

HOUSING TRUST FUND RECOMMENDATIONS

Housing Committee

January 7, 2008



PURPOSE

- To provide a recommendation to modify and fund the City of Dallas Housing Trust Fund [See previous briefing dated December 3, 2007, (attached) that describes history of housing trust funds, potential funding sources, and reasons needed to expand existing program in Dallas]

MODIFICATION

- Modify existing Trust Fund (last funded in 2000 with \$1M on a one off basis) to provide for multiple funding sources and uses depending on the flexibility and limitations of those various funding sources
- Program Statement will provide the ability to use the funds (within legal guidelines) based upon a specific need or project

FUNDING SOURCES

- \$2.0M from 2006 Proposition 8 GO Bond Funds sold in November 2007 with use limitations noted
- CDBG and HOME Funds
- Allocation of GO Bond Funds in next bond election
- Dedicated State Revenue Source
- Dedicated Federal Funding Source

2006 Proposition 8 GO Bond Funds

- Use \$2.0M of the \$3.M bonds sold in November 2007
- Provide acquisition/demolition and GAP funding for mixed use and residential projects as needed
- Uses limited to GO Bond requirements as specified in Proposition
- Council to approve individual project usages

CDBG AND HOME FUNDS

- Place \$825K of RDALP program in Trust Fund
- Place \$1.5M in Southern Sector Section 108 Loan Repayment funds in Trust Fund
- Place remaining \$3.9M in 2003 infrastructure bond funds in trust fund
- Individual projects will be approved by Council

GO Bond Funds

- Initiate discussions to include proposition on next GO Bond election for Housing Trust Fund Use
- Use of funds will not be less than the uses afforded in the 2006 Prop 8 approval and will be expanded to cover needed expanded uses as law permits

DEDICATED STATE REVENUE SOURCE

- Several lobbyist groups will actively continue the campaign for a dedicated revenue source that began in Spring 2007
- Seek direction from Council as to placing on the City's legislative agenda
- Direct funds allocated from any new State source to the Trust Fund

Dedicated Federal Funding Source

- Support HR 2895 passed in October 07 that will establish the National Housing Trust Fund Act that provides for recurring allocations to Cities by HUD for very low income families
- Work with Office of Intergovernmental Affairs to lobby for Senate passage
- Direct funds from this Federal source to the Housing Trust Fund

NEXT STEPS

- Council Action to Modify existing Trust Fund program in January/February
- Establish Program Statement that will provide Sources and Uses guidelines
- Work as directed by Council on State and Federal funding sources

ATTACHMENT

- December 3, 2007 Housing Trust Fund Briefing