

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 24, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize the first amendment to the contract with the Department of State Health Services to accept additional grant funds awarded for the continuation of the Special Supplemental Nutrition Program for the Women, Infants and Children Program for an Innovation Center for the period October 1, 2015 through September 30, 2016 - Not to exceed \$150,000, from \$15,599,144 to \$15,749,144 - Financing: Department of State Health Services Grant Funds

BACKGROUND

Since 1974, the Department of State Health Services (DSHS) has funded the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) in Dallas. The WIC Program provides nutritious food, nutrition education, breastfeeding promotion and support, and referrals to health and social services. The program serves infants, children under age 5, and pregnant, postpartum and breastfeeding women. WIC is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. In Dallas County, the WIC Program is administered by the City of Dallas, Housing/Community Services Department.

This item authorizes the acceptance of additional grant funds, increasing the total contract budget by \$150,000 for the WIC Innovation Center in DSHS funding award letter dated January 14, 2016. The total expenditures pursuant to the first amendment are not to exceed \$150,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a contract for the Special Supplemental Nutrition Program for Women, Infants and Children Program in the amount of \$15,599,144 on October 14, 2015, by Resolution No. 15-1871.

Information about this item will be provided to the Housing Committee on February 16, 2016.

FISCAL INFORMATION

\$150,000 - Department of State Health Services Grant Funds

February 24, 2016

WHEREAS, on October 14, 2015, City Council authorized a contract for the Special Supplemental Nutrition Program for Women, Infants and Children Program in the amount of \$15,599,144, by Resolution No. 15-1871; and

WHEREAS, the Department of State Health Services has awarded additional grant funds in the amount of \$150,000 for the continuation of the City of Dallas Women, Infants and Children (WIC) Program; and

WHEREAS, there is a continued need for the Special Supplemental Nutrition Program for Women, Infants and Children, funded through the Department of State Health Services;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute the first amendment to the contract (Contract No. 2016-048796-0001 and CFDA No. 10.557) with the Department of State Health Services to accept additional grant funds awarded for the continuation of the Special Supplemental Nutrition Program for the Women, Infants and Children Program for an Innovation Center for the period October 1, 2015 through September 30, 2016, in an amount not to exceed \$150,000 from \$15,599,144 to \$15,749,144, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds from the Department of State Health Services in Fund F470, Dept. HOU, Unit 1825, Revenue Source 6509 in an amount not to exceed \$150,000.

Section 3. That the City Manager is hereby authorized to increase appropriations in the amount of \$150,000, from \$15,599,144 to \$15,749,144 in Fund F470, Dept. HOU, to be established in Unit 1825, various Object Codes, according to the attached Schedule.

Section 4. That the Chief Financial Officer is hereby authorized to disburse grant funds from the Department of State Health Services in Fund F470, Dept. HOU, Unit 1825, various Object Codes, according to the attached Schedule in an amount not to exceed \$150,000.

Section 5. That the City Manager is hereby authorized to reimburse to the Department of State Health Services any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

February 24, 2016

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

Section 7. 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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 24, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46R V

SUBJECT

Authorize a public hearing to be held on March 23, 2016 to receive comments on the proposed sale of ten unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must to be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

South Dallas Fair Park Inncity Community Development Corporation (ICDC) submitted a proposal to construct ten (10) single-family homes containing approximately 1,350 square feet on the ten unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyers at a proposed sales price of approximately \$102,000 with construction to begin in March 2017.

This item calls for a public hearing on March 23, 2016, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the ten unimproved properties to ICDC. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to ICDC by quitclaim deeds and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Information about this item will be provided to the Housing Committee on February 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

MAP

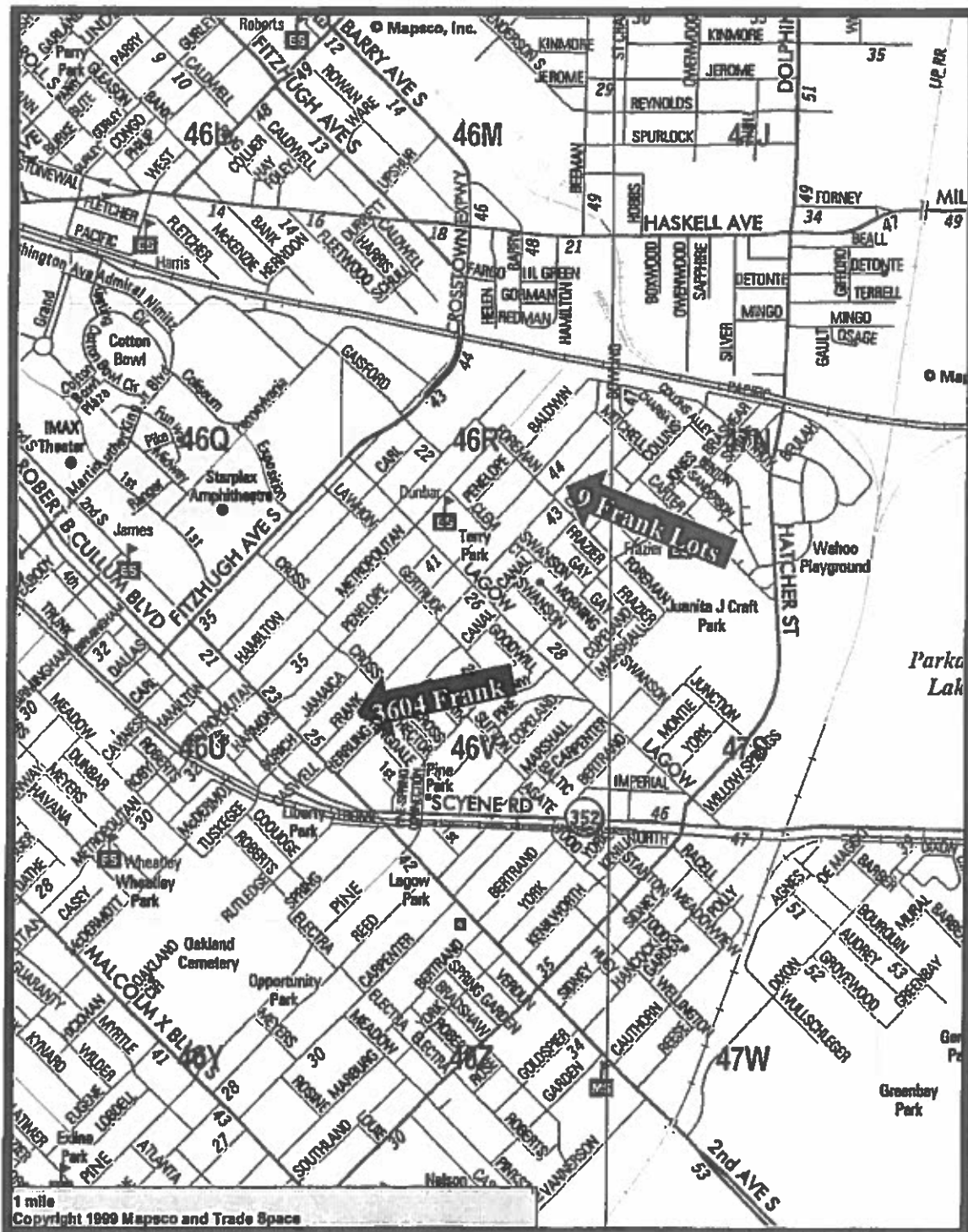
Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	3604 Frank	South Dallas Fair Park Innerscity Community Development Corporation	46V	\$5,000	\$1,000.00	V	PD-595
2.	4347 Frank	South Dallas Fair Park Innerscity Community Development Corporation	46R	\$10,160	\$1,000.00	V	PD-595
3.	4405 Frank	South Dallas Fair Park Innerscity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
4.	4409 Frank	South Dallas Fair Park Innerscity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
5.	4414 Frank	South Dallas Fair Park Innerscity Community Development Corporation	46R	\$3,750	\$1,000.00	V	PD-595

Tax Foreclosure and Seizure Property Resale

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning
6.	4415 Frank	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
7.	4418 Frank	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
8.	4435 Frank	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
9.	4431 Frank	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
10.	4519 Frank	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595



MAPSCO 46R & 46V

February 24, 2016

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, South Dallas Fair Park Inncity Community Development Corporation (ICDC) submitted a proposal to construct ten (10) single-family homes containing approximately 1,350 square feet on the ten unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto, for purchase by low to moderate income homebuyers at a proposed sales price from approximately \$102,000 with construction to begin in March 2017; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News;

NOW, THEREFORE,

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

February 24, 2016

Section 1. That the public hearing shall be held at 1:00 p.m. on March 23, 2016 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deeds of ten (10) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to ICDC, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

Section 3. 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.

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	STREET/ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3604 Frank Lot 11, F.C. Herrlings Addition Block I/1828	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
2	4347 Frank Lot 22, Mayers Second Avenue Addition Block H/1852	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
3	4405 Frank Lot 43, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
4	4409 Frank Lot 42 & Southwest Part of Lot 41, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
5	4414 Frank Lot 5, Magnolia Park Addition Block D/2434	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
6	4415 Frank Lot 40 & Northeast 15 Feet of Lot 41, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
7	4418 Frank Lot 6, Magnolia Park Addition Block D/2434	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
8	4435 Frank Lot 36, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
9	4431 Frank Lot 37, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
10	4519 Frank Lot 31, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
TOTAL				\$10,000.00

Memorandum



CITY OF DALLAS

DATE February 12, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT **Upcoming Addendum Agenda Item on the February 24, 2016 Council Agenda – Authorize an amendment to Resolution No. 15-0780 approved on April 22, 2015 for a housing development loan in an amount not to exceed \$200,000 with Southfair Community Development Corporation for construction of four affordable single family homes for the Townhomes Project to be located at 2825 South Boulevard.**

This item authorizes an amendment to Resolution No. 15-0780, previously approved on April 22, 2015, for a housing development loan in an amount not to exceed \$200,000 with Southfair Community Development Corporation for construction of four affordable single family homes for the Townhomes Project to be located at 2825 South Boulevard to (1) increase the loan amount to \$290,000; (2) allow the forgiveness of debt as each unit is sold to a low-income homebuyer; and (3) to extend the loan agreement completion date from June 22, 2016 to June 22, 2017.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

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