

# Memorandum



CITY OF DALLAS

DATE November 30, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT 2018 Notices of Funding Availability (NOFA) Results

On August 30, 2018, the Department of Housing and Neighborhood Revitalization (HNR) issued a Notice of Funding Availability (NOFA). The primary purpose of the NOFA was to provide gap financing in the form of a repayable loan to support new developments or substantial rehabilitation of existing developments located within the City limits, with such funding prioritized in the Reinvestment Strategy Areas, as outlined in the City's Comprehensive Housing Policy and the Program Statement for the New Construction and Substantial Rehabilitation Program. All proposals for funding should assist in meeting the production goals set forth in the policy by proposing to serve households earning between 30%-120% of the Dallas Area Median Income with the targeted income bands varying according to the market and development type. HNR issued the NOFA with an estimated \$25,000,000 in funding available from federal and local sources such as Community Development Block Grant, General Obligation Bonds, and Housing Trust Fund. Responses were due on October 11, 2018. There were 19 proposals submitted.

Proposals were evaluated in two stages: 1) threshold review and 2) technical scoring. During threshold review, reviewers evaluated whether the proposal included: all elements, eligible activities, eligible end users/beneficiaries, and whether the proposer is an individual or entity eligible for a City contract. Proposals that passed threshold review moved to technical scoring, where an Evaluation Committee made up of 5 City employees, scored the proposals based on the evaluation criteria set forth in the NOFA, see table below. All proposals that scored at or above the minimum score of 100 out of 155 points are considered eligible for a funding award.

Evaluation Criteria	Points
<b>Experience and Nonprofit Participation</b>	
Project Team Experience (Partnership Entity, Project Team, General Contractor, etc.)	10
Timely Completion of Projects and Property Performance	5
Qualified Nonprofit on Project Team	5
<b>Leveraging</b>	
Leverage	10
<b>Geography</b>	
Project Located in Reinvestment Strategy Area	20
<b>Consistency with Comprehensive Housing Policy</b>	
Income Bands Served	10
Design Principles	5
Neighborhood/Community Group Support	5
<b>Consistency with City's Business Inclusion and Development Plan</b>	
Affirmative Action Plan and/or Policy	1

Ethnic Workforce Composition Report	1
Business Inclusion and Development Affidavit	2
History of M/WBE or Section 3 Business Utilization	4
Proposer and Project Team's Composition	7
<b>Project and Site Factors</b>	
Project Site Characteristics	5
Site Amenities	35
Homeowner and Tenant Services	5
Project Feasibility	15
Project Readiness	10
<b>Total Points Available*</b>	<b>155</b>

\* The points listed for each category are the maximum points available.

Staff and the Evaluation Committee has concluded its evaluation of the 2018 NOFA proposals for housing development. Out of the 19 proposals submitted, 10 passed threshold requirements. Based on the evaluation criteria, 3 of the 10 proposals earned a minimum score of 100 to receive a funding award. A summary of the proposals and evaluation results are attached. The highlighted proposals received a minimum score to qualify for a funding award.

On January 7, 2019, HNR staff will brief the Economic Development and Housing Committee on the NOFA results. On January 23, 2019, HNR will recommend loan terms and seek authority to execute contracts with eligible proposers. For more information regarding, please contact me at 214-670-3619.



David Noguera, Director  
Housing and Neighborhood Revitalization

Attachment: NOFA Evaluation Summary

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney (I)  
Carol A. Smith, City Auditor (I)  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
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Jon Fortune, Assistant City Manager  
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Majed A. Al-Ghafry, Assistant City Manager  
Nadia Chandler Hardy, Assistant City Manager and Chief of Resilience  
M. Elizabeth Reich, Chief Financial Officer  
Directors and Assistant Directors

**2018 Notice of Funding Availability (NOFA Proposal) Evaluation Summary**

	Developer	Development Name	Council District	Unit Proposed	Income Bands Served	City Request	Total Development Cost	Proposal Total Score
1	Generation Housing Partners	Estates at Shiloh	9	40 townhomes 224 apartments (Seniors)	30% - 120% AMI	\$4,000,000	\$38,435,465	117
2	Palladium USA	Palladium Redbird	3	224 apartments (Option 1) 300 apartments (Option 2)	30% - 60% AMI Market Rate	\$4,950,000 (Option 1) \$8,900,000 (Option 2)	\$45,508,161 (Option 1) \$61,148,008 (Option 2)	111
3	RMGM Developers, LLC Matthews Holdings Southwest	2400 Bryan	14	212 multifamily units	30% - 60% AMI	\$5,000,000 of General Obligation Bond Funds \$3,000,000 of Housing Trust Funds; and \$1,300,000 Tax Increment Financing	\$63,928,715	107
5	Villa Santa Maria Inc.	Villa Santa Maria	2	45 apartments (Seniors)	50% - 80 % AMI Market Rate	\$1,500,000	\$44,500,000	84
4	Dallas City Homes	Topeka Apartments and Imagine Community Center	6	15 units	50% - 120% AMI	\$3,247,843	\$6,854,623	80
6	High Point at Wynnewood, LP	High Point at Wynnewood	1	220 multifamily units	21 units - 30% AMI & Below 62 units - 60% AMI & Below 21 units - 80% AMI & Below 116 units - 80% AMI & Above	\$4,687,244	\$41,000,000	70
7	Grand 136	Grand Avenue Lofts	7	136 units	120% AMI and Market Rate	\$6,000,000	\$28,543,989	58
8	Highridge Costa Housing, LLC./ Casa Linda Development Corporation	Cielo at Mountain Creek	3	100 Units (Seniors)	60% AMI	\$3,560,450	\$19,262,439	55
9	Renaissance Neighborhood Development Corp.	Buckner Senior Housing	7	240 units	30% - 60% AMI and Market Rate	\$2,497,148	\$33,194,944	49
10	OM Housing	Villa at MountainView Apartments	3	250 multifamily units	60% AMI	\$1,300,000	\$44,000,000	32
<b>Did Not Pass Threshold</b>								
11	Camden Homes & Cooperzadeh Development	Kensington Valley	8	112 homes, 3-4 bdrms, 1600-2000 sq. ft	60% to 120% AMI	\$990,000	\$21,157,700	did not meet threshold requirements
12	Polk Street Partners	Polk Street Partners	8	69 single family home	60% - 120% AMI	\$2,700,000	\$15,227,551	did not meet threshold requirements

	Developer	Development Name	Council District	Unit Proposed	Income Bands Served	City Request	Total Development Cost	Proposal Total Score
13	Camden Homes & Cooperzadeh Development	Teagarden Estates	8	33 Single family homes	60% - 120% AMI	\$990,000	\$39,410,965	did not meet threshold requirements
14	Greenleaf Venture, LLC	Courtyards on Singleton	6	30 townhomes	80% - 120% AMI	\$450,000	\$6,570,000	did not meet threshold requirements
15	Dallas Neighborhood Alliance for Habitat (DNAfH)	Joppa	7	50 single family homes	30% - 120%	\$2,650,000	45% Bank Financing/Construction Funded by donors	did not meet threshold requirements
16	Dallas Neighborhood Alliance for Habitat	Los Arboles	6	29 single family homes	60% - 120% AMI	\$1,750,000	45% Bank Financing/Construction Funded by donors	did not meet threshold requirement
17	Builders of Hope Community Development Corporation	Chariot Village	7	20 multifamily units	80% AMI - 120% AMI	\$25,000 per unit grant	\$525,000.00	did not meet threshold requirements
18	OM Housing	Lawnview Pointe Apartments	7	250 multifamily units	not included	\$1,200,000	\$47,532,395	did not meet threshold requirements
19	OM Housing	Lawnview Place Apartments	7	132 multifamily units	not included	\$750,000	\$27,098,412	did not meet threshold requirements