

Housing Committee

Meeting Record April 18, 2016

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: April 18, 2016

Meeting Start time: 11:03 A.M.

<p>Committee Members Present: Scott Griggs (Chair) Carolyn King Arnold (Vice Chair) Tiffinni A. Young Monica R. Alonzo Mark Clayton Casey Thomas, II</p> <p><u>Other Council Members Present:</u> Philip Kingston B. Adam McGough Lee Kleinman</p>	<p>Staff Present: Alan Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS</p> <p><u>Other Presenters:</u> Jaynie Shultz, City Plan Commissioner Kris Sweckard, Director/CCS Maureen Milligan, CAO Ben Collins, CCS Bob Curry, CCS Eileen Youens, CAO Art Hudman, CAO</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of April 4, 2016 Minutes of the Housing Committee**

Presenter(s):

Action Taken/Committee Recommendation(s): Motion made to approve the minutes

Motion made by: CM Carolyn King Arnold	Motion seconded by: CM Casey Thomas, II
Item passed unanimously: <u> X </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

2. **Creating A New Market for Attainable Housing-All Districts**

Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Councilmember Lee Kleinman/Jaynie Shultz, City Plan Commissioner

Information Only: X

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary):

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3. **Briefing Memo: Proposed Amendments to Chapter 27 Minimum Property Standards-All Districts**

Presenter(s): Alan Sims, Chief of Neighborhood Plus/Kris Sweckard, Director of Code Compliance/Bob Collins, City Attorney's Office/Maureen Milligan, City Attorney's Office/Eileen Youens, City Attorney's Office/Art Hudman, City Attorney's Office

Information Only: _____

Action Taken/Committee Recommendation(s): Motion made to (1) hold an evening public hearing with full council to discuss among the community (2) Move forward with red line version of which includes amendments by CM Clayton regarding A.C. units and CM Griggs regarding cost recovery on nuisance abated properties

Motion made by: CM Tiffinni Young	Motion seconded by: CM Monica Alonzo
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary)

Action Taken/Committee Recommendation(s): Motion made to amend recommendation regarding A.C. units

Motion made by: CM Mark Clayton	Motion seconded by: CM Monica Alonzo
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary)

Action Taken/Committee Recommendation(s): Motion made to amend recommendation regarding cost recovery for nuisance abated properties

Motion made by: CM Scott Griggs	Motion seconded by: CM Tiffinni Young
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary)

Information Only: _____

4. **Tenant Occupied Substandard Structures-All Districts**

Presenter(s): Alan Sims, Chief of Neighborhood Plus/Kris Sweckard, Director of Code Compliance/Maureen Milligan, City Attorney's/Ben Collins, Code Compliance

***Executive Session from 12:40 P.M. – 12:48 P.M. to receive legal advice and consult with attorney's regarding concerning properties on Clarendon**

Information Only: _____

Action Taken/Committee Recommendation(s): Motion made to proceed with seeking court order to vacate tenant's located on Clarendon with maximum protection under the law for relocation assistance including payment of \$15,000

Motion made by: CM Carolyn King Arnold	Motion seconded by: CM Tiffinni Young
	Opposed by: CM Scott Griggs
Item passed unanimously:	Item passed on a divided vote: X
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary)

5. **Briefing Memo: Annual Community Assessment for the 2014 Program Year-All Districts**

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Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by:	Motion seconded by:
Item passed unanimously:	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary)

6. Upcoming Briefing Items

- A. Airbnb Voluntary Collection Agreement

7. Upcoming Agenda Items

April 27, 2016

- A. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Coria Corporation Inc. for the construction of affordable houses; (2) the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Coria Corporation Inc.; and (3) execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City - *District 6*
- B. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City - *District 4*
- C. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - *District 7*
- D. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by JDS-Q Services, LLC for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to JDS-Q Services, LLC; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - *Districts 4,5*
- E. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of affordable houses; (2) the sale of 5 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and (3) execution of a release of lien for any non-tax liens on the 5 properties that may have been filed by the City - *Districts 2,4,6,7*
- F. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Marcer Construction Company, LLC for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Marcer Construction

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Company, LLC; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – *District 4*

- G. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by South Dallas Fair Park Innerscity Community Development Corporation for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to South Dallas Fair Park Innerscity Community Development Corporation; (3) the exchange of deed restrictions from the 2 lots proposed to be purchased from the Land Bank to 2 comparable lots owned by the developer; and (4) execution of a release of lien for any non-tax liens that may have been filed by the City – *District 7*
- H. Authorize (1) the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development in the amount of \$288,401, to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue for the period May 1, 2016 through April 30, 2017; (2) a contract with Hillcrest House Partnership, Ltd. (as Owner) and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (as Subrecipient) in the amount of \$288,401 to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue for the period May 1, 2016 through April 30, 2017; (3) a cash match in the amount of \$72,101 from Housing Opportunities for Persons with AIDS grant funds; and (4) execution of any and all agreements and other documents – *Districts All*
- I. A resolution declaring two unimproved properties located at 410 Sparks Street and 411 Hart Street unwanted and unneeded and authorizing their conveyance to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, through the Land Transfer Program (list attached) – *District 4*
- J. Authorize an amendment to Resolution No. 15-1378, previously approved on August 12, 2015, for the conditional grant agreement in the amount of \$1,500,000 with Central Dallas Community Development Corporation to extend the completion date to September 31, 2016 for construction of the 50 permanent supportive housing units located at 1531 Malcolm X Boulevard – *District 7*
- K. Authorize Supplemental Agreement No. 1 to the FY2014-15 contract with Health Services of North Texas, Inc. to provide Housing Opportunities for Persons with AIDS scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the amount of \$3,362 from the Emergency/Tenant Based Rental Assistance (E/TBRA) – Housing Services budget category to the Emergency/Tenant Based Rental Assistance (E/TBRA) – Financial Assistance budget category, with no net change in the contract amount – *Districts All*
- L. A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to Dallas Housing Acquisition and Development Corporation a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim one unimproved property to Dallas Housing Acquisition and Development Corporation, under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) – *District 4*

Business Development & Procurement Services

- M. Addendum Item - Authorize (1) the rejection of a single proposal received for a one-year service contract for a clinical dental care program; and (2) the re-advertisement for new proposals.

Action Taken/Committee Recommendation(s): Motion made to move forward with items 7A-7M to full council

Motion made by: CM Monica Alonzo

Motion seconded by: CM Mark Clayton

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Item passed unanimously: <u>X</u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

Meeting Adjourned: 1:00 P.M.

Approved By: _____

DRAFT