructure development.

BACKGROUND

- On June 25, 2003, the Dallas City Council authorized the Program Statement for the Single-Family Housing Infrastructure Development Bond Program and issuance of a Request for Applications (RFA)
- On June 23, 2004, City Council approved issuance of the FY04-05 RFA
- On July 4, 2004 the Department issued the RFA seeking applications from developers to build infrastructure improvements for new mixed-income single-family subdivisions
- Eight (8) Bond Applications were received on November 12, 2004
 - Four (4) proposals were responsive and forwarded to the Application Review Committee

BACKGROUND (cont'd)

RFA General Requirements:

- Subdivision must contain a minimum of 50 lots
- City participation will not exceed 50% of the total cost of infrastructure improvements and must be passed on as reduced cost to the eligible homebuyer
- 20-50% of properties developed must be deed restricted for homebuyers with household income at or below 80% of Area Median Family Income
- Design considerations included the following guidelines:
 - 10% of the houses in the subdivision can be less than 1400 sq. ft. but no less than 1125 sq. ft.
 - All homes that are bond subsidized must be a minimum of 1400 sq. ft.
 - All homes 1400 sq. ft and over must have a two-car garage
 - Homes less than 1400 sq. ft. must have a 1 ½ car garage that has at least 264 sq. ft.
 - Garage conversions will be prohibited by private deed restriction

RESPONSIVE BOND INFRASTRUCTURE APPLICANTS

Project	Location	Council District
Garden Vista Phase I	Off Hwy 175 and Beltline Rd. on the South @ Garden Grove on the West and Edd Rd on the North (Mapsco 69A-M)	8 Fantroy
Cedar Creek Ranch Phase II and III	LBJ (I-20) Service Rd., West of Bonnie View and South of Simpson Stuart Rd. (Mapsco 66X)	8 Fantroy
Parkway Village Phase II	Military Parkway @ Sam Houston Rd. and Town East Blvd. (Mapsco 49U)	5 Hill
Cedar Crest Square	North East corner Kiest @ Southerland Blvd. (Mapsco 55 M)	7 Chaney

RECOMMENDED BOND PROJECTS

- The Committee convened on January 6, 2005 to evaluate four (4) responsive applications
 - All four projects were reviewed and recommended for Program participation

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RECOMMENDATION

That HNDC recommend four (4) Single-Family Infrastructure Bond projects for City Council approval as recommended by the Program Application Review Committee.

NEXT STEPS

- February 23, 2005 – City Council consideration of 2004-05 Bond Participation awards
- March - April 2005 – Execution of Bond Participation Agreement
- September 2005 – Final date for Developers to start construction