

RECEIVED

HOUSING COMMITTEE  
DALLAS CITY COUNCIL COMMITTEE AGENDA

2016 DEC -2 AM 8:44

CITY SECRETARY  
DALLAS, TEXAS

MONDAY, DECEMBER 5, 2016  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA  
DALLAS, TEXAS 75201  
11:00 A.M. – 12:30 P.M.

*Chair*, Councilmember Scott Griggs  
*Vice-Chair*, Councilmember Carolyn King Arnold  
Mayor Pro Tem Monica R. Alonzo  
Councilmember Tiffinni A. Young  
Councilmember Mark Clayton  
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

**BRIEFINGS**

2. Community Development in Dallas  
*All Districts*  
M. Elizabeth Reich  
Chief Financial Officer  
Office of Financial Services
3. Multifamily Housing Development  
Notice of Funding Availability  
*All Districts*  
Bernadette Mitchell  
Director  
Housing/Community Services
4. Briefing Memo  
Dallas Commission on Homelessness  
Final Report  
*All Districts*  
For Information Only

5. **UPCOMING AGENDA ITEMS**

**December 14, 2016**

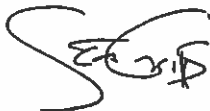
- A. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by C & C Corporation for the construction of houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to C & C Corporation; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City – *District 7,8*

- B. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Confia Homes, L.L.C. for the construction of houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C.; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City – *Districts 2, 5, 6, 7, 8*
- C. Agenda Item - 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 houses; (2) the sale of 2 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 2 properties that may have been filed by the City – *Districts 4, 8*
- D. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - *District 4*
- E. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 8*
- F. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Sterling Oasis Community and Economic Development Corporation for the construction of houses; (2) the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Sterling Oasis Community and Economic Development Corporation; and (3) execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City – *District 4*
- G. Agenda Item - Authorize an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, which funds programs that provide housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of \$165,175 to the housing activity to better reflect the nature of the services provided, with no change in the grant amount – *Districts All*

**Addendum Items  
December 14, 2016**

- H. DRAFT Addendum Item - This item authorizes an amendment to Resolution No. 08-3056, previously approved on November 10, 2008 (1) to provide for refinancing of the developer's first lien loan for development of the Carpenter's Point Senior Apartments project located at 4645 Dolphin Rd. to increase the senior loan from \$2.1M to \$3.3M and authorize subordination of the City's lien to the first lender; (2) to accept partial payment of \$256,306.75 in principal and interest toward the City's current loan amount of \$995,478.73 for the seven and a half year period that has lapsed, note that this amount could change subject to closing on the loan; and (3) to change the terms of the loan to (a) a new loan balance of \$745,041.13 after the current payment of \$256,306.75; (b) include an annual accrued interest payment in the amount of \$7,450.41 due on January 15<sup>th</sup> starting January 15, 2018 and out of available cash flow for the term of the loan until 2040 and (b) increase the replacement reserves at closing of the refinance by \$110,000 for a total of \$250,000 to be maintained through the life of the loan – *District 7*
- I. DRAFT Addendum Item - This item authorizes an amendment to Resolution No. 11-1391, previously approved on May 25, 2011, to (1) consent to the sale of the property located at 4515 Live Oak Street to RP Wales Hotel Partnership; (2) allow RP Wales Hotel Partnership to assume the City's loan with LifeNet Community Behavioral Healthcare, (3) amend the Loan Agreement to require certain repairs to the property and additional reserve contributions by the purchaser; and (4) authorize subordination of the City's lien, as amended and assumed, to the new senior lender, Happy State Bank – *District 2*
- J. DRAFT Addendum Item - Authorize an amendment to Resolution No. 10-0498, previously approved on February 10, 2010, for multifamily projects seeking City of Dallas support for Housing Tax Credit financing to include the Housing Placement Policy and to ensure the projects affirmatively further fair housing– *Districts All*

Adjourn



Scott Griggs, Chair  
Housing Committee

**EXECUTIVE SESSION NOTICE**

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

**Handgun Prohibition Notice for Meetings  
Of Governmental Entities**

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a propiedad con una pistola a la vista. "*