

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

REVISED

2015 NOV 12 AM 10:40

MONDAY, NOVEMBER 16, 2015
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. Unlocking Doors Texas Reentry Network
All Districts
Christina Melton, Crain, Esq
President/CEO
Unlocking Doors Texas Reentry Network

3. **UPCOMING AGENDA ITEMS**

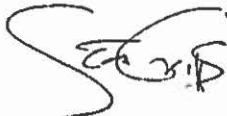
December 9, 2015

- A. Agenda Item: Authorize (1) amendment of the Loan Agreement between TEOF Hotel LP, a Texas limited partnership, and the City of Dallas to provide for refinancing of the developer's first lien loan and third lien (mezzanine) loan for development of the Lorenzo Hotel project located at 1011 South Akard Street.; (2) incorporation of the mezzanine loan into first lien place together with the Construction Loan and increasing the total senior loan from \$12,912,615 to \$18,000,000 including an increase of \$1,997,572 in total project cost in return for which Lawrence E. Hamilton, Lawrence E. Hamilton III, and Texas Educational Opportunity Fund will convert \$415,000 of mezzanine debt into additional equity, Lawrence E. Hamilton, Lawrence E. Hamilton III, and TEOF Hotel LP will forego \$350,000 of mezzanine loan payments, and Lawrence E. Hamilton will provide the City with a personal performance and completion guaranty; and (3) the City Manager or his designee to execute any necessary documents related to amending the Loan Agreement with TEOF Hotel LP – *District 2*
- B. Agenda Item: Authorize an amendment to Resolution No. 15-1586, previously approved on August 26, 2015, to change the awarded reconstruction contractor of one home located at 3602 Gallagher Street from Nickerson Construction Company to Torres – *District 6*

A quorum of the City Council may attend this Council Committee meeting

- C. Agenda Item: A public hearing to receive comments on the proposed sale of unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) convey by Deed without Warranty four unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc., 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 – *District 7*
- D. Agenda Item: A public hearing to receive comments on Substantial Amendment No. 4 to: (1) the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) authorize adoption of Substantial Amendment No. 4; and (3) increase established appropriations from \$4,000,000 to \$4,350,000 to be used for similar eligible activities – *Districts All*
- E. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses; (2) the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to AAA Properties; 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*
- F. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; 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 – *Districts 4, 6, 7*
- G. 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 affordable houses; (2) the sale of 3 vacant lots 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 3 properties that may have been filed by the City – *Districts 2, 4*
- H. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; 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 – *Districts 2, 4, 5*

Adjourn



Scott Griggs, Chair
Housing Committee

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

November 2, 2015

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: November 2, 2015

Meeting Start time: 11:01 A.M.

<p><u>Committee Members Present:</u> Councilmember Scott Griggs (Chair) Councilmember Carolyn King Arnold (Vice-Chair) Mayor Pro Tem Monica R. Alonzo Councilmember Mark Clayton Councilmember Casey Thomas, II Councilmember Tiffinni A. Young</p>	<p><u>Staff Present:</u> Alan E. Sims-Chief of Neighborhood Plus Bernadette Mitchell-Director/H/CS Don Babers-HOU Charles Brideau-Assistant Director-H/CS Patrick Inyabri-Interim Assistant Director-H/CS Beverly Davis-Assistant Director/FHO Chan Williams-Assistant Director/OFS Cynthia Rogers-Ellickson-HOU Art Hudman-CAO Robin Bentley-CAO Michael Bostic-CAO Barbara Martinez-CAO Cassandra Luster-H/CS Doris Edmon-H/CS Alida Allen-H/CS</p>
<p><u>Other Council Members Present:</u> Councilmember Philip Kingston Councilmember Adam McGough</p>	<p><u>Other Attendees</u> Cyndy Lutz-Dallas Area Habitat for Humanity Ana Michel Scottie Smith, Jr.-Scottie Smith, Jr. & Associates Janice McCann-Deaf Action Center Kerry Thornhill-TPG Gail Misner-Dallas Area Habitat for Humanity Nanci Williams-Austin Street Center Ty Maship-TXIS Betsy Julian-ICP Demetria McCain-ICP</p>
<p><u>Committee Members Absent:</u></p>	<p><u>Other Attendees</u> Cyndy Lutz-Dallas Area Habitat for Humanity Ana Michel Scottie Smith, Jr.-Scottie Smith, Jr. & Associates Janice McCann-Deaf Action Center Kerry Thornhill-TPG Gail Misner-Dallas Area Habitat for Humanity Nanci Williams-Austin Street Center Ty Maship-TXIS Betsy Julian-ICP Demetria McCain-ICP</p>

AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. Approval of October 19, 2015 Minutes of the Housing Committee

Presenter(s): Council Member Scott Griggs, Chair

Action Taken/Committee Recommendation(s)

<p>Motion made by: CM Mark Clayton</p>	<p>Motion seconded by: CM Carolyn King Arnold</p>
<p>Item passed unanimously: <u>X</u></p>	<p>Item passed on a divided vote: _____</p>
<p>Item failed unanimously: _____</p>	<p>Item failed on a divided vote: _____</p>

Follow-up (if necessary):

2. Austin’s Innovative Strategies to Promote Affordability-All Districts

Presenter(s): Alan E. Sims Chief of Neighborhood Plus /Bernadette Mitchell, Director/Don Babers, HOU/Betsey Spencer, Director, City of Austin Neighborhood Housing And Community Development Office

Information Only:

Action Taken/Committee Recommendation(s) Presentation will be rescheduled for a later date.

Motion made by: <u> </u>	Motion seconded by: <u> </u>
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):

3. Fair Housing Compliance-All Districts

Presenter(s): Alan E. Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director/Don Babers, HOU/Beverly Davis, Assistant Director, Housing

Information Only: X

Action Taken/Committee Recommendation(s)

Motion made by: <u> </u>	Motion seconded by: <u> </u>
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):

4. Single Family Housing Development Program-All Districts

Presenter(s): Alan E. Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director/Don Babers, HOU

Information Only:

Action Taken/Committee Recommendation(s) Motion to bring back to the Committee on December 9th and to full Council on December 9th.

Motion made by: CM Casey Thomas	Motion seconded by: MPT Monica Alonzo
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):

5. Upcoming Agenda Items

November 10, 2015

- A. Agenda Item: Authorize (1) the sale of one vacant lot located at 2028 McBroom Street from the Dallas Housing Acquisition and Development Corporation to Francisco Chavez; and (2) the execution of a release of lien for any non-tax liens that may have been filed by the City – *District 6*
- B. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Properties; 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*
- C. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; 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 – *Districts 4, 6, 7*
- D. 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 affordable houses; (2) the sale of 3 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 3 properties that may have been filed by the City – *Districts 2, 4*
- E. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; 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 – *Districts 2, 4, 5*
- F. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Pace Homes Inc. for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Pace Homes Inc.; 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 6*
- G. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by SOS Custom Homes, Inc. for the construction of affordable houses; (2) the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to SOS Custom Homes, 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*
- H. Agenda Item: Authorize a contract with Open Arms, Inc. dba Bryan's House for child care services for special needs children for the period October 1, 2015 through September 30, 2016 – *Districts All*

Housing Committee
November 2, 2015
Meeting Record – Page 4 of 5

- I. Agenda Item: Authorize a contract with Senior Citizens of Greater Dallas, Inc. to provide senior service programs for seniors aged 60 and above for one or more of the following three categories: (1) Senior Outreach Program in West Oak Cliff Area; (2) Nursing Home Ombudsman Program; and (3) Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2015 through September 30, 2016 - *Districts All*
- J. Agenda Item: Authorize a contract with Vogel Alcove for child care services for homeless families for the period October 1, 2015 through September 30, 2016 – *Districts All*
- K. Agenda Item: Authorize a Memorandum of Understanding between the City of Dallas and Unlocking DOORS To Reduce Recidivism dba DOORS, to: (1) collect and report evidence-based data regarding re-entry rates and recidivism by zip codes/City Councilmember districts; and (2) measure the risks and needs of ex-offenders referred to DOORS by the City of Dallas, Homeless Services Program using the Texas Reentry Assessment Tool (TRAS) for the period January 1, 2016 through December 31, 2016 – *Districts All*
- L. Agenda Item: Authorize an amendment to Resolution No. 2049, previously approved on June 27, 2001, for a forgivable loan agreement with Operation Relief Center to: (1) permit affordable rental housing in addition to affordable housing for sale, and to extend the completion deadline to December 31, 2014; and (2) a release of lien for the remaining lots for market rate housing – *Districts All*
- M. Agenda Item: Authorize Supplemental Agreement No. 1 to amend Resolution No. 14-1794, previously approved on October 22, 2014, for a secured, no interest, forgivable loan in the amount of \$67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street, to: (1) extend the completion date for the rehabilitation and the maturity date of the note to March 31, 2016; and (2) change the scope of work on the water heater component of the rehabilitation project – *District 1*
- N. Agenda Item: Authorize an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, for a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC to (1) forgive the debt as each unit is sold to a low-income homebuyer or below 80% of Area Median Family Income; and (2) authorize an agreement with the Lessor, in lieu of requiring the Lessor to file a Deed of Trust in favor of City against the lots for the Creekside Project located on Oak Garden Trail – *District 8*
- O. Agenda Item: Authorize a public hearing to be held on December 9, 2015 to receive comments on the proposed sale of four unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., 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 – *District 7*
- P. Agenda Item: Authorize (1) preliminary adoption of Substantial Amendment No. 4 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) an increase in appropriations in the amount of \$350,000 from \$4,000,000 to \$4,350,000 to be used for similar eligible activities; and (3) a public hearing to be held on December 9, 2015 to receive comments on the Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan – *Districts All*

Q. Addendum Item: This item authorizes an amendment to Resolution No. 15-1544, previously approved on August 26, 2015, for a conditional grant agreement with SDC Compton Housing, L.P.(SDC) to clarify the terms of the agreement to (1) allow flexibility in the number of total units financed under this grant agreement in the event that the units are sold to households with income over 140% of Area Median Family Income (AMFI); and (2) extend the start date to no later than December 31, 2015 for the project in South Dallas located on Fran Way near Eighth and Corinth Streets – *District 4*

Information Only: ___

Action Taken/Committee Recommendation(s) Motion to move to full Council on November 10, 2015 with items A & F-P. Items B-E will be delayed to the November 16, 2015 meeting

Motion made by: MPT Monica Alonzo	Motion seconded by: CM Casey Thomas
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 Scott Griggs

Meeting Adjourned: 12:19 P.M.

Approved By: _____

Memorandum



CITY OF DALLAS

DATE November 13, 2015

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 Unlocking Doors Texas Reentry Network

On Monday, November 16, 2015, you will be briefed on Unlocking Doors Texas Reentry Network. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue 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

UNLOCKING DOORS TEXAS REENTRY NETWORK

Unlocking

DOORS

Texas Reentry
Network



*When doors open for a few, lives
change for us all*

November 16, 2015

UNLOCKING DOORS TEXAS REENTRY NETWORK

Organization

Texas 501c3 Nonprofit Organization founded in 2010

Corporate Name is Unlocking DOORS, Inc. dba DOORS

Also known as:

Unlocking DOORS Texas Reentry Network

Unlocking DOORS
DOORS

Tag Lines/ Quotes Used:

When doors open for a few, lives change for us all

It is never too late to be what you might have been.
- George Eliot

If you don't like something, change it. If you can't change it, change your attitude.
- Maya Angelou

You may not control all the events that happen to you, but you can decide not to be reduced by them.
- Maya Angelou

UNLOCKING DOORS TEXAS REENTRY NETWORK

Leadership

Honorable John Creuzot, Esq.

Board Chairman

Former Dallas County Criminal District Judge

Texas Diversion/Specialty Court Founder

Christina Melton Crain, Esq.

Founder/Initial Board Chairman/President and CEO

Former Chairman of the Texas Board of Criminal Justice (TDCJ Board)

Dallas Attorney

Former President of the Dallas Bar Association

MISSION

MISSION

Unlocking DOORS is committed to reducing initial (diversion) and repeat crimes (recidivism) and the ever-escalating fiscal impact to the State of Texas and its communities through collaboration, partnership, public awareness, education, training and analytical reporting of evidence-based data and trends.

VISION

Unlocking DOORS excels to be known as the "diversion, reentry and integration" hub/clearinghouse for all those working within the criminal justice arena.

By pulling together all resources, organizations, and programs statewide into one coordinated effort, **Unlocking DOORS** allows for cross-networking, collaboration, cohesion and a stronger service model for those with criminal backgrounds.

Whether it be assisting in the diversion of qualifying individuals to a community program versus incarceration; filling a gap between pre-release and post-release services for those individuals releasing from incarceration; or educating the public and community service providers as to the specific needs and issues surrounding this very unique and growing population; **Unlocking DOORS feels certain that initial crime and overall repeat crime (recidivism) rates will be cut drastically, thereby creating a safer community for us all while leaving our tax base intact.**

VISION

PARTNERS

PARTNERS

2000 Roses Foundation, Inc.-4C/SAFPF Court-ABC Behavioral Health, LLC-A.C. Craig Resource Center-AIDS Services of Dallas-Alive at Last-AMACHI Texas-ARM Ministries-APAA-ATLAS Felony Mental Health Court-Attitudes and Attire-Big Brothers Big Sisters Lone Star-The Bridge-Bridge Breast Network-City of Dallas Housing/Community Services Dept.-City of Dallas/Sanitation Services Dept.-CitySquare-Community Enrichment Center-Community Partners of Dallas-Community Staffing Services-Cornerstone Assistance Network-Cornerstone Baptist Church-Dads/Fathers of Texas-Dallas Area Habitat for Humanity-Dallas City Attorney's Office/Community Courts-Dallas County CSCD (Probation)-Dallas County CJAB-Dallas County Jail Diversion-Dallas County Public Defender's Office-Dallas Leadership Foundation-Dallas Public Library-Dallas Social Venture Partners-Dallas Temps-Dallas Volunteer Attorney Program-Doorways Prep-Dress for Success-Equal Heart-Exodus Ministries-Faith Kingdom Church of God in Christ-Faithway Fellowship Baptist Church-Family & Leadership Empowerment Network-Family Pathfinders of Tarrant County-The Family Place-Felony Domestic Violence Court-Financial Education Network (Hon. Eric Johnson)-First Street Methodist Mission-Foundation for C.H.O.I.C.E.-Genesis Women's Shelter & Support-Girls Embracing Mothers (GEM)-GO KIDS-Goodwill Baptist Church-Great Texas Landscape Services-Harmony Community Development Corporation-H.I.S. BridgeBuilders-Inspired Vision Church-IPS Recovery Services-JobsForFelonsHub.com-Justice Ministries International-Kingdom Outreach Ministries-Legacy Counseling-Mass, Inc.-Mesquite Social Services-Metrocare Services, Inc.-Misdemeanor Mental Health Court-Moving People Forward Ministries-MT Training Center-Muslim Outreach and Re-entry Program-NAMI/Dallas-New Creations Church-New Friends New Life-One Man's Treasure-Parkland Health and Hospital System-Patriot PAWS Service Dogs-The Phoenix House-Prison Entrepreneurship Program-Prison Fellowship Ministries-RAFT Recovery, Inc.-Recovery Resource Council-Road to Recovery-Safer Dallas Better Dallas, Inc.-Salvation Army Court/Ordered Substance Abuse Program-Santa Maria Hostel-Soul's Harbor-Southern Hills Church of Christ-STAC Court-STAR Court-The Stewpot-Stop the Cycle Recovery House, Inc.-Texas Citizens United for the Rehabilitation of Errants-Texas Department of Assistive and Rehabilitative Services-Texas Department of Criminal Justice-Texas HOPE Literacy, Inc.-Texas Inmate Families Association-T.O.R.I.-Texas Reentry Services-Texas Veterans Commission-Travis County Sheriff's Office-University of North Texas System/UNT Dallas College of Law-Urban League of Greater Dallas-U.S. Probation Office/Northern District of Texas-Volunteers of America Texas/Hutchins Residential Reentry Center-Volunteers of America Texas/Resolana-Waco Spirit of Hope Winner's Circle Peer Support Network-The Way Back House/Intercomm-Windham School District (TDCJ)-Zan Holmes, Jr. Community Outreach Center

PARTNERS

PARTNERS' ROLE

Participate in quarterly partner meetings across the state for networking, collaboration and providing useful feedback from the field so as to allow a coordinated effort of participation and problem solving

Serve as official "referring agencies/organizations" for Unlocking DOORS Clients and all those we assist and support

Will assist/partner with Unlocking DOORS as it embarks on facilitating and producing a Statewide Diversion/Reentry/Integration Strategic Plan which everyone will own

FUNDERS

FUNDERS TO

DATE

The City of Dallas

The Dallas Foundation

The Dallas Women's Foundation

The Dallas Association of Young Lawyers Foundation

The Dallas Bar Foundation

Federal Funding (Second Chance Act/Etc.) with various partners

The Harold Simmons Foundation

Individual and Private Donors

The Meadows Foundation

Sturgis Foundation

Texas Bar Foundation

Texas Governor's Criminal Justice Division (CJD)

Westcott Foundation

CORPORATE SUPPORTERS

BIBBENTUCKER'S

THE BLUE'S JEAN
BAR

CHICO'S/SOMA

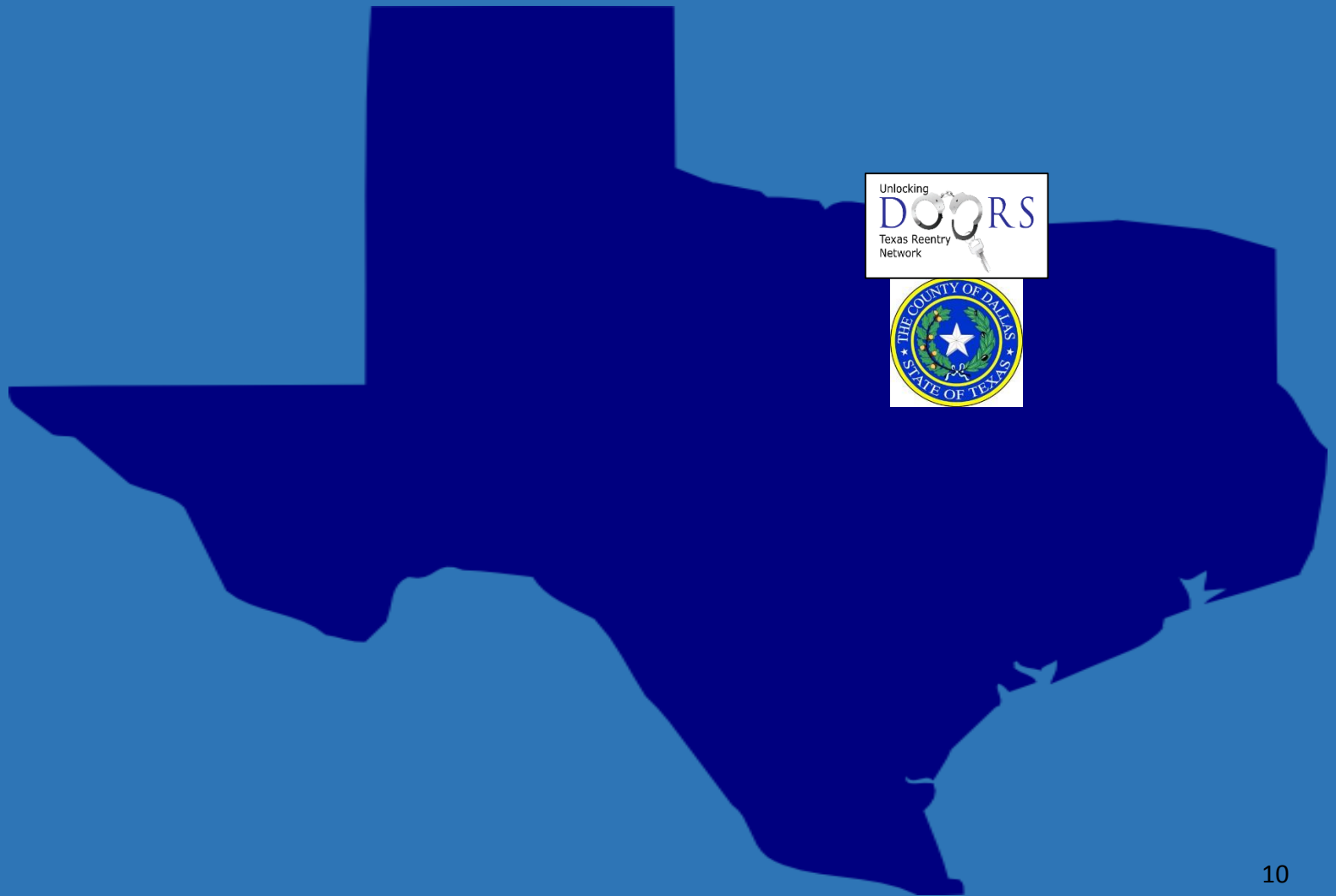
MARY KAY
CORPORATION

ST. JOHN
BOUTIQUE/DALLAS

STARBUCK'S

STUDIO MOVIE
GRILL

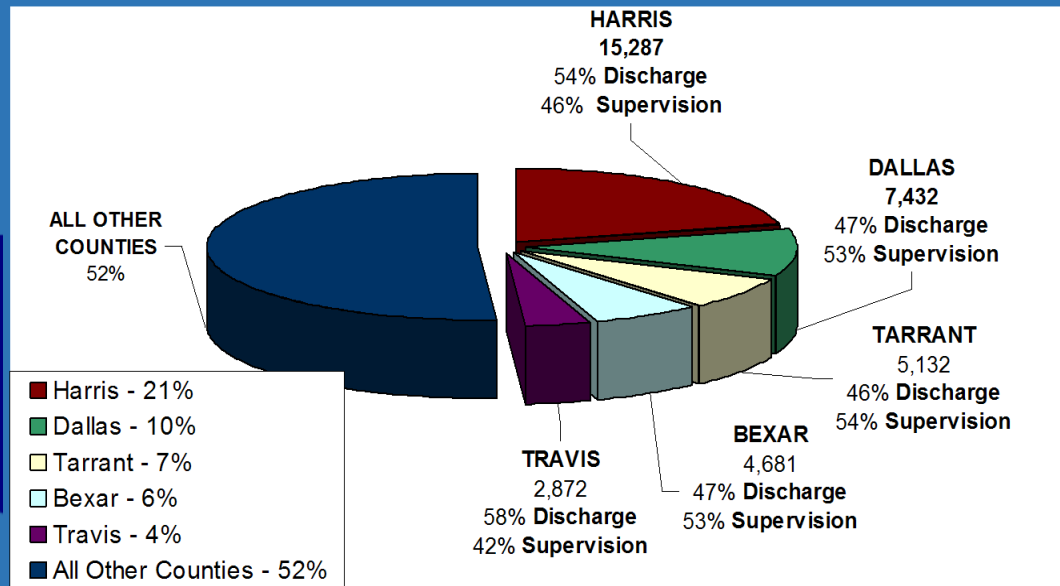
UNLOCKING DOORS TEXAS REENTRY NETWORK
STATE HEADQUARTERS
DALLAS COUNTY, TEXAS



UNLOCKING DOORS TEXAS REENTRY NETWORK CURRENT NETWORK COMMUNITY CENTER LOCATIONS *DALLAS AND TARRANT COUNTIES*



STATEWIDE ANALYSIS OF NEED



UNLOCKING DOORS TEXAS REENTRY NETWORK STATEWIDE EXPANSION – PHASE ONE *BEXAR, HARRIS AND TRAVIS COUNTIES*



FOCUS AREAS

COMPREHENSIVE PRE/POST-
RELEASE CLIENT SUPPORT

SUPPORTIVE ASSISTANCE
FOR THE GENERAL PUBLIC
(NON-CLIENTS)

UNLOCKING DOORS
TEXAS REENTRY
NETWORK

PUBLIC AWARENESS,
EDUCATION AND TRAINING

ANALYTICAL REPORTING OF
EVIDENCE-BASED DATA

COMPREHENSIVE PRE/POST-RELEASE CLIENT SUPPORT PROCESS

CLIENT ACCESS

COMMUNITY REFERRAL

(from a Partner or other organization)

COURT PROGRAMS

(Specialty Courts and Regular Court Caseloads)

GRANTS

SELF-REFERRAL

(walk-in; email; phone; USPS mail; saw Unlocking DOORS via TDCJ ECHO newsletter, social media, Unlocking DOORS website, media article, other)

COMPREHENSIVE PRE/POST-RELEASE CLIENT SUPPORT PROCESS



SUPPORTIVE ASSISTANCE FOR THE GENERAL PUBLIC (NON-CLIENTS)

Via Email - Phone -
USPS Mail - Walk-In

Individuals 18 years of age or older with criminal backgrounds needing simple assistance versus comprehensive client support (referral, job, connection and the like)

Families and others needing assistance, counseling and guidance so as to aid family members and friends with a criminal background

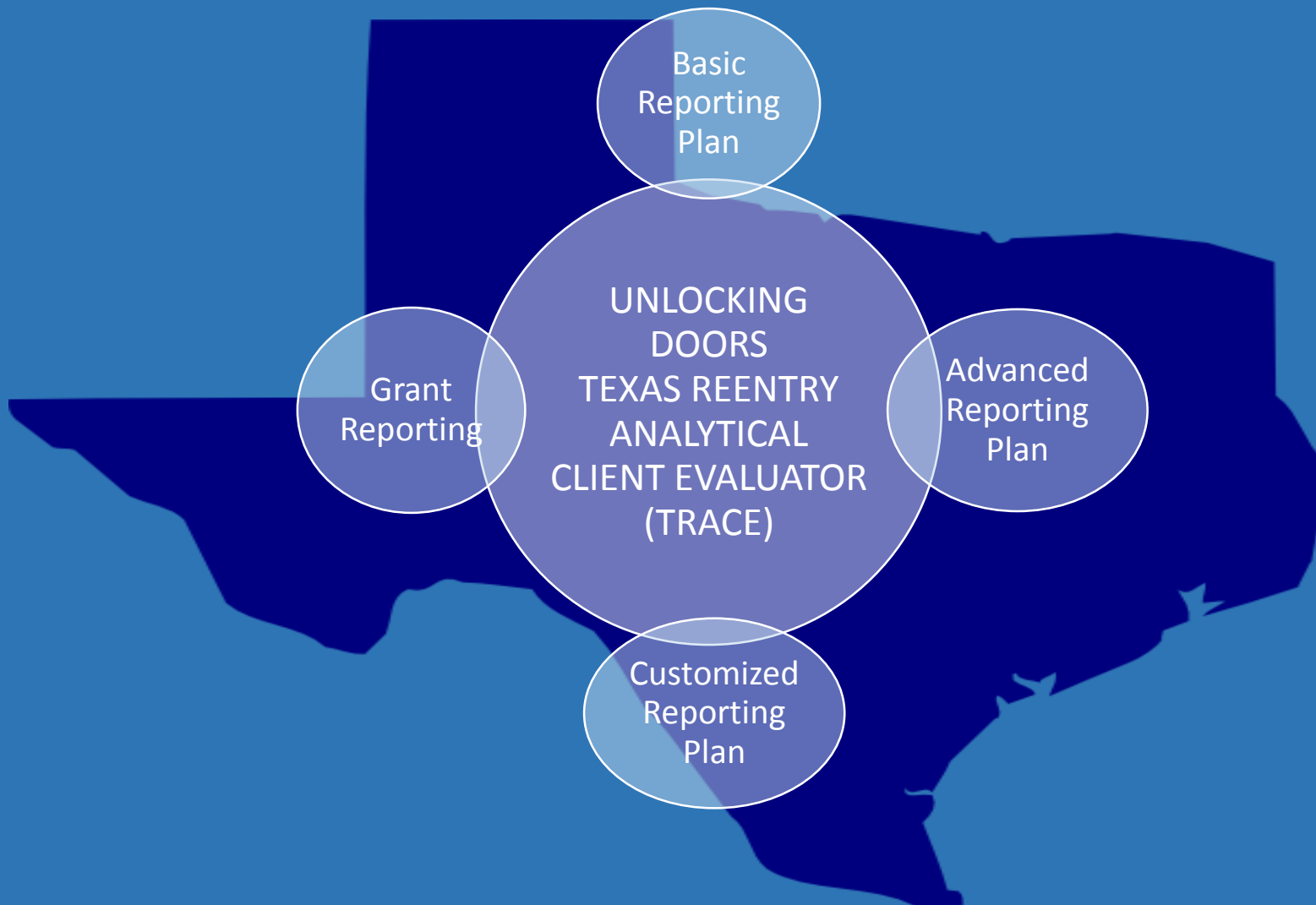
Members of the general public (including educators, media, students, public officials/policy makers) needing data, research, statistics and the like

PUBLIC AWARENESS, EDUCATION AND TRAINING

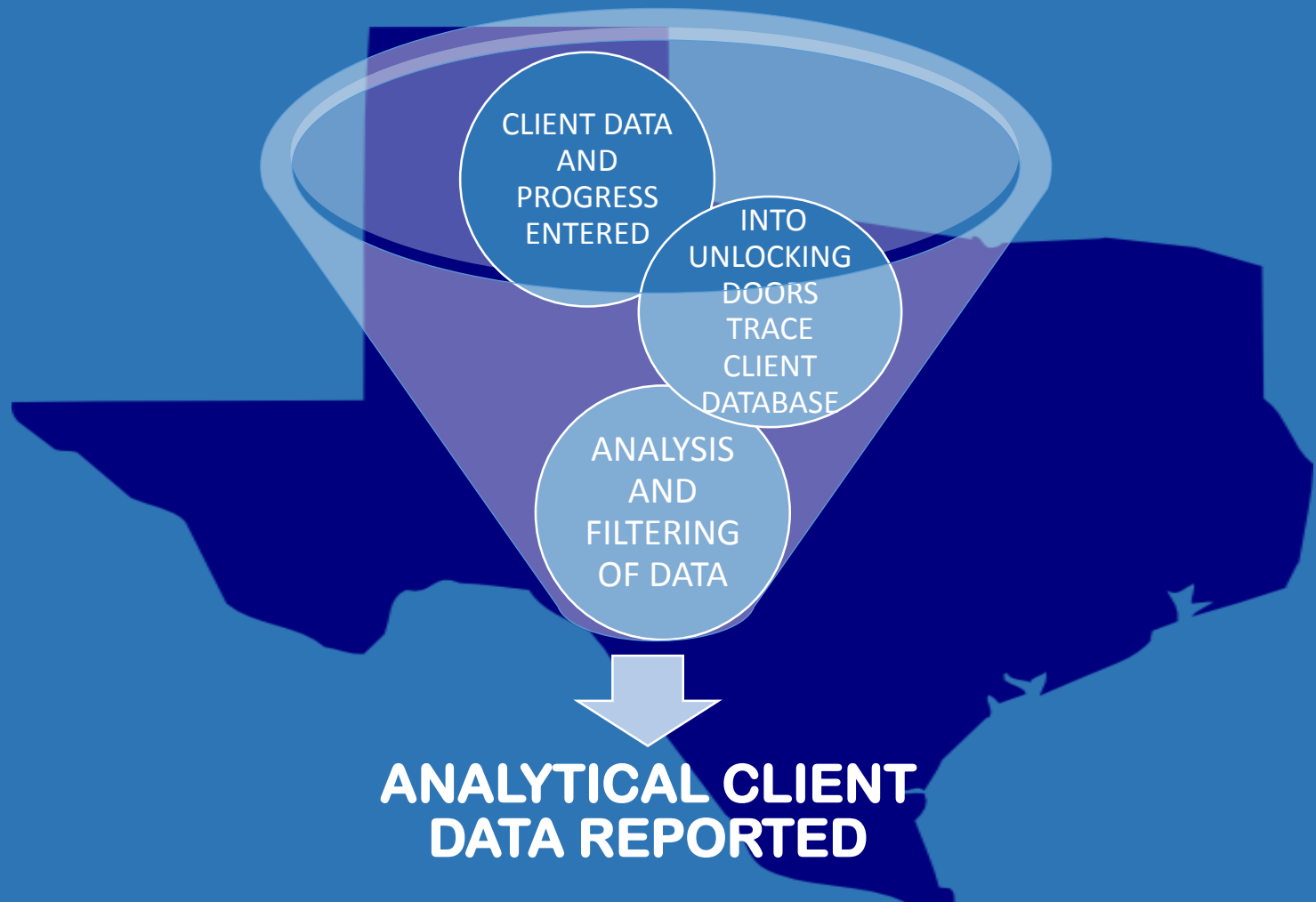


ANALYTICAL REPORTING OF EVIDENCE-BASED DATA

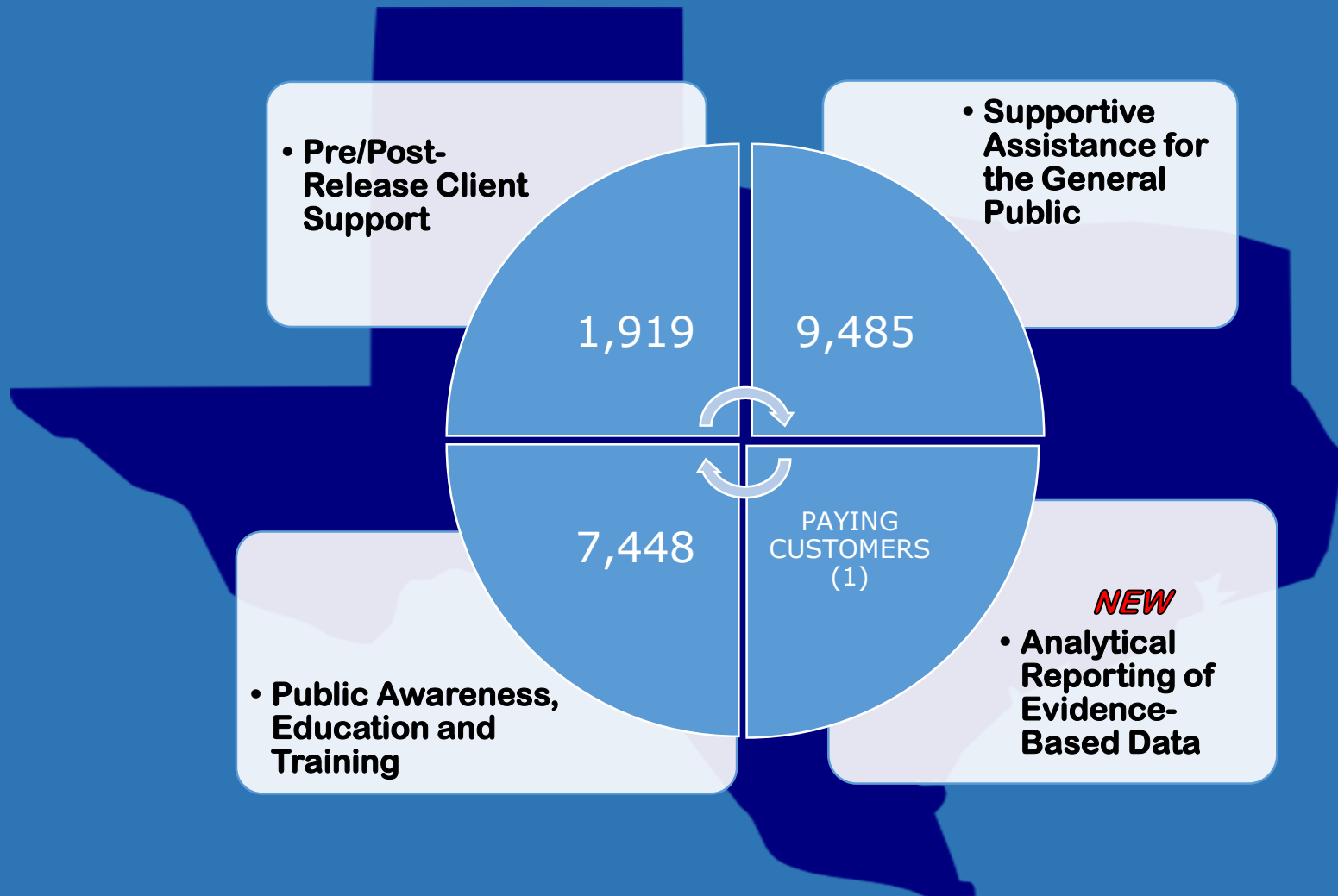
NEW ROLLED OUT IN LATE MARCH 2015



ANALYTICAL REPORTING OF EVIDENCE-BASED DATA AND TRENDS



INDIVIDUALS SERVED AS OF NOVEMBER 10, 2015



GETTING TO THE NEXT LEVEL
WE HAVE ONLY BEGUN TO SCRATCH THE SURFACE AND WE
NEED YOUR HELP

GETTING TO THE
NEXT LEVEL

Continued and Additional Funding to meet the vast need statewide via communities

Convening the Statewide Diversion/Reentry/Integration Strategic Plan Process with Partners and relevant stakeholders

Continued and Additional Federal/State/Local Leadership/Policy Maker Support and Assistance

CONTACT US FOR ASSISTANCE, TO REFER A CLIENT, TO PARTNER, FOR DATA/STATISTICS/RESEARCH, TO DONATE, OR TO GET INVOLVED

CONTACT US

State Headquarters

17101 Preston Road, Suite 260, Dallas, Texas
75248

Phone: 214/296-9258

Fax: 469/587-7859

Email: info@unlockingdoors.org

Website: <https://www.unlockingdoors.org>

Memorandum



CITY OF DALLAS

DATE November 13, 2015

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 Agenda Item on the December 9, 2015 Council Agenda – Authorize an amendment to Loan Agreement between TEOF Hotel LP and the City of Dallas**

This item authorizes (1) amendment of the Loan Agreement between TEOF Hotel LP, a Texas limited partnership, and the City of Dallas to provide for refinancing of the developer's first lien loan and third lien (mezzanine) loan for development of the Lorenzo Hotel project located at 1011 South Akard Street.; (2) incorporation of the mezzanine loan into first lien place together with the Construction Loan and increasing the total senior loan from \$12,912,615 to \$18,000,000 including an increase of \$1,997,572 in total project cost in return for which Lawrence E. Hamilton, Lawrence E. Hamilton III, and Texas Educational Opportunity Fund will convert \$415,000 of mezzanine debt into additional equity, Lawrence E. Hamilton, Lawrence E. Hamilton III, and TEOF Hotel LP will forego \$350,000 of mezzanine loan payments, and Lawrence E. Hamilton will provide the City with a personal performance and completion guaranty; and (3) the City Manager or his designee to execute any necessary documents related to amending the Loan Agreement with TEOF Hotel LP

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
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Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Memorandum



DATE November 13, 2015

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 Agenda Item on the December 9, 2015 Council Agenda – Authorize change to awarded reconstruction contractor for 3602 Gallagher**

This item authorizes an amendment to Resolution No. 15-1586, previously approved on August 26, 2015, to change the awarded reconstruction contractor of one home located at 3602 Gallagher Street from Nickerson Construction Company to Torres

Please let me know if you have any questions.



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Chief of Neighborhood Plus

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Memorandum



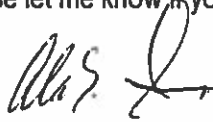
DATE November 13, 2015

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 Agenda Item on the December 9, 2015 Council Agenda – Authorize a public hearing to receive comments on the proposed sale of unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization**

This item authorizes a public hearing to receive comments on the proposed sale of unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** convey by Deed without Warranty four unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc., 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

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Memorandum



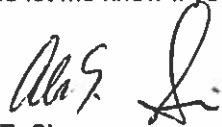
DATE November 13, 2015

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 Agenda Item on the December 9, 2015 Council Agenda – Authorize a public hearing to receive comments on Substantial Amendment No. 4**

This item authorizes a public hearing to receive comments on Substantial Amendment No. 4 to: (1) the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) authorize adoption of Substantial Amendment No. 4; and (3) increase established appropriations from \$4,000,000 to \$4,350,000 to be used for similar eligible activities

Please let me know if you have any questions.



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Chief of Neighborhood Plus

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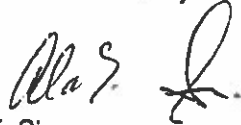
DATE November 13, 2015

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 Agenda Item on the December 9, 2015 Council Agenda – Authorize approval of the development plan submitted to Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses**

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses; (2) the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to AAA Properties; 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

Please let me know if you have any questions.



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Chief of Neighborhood Plus

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Memorandum



CITY OF DALLAS

DATE November 13, 2015

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 Agenda Item on the December 9, 2015 Council Agenda – Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses**

This item authorizes (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; 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.

Please let me know if you have any questions.

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Memorandum



CITY OF DALLAS

DATE November 13, 2015

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 Agenda Item on the December 9, 2015 Council Agenda – Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties for the construction of affordable houses**

This item authorizes **(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 3 vacant lots 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 3 properties that may have been filed by the City

Please let me know if you have any questions.

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Memorandum



CITY OF DALLAS

DATE November 13, 2015

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 Agenda Item on the December 9, 2015 Council Agenda – Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses**

This item authorizes (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; 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

Please let me know if you have any questions.

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