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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

**Memorandum**

**REVISED**

DATE September 12, 2014

TO Housing Committee Members: Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT September 15, 2014 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday September 15, 2014, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, from 11:00 a.m. - 12:30 p.m. The agenda is as follows:

1. Approval of September 2, 2014 Minutes  
Carolyn R. Davis  
Councilmember
2. DOORS – Unlocking DOORS To Reduce Recidivism  
Christina Crain, President and CEO - DOORS  
(Estimated time 45 minutes)
3. Upcoming Agenda Item Housing Item Only  
For Information Only
  - a. Builders of Hope CDC West Dallas Project Loan Modification

A handwritten signature in cursive script that reads "Carolyn R. Davis".

Carolyn R. Davis, Chair  
Housing Committee

c: The Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M. S. Ernst, City Attorney  
Judge Daniel F. Solis, Administrative Judge  
Rosa A. Rios, City Secretary  
Craig D. Kinton, City Auditor  
Ryan S. Evans, First Assistant City Manager  
Jill A. Jordan, P. E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Forest E. Turner, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Charles M. Cato, Interim Assistant City Manager  
Theresa O'Donnell, Interim Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

**Note: A quorum of the Dallas City Council may attend this Council Committee meeting.**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

# Housing Committee

## Meeting Record September 2, 2014

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department, Staff Coordinator at 214-670-3906.

Meeting Date: September 2, 2014

Meeting Start time: 11:14 A.M.

<p><b><u>Committee Members Present:</u></b>                  Carolyn R. Davis (Chair)                  Scott Griggs (Vice-Chair)                  Dwaine Caraway                  Monica Alonzo                  Rick Callahan</p>	<p><b><u>Staff Present:</u></b>                  Theresa O'Donnell-Interim Asst. City Manager                  Bernadette Mitchell-Interim Director/HOU                  Charles Brideau-Asst. Director/HOU                  Patrick Inyabri-Interim Asst. Director                  Beverly Davis-Asst. Director/FHO                  Terry Williams-HOU                  Cobbie Ransom-HOU                  Michael Bostic-CAO                  Rick Robin-HOU                  Nikki Dunklin-CMO                  Robin Bentley-CAO                  Rod Beck-HOU                  Doris Edmon-HOU                  Renita Griggs-MCC                  Cassandra Luster-HOU                  Mark Lea-MCC                  Priscyllia Bento-SEC                  Brian Price-HOU                  Alida Allen-HOU</p>
<p><b><u>Other Council Members Present:</u></b></p>	
<p><b><u>Committee Members Absent:</u></b></p>	<p><b><u>Other Attendees</u></b>                  Gail Misener-Dallas Habitat                  Sherman Roberts-City Wide, CDC                  Norman Henry-Builders of Hope                  Damon Polk-Builders of Hope</p>

**AGENDA:**

**Housing Committee Meeting Called to Order by CM Carolyn R. Davis**

**1. Approval of August 18, 2014 Minutes of the Housing Committee**

**Presenter(s): Council Member Carolyn R. Davis**

**Action Taken/Committee Recommendation(s)**

<b>Motion made by: CM Monica Alonzo</b>	<b>Motion seconded by: CM Dwaine Caraway</b>
Item passed unanimously: <b>X</b>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):**

**2. Land Bank Program**

**Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director/Terry Williams, Land Bank Manager**

Information Only:  X

**Action Taken/Committee Recommendation(s)**

<b>Motion made by:</b> _____	<b>Motion seconded by:</b> _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

**3. Builders of Hope Community Development Corporation**

**Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director/Norman Henry, Builders of Hope/Theresa Canales, Builders of Hope**

Information Only:    

**Action Taken/Committee Recommendation(s) Motion to move forward to full to full Council**

<b>Motion made by: CM Monica Alonzo</b>	<b>Motion seconded by: CM Dwaine Caraway</b>
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

**4. Upcoming Agenda Items  
 Housing Items Only**

- a. Builders of Hope CDC Prairie Creek Loan Modification
- b. Land Bank Interlocal Cooperation Contract

Information Only:    

**Action Taken/Committee Recommendation(s)**

<b>Motion made by: CM Monica Alonzo</b>	<b>Motion seconded by: CM Rick Callahan</b>
Item passed unanimously: <u> X </u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

**Meeting Adjourned by CM Carolyn R. Davis**

Meeting Adjourned:             12:09            P.M.

Approved By: \_\_\_\_\_

# Memorandum



CITY OF DALLAS

DATE September 12, 2014

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT DOORS – Unlocking DOORS To Reduce Recidivism

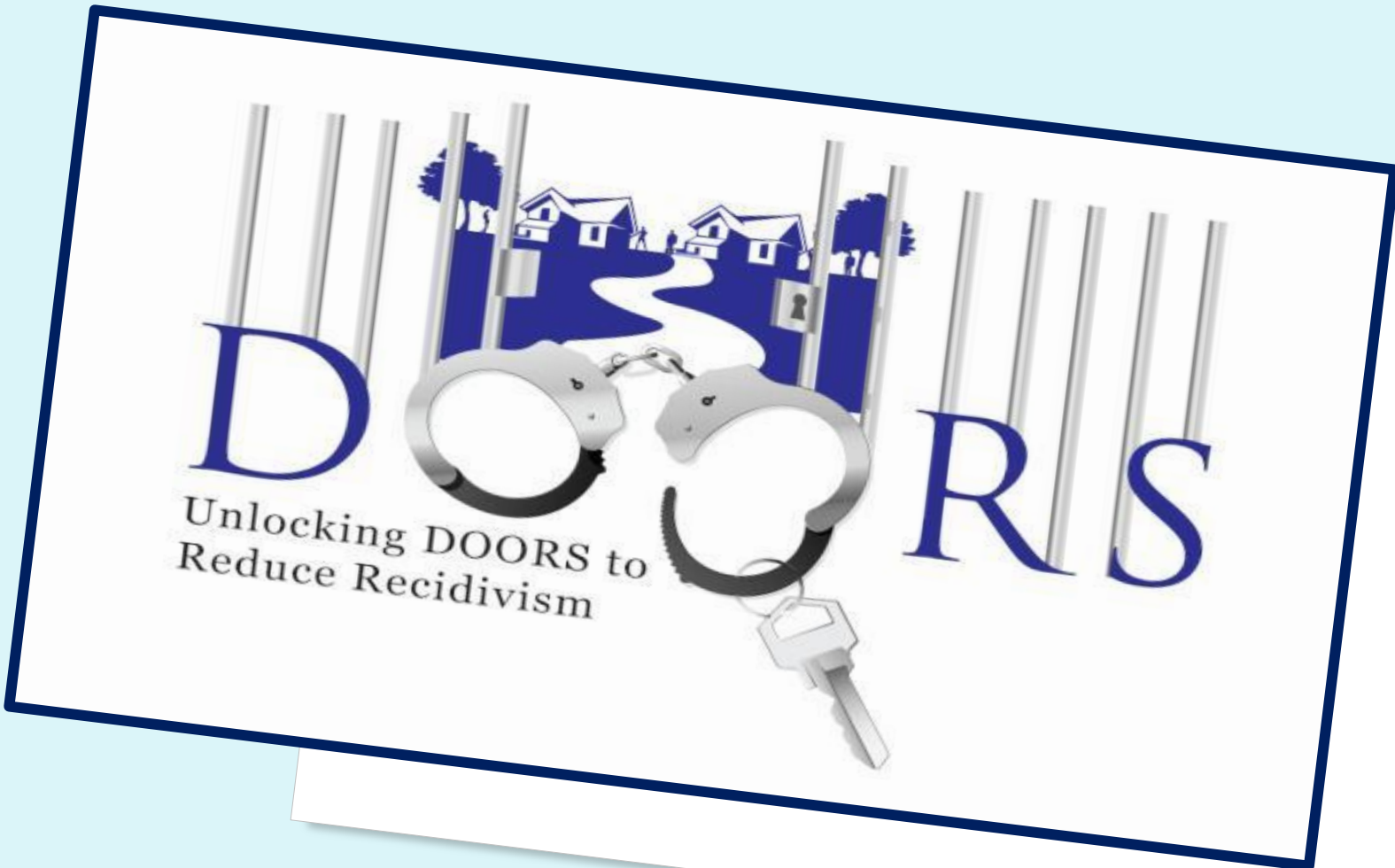
On Monday September 15, 2014, you will be briefed on DOORS – Unlocking DOORS To Reduce Recidivism. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in cursive script, appearing to read 'Theresa O'Donnell'.

Theresa O'Donnell  
Interim Assistant City Manager

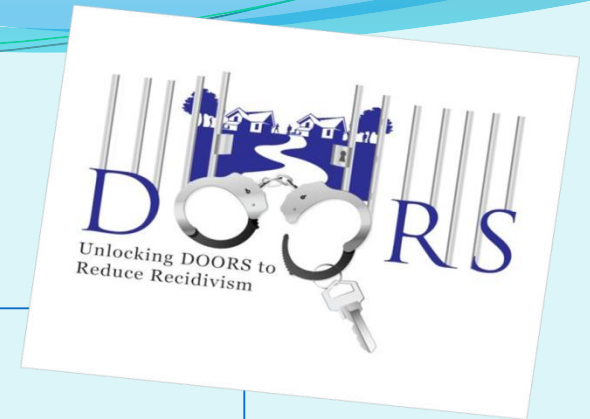
c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, City Manager  
Rosa A. Rios, City Secretary  
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Charles M. Cato, Interim Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Bernadette Mitchell, Housing/Community Services, Interim Director  
Elsa Cantu, Assistant to the City Manager – Mayor and Council



Unlocking DOORS to  
Reduce Recidivism

**BRIEFING TO THE  
HOUSING COMMITTEE  
SEPTEMBER 15, 2014**





- **WHAT IS DOORS?**

- **A 501(c)(3) nonprofit organization formed in 2010**
- **DOORS is a comprehensive clearinghouse of all reentry resources, services, programs, organizations, information and efforts. Through this comprehensive network, DOORS is able to do the following to make our communities safer, build stronger families and assure that our tax base is not compromised:**
  - **Serve as a Reentry Advocate for Formerly Incarcerated Persons (FIPS), those under correctional supervision (parole and probation) and their families by connecting them to the appropriate services and resources needed to strongly diminish their chances of recidivating (reoffending)**
  - **Serve as a Reentry Educator and Trainer for families, service providers and the community by providing certified trainings, workshops, symposiums and the like to better educate, train and inform them how to work with the formerly incarcerated and those under correctional supervision to assure they do not recidivate (reoffend)**

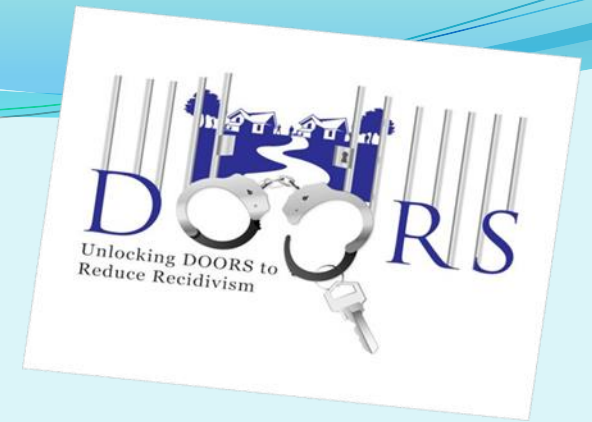


- **HOW DOES DOORS WORK?**
  - **Joe Smith, a FIP, comes to DOORS via three means:**
    - Self-referral
    - Community referral – through an organization, a court, a prison or jail system
    - Grant – part of a selected group through a grant award
  - Joe pays DOORS a \$5.00 intake fee and a background check is done on Joe
  - Joe is given a thorough needs assessment by a DOORS Case Manager via four (4) assessment tools:
    - Level of Service/Case Management Inventory (LS/CMI)
    - Behavior and Experiences Inventory (BEI)
    - Benefits Calculator
    - Career Key





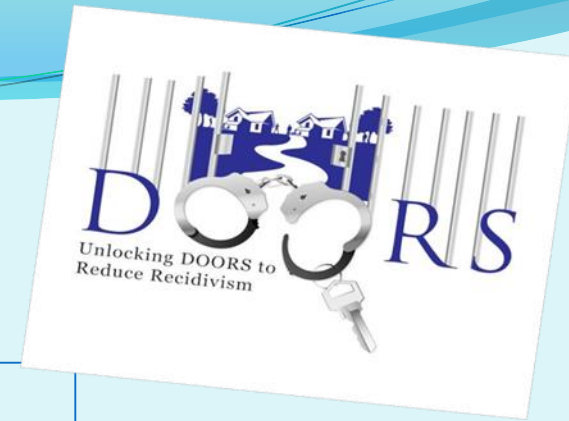
- **Joe is given a targeted custom-made plan of action based on his needs assessment**
- **Needs that may be included in Joe's targeted custom-made plan are: substance abuse treatment; health care, including mental health and dental; transportation needs; housing; legal issues; food and clothing; employment and job readiness; and the like (there are so many more that could be included based on Joe's needs assessment inventory)**



**DOORS then sends Joe to the appropriate service providers and resources in the community with which DOORS has partnered which match up with Joe's needs via his targeted custom-made plan**

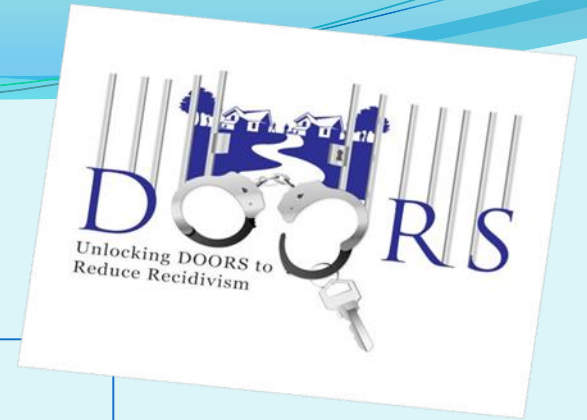
**A DOORS Case Manager tracks and monitors Joe's progress in working through his targeted custom-made plan for up to four (4) years so as to assure that Joe makes it through his plan of action and succeeds**



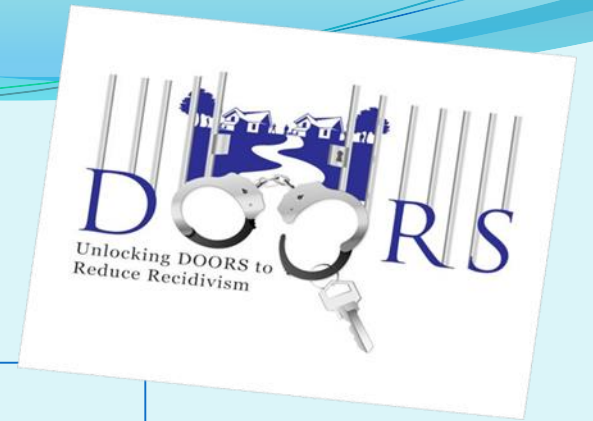


- **If Joe falls short of meeting his goals, DOORS is there to help him get back up, stay accountable and move forward; all the time, indicating to Joe that HE is the one that has to make it work**



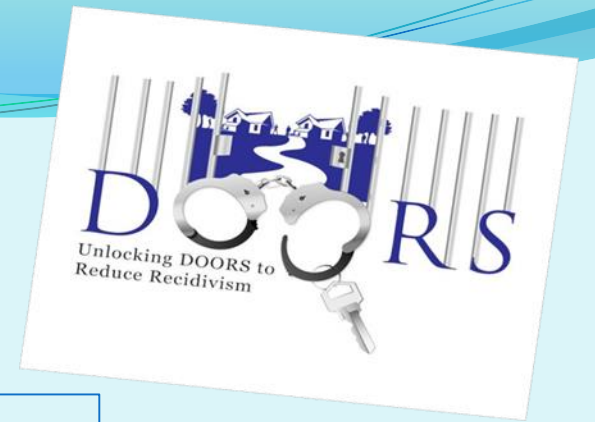


- **DOORS is about giving a “hand up” NOT a “hand out”**
  - **The offender is held accountable every step of the way**
  - **If he or she cannot show the commitment needed to succeed, they are asked to move on; always keeping the door open to them returning should they feel they can be committed to the plan at that point in time**
  - **DOORS is about helping those that are committed to moving forward with their lives**

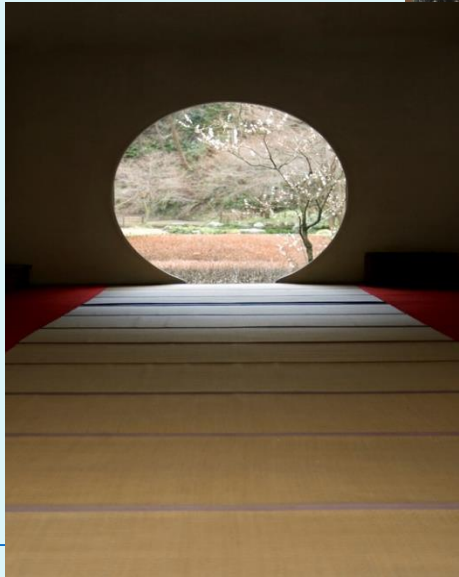


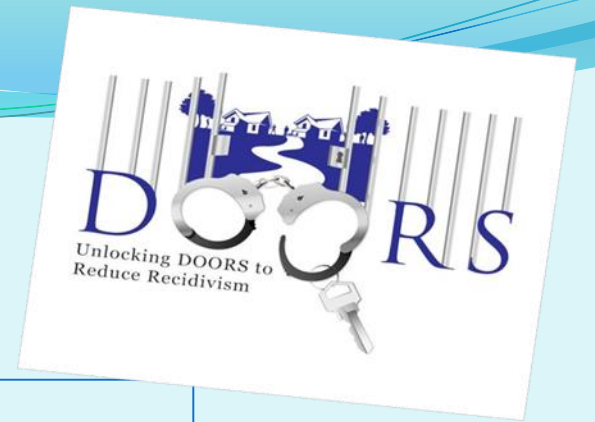
- But the needs of the formerly incarcerated and those on correctional supervision are...





- as vast and diverse as the variety of doors there are to walk through....





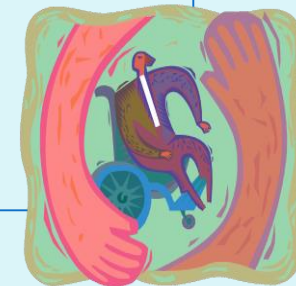
- Therefore, the **KEY** to permanently unlocking the doors for the formerly incarcerated and those on correctional supervision is properly matching them with the services and needs that can truly meet their needs and help them succeed



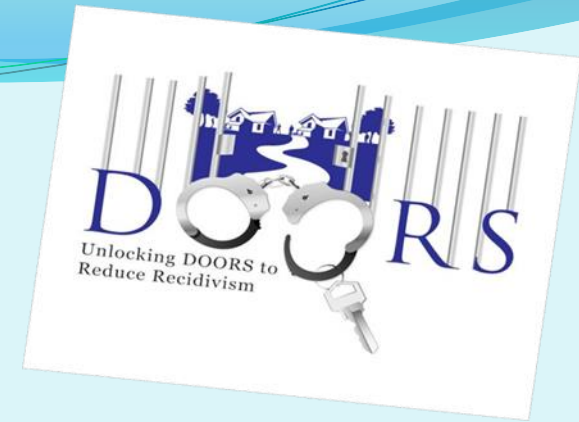


• These needs include, but are not limited to:

- HOUSING
- EMPLOYMENT
- Street Ready documents – driver’s license, birth certificate, identification card, SSN cards, etc.
- Employment
- Transportation
- Food
- Clothing
- Health care, including mental health and dental
- Legal aid – issues include child support, immigration, records expungement, outstanding fines, etc.
- Education – ESL, cognitive, GED, vocational skills
- Childcare







## DOORS PARTNERS AS OF SEPT 1, 2014

**4C Reentry Court – Dallas County, Texas (Hon. Bobby Francis)**

**ABC Behavioral Health, LLC**

**AIDS Services of Dallas**

**AMACHI Texas**

**ATLAS Court Felony Mental Health Court (Achieving True Liberty and Success) – Dallas County, Texas (Hon. Teresa Hawthorne)**

**Attitudes and Attire**

**Big Brothers Big Sisters Lone Star**

**City of Dallas Office of Housing and Community Services**

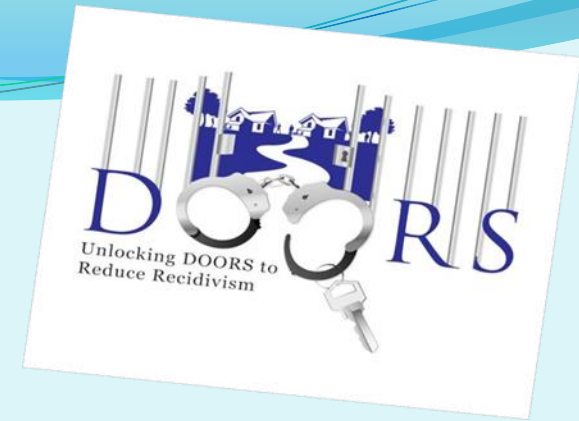
**Clean Connections Transitional House**

**Community Partners of Dallas**

**Community Staffing Services**

**Cornerstone Assistance Network (Tarrant County)**

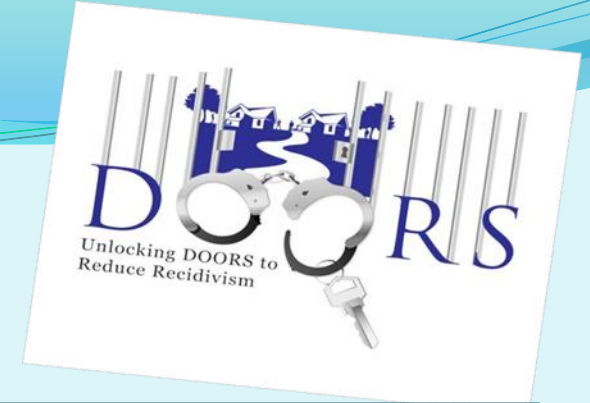
**Cornerstone Baptist Church**



# DOORS PARTNERS

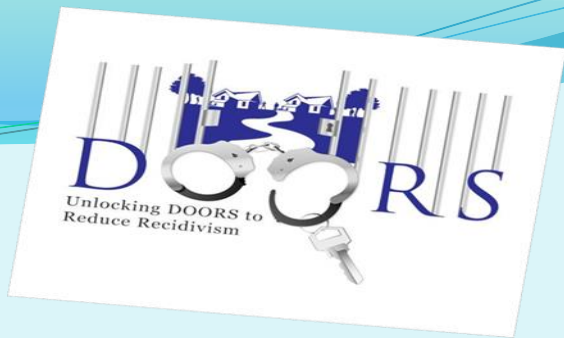
**Dallas County Community Supervision & Corrections Department (CSCD)**  
**Dallas County Criminal Justice Board (CJAB)**  
**Dallas County Jail Diversion**  
**Dallas Leadership Foundation**  
**Dallas Social Venture Partners (DSVP)**  
**Exodus Ministries**  
**Family & Leadership Empowerment Network (FLEN)**  
**The Family Place**  
**Financial Education Network (FEN)**  
**Harmony Community Development Corporation**  
**H.I.S. BridgeBuilders**  
**Legacy Counseling**  
**Metrocare Services, Inc. (MHMR)**  
**Misdemeanor Mental Health Court – Dallas County (Honorable Kristin Wade)**

# DOORS PARTNERS



- Mesquite Social Services
- National Alliance on Mental Illness – Dallas (NAMI)
- New Friends New Life
- One Man’s Treasure
- Parkland Health and Hospital System
- Patriot PAWS Service Dogs
- Prison Entrepreneurship Program (PEP)
- Prison Fellowship Ministries
- RAFT Recovery, Inc.
- Road to Recovery
- Safer Dallas Better Dallas, Inc. (SDBD)
- Soul’s Harbor
- STAC Court (Successful Treatment of Addiction through Collaboration) – Dallas County (Honorable Lela Mays)
- STAR Court (Strengthening, Transition and Recovery) – Dallas County (Honorable Lena Levario)
- The Stewpot
- Texas Citizens United for Rehabilitation of Errants (TX-CURE)
- Texas Department of Assistive and Rehabilitative Services (DARS)

- Texas Department of Criminal Justice (TDCJ) –
  - TDCJ GO KIDS
  - TDCJ Parole Division
  - TDCJ Reentry and Integration Division
- Texas HOPE Literacy, Inc.
- Texas Inmate Families Association (TIFA)
- Texas Offenders Reentry Initiative (T.O.R.I.) – MEDC/The Potter’s House, Inc.
- University of North Texas System/UNT Dallas College of Law
- Urban League of Greater Dallas
- Volunteers of America Texas/Resolana
- The Way Back House/Intercomm
- Windham School District (WSD-TDCJ)
- Zan Holmes Community Outreach Center



# TO DATE, DOORS HAS RECEIVED THE FOLLOWING GRANT AWARDS:

- GOVERNMENT GRANTS:

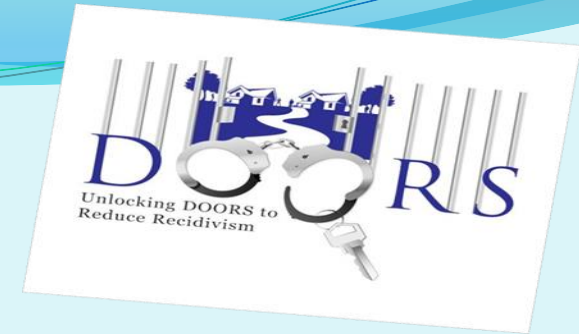
- Texas Governor's Criminal Justice Division (CJD) Reentry Grant via TDCJ for creation of the first-ever statewide pre-release reentry program with TDCJ; currently in renewal stage
- U.S. Department of Justice Grant via the City of Dallas
- U.S. Department of Justice Second Chance Grant via the City of Dallas to create and host the first-ever Dallas Reentry Symposium - was held February 25, 2013
- U.S. Department of Justice Grant via Volunteers of America Texas/Resolana (gearing up to begin)



- FOUNDATION GRANTS:

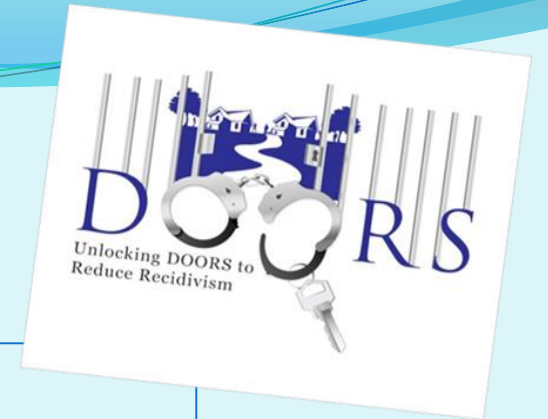
- The Dallas Foundation
- The Dallas Association of Young Lawyers Foundation
- The Dallas Bar Foundation
- The Harold Simmons Foundation
- The Meadows Foundation
- The Roy & Christine Sturgis Charitable & Educational Trust
- The Texas Bar Foundation
- The Westcott Foundation

# DOORS IS “AT THE TABLE” IN THE COMMUNITY



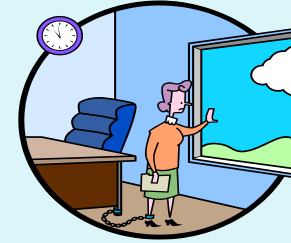
- **Chairs the Dallas County Criminal Justice Advisory Board (CJAB) Reentry Subcommittee**
- **Represented on the Dallas County Behavioral Health Leadership Team**
  - **Represented on the Housing Workgroup Chaired by Dallas County Commissioner Theresa Daniel**
- **Represented on the Safer Dallas Better Dallas Executive Board of Directors**
- **Involved in the Senate District 23 Workforce Development Advisory Committee initiated by Texas State Senator Royce West**

# DOORS WORKING WITHIN THE COURT AND COMMUNITY SUPERVISION SYSTEMS



- **DOORS works with clients from the following courts and correctional supervision systems to assure that they are connected to the appropriate services:**
  - **U.S. Federal District Courts/U.S. Probation Department;**
  - **Dallas County Criminal District and County Courts;**
  - **Dallas County Specialty/Diversion Courts;**
  - **TDCJ Parole Division – Dallas Regional Office;**
  - **Dallas County Community Supervision and Corrections Dept. (Probation)**



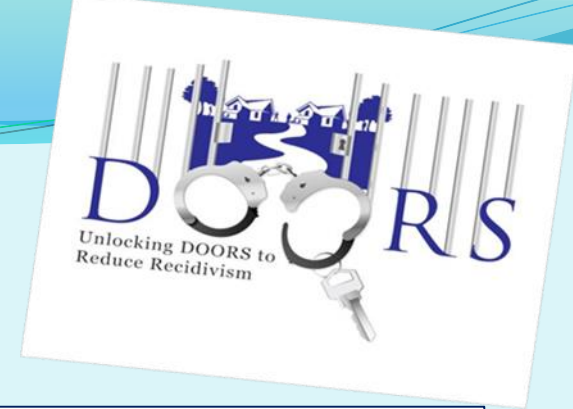


## TDCJ PRE-RELEASE PROGRAM (STATEWIDE)

- \* The TDCJ Pre-release Program, in its pilot stage, comprises the female units located in Gatesville and Marlin: Crain, Hilltop, Hobby, Mountain View, Murray, and Woodman.
- \* Starting with female offenders so that we can maximize the impact due to many of these offenders having children in the free world.
- \* Rolled out in October 2014 working with the TDCJ Reentry Offices, Windham School District and the Unit Wardens
- \* A DOORS Case Manager located in the Gatesville area manages the assessments and case plans for the offenders. Assessments/Case plans are sent to DOORS' Dallas office for processing – linking the client's needs with the partners, organizations, etc. that the offender's specific case plan calls for; everything will be in place once the offender is released from TDCJ and arrives in Dallas. An appointment with a DOORS case manager in Dallas is scheduled by the DOORS Gatesville case manager prior to the offender's release so that they know where and when they are to report to begin their DOORS case management.
- \* We are in the stages of renewing this grant to expand to Huntsville to begin serving male units pre-release.



# DOORS/TDCJ LETTER INITIATIVE

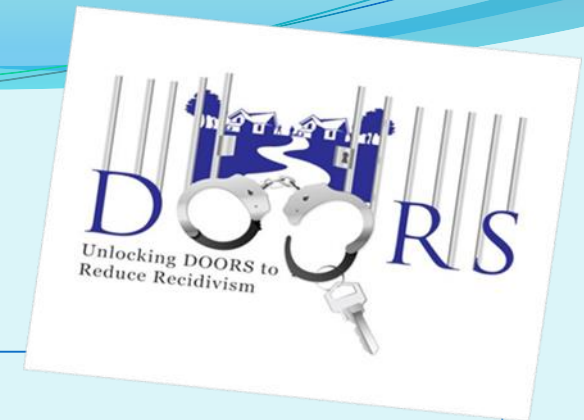


- DOORS placed an ad in *The ECHO* several months back.
- To date, DOORS has received over **3,000** letters from TDCJ offenders, as well as those incarcerated in Federal, county and transitional facilities, wishing to find out more about DOORS and how we can help them succeed once they are released.
- DOORS has responded to every letter with information as to where they can reach us once released.
- DOORS has created a database indicating every offender who has written us, with their pertinent information
- Once an offender comes to DOORS upon release, we document whether they heard about us through *The ECHO*
- DOORS has already received a number of clients from this initiative

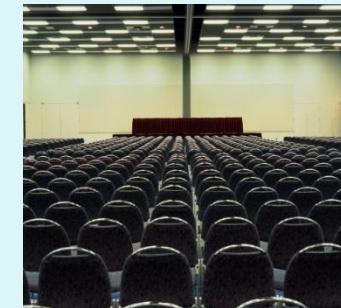




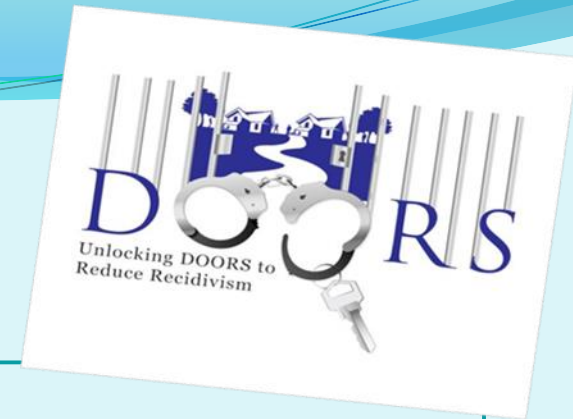
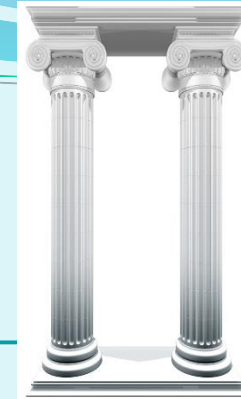
# DALLAS REENTRY SYMPOSIUM



- **FIRST EVER SYMPOSIUM IN DALLAS**
- 300 attendees from all areas of the criminal justice arena
- DOORS received funding from the City of Dallas to coordinate and host this symposium
- Date: Monday, February 25, 2013
- Location: The Sheraton Downtown
- Attendee fee: \$45; \$55 at the door
- Full day agenda of workshops, high profile speakers, a book signing and a FIPS panel all centered around reentry
- **DOORS will be hosting its second symposium in February 2015**

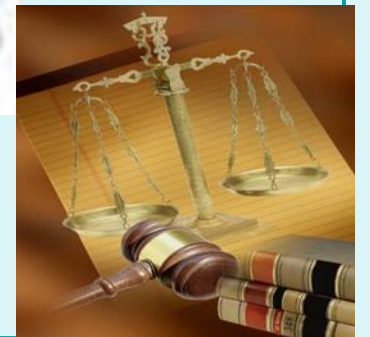


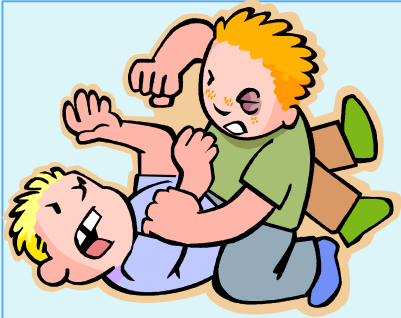
# DOORS COLLABORATION WITH NEW UNT DALLAS COLLEGE OF LAW



## DOORS has collaborated with the newly formed UNT Dallas College of Law as community partner

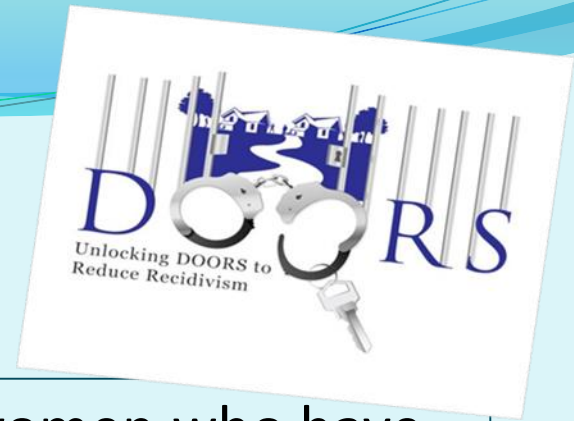
- DOORS has received six (6) interns from the 1L Class to assist with the following:
  - Client intake
  - Client scheduling
  - Client folder assembly and processing
  - DOORS Partner needs





# DOORS JUVENILE PROGRAM

- DOORS plans to begin a juvenile program within the next year
- The Program will pilot with juveniles who:
  - Were tried as an adult
  - Are aging out of the juvenile system

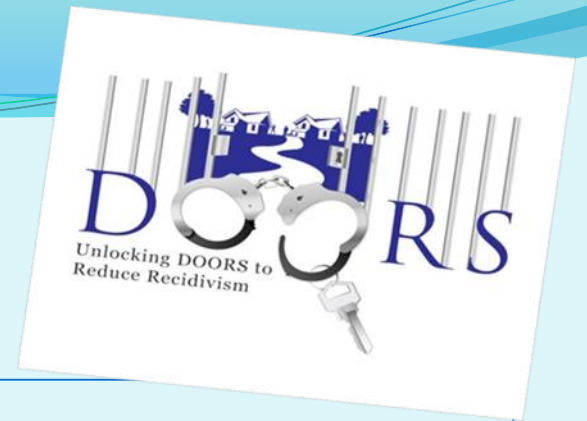


## DOORS WIN (WOMEN IN NEED) SUPPORT GROUP

- DOORS is in the process of creating an ongoing support group for women who have been formerly incarcerated or are under some form of correctional supervision (parole and probation)
- Funding has been requested from the Dallas Women's Foundation to establish this support group
- The focus will be helping these women, many of whom are single parents, establish their roots more firmly by participating in twice a month classes and sessions which will include everything from childcare, housing, transportation, family support, benefits, and employment

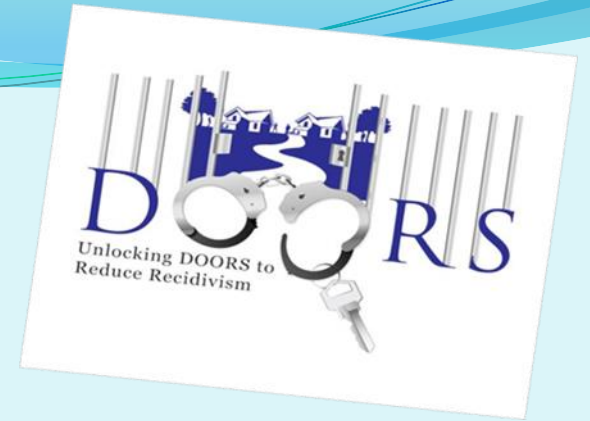


# BOTTOM LINE -

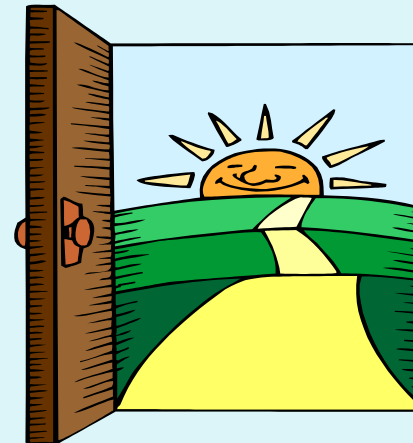


- **With more than 70,000 plus FIPS returning from prisons, and state and county jails to our Texas communities annually, it is vital that we provide the assistance to help make their reentry into the free world and their future one that is clear from further involvement with the law**
- **DOJ findings showing that children of FIPS are 70% more likely of becoming involved in the criminal justice system**
- **Assuring that the parents of these children get a fresh start and do not reoffend, we in turn give these children the chance for a brighter future, creating healthier families**
- **Therefore, by helping one person, we help families and generations to come!!!!!!!**

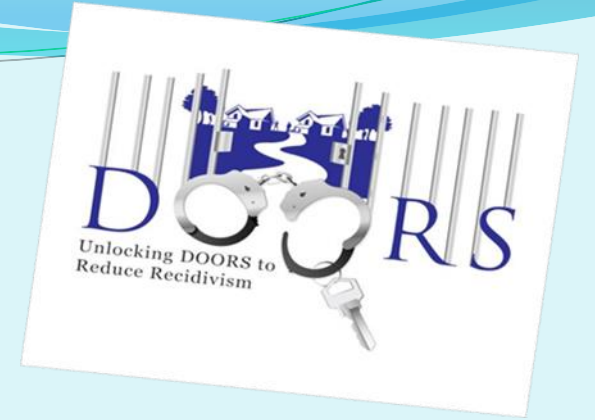
# OUR MOTTO



- **WHEN DOORS OPEN, LIVES CHANGE**



# CONTACT US:



Christina Melton Crain  
President and CEO

DOORS

214-296-9258 or 214-215-8152

[cmcpatty@gmail.com](mailto:cmcpatty@gmail.com) or [ccrain@dallasdoors.org](mailto:ccrain@dallasdoors.org)

DOORS ADMINISTRATIVE OFFICES - 17101 Preston Road, Suite 260, Dallas, Texas  
75248



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** September 24, 2014  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Theresa O'Donnell, 671-9195  
**MAPSCO:** 43E 43F 43K 43P 44J 44K 44N

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### **SUBJECT**

Authorize **(1)** an extension of the development loan agreement with Builders of Hope CDC, West Dallas Project to December 31, 2015, for acquisition and related acquisition costs of 22 unimproved properties; and **(2)** a development loan in the amount of \$521,400 for the construction of the final eleven homes – Financing: 2013-14 HOME Investment Partnership Program Grant Funds

### **BACKGROUND**

In August 2009, Builders of Hope CDC (BOH) and the City of Dallas entered into a loan agreement for funding for the West Dallas Project for \$500,000 to acquire 22 improved and unimproved properties for construction of single family homes available to low-to-moderate income families scattered throughout West Dallas.

Pursuant to the CHDO Program Statement for June 27, 2001, Council Resolution No. 01-2049, the City of Dallas Housing Director was authorized to approve development funding for projects with fewer than 100 units. The West Dallas Project was approved by this method. As of the notice from the City Manager dated February 28, 2014 requiring more transparency, this and similar projects must now be presented for City Council approval.

As of August 1, 2014, BOH has built or rehabilitated and sold eleven single family homes to low-to-moderate income families at or below 80% AMFI. Eleven homes remain to be built. The total approximate cost of development per unit is \$157,879 for a 1,350 square foot home. The recent sales are valued at \$100,000. BOH has obtained private financing for a portion of the construction costs with Inwood Bank and has requested a \$521,400 development loan from the City. The City funds will be used to pay for a portion of the total development costs including soft costs, construction costs and developer fee. The average subsidy is anticipated to be \$57,879 per unit.



## **BACKGROUND (continued)**

The loan terms will be zero percent interest with a maturity date of December 31, 2015. BOH will be forgiven a prorated portion of the loan as homes are sold. Homebuyers will assume a 15-year resale restriction. Proceeds from the sale of units will be repaid to the first lender then the City less related and approved closing costs.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 27, 2001, the City Council approved the CHDO Loan Program Statement that authorized the Housing Director to approve development funding for projects with fewer than 100 units, by Resolution No. 01-2049.

On June 26, 2013, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2013-14 federal funds which included the HOME Investment Partnership Funds for Housing Development Loan Program, by Resolution No. 13-1142.

September 2, 2014, the Housing Committee was briefed on Builders of Hope CDC organization and the West Dallas project.

## **FISCAL INFORMATION**

2013-14 HOME Investment Partnership Program Grant Funds - \$521,400

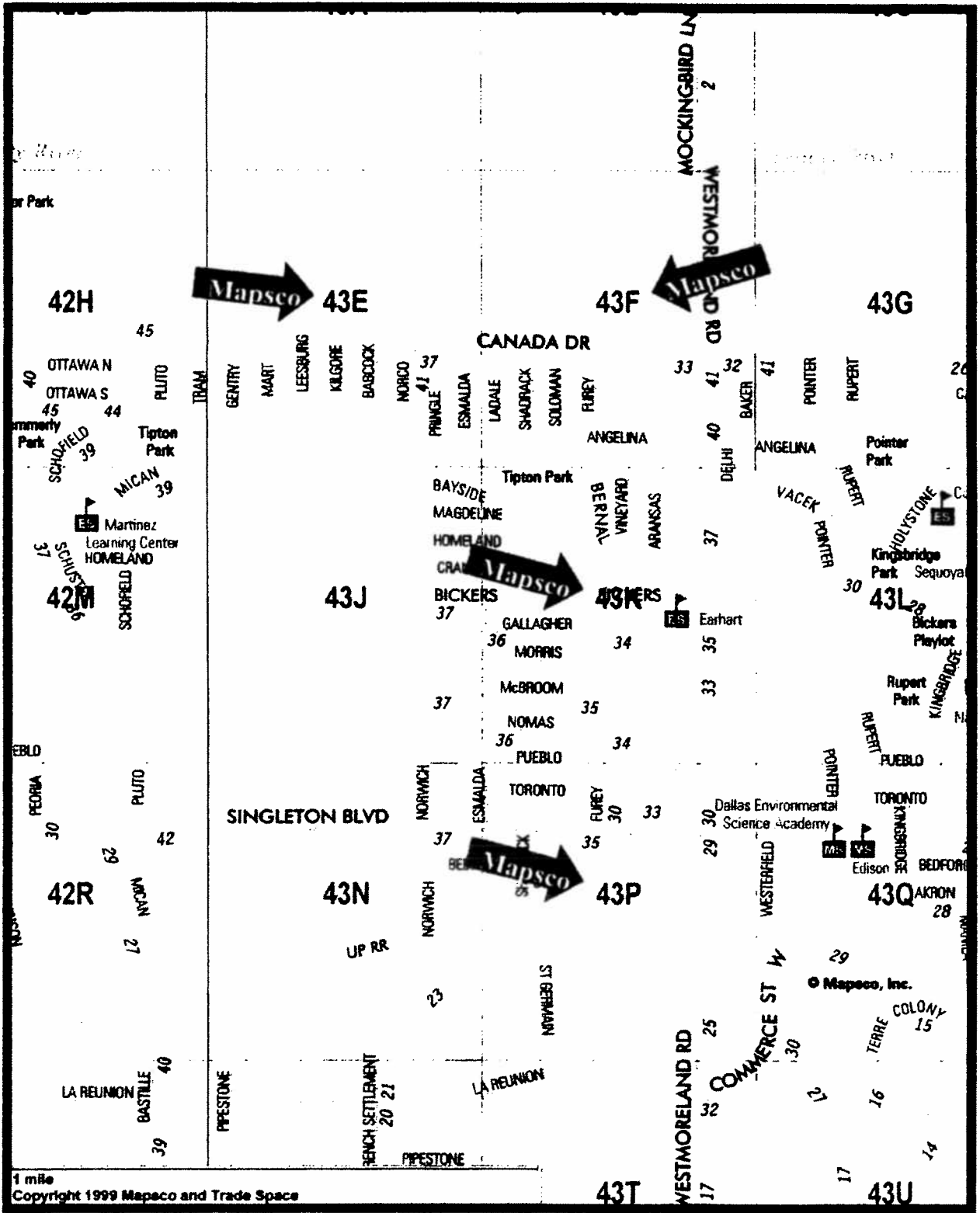
## **OWNER**

### **Builders of Hope CDC**

Norman Henry, President

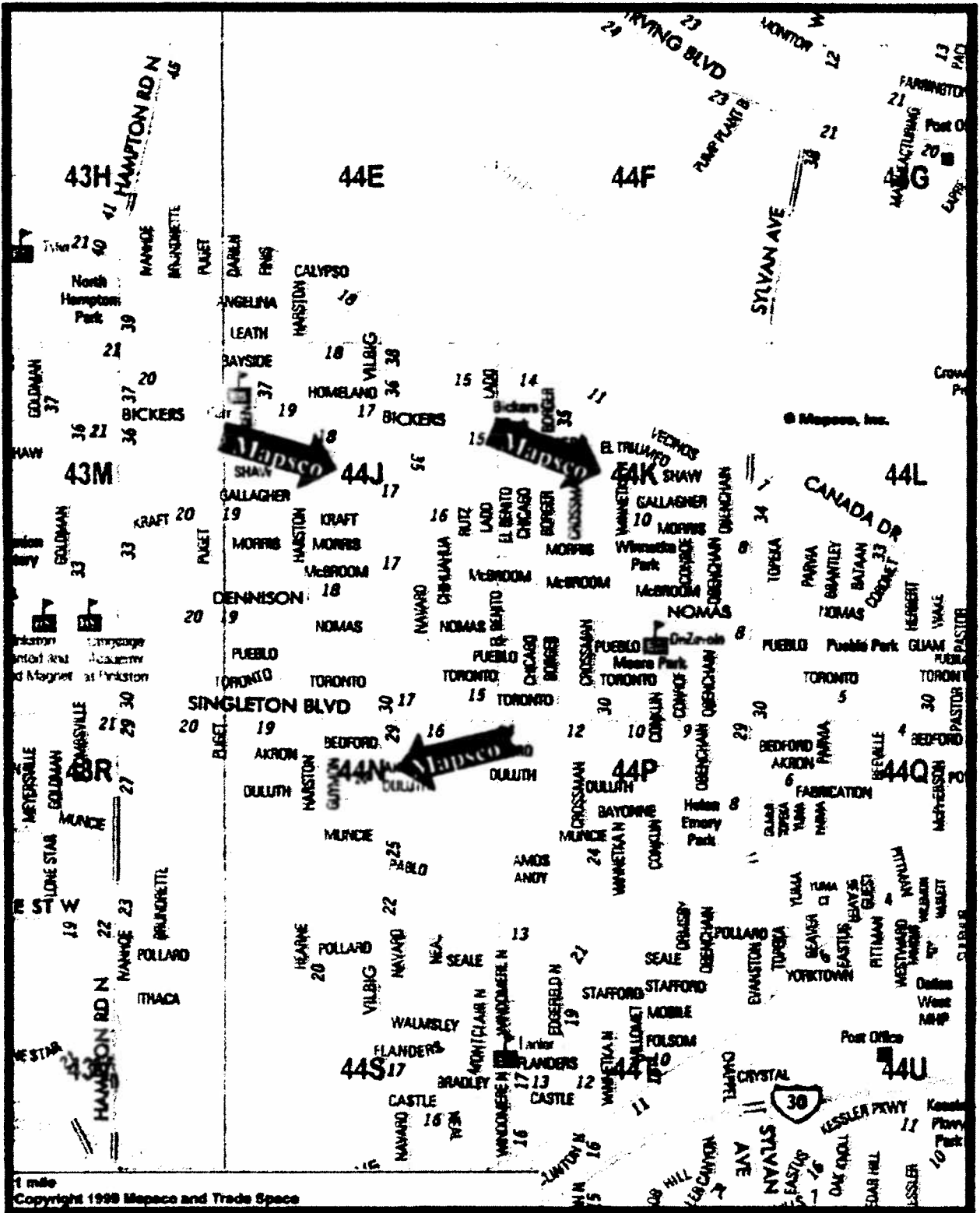
## **MAP(S)**

Attached



1 mile  
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**MAPSCO 43E, F, K & P**



**MAPSCO 44J, K & N**

September 24, 2014

**WHEREAS**, on June 27, 2001, the City Council approved the CHDO Loan Program Statement that authorized the Housing Director to approve development funding for projects with fewer than 100 units, by Resolution No. 01-2049; and

**WHEREAS**, on June 26, 2013, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2013-14 federal funds which included the HOME Investment Partnership Funds for Housing Development Loan Program, by Resolution No. 13-1142; and

**WHEREAS**, on September 2, 2014, the City Council Housing Committee was briefed on Builders of Hope CDC and the West Dallas project; and

**WHEREAS**, Builders of Hope has requested an extension of time to the development loan agreement to allow them to continue their efforts to construct the final eleven units to sell or rent to low-to-moderate income families; **NOW, THEREFORE**,

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

**Section 1.** That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized **(1)** an extension of the development loan agreement with Builders of Hope CDC, West Dallas Project for acquisition and related acquisition costs of 22 unimproved properties to December 31, 2015; and **(2)** a development loan in the amount of \$521,400 for the construction of the final eleven homes.

**Section 2.** The terms of the agreement include:

- (a) Borrower must execute a Notes Payable and Deed Restrictions.
- (b) BOH must complete and sell or rent the remaining homes to low-to-moderate income families whose incomes are 80% or less of Area Median Family Income (AMFI) by the maturity date.
- (c) Borrower will be released from liability on the Note at the same time the low-to-moderate income family closes the purchase or executes a lease on the home.
- (d) Properties will be deed restricted for affordability at 80% or less of AMFI for sale and resale to eligible homebuyers for a period of fifteen years. In the case of rental, properties are deed restricted for 20 years.

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a subordination of lien to a lender who is providing construction financing on the property.

September 24, 2014

**Section 4.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the 22 properties upon compliance with the loan terms and deed restrictions.

**Section 5.** That the City Controller is hereby authorized to disburse funds in accordance with this Resolution and the terms and conditions of the loan agreement as follows:

Builders of Hope CDC Vendor # 337558

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
HM13	HOU	236F	3015	HOU236FK130	\$521,400

**Section 6.** That the City Controller is hereby authorized to modify receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund HM13 for the amount of the loan.

**Section 7.** That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available HOME funds and there will be no liability or obligation on the City until final contract documents are approved, executed, and final closing completed.

**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.