

RECEIVED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2016 SEP 15 PM 12: 37

CITY SECRETARY
DALLAS, TEXAS

MONDAY, SEPTEMBER 19, 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. Dallas County's Role in Behavioral Health and Supportive Services
All Districts
Ron Stretcher
Director of Criminal Justice
Dallas County
3. Land Bank Program
All Districts
Bernadette Mitchell
Director
Housing/Community Services

4. **UPCOMING AGENDA ITEMS**

Housing
September 28, 2016

- A. Authorize an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Dallas Housing Acquisition and Development Corporation's (Land Bank) acquisition of unimproved tax foreclosed properties for sale to qualified developers for the development of affordable housing – *Districts All*
- B. Authorize a grant agreement with Association of Persons Affected by Addiction in the amount of \$100,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative program for the period August 1, 2016 through August 31, 2017 – *Districts All*

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

- C. Authorize (1) a grant agreement between the City of Dallas and Bridge Steps for Bridge Steps to provide the following services outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders under the Texas Department of State Health Services Healthy Community Collaborative in an amount not to exceed \$1,799,735 for the period of August 1, 2016 through August 31, 2017; (2) execution of the grant agreement; and (3) a tenth amendment to the Management Services Contract, Phase II, with Bridge Steps to: (a) allow Bridge Steps to count the Texas Department of State Health Services funds towards Bridge Steps' required contribution to the Bridge operating budget for the period October 1, 2016 through September 30, 2017; and (b) require Bridge Steps to comply with all conditions of the Texas Department of State Health Services grant agreement – *Districts All*
- D. Authorize a grant agreement with CitySquare in the amount of \$1,508,192 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period August 1, 2016 through August 31, 2017 – *Districts All*
- E. Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$500,000 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period August 1, 2016 through August 31, 2017 – *Districts All*
- F. Authorize an Interlocal Cooperation Contract with Texas A&M University System to implement the Clinical Dental Care Services Program for dental health services to low/moderate-income seniors aged 60 and older – *Districts All*
- G. A public hearing to receive comments on the proposed sale of six unimproved properties acquired by the taxing authorities from the Sheriff to East Dallas Community Organization, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim six unimproved properties to East Dallas Community Organization, using 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) – *Districts 2,7*

Addendum
September 28, 2016

- H. Authorize a public hearing for October 26, 2016 on the proposed sale of nine tax foreclosed lots to Dallas Housing Acquisition and Development Corporation under the Land Transfer Program – *District 4*

- I. Authorize sale of one surplus lot to Dallas Housing Acquisition and Development Corporation under the Land Transfer Program – District 4

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.

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."

Housing Committee

Meeting Record September 6, 2016

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 6, 2016

Meeting Start time: 11:09 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 Kington B. Adam McGough Adam Medrano</p>	<p>Staff Present: Alan Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS Charletra Sharp-HOU Dave Hogan, Crisis Intervention/DPD</p> <p><u>Other Presenters:</u> Cindy Crain-Metro Dallas Homeless Alliance</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of August 29, 2016 Minutes of the Special Call Housing Committee Meeting**
Presenter(s): CM Scott Griggs

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

Motion made by: CM Mark Clayton	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):

2. **Homeless Services and Encampment Protocol-All Districts**
Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Cindy Crain, President/CEO, Metro Dallas Homeless Alliance

Information Only: X

Action Taken/Committee Recommendation(s): .

Motion made by: _____	Motion seconded by: _____
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):

3. UPCOMING AGENDA ITEMS

Housing
September 14, 2016

- A. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Carrcomm Enterprises LLC for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Carrcomm Enterprises LLC; 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
- 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 houses; (2) the sale of 3 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 3 properties that may have been filed by the City – District 7
- C. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; 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
- D. Authorize an amendment to Resolution No. 13-1795, previously approved on October 8, 2013, on an economic development loan with South Dallas/Fair Park Inncity Community Development Corporation for the acquisition of improved and unimproved properties, located within the Frazier Neighborhood Investment Program area, including associated closing costs, relocation, environmental remediation, demolition costs, predevelopment costs and development costs for the purpose of constructing residential, retail, commercial or mixed-use redevelopment as part of the Economic Development Plan for the Frazier area to (1) change the economic development loan to a conditional grant agreement; and (2) extend the completion date from September 2, 2015 to December 31, 2018 – District 7
- E. Authorize an amendment to Resolution No. 14-1056, previously approved on June 25, 2014, for an existing development loan with City Wide Community Development Corporation for acquisition, demolition, relocation, and other related costs for Lancaster-Opal Project to (1) change the development loan to a conditional grant agreement; and (2) extend the completion date from September 12, 2016 to September 12, 2018 – District 4
- F. Authorize an amendment to Resolution No. 15-1078, previously approved on June 10, 2015, for a housing development loan in an amount not to exceed \$540,000 with Dallas Area Habitat for Humanity for construction of 18 single family homes to be located on scattered sites in the Joppa Neighborhood area to extend the completion date from August 26, 2016 to August 31, 2017 – District 7
- G. Authorize an amendment to Resolution No. 15-1379, previously approved on August 12, 2015, for the conditional grant agreement in the amount of \$1,150,000 with Urban Mixed Use, LLC to extend the completion date from June 30, 2016 to June 30, 2017 for the predevelopment and construction of the 38-unit multifamily project located at 3221 Elihu Street – District 7

**Housing Committee
September 6, 2016
Meeting Record**

- H. A public hearing to receive comments on the proposed sale of eight 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) quitclaim eight unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc., using the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment together with post-judgment non-tax liens, if any (list attached) – District 6

**City Attorney's Office
September 14, 2016**

- I. Authorize a third amendment to the professional services contract with Sims Moore Hill & Gannon, L.L.P. f/k/a Sims Moore Hill Gannon & Crain, L.L.P. for legal services in connection with the operation of the Mortgage Assistance Program in the City's Housing/Community Services Department to extend the term of the contract through September 30, 2018 - Not to exceed \$100,000, from \$150,000 to \$250,000 – Districts N/A

**Housing
September 14, 2016**

- J. DRAFT Addendum Item - This item authorizes an amendment to Resolution No. 16-0847 approved on May 25, 2016 for a housing development loan with City Wide Community Development Corporation, a certified Community Housing Development Organization, to (1) increase the number of units from five to eleven; (2) increase funds from \$225,000 to \$975,000; and (3) extend the completion date from May 25, 2016 to May 25, 2018 for construction of single family homes located on scattered sites in the Lancaster Corridor – Districts 4,8
- K. DRAFT Addendum Item - This item authorizes an amendment to Resolution No. 16-1224 approved on August 10, 2016 for a housing development loan in an amount not to exceed \$320,000 with South Dallas Fair Park/Innercity Community Development Corporation (ICDC), a certified Community Housing Development Organization, to (1) increase the number of units from five to eleven; (2) increase funding from \$320,000 to \$1,220,000; and (3) to extend the contract from March 30, 2017 to March 30, 2018 for scattered sites homes located in the Fair Park area – District 7

Information Only: X

Action Taken/Committee Recommendation(s): Motion made to move forward to full council.

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

Meeting Adjourned: 12:26 P.M.

Approved By _____

Memorandum



CITY OF DALLAS

DATE September 16, 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 Dallas County's Role in Behavioral Health and Supportive Services

On Monday, September 19, 2016, you will be briefed on Dallas County's Role in Behavioral Health and Supportive Services. 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
Christopher D. Bowers, Interim 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
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Dallas County's Role in Behavioral Health and Supportive Services

Briefing to Dallas City Council
Housing Committee

9-19-2016

Overview

- Dallas County Funding for Behavioral Health and Supportive Services
- 1115 Medicaid Waiver
- NorthSTAR Transition 1/1/2017
- Caruth Smart Justice

Dallas County Funding

FY 2016

\$3.5M in County funds leveraged **\$5.5M** in behavioral health and supportive services

- \$1M to City of Dallas for The Bridge
- \$2.5M in match funds for the 1115 Waiver brought in \$2.1M in federal funds for total of \$4.5M in services

Dallas County Funding

FY 2017

(Pending Budget Approval on 9/20/2016)

\$6.5M in County funds will be leveraged for **\$8.5M** in services

- \$1M to the City of Dallas for The Bridge
- \$3M in new match for the NorthSTAR system
- \$2.5M in match funds for the 1115 Waiver will bring in \$2.1M in federal funds for total of \$4.5M in services

1115 Medicaid Waiver

- Provides access to Medicaid funds outside the traditional Medicaid programs
- Funding to hospitals for Uncompensated Care
- Delivery System Reform Improvement Payments (DSRIP) designed to transform how services are delivered to improve outcomes and reduce costs
- Participation requires local match funds called Intergovernmental Transfers (IGT)
- Currently in Year 6, which is a 15 month transition period
- Waiver renewal pending and uncertain at this time

1115 Medicaid Waiver

Dallas County Behavioral Health Waiver Program

- Targets persons in the criminal justice system with behavioral health needs
- Matches all bookings against NorthSTAR database to identify service history
- Conducts clinical assessments and develop treatment and release plans
- Provides intensive community based services

1115 Medicaid Waiver

FY 2016 Funding of Direct Services

- \$2M to providers for intensive wrap around for persons released from jail or state hospitals
- \$535,000 for a forensic assertive community treatment (ACT) team
- \$225,000 for transitional housing beds
- \$216,000 to extend substance abuse treatment for persons in specialty courts

1115 Medicaid Waiver

FY 2017 Funding of Direct Services

- \$2M to providers for intensive wrap around for persons released from jail or state hospitals
- \$535,000 for a forensic assertive community treatment (ACT) team
- \$459,000 for services at The Cottages
- \$225,000 for transitional housing beds
- \$216,000 to extend substance abuse treatment for persons in specialty courts
- \$150,000 for a serial inebriate program
- \$70,000 for a housing navigator dedicated to jail

1115 Medicaid Waiver

Outputs

- 588 average unique consumers assessed monthly
- 153 average unique consumers received intensive wraparound services monthly
- 49 consumers released directly from state hospitals with legal case dismissed
- 17 consumers per month provided transitional housing
- 26 consumers per month received extended substance abuse services

1115 Medicaid Waiver

Outcomes

- 6.8% reduction in crisis costs for consumers served by the Waiver (benchmark = 3%)
- 76% of state hospital releases had an outpatient appointment with a psychiatrist or other prescriber within 7 days of release (benchmark = 32%)
- 83% of state hospital releases had an outpatient appointment with a prescriber within 30 days of release (benchmark = 83%)
- 26.94% of persons served returned to jail within 6 months (benchmark = 28.9%)

NTBHA/NorthSTAR

History and Current Status

- NorthSTAR is the managed care system for delivering behavioral health services for the 7 county region: Dallas, Ellis, Collin, Kaufman, Navarro, Hunt, and Rockwall
- Blends state general revenue, Medicaid and federal block grants into a single delivery system managed by a managed care organization (MCO)
- Provides mental health and substance abuse services to Medicaid recipients and indigent consumers (less than 200% of federal poverty level)
- Value Options has been the MCO and contracts with a wide network of providers.
- \$145M annually spent on services
- North Texas Behavioral Health Authority (NTBHA) has primarily been in a consumer advocacy and oversight role throughout NorthSTAR program with board members appointed by County Commissioners Court of partner counties

NTBHA/NorthSTAR

Sunset Requirements from 2015 Legislature

- End current NorthSTAR by 1/1/2017
- Medicaid services move to existing MCO's
- Indigent services stay with NTBHA
- Collin County opted to leave NTBHA and form their own authority
- NTBHA becomes full authority for indigent funding and moves from oversight role to directly managing a network of providers
- NTBHA remains responsible for collecting and reporting Medicaid services data

NTBHA/NorthSTAR

NTBHA after 1/1/2017

- Transition activities moving rapidly
- Key leadership staff in place and full team will be hired and working by 1/1/2017
- Multiple procurements either completed or in process to develop provider network
- Remaining six counties developing strong working relationship with all counties contributing matching funds based upon population
- Key focus is to have all current consumers and providers connected so there is no disruption of services

NTBHA/NorthSTAR

Funding for the “new” NTBHA

- \$53M annually going forward from State
- Partner counties will provide local match of \$3.4M
- Service targets of 23,287 adults and 5,897 adolescents and children annually
- FY 2017 includes \$5.5M in one time “bridge” funds to account for loss of Medicaid funding, which supported indigent services
- Primary legislative priority is to add the annualized amount of bridge funding to baseline going forward

NTBHA/NorthSTAR

Services in NorthSTAR

- Crisis hotline and mobile crisis
- Inpatient, 23 hours observation, substance abuse treatment and crisis residential
- Assertive Community Treatment (ACT) teams
- Medication
- Outpatient substance abuse and mental health services
- Peer recovery support

CARUTH SMART JUSTICE

Overview of process

- Goal is to increase the identification, assessment and diversion from the criminal justice system of persons who need behavioral health services
- Benefits include freeing up law enforcement to focus on public safety and reducing the high level of recidivism for persons with behavioral health needs
- Grew from national Stepping Up initiative
- WW Caruth Foundation at the Communities Foundation of Texas provided \$1M planning grant
- Meadows Mental Health Policy Institute is the lead with Dallas County, Parkland and the Council of State Governments Justice Center as key partners
- An implementation grant request is pending before Caruth with presentation to their board on 9/27/2016

CARUTH SMART JUSTICE

Results of Planning Process

- Detailed mapping of intake screening processes at jail that identified 26 “red flags” for system improvement
- Identified need to focus on “super-utilizers” of services
- Identified gaps in community services
- Identified need to change how we ask law enforcement to react to persons with behavioral health needs
- Collaboration with Council of State Governments to produce a three year detailed comparison of recidivism rates among the large urban counties in Texas

CARUTH SMART JUSTICE

Implementation Plans

- Targeted to begin implementation 1/1/2017 to match NorthSTAR transition
- \$3M in funding will build improved front-end diversion in collaboration with Dallas Police and Dallas Fire and Rescue
- \$850K to increase pre-trial supervision capacity
- \$1M to increase capacity to address super-utilizers by adding more ACT teams and changing their model to align with best practices
- \$700K to increase permanent supportive housing capacity for super-utilizers

CARUTH SMART JUSTICE

Accountability and Evaluation

- Developing robust data collection and evaluation process
- Seeking additional foundation funding for comparing outcomes of new services to current service packages using random assignment process

Memorandum



CITY OF DALLAS

DATE September 16, 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 Land Bank Program

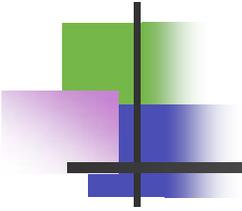
On Monday, September 19, 2016, you will be briefed on the Land Bank Program. A copy of the briefing is attached.

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
Christopher D. Bowers, Interim City Attorney
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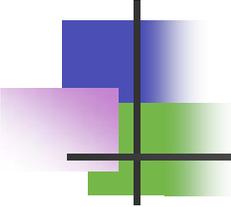


Land Bank Program

A Briefing to the Housing Committee

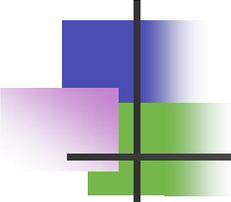
Housing/Community Services Department
September 19, 2016





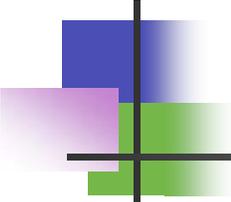
Purpose

- Provide information on the Dallas Urban Land Bank Demonstration Program
- Discuss FY 16-17 Demonstration Program Plan
- Discuss Pilot Expansion Efforts



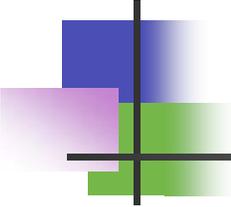
Land Bank Program

- Proposed by the City of Dallas to the State Legislature in 2003 as a pilot program to:
 - Address blight in established neighborhoods
 - Stabilize “at risk” communities and enhance quality of life
 - Address the need for affordable single family ownership choices
 - Acquire tax-delinquent, unproductive, vacant, and developable properties
 - Provide a system to expedite reclamation of unproductive properties back to the tax rolls
- The City of Dallas used a 501 (c)3 nonprofit corporation, Dallas Housing Acquisition and Development Corporation (DHADC), to administer this program



Required Criteria for Land Bank Program Properties

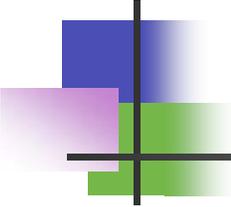
- Residential or commercial properties that:
 - are vacant or not improved with a habitable building (for residential properties only)
 - have at least 5 years of delinquent taxes
 - Have been ordered to be sold pursuant to foreclosure of a tax lien
 - The determination of market value in the judgement is less than the amount of taxes and non-tax liens against the property



Examples

- Eligible Property
 - Property Value \$6,000
 - Taxes (5 years) + Liens \$10,000

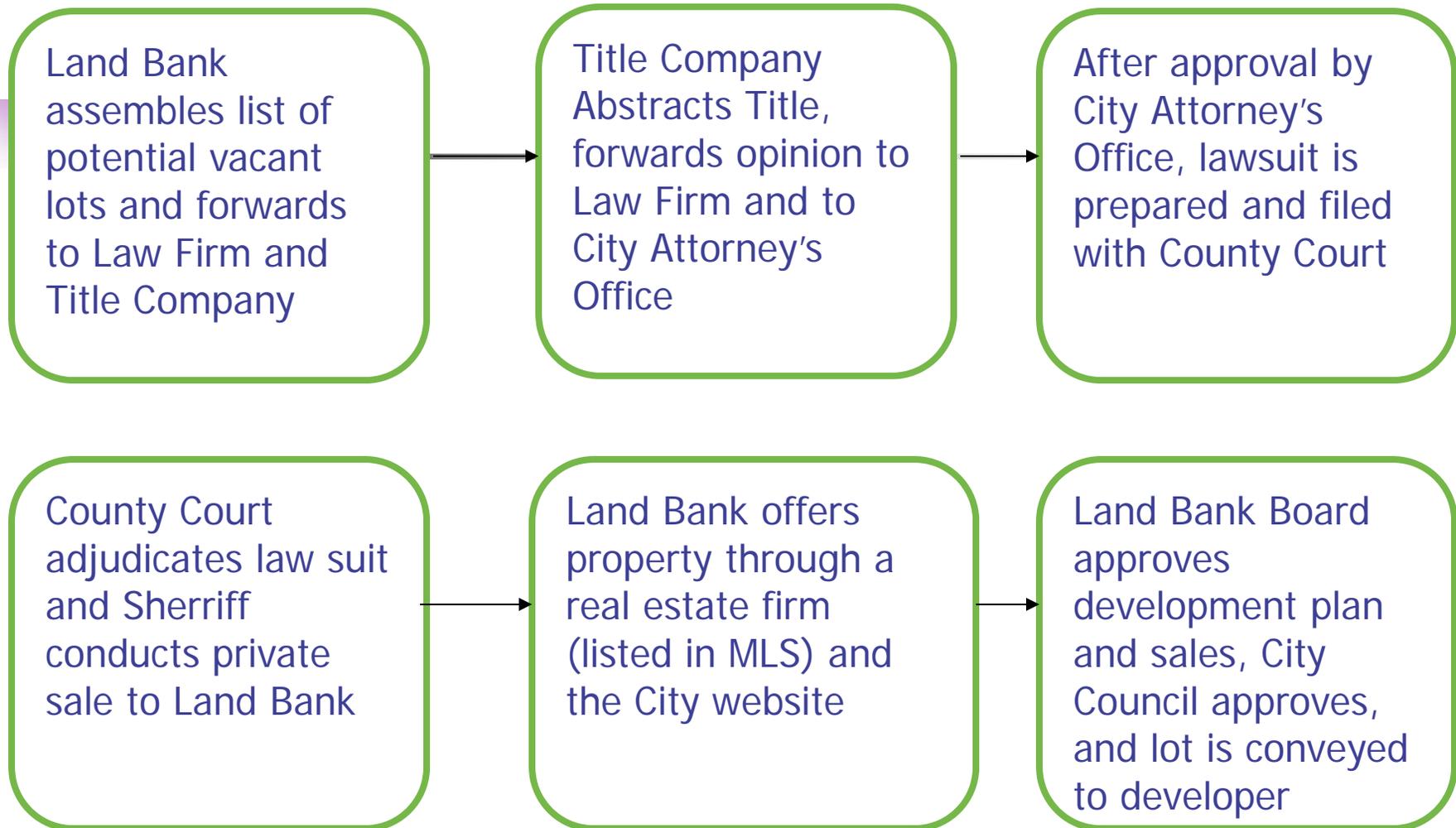
- Ineligible Property
 - Property Value \$6,000
 - Taxes (5 years) + Liens \$4,000

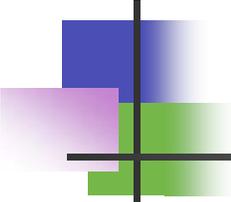


Additional Selection Criteria

- Lots in Selected Target Areas
- Lots adjacent to Target Areas
- Lots 1 mile on either side of DART Rail Lines
- Lots requested by Community Housing Development Organizations
- Property intended for commercial use

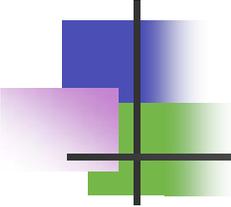
Acquisition Process Steps





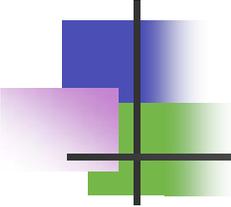
Land Bank Property Development

- Developers/Builders must fill out an application which provides the following information:
 - Experience & references
 - Financial information
 - Size of home(s) and elevations
 - Anticipated sales price
 - Timeline for development
- Properties may also be sold to adjacent owners if the Land Bank determines the parcel is not appropriate for residential development
- Developer must apply for construction permit and close on construction financing within 3 years or property reverts back to the Land Bank (by Statute)
- Properties are sold for \$5,000 per lot less real estate commission
- Homebuyers qualifying income must be at or below 115% of area median family income (table shown in appendix)



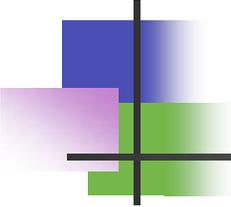
DHADC Operation of the Land Bank Program

- Land Bank Program pays for itself by covering expenditures through sales revenue
- Total operating costs for one year are estimated to be \$325,000
- There are 4 staff operating the Land Bank Program
 - 1 manager
 - 2 staff processing real estate acquisitions and sales including researching title reports, liens, judgments, Sheriff's notices & deeds, performing due diligence on lots, site inspections and corresponding with citizens & developers
 - 1 staff updating lot inventory, maintenance reports, audit reports and other administrative duties
- Breakeven total sales is 65 lots per year
- DHADC retains independent audit, title, legal, mowing, environmental, and real estate services



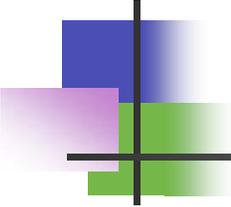
Accomplishments

- 1381 properties have been sold to the Land Bank Program from the Sheriff or directly purchased
- 687 lots sold to developers and adjacent owners
- 401 lots reverted to taxing jurisdictions and repurposed
- 61 lots are pending sale
- 232 lots are in inventory
- 406 homes built and sold to date
- 162 properties sold or pending sale in FY16-17



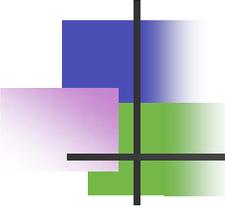
Annual Requirements

- All taxing entities must execute an interlocal contract
 - Dallas County
 - Dallas Independent School District
 - Dallas County Hospital District
 - Dallas County School Equalization Fund
 - Dallas County Education District
 - Dallas County Community College District



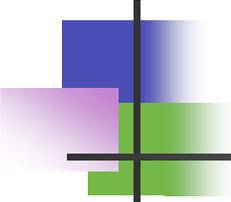
Annual Plan

- By State Statute, the annual plan requires:
 - Lots identified for future acquisition
 - Proposed sales price for properties in inventory
 - List of Community Housing Development Organizations eligible for “right of first refusal”
 - Plan for affordable housing development
 - Any funding anticipated to assist in the development of housing



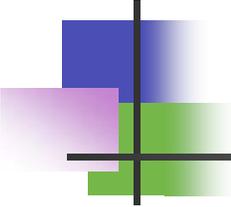
Pilot Expansion Program

- Utilizing the DHADC as a nonprofit corporation
 - City entered into an agreement to provide development funds to build on city owned property in the Bottom
 - City conveyed parcels to DHADC for this purpose
 - DHADC will consider formalizing the builder selection at their next meeting
 - DHADC will use its contracted real estate agent to sell the homes being built
- As part of the greater revitalization of this area, design work for infrastructure is being done at the same time



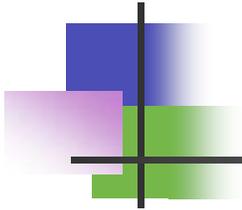
Recommendations

- Request Housing Committee review the Annual Plan and offer changes
- Look at a second Pilot Expansion in District 7



Next Steps

- September 28, 2016, City Council to consider Interlocal Cooperation Contract (ICC)
- October 11, 2016, Public Hearing and City Council consideration of the Land Bank Plan
- October- December, 2016- other taxing entities to consider ICC



Appendix
Proposed Urban Land Bank
Demonstration Program Plan
Fiscal Year 2016-17

Proposed Urban Land Bank Demonstration Program Plan Fiscal Year 2016-17



City of Dallas

**Housing Department
1500 Marilla Street
Room 6DN
Dallas, Texas 75201**

OVERVIEW

The 2003 Texas Urban Land Bank Demonstration Act, as amended, provides an opportunity for Dallas to address the dual needs of insufficient affordable housing and older neighborhoods at risk. The Act allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for purposes of affordable housing development.

The governing body of a municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The plan for fiscal year 2016-17 includes the following elements:

- 1) A list of the parcels of real property that may become eligible for sale to the land bank during the plan year,
- 2) An estimate of the total number of tax lawsuits to be filed to acquire land bank properties in the plan year.
- 3) The proposed sale price of the properties anticipated to be sold to “qualified participating developers” during the plan year.
- 4) A list of community housing development organizations eligible to participate in the “right of first refusal” for acquisition and development of real property sold to the land bank,
- 5) The municipality’s plan for affordable housing development on those parcels of real property, and
- 6) The sources and amounts of funding anticipated being available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas proposes to implement a local Urban Land Bank Demonstration Program and presents this plan for implementation. Before adopting the FY 2016-17 plan, the City of Dallas will hold a public hearing on the proposed plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDOs) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the public not later than the 60th day before the date of the public hearing.

Following the adoption of the FY 2016-17 Urban Land Bank Demonstration Program Plan, the plan will be implemented and the annual performance reports on the plan will be available through the Housing Department no later than November 1, 2017. The performance report for the FY 2015-16 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2016.

CITY OF DALLAS' FY 2016-17 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Parcels of Property

The objective of the City of Dallas' Urban Land Bank Demonstration Program is to acquire unproductive, vacant, and developable lots and lots improved with abandoned, vacant and uninhabitable houses to be "banked" by the Dallas Housing Acquisition and Development Corporation (the "Land Bank") for affordable housing or other commercial development. The acquisition of these lots will enable new single-family homeowner development on the lots to house low and moderate income households and stabilize distressed communities. The lots may also contain the rental housing units above a retail/commercial/office development for rent to low and moderate income tenants. This initiative will be implemented by means of the tax foreclosure process for properties with five years or more of delinquent property taxes.

The City has identified parcels of real property that may become available for sale to the Land Bank during the fiscal year beginning October 1, 2016 (see Attachment C). The considerations for parcel identification included vacant residential/commercial properties with at least five years or more of delinquent property taxes (reported from Dallas County). Priority is given to properties located in: 1) neighborhoods designated within the City of Dallas Neighborhood Investment Program, 2) neighborhoods with active Community Housing Development Organization projects, and 3) other neighborhoods identified by the City as being in need of new housing/commercial development. The parcels listed will follow a process of review to determine suitability for housing development before moving forward to tax foreclosure and possible land banking. This is a list of potential properties for the Land Bank. Up to 100 parcels from Attachment D that were previously referred for tax foreclosure will be resubmitted and at least 100 parcels of property from the attached list will be referred for tax foreclosure by the Land Bank during the 2016-17 fiscal year.

Notwithstanding any other right of first refusal granted under Texas Local Government Code ("Code") Chapter 379C, if the Land Bank determines that a property acquired by the Land Bank is not appropriate for residential development, the Land Bank first shall offer the property for sale to an eligible adjacent property owner for the lower of the fair market value for the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan, i.e., the amount for which the property would be sold to a "qualified participating developer", calculated as shown on page 5 of this annual plan. An "eligible adjacent property owner" means a person who owns property located adjacent to property owned by the Land Bank and satisfies eligibility requirements adopted by the Land Bank. An adjacent property owner that purchases property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the adjacent property owner purchased that property from the Land Bank, unless the Land Bank adopts a policy permitting the transfer of the property to a family

member of the eligible adjacent property owner or occurs as a result of the death of the eligible adjacent property owner.

Additional Use of Land Bank Property

The Land Bank may also acquire and sell to a developer property intended for commercial use.

Qualified Participating Developer

In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code and participate in the Urban Land Bank Demonstration Program, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the Land Bank seeking to acquire real property from the Land Bank; (2) have a development plan approved by the City for the Land Bank property; and (3) demonstrate ability to develop, within a three-year period, its inventory of residential lots acquired through City of Dallas operated or assisted programs including proposed Land Bank property to be acquired.

Community Housing Development Organizations

An organization which meets the definition of a Community Housing Development Organization (CHDO), under 24 CFR 92.2 and is certified by the City of Dallas as such, may be a “qualified organization” under Section 379C.011 of the Code. Only “qualified organizations” as defined in the Code may engage in the “right of first refusal” for this program.

A listing of those CHDOs that may be eligible for the “Right of First Refusal” is available as Attachment A. In order to engage in the “right of first refusal” on the acquisition of a property from the Land Bank, the CHDO must also have the following to be considered a “qualified organization”:

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the Land Bank is offering for sale,
2. Built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the Land Bank and within the organization’s designated geographical boundaries of operation, and
3. Built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Code Section 379C.011 explains the elements of the “Right of First Refusal” for “qualified organizations.” The City of Dallas and Land Bank will apply the following points to this process:

1. Written notice will be provided to the “qualified organizations” for the offering;
2. The time period for “right of first refusal” will be six (6) months from the date of the deed of conveyance of the property to the Land Bank;
3. During this six-month period, the Land Bank may not sell the property to a qualified participating developer other than a qualified organization (If all qualified organizations eligible to exercise the right of first refusal for that property notify the Land Bank that they are declining to exercise their right of first refusal during the 6 month period or if an offer to purchase the property is not received from a qualified organization during the 6 month period, the Land Bank may sell the property to any other qualified developer at the same price that the Land Bank offered the property to the qualified organization);
4. After the period for the “right of first refusal” expires, the subject property will be offered to a “qualified participating developer” as defined in the Code (a “qualified participating developer” is defined as a developer who has built one or more housing units within the three-year period preceding the submission of a proposal to the Land Bank and has a development plan approved by the City for the Land Bank property);
5. At the discretion of the Land Bank and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the Land Bank once an offer has been received and accepted from a “qualified organization or “qualified participating developer”;
6. If more than one “qualified organization” expresses an interest in exercising its “right of first refusal,” the organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority; and
7. There will be no requirements for the Land Bank to give “right of first refusal” for “qualified organizations” if the subject property has reverted to the Land Bank after going through this entire process.
8. The “right of first refusal” applies only to properties acquired under the State Code for the Urban Land Bank Demonstration Program. There is no “right of first refusal” for properties acquired by the City or its Land Bank through other City programs or initiatives. The CHDO “right of first refusal” is subject to the “right of first refusal” to an eligible adjacent property owner as provided in Code Section 379C.0106.

City of Dallas Plan for Affordable Housing Development

Based on 2010 census data, the population of the City of Dallas has grown by 9,236 since 2000. The City of Dallas has identified high priority needs in the availability and affordability of housing. One main concern is the low rate of 44.1% for homeownership in Dallas compared to the national average of 66.9%.

In order to achieve a 50% homeownership rate goal, approximately 27,000 single-family units would have to be created. The priority for the City of Dallas is not only to create single-family homes but also to make them affordable. The definition of an affordable homeownership unit is one in which a household with income of 115% or less of area median family income can obtain financing to purchase the home.

The creation of housing for families at 80% or below of median family income is a priority for the City of Dallas and this Urban Land Bank Demonstration Program. Additionally, at least 25% of the Land Bank properties must be deed restricted for sale to households with gross household incomes not greater than 60% of the area median family income adjusted for household size; and not more than 30% of those Land Bank properties may be deed restricted for sale to households with gross household incomes greater than 80% of the area median family income, adjusted for household size. In addition, a lease-purchase option may be used with the understanding that the purchaser must close on the house within twelve months from the date the lease-purchase begins. The tremendous need for housing in Dallas will also allow the City to take advantage of opportunities to leverage private and public funding for mixed income developments.

The City of Dallas intends to continue implementation of the Urban Land Bank Demonstration Program to produce affordable housing. Attachment D identifies the list of 2539 properties the Land Bank has referred for tax foreclosure under the FY 2003-04, FY 2004-05, FY 2005-06, FY 2006-07, FY 2007-08, FY 2008-09, FY 2009-10, FY 2010-11, FY 2011-12, FY 2012-13, FY 2013-14, FY 2014-15 and FY 2015-16 Plans. In the event any properties are removed from Attachment D, an equal number of qualified lots may be substituted. The City of Dallas intends to sell up to 200 properties in FY 2016-17 to "qualified organizations" and "qualified participating developers" for affordable housing development under this program. Subject parcels will first be offered for sale in FY 2016-17 to "qualified organizations" at a price of \$1,000.00 for the first 7,500 square feet of land plus another \$1,000.00 for each additional developable adjacent lot included in the parcel subject to budget allowances and Land Bank Board approval and to "qualified participating developers" at a price of \$5,000.00 for the first 7,500 square feet of land plus another \$5,000.00 for each additional developable adjacent lot included in the parcel plus any regulatory and contractual costs, including but not limited to environmental testing, maintenance, post foreclosure property taxes and replatting, required for the Land Bank to acquire and sell developable properties. In 2010, the Land Bank acquired 112 lots using Neighborhood Stabilization Program (NSP) funds. These lots were not acquired under the state statute and will fall under the applicable NSP rules and regulations. All properties will be deed restricted. Properties to be developed for

homeownership will remain deed restricted until construction is complete and sale of the affordable unit occurs.

All parcels will be conveyed with a right of reverter so that if the “qualified participating developer” does not apply for a construction permit and close on any construction financing within the three-year period following the date of the conveyance of the property from the Land Bank to the “qualified participating developer,” the property will revert to the Land Bank for subsequent resale to another “qualified participating developer” or conveyance to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. If a property is not sold within four (4) years to a “qualified organization” or a “qualified participating developer,” the property will be transferred from the Land Bank to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing units before completion of the four-year period if the Land Bank determines that the property is not appropriate for residential or commercial development. The Land Bank may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period.

The DHADC may permit a qualified participating developer to exchange a property purchased from the Land Bank with any other property owned by the developer if the developer agrees to construct on the other property affordable housing for low income households as provided in this plan and state law and the other property is located in a planned development incorporating the property originally purchased from the Land Bank or another location as approved by the Land Bank. The Land Bank shall adjust the Deed Restrictions under Texas Local Government Code Section 379C.010 for each of the properties exchanged by the developer under this section.

The Land Bank may sell two adjacent properties that are owned by the Land Bank to a “qualified participating developer” if at least one of the properties is appropriate for residential development and the developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

Supportive Funding

Attachment B reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the City of Dallas, including money specifically available for housing developed under this program, as approved by the City Council of the City of Dallas at the time of adoption of this plan.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Dallas Housing Acquisition and Development Corporation's (Land Bank) acquisition of unimproved tax foreclosed properties for sale to qualified developers for the development of affordable housing - Financing: No cost consideration to the City

BACKGROUND

This action will authorize the City Manager to execute an Interlocal Cooperation Contract for the Urban Land Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Land Bank's acquisition of unimproved, tax-foreclosed properties for sale to qualified developers for the development of affordable housing in accordance with Chapter 379C of the Texas Local Government Code (Code).

The term of the contract will begin on October 1, 2016 and end on September 30, 2017.

Under the contract, the City may refer to the County up to 300 parcels of real property intended for acquisition by the Land Bank for filing of a tax lawsuit prior to March 31, 2017. The City or the Land Bank must give written notice to all parties to the contract of the specific addresses of parcels intended for acquisition by the Land Bank prior to referring said parcels to the County for filing of a tax lawsuit and prior to the sale of a property to the Land Bank after a judgment is obtained. Each party will have the right to withhold its consent to the filing of lawsuit on a parcel or sale of a particular parcel to the Land Bank.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, the City Council established the Dallas Housing Acquisition and Development Corporation as its Land Bank and authorized an Interlocal Contract for an Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

No cost consideration to the City

September 28, 2016

WHEREAS, the City has an interest in preserving and increasing the tax base and creating affordable housing for low-income households to provide necessary decent, safe, and sanitary housing for such households; and

WHEREAS, on January 28, 2004, by Resolution No. 04-0458, the City Council established the Dallas Housing Acquisition and Development Corporation (Land Bank) as its land bank for the purpose of acquiring, holding, and transferring unimproved, tax-foreclosed, real property for the development of affordable housing in accordance with Chapter 379C of the Texas Local Government Code (Code); and

WHEREAS, the City Council desires to enter into an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Land Bank's acquisition of unimproved, tax-foreclosed properties for sale to qualified developers for the development of affordable housing in accordance with the Code;

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District, which will include the following provisions:

- a. The term of the contract will begin on October 1, 2016 and end on September 30, 2017.
- b. The City will be allowed to refer to the County up to 300 parcels of real property intended for acquisition by the Land Bank for filing of a tax lawsuit prior to March 31, 2017.
- c. The City or the Land Bank must give written notice to all parties to the contract of the specific addresses of parcels intended for acquisition by the Land Bank prior to referring said parcels to the County for filing of a tax lawsuit and prior to the sale of a property to the Land Bank after a judgment is obtained. Each party will have the right to withhold its consent to the filing of lawsuit on a parcel or sale of a particular parcel to the Land Bank.

September 28, 2016

Section 2. 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: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize a grant agreement with Association of Persons Affected by Addiction in the amount of \$100,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed \$100,000 - Financing: FY 2017 Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. Association of Persons Affected by Addiction (APAA), which is located at 3116 Martin Luther King Blvd., submitted an application for assistance in response to the RFCSP and was found to be responsive. APAA is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

APAA is a nationally renowned, award-winning, grass-roots peer driven and peer-led recovery community organization that assists people with substance use disorders and with co-occurring mental health disorders stay abstinent from drugs/alcohol, find and retain permanent housing, and live healthy fulfilling lives. These funds will assist them in serving approximately 80 clients this year.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services in to the local Homeless Management Information System (HMIS). DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893.

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893, to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

\$100,000 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Association of Persons (Affected by Addiction)

Black Female	1	Black Male	2
White Female	1	White Male	4
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	0

September 28, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, the City of Dallas is required to provide private cash contributions at a rate of \$1 for every \$1 of the contracted award amount for FY 2017; and

WHEREAS, eradicating homelessness is a high priority of the City of Dallas; and

WHEREAS, the City desires to contract with Association of Persons Affected by Addiction to serve mentally ill and substance abuse homeless individuals.

NOW, THEREFORE,

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

September 28, 2016

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to (1) execute a grant agreement with Association of Persons Affected by Addiction to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed \$100,000; and (2) require Association of Persons Affected by Addiction to comply with all conditions of the Texas Department of State Health Services grant.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to Association of Persons Affected by Addiction, Vendor No. 517572, from Fund S290, Dept. HOU, Unit 2068, Object Code 3099, Encumbrance No. MASCHCCASSOCPAA17, in an amount not to exceed \$100,000.

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.

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize a grant agreement with Bridge Steps in the amount of \$1,799,735 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed \$1,799,735 - Financing: FY 2016 Texas Department of State Health Services Grant Funds (\$1,500,000) and FY 2017 Texas Department of State Health Services Grant Funds (\$299,735)

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

In FY 2016, Bridge Steps expended \$1,600,000 of the remaining FY 2014 DSHS Healthy Community Collaborative (HCC) grant balance accepted by Resolution No. 14-1080 and extended by Resolution No. 16-0302.

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. Bridge Steps, which is located at 1818 Corsicana Street, submitted an application for assistance in response to the RFCSP and was found to be responsive. Bridge Steps is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas. These funds will assist them in serving approximately 612 clients this year.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services in to the local Homeless Management Information System (HMIS). DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893.

On February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302.

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

\$1,500,000 - FY 2016 Texas Department of State Health Services Grant Funds
\$ 299,735 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Bridge Steps (Board of Directors)

Black Female	1	Black Male	1
White Female	3	White Male	2
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	1

September 28, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893; and

WHEREAS, on February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, the City desires to contract with Bridge Steps to serve mentally ill and substance abuse homeless individuals.

September 28, 2016

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 **(1)** execute a grant agreement with Bridge Steps to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed \$1,799,735; and **(2)** require Bridge Steps to comply with all conditions of the Texas Department of State Health Services grant.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to Bridge Steps, Vendor No. VS0000067075, from Fund S290, Dept. HOU, Unit 1817, Object Code 3099, Encumbrance No. MASCHCCBRIDGESTPS17, in an amount not to exceed \$1,500,000 and from Fund S290, Dept. HOU, Unit 2069, Object Code 3099, Encumbrance No. MASCHCCBRIDGESTPS17, in an amount not to exceed \$299,735.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provision of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize a grant agreement with CitySquare in the amount of \$1,508,192 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed \$1,508,192 - Financing: FY 2017 Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. CitySquare, which is located at 511 N. Akard Street, Suite #302, submitted an application for assistance in response to the RFCSP and was found to be responsive. CitySquare is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas. These funds will assist them in serving approximately 250 clients this year.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services in to the local Homeless Management Information System (HMIS). DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

Founded in 1988, CitySquare provides 450 supportive housing units to assist homeless persons to transitions from homelessness. These funds will assist them in serving homeless clients with supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment for 12 months.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative Program by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative Program by Resolution No. 15-1893.

On February 10, 2016, City Council authorized a grant agreement with CitySquare to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, by Resolution No. 16-0280.

On February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative Program to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS (Continued))

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

\$1,508,192 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

CitySquare (Board of Directors)

Black Female	1	Black Male	3
White Female	3	White Male	16
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	1

September 28, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893; and

WHEREAS, on February 10, 2016, City Council authorized a grant agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, by Resolution No. 16-0280; and

WHEREAS, on February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

September 28, 2016

WHEREAS, the City desires to contract with CitySquare to serve mentally ill and substance abuse homeless individuals.

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 **(1)** execute a grant agreement with CitySquare to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed \$1,508,192; and **(2)** require CitySquare to comply with all conditions of the Texas Department of State Health Services grant.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to CitySquare, Vendor No. VS0000000497, from Fund S290, Dept. HOU, Unit 2067, Object Code 3099, Encumbrance No. MASCHCCITYSQ17, in an amount not to exceed \$1,508,192.

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.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$500,000 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed \$500,000 - Financing: FY 2017 Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. Shelter Ministries of Dallas dba Austin Street Center, which is located at 2929 Hickory Street, submitted an application for assistance in response to the RFCSP and was found to be responsive. Shelter Ministries of Dallas dba Austin Street Center is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

Opened in 1983, Shelter Ministries dba Austin Street Center provides overnight shelter, food, clothes, showers, job training and case management for its internal programs and with co-located agencies to assist homeless persons to transition from homelessness. They serve more than 300 persons experiencing homelessness per year. These funds will assist them in serving over 400 clients this year.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services in to the local Homeless Management Information System (HMIS). DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893.

On February 10, 2016, City Council authorized a grant agreement with Shelter Ministries of Dallas dba Austin Street Center to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, by Resolution No. 16-0281.

On February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative Program to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS (Continued))

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

\$500,000 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Shelter Ministries of Dallas dba Austin Street Center (Board of Directors)

Black Female	0	Black Male	0
White Female	7	White Male	4
Hispanic Female	0	Hispanic Male	1
Other Female	0	Other Male	0

September 28, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893; and

WHEREAS, on February 10, 2016, City Council authorized a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, by Resolution No. 16-0281; and

WHEREAS, on February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302; and

September 28, 2016

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by \$1,113,607 from \$2,613,607 to \$1,500,000; (c) reduce the private 1:1 cash match from \$2,613,607 to \$1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of \$2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed \$2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, the City desires to contract with Shelter Ministries of Dallas dba Austin Street Center to serve mentally ill and substance abuse homeless individuals.

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 (1) execute a grant agreement with Shelter Ministries of Dallas dba Austin Street Center to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed \$500,000; and (2) require Shelter Ministries of Dallas dba Austin Street Center to comply with all conditions of the Texas Department of State Health Services grant.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to Shelter Ministries of Dallas dba Austin Street Center, Vendor No. VC0000011655, from Fund S290, Dept. HOU, Unit 2066, Object Code 3099, Encumbrance No. MASCHCCMDALLAS17, in an amount not to exceed \$500,000.

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.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize an Interlocal Cooperation Contract with Texas A&M University System commencing on October 1, 2016, with two one-year renewal options to implement the Clinical Dental Care Services Program for dental health services to low/moderate-income seniors aged 60 and older - Not to exceed \$64,000 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This action will authorize the City Manager to execute an Interlocal Cooperation Contract with Texas A&M University System to implement the Dental Care Service Program for dental health services to low/moderate-income seniors aged 60 and older. Dental services include exams, cleaning, fluoride treatment, sealants, fillings, extractions, root canals, treatment for infections, and oral health education. Funding will pay for client services on a fee for services basis.

The term of the contract will begin on October 1, 2016 and end on September 30, 2017.

Under the contract, Texas A&M University System will implement the Dental Care Services Program under its Texas A&M University College of Dentistry. Seniors will be served at the following locations: North Dallas Shared Ministries (NDSM) located at 2875 Merrell Road, Dallas, TX 75229 and Agape Clinic located at 4104 Junius Street, Dallas, TX 75246. Both locations are accessible by DART bus and rail. Dental care services will be provided by dental students, residents and/or directly by faculty dentists. All of the faculty members are licensed to practice dentistry by the State of Texas. There will also be seven certified dental assistants working under this contract. Funding will cover 660 patient visits to 330 patients. The program is available to all low/moderate-income seniors aged 60 and older residing within the City of Dallas.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On September 17, 2014, City Council approved the General Fund budget that authorized funds for dental health services for seniors, by Resolution No. 14-1568.

On May 26, 2016, an RFCSP was issued for dental health services for seniors and extended on June 30, 2016.

On July 14, 2016, one proposal for dental health services for seniors was received by Texas A&M University System.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

Current Funds - \$64,000 (subject to annual appropriations)

September 28, 2016

WHEREAS, on September 17, 2014, City Council approved the General Fund budget that authorized funds for dental health services for seniors, by Resolution No. 14-1568; and

WHEREAS, on May 26, 2016, an RFCSP was issued for dental health services for seniors and extended on June 30, 2016; and

WHEREAS, on July 14, 2016, one proposal for dental health services seniors was received by Texas A&M University System; and

WHEREAS, there is a continued need to provide dental health services to promote dental health for low/moderate-income seniors within the City of Dallas; and

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute an Interlocal Cooperation Contract with Texas A&M University System commencing on October 1, 2016, with two one-year renewal options to implement the Clinical Dental Care Services Program to provide dental health services to low/moderate-income seniors aged 60 and older.

Section 2. That Texas A&M University System is required to meet all conditions of an approved work plan. Reimbursements will be approved in conjunction with meeting the requirements of the work plan and payments made only for properly documented eligible expenses.

September 28, 2016

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with this resolution as follows (subject to annual appropriations):

Texas A&M University System Vendor No. VS0000063287

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object</u> <u>Codes</u>	<u>Encumbrance</u>	<u>Amount</u>
0001	HOU	4305	3099	HOU4305GK229	\$64,000

Section 4. 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: September 28, 2016
COUNCIL DISTRICT(S): 2, 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46L M 47J 56C

SUBJECT

A public hearing to receive comments on the proposed sale of six unimproved properties acquired by the taxing authorities from the Sheriff to East Dallas Community Organization, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim six unimproved properties to East Dallas Community Organization, using 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) - Revenue: \$6,000

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)

East Dallas Community Organization (EDCO), submitted a proposal to construct six (6) single-family homes with the homes containing approximately 1,221 to 1500 square feet on the six 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 \$120,500 to \$138,800 with construction to begin in April 2017.

This item calls for a public hearing to allow the public an opportunity to comment on the proposed sale of the six unimproved properties to EDCO and, at the close of the public hearing, authorizes the sale of the properties to EDCO 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 was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 24, 2016, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of six unimproved properties acquired by the taxing jurisdictions from the Sheriff to East Dallas Community Organization, by Resolution No. 15-1148.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

Revenue - \$6,000

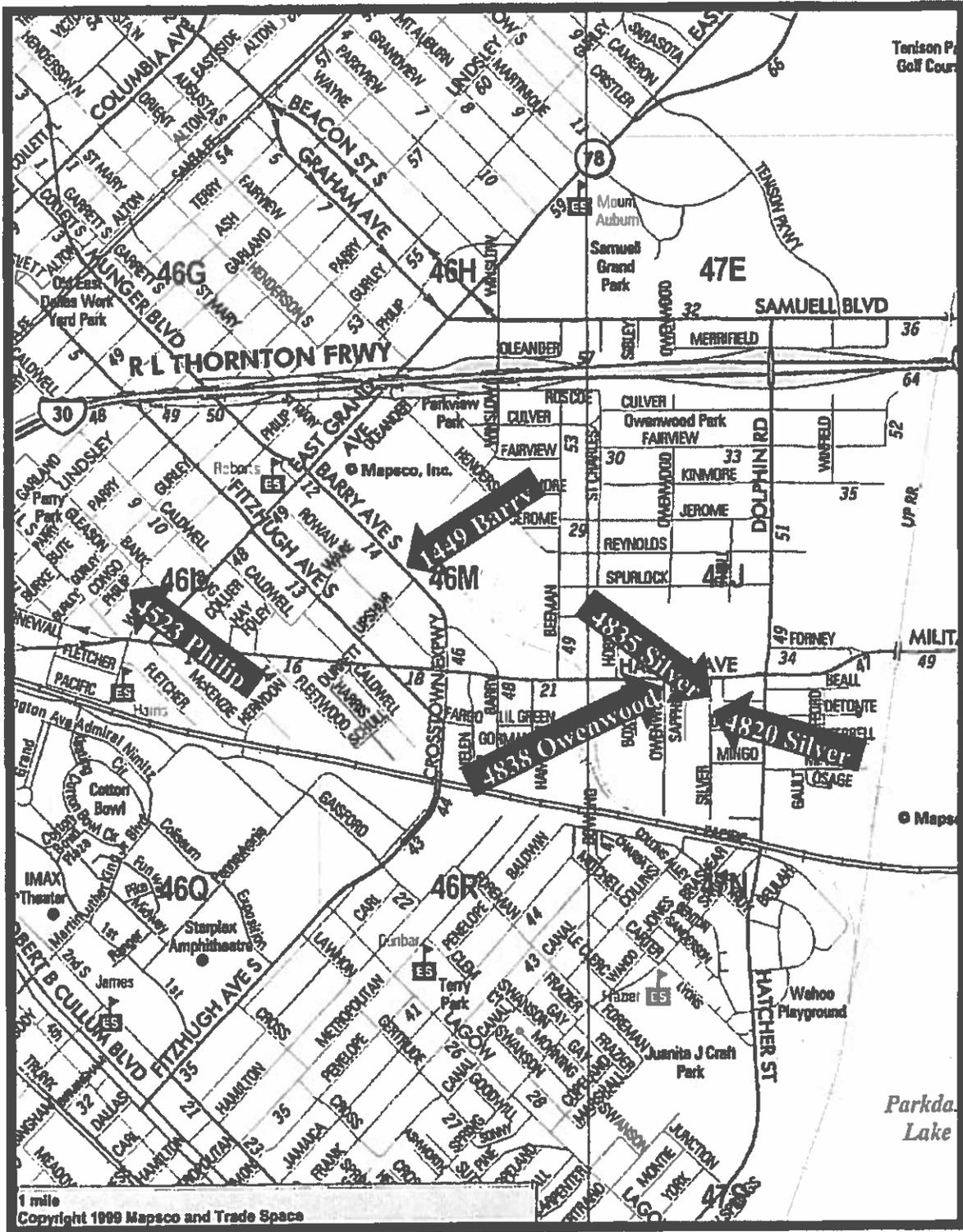
OWNER

East Dallas Community Organization

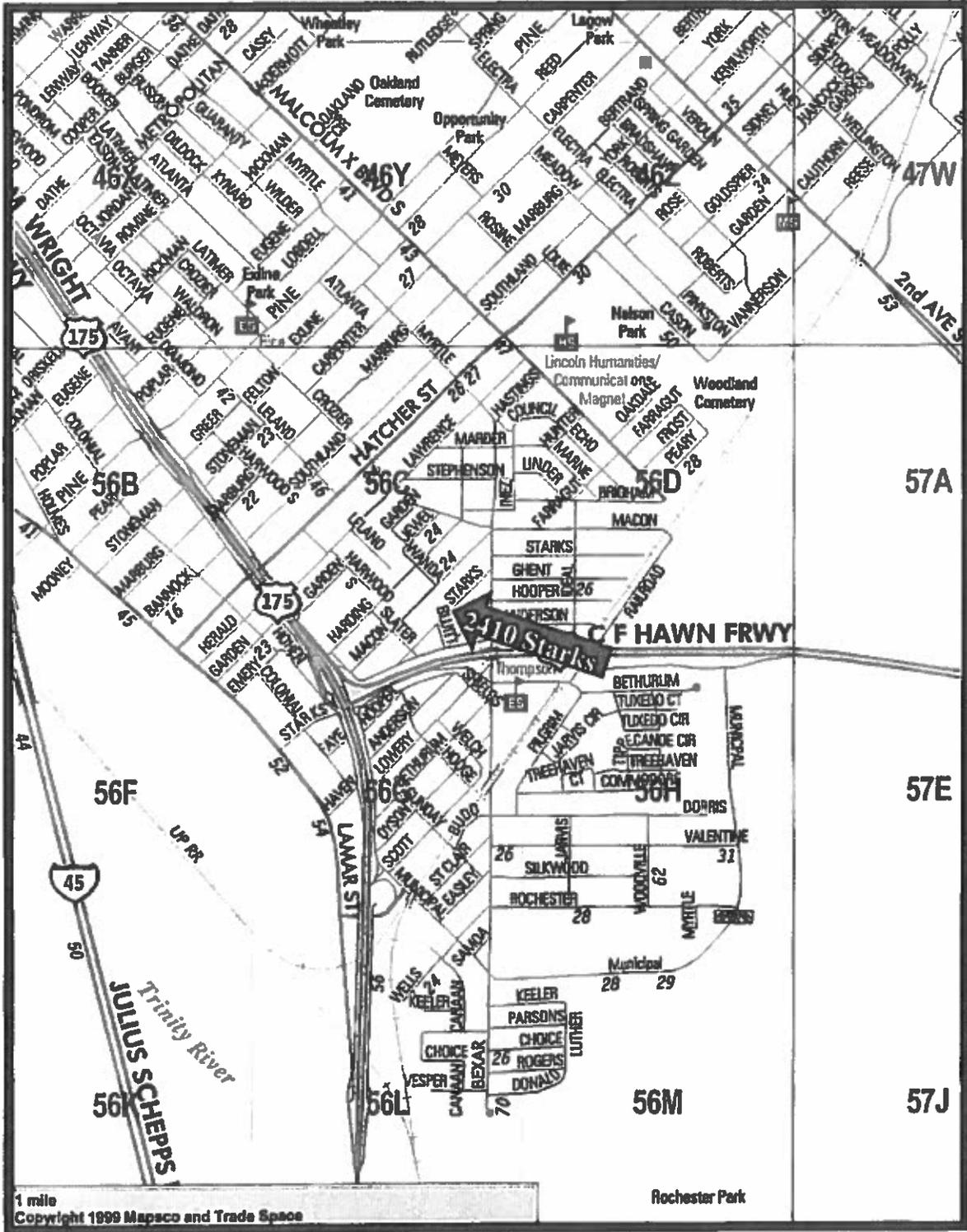
Gerald Carlton, President

MAP

Attached



MAPSCO 46L,46M,47J



MAPSCO 56C

September 28, 2016

WHEREAS, the 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; 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, East Dallas Community Organization (EDCO) submitted a proposal to construct six (6) single-family homes with the homes containing approximately 1,221 to 1500 square feet on six unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto and made a part hereof (hereinafter the "property"), for purchase by a low to moderate income homebuyers at a proposed sales price of \$120,500 to \$138, 800 with construction to begin in April 2017; and

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

NOW, THEREFORE,

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

September 28, 2016

Section 1. That upon receipt of the requisite monetary consideration from East Dallas Community Organization, (hereinafter the “non-profit organization”) and the approval of the governing bodies of the other affected taxing jurisdictions, the City Manager is hereby authorized to execute a quitclaim deed, approved as to form by the City Attorney and attested by the City Secretary, quitclaiming the properties, acquired by the taxing authorities from the Sheriff, to the non-profit organization, subject to the conditions contained in this resolution.

Section 2. That the City Manager is hereby authorized to execute instruments, approved as to form by the City Attorney, releasing the City’s non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any, on the property.

Section 3. That the non-profit organization’s proposal for the development of affordable housing on the property, described in Exhibit A, is hereby approved.

Section 4. That the quitclaim deed shall contain:

- (a) A copy or summary of the proposal from the non-profit organization for the property and a requirement that the property be developed by the non-profit organization in accordance with the proposal, including the timetable specified in the proposal.
- (b) A possibility of reverter with right of re-entry if the director determines that the non-profit organization:
 - (i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;
 - (ii) has failed to complete construction of affordable housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;
 - (iii) is not developing the property in compliance with the timetable specified in the non-profit organization’s proposal;
 - (iv) is unable to develop the land in compliance with its proposal because a request for a zoning change has been denied;
 - (v) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed; and

September 28, 2016

- (vi) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.
- (c) Deed restrictions requiring the purchaser to:
 - (i) restrict the sale and resale of owner-occupied property to low-income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;
 - (ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and
 - (iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.
- (d) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.
- (e) A statement and acknowledgment that the property is quitclaim deed subject to all redemption rights provided by state law.

September 28, 2016

- (f) The non-profit organization's representation and agreement that it did not purchase the property on behalf of a "prohibited person" and will not sell or lease the property to a "prohibited person" for five years from the date of the quitclaim deed. A "prohibited person" is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

Section 5. That the City Manager is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

Section 6. That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.

Section 7. That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

Section 8. That the monetary consideration received from the non-profit organization shall be distributed pursuant to the Section 34.06 of the Texas Tax Code.

Section 9. That any and all proceeds for the City's sale of the property to the non-profit organization be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519.

Section 10. That upon receipt of the monetary consideration from the non-profit organization, the City Controller is authorized to disburse proceeds of the sale of the property in accordance Section 34.06 of the Texas Tax Code, which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 9 above.

Section 11. 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.

Memorandum



CITY OF DALLAS

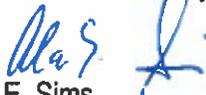
DATE September 16, 2016

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 September 28, 2016 Council Agenda – Authorize a Public Hearing for the proposed sale of nine lots to Dallas Housing Acquisition and Development Corporation**

This item authorizes a public hearing for October 26, 2016 on the proposed sale of nine tax foreclosed lots to Dallas Housing Acquisition and Development Corporation under the Land Transfer Program.

Please let me know if you have any questions.


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
Christopher D., Bowers, Interim 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
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Memorandum



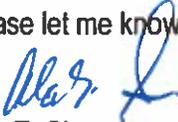
DATE September 16, 2016

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 September 28, 2016 Council Agenda – Authorize a sale of one surplus lot to Dallas Housing Acquisition and Development Corporation**

This item authorizes a sale of one surplus lot to Dallas Housing Acquisition and Development Corporation under the Land Transfer Program.

Please let me know if you have any questions.


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
Christopher D., Bowers, Interim City Attorney
Craig Kinton, City Auditor
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