

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

MONDAY, SEPTEMBER 21, 2015
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

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

Call to Order

1. Approval of Minutes

BRIEFINGS*

- | | | |
|----|---|---|
| 2. | Land Bank Program
<i>All Districts</i> | Bernadette Mitchell
Interim Director
Housing/Community Services |
| 3. | Tax Foreclosed Properties
<i>All Districts</i> | David Cossum
Director
Sustainable Development & Construction |

4. **UPCOMING AGENDA ITEMS**

September 22, 2015

- A. Agenda Item 21: 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 – *District All*
- B. Agenda Item 22: Authorize a Memorandum of Understanding between the City of Dallas and Metro Dallas Homeless Alliance (MDHA) to provide homeless continuum of care operations and planning services for the period October 1, 2015 through September 30, 2016 – *District All*
- C. Agenda Item 23: Authorize (1) the sale of one vacant lot located at 1437 Barry Avenue from the Dallas Housing Acquisition and Development Corporation to Marcial and Benita Martinez; and (2) the execution of a release of lien for any non-tax liens that may have been filed by the City – *District 2*

- D. Agenda Item 24: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Carrcomm Enterprises LLC for the construction of affordable houses; **(2)** the sale of 3 vacant lots (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 3 properties that may have been filed by the City – *District 6*
- E. Agenda Item 25: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Investments by JJJ, LLC for the construction of affordable houses; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Investments by JJJ, 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 8*
- F. Agenda Item 26: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Santos Coria; and **(3)** execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City – *District 6*
- G. Agenda Item 27: Authorize Dallas Housing Acquisition and Development Corporation (DHADC) to enter into a twelve-month contract commencing as of October 1, 2015, with two one-year renewal term options with Consolidated Consulting Group, LLC to provide environmental land analysis including a transaction screen analysis and other environmental services, if needed, on lots scheduled to be purchased by DHADC – *Districts 1, 2, 3, 4, 5, 6, 7, 8*
- H. Agenda Item 28: Authorize Dallas Housing Acquisition and Development Corporation (DHADC) to enter into a twelve-month contract commencing as of October 1, 2015, with two one-year renewal term options with Linebarger, Goggan, Blair, Sampson LLP to provide legal services for up to 300 lots acquired by DHADC during the one-year term of the contract and same number of lots for each subsequent renewal – *Districts 1, 2, 3, 4, 5, 6, 7, 8*
- I. Agenda Item 29: Authorize Dallas Housing Acquisition and Development Corporation to enter into a twelve-month contract commencing as of October 1, 2015, with two one-year renewal term options with Republic Title of Texas, Inc. to provide title abstract services for up to 300 title reports during the one-year term of the contract and same number of lots for each subsequent renewal - *Districts 1, 2, 3, 4, 5, 6, 7, 8*
- J. Agenda Item 30: Authorize an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the Program Statement with 2015 state statute changes including allowing the Land Bank to acquire and sell to a developer property intended for commercial use and removing grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption - *Districts 1, 2, 3, 4, 5, 6, 7, 8*
- K. Agenda Item 67: Authorize a housing development grant in an amount not to exceed \$1,500,000 to the Dallas Housing Acquisition and Development Corporation for construction of ten single family homes on land bank properties – *District 4*

- L. Agenda Item 68: Authorize an amendment to Resolution No. 15-0780, previously approved on April 22, 2015, to: (1) clarify the terms of the loan which will allow forgiveness to the nonprofit developer, Southfair Community Development Corporation; and (2) the eligibility of developer fees for construction of four affordable single family homes located at 2825 South Boulevard – District 7
- M. Agenda Item 69: Authorize (1) the first five-year renewal option to the Management Services Contract, Phase II (MSC), with Bridge Steps for the continued operation, programming, and management of The Bridge for the period October 1, 2015 through September 30, 2020; (2) funding for the first year of the five-year renewal term of the MSC with General Funds in an amount not to exceed \$3,800,000 for the period October 1, 2015 through September 30, 2016; (3) an Interlocal Agreement with Dallas County to accept \$1,000,000, to assist in providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps for the period October 1, 2015 through September 30, 2016; (4) an Interlocal Agreement with Dallas County to accept 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge in the amount of \$113,357 for the period October 1, 2015 through September 30, 2016; and (5) use of 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge from the Homeless Assistance Center - Operations line item in the amount of \$378 – Districts - All

Adjourn



Scott Griggs, Chair
Housing Committee

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

Housing Committee

Meeting Record

September 8, 2015

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department, Staff Coordinator at 214-670-3906.

Meeting Date: September 8, 2015

Meeting Start time: 11:07 A.M.

<p><u>Committee Members Present:</u> Councilmember Scott Griggs (Chair) Councilmember Carolyn King Arnold-Vice-Chair Mayor Pro Tem Monica R. Alonzo Councilmember Mark Clayton Councilmember Casey Thomas, II Councilmember Tiffinni A. Young</p>	<p><u>Staff Present:</u> Theresa O'Donnell-Chief Planning Officer, PNV Bernadette Mitchell-Interim Director/H/CS Kris Sweckard-Director/Code Compliance Charles Brideau-Assistant Director-H/CS Karen Rayzer-H/CS Beverly Davis-Assistant Director/FHO Lee McKinney-Assistant Director/DDS Robin Bentley-CAO Barbara Martinez-CAO Art Hudman-CAO Maureen Milligan-CAO Eileen Youens-CAO</p>
<p><u>Other Council Members Present:</u> Councilmember Philip Kingston Councilmember Adam McGough</p>	<p>Ben Collins-CCS Johnny Ramos-CCS Michael Bostic-CAO Robert Curry-CODE Deborah Parnell-WIC Cassandra Luster-H/CS Doris Edmon-H/CS Alida Allen-H/CS</p>
<p><u>Committee Members Absent:</u></p>	<p><u>Other Attendees</u> Denise Gomez-Health and Wellness Alliance for Children Michael Veale Mattye Jones-Coats Rose Bakshi Hitesh-USDA Peter Urrutia-Metro TEX Bob Sherman-ASN Eddie Longoria-USDA Tonjulla Davis-USDA Rodney Ellison-USDA Darrell Allen-USDA Jerry Carlton-EDCO Jesse Banda-EDCO Cheryl Boswell-Children's Health Kristen Schulz-DAHFH Sandra Alridge-SHNA Rick Guerra-EDCO Wayne Smith-EDCO Monique Allen-UPCDC Ben Leal-Jubilee Park Kathy Carlton-AAGD Macey Davis-The Real Estate Council Sherman Roberts-CityWide CDC</p>

AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of August 17, 2015 Minutes of the Housing Committee**
 Presenter(s): Council Member Scott Griggs, Chair

Action Taken/Committee Recommendation(s)

Motion made by: CM Carolyn King Arnold	Motion seconded by: MPT Monica Alonzo
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. **WIC Award Presentation**
 Presenter(s): Theresa O'Donnell, Chief Planning Officer/Bernadette Mitchell, Interim Director/Don Babers, HOU/Eddie Longoria, USDA

Information Only: X

Action Taken/Committee Recommendation(s)

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

Follow-up (if necessary):

3. **“Fighting Blight: Improving Neighborhood’s”, Proposed Changes to Chapter 27-All Districts**

Presenter(s): Theresa O'Donnell, Chief Planning Officer/Bernadette Mitchell, Interim Director/Don Babers, HOU/Kris Sweckard, Director of Code Compliance

Information Only: X

Action Taken/Committee Recommendation(s)

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

Follow-up (if necessary):

4. Neighborhood Plus Setting Priorities-All Districts

Presenter(s): Theresa O'Donnell, Chief Planning Officer/Bernadette Mitchell, Interim Director/Don Babers, HOU

Information Only: __

Action Taken/Committee Recommendation(s)

Motion made by: CM Mark Clayton	Motion seconded by: MPT Monica Alonzo
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):

5. Upcoming Agenda Items

September 9, 2015

- A. Agenda Item #29: Authorize (1) a housing development loan in an amount not to exceed \$900,000; and (2) a conditional grant agreement in an amount not to exceed \$405,040 for a mixed-income housing development project with East Dallas Community Organization, a certified Community Housing Development Organization, for the construction of eight single family homes located in the 2400 block of Hooper Street – District 7
- B. Agenda Item #46: A public hearing to receive comments on the proposed sale of six unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) convey by Deed without Warranty six unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc. under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any

Information Only: __

Action Taken/Committee Recommendation(s) Motion to move to full Council on September 9, 2015

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

Follow-up (if necessary):

Meeting Adjourned by CM Scott Griggs

Meeting Adjourned: 12:40 P.M.

Approved By: _____

Memorandum



DATE September 18, 2015

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

SUBJECT Land Bank Program

On Monday, September 21 2015, 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.



Theresa O'Donnell
Chief Planning Officer

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



Land Bank Program

A Briefing to the Housing Committee

Housing/Community Services Department
September 21, 2015





Purpose

- Provide information on the:
 - Dallas Housing Acquisition and Development Corporation (DHADC)
 - Dallas Urban Land Bank Demonstration Program
- Review the Land Bank Program Processes
- Make recommendations for the Land Bank Program



Dallas Housing Acquisition and Development Corporation (DHADC)

- DHADC

- 501(c)(3) non-profit corporation
- Quasi-governmental
- Formed in 1991 to develop affordable housing opportunities in Dallas
 - Originally named the Multifamily Housing Acquisition Corporation and changed to DHADC in 2001
- In 2003, the Land Bank Program was initiated
- Eight Board Members
 - City of Dallas Directors of Housing, Development Services & Code Compliance
 - 2 Dallas County representatives
 - 1 DISD representative
 - 1 Real Estate Council representative
 - 1 Non-profit affordable housing organization representative



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



Land Bank Program (continued)

- All taxing entities must agree upon an annual plan and 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



Land Bank Program (continued)

- By Statute, the annual plan requires:
 - List of current inventory
 - 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



Required Criteria for Land Bank Program Properties

- Vacant residential and commercial properties that:
 - have at least 5 years of delinquent taxes
 - have an appraisal district value less than the amount of taxes and non-tax liens
 - be zoned residential
 - have a minimum frontage of 40' and minimum size of 4,000 square feet



Examples

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

- Ineligible Property
 - Property Value (DCAD) \$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
- Option to acquire property intended for commercial use added to the Statute recently

Acquisition Process Steps

Land Bank assembles list of potential vacant lots and forwards to Law Firm and Title Company

Title Company Abstracts Title, forwards opinion to Law Firm and to City Attorney's Office

After approval by City Attorney's Office, lawsuit is prepared and filed with County Court

County Court adjudicates law suit and Sherriff conducts private sale to Land Bank

Land Bank offers property through a real estate firm (MLS listed) and the City website

Land Bank Board approves development plan and sales, City Council approves, and lot is conveyed to developer



Land Bank Property Development

- Developers/Builders must fill out an application which provides the following information:
 - Experience & references
 - Size of home(s) and elevations
 - Anticipated sales price
 - Timeline for development
- Properties may also be sold to adjacent owners under the following circumstances
 - Undevelopable
 - Commercial use
- Properties must be developed within 3 years or revert back to the taxing entities
- Properties are sold for an average of \$4,500 per lot
- Homebuyers qualifying income must be at or below 115% of area median family income



Outcomes (as of 8/31/2015)

- 281 inventory available for sale
- 624 lots sold to developers and adjacent owners
 - 112 Direct Acquisitions
- 328 lots reverted to taxing jurisdictions over twelve year period
- 342 homes built and sold



DHADC Operation of Land Bank Program

- Land Bank Program is currently self supporting without any General Funds
- Total operating costs for one year are estimated to be \$300,000
- 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 75 lots per year
- DHADC retains independent audit, title, mowing, environmental, and real estate services



Challenges

- Number of properties that can be referred to the law firm
 - Law firm charges a very reduced rate for services
- Number of properties made available to the Land Bank Program
- Lack of dedicated revenue sources to creatively package land for development and expand programs
- Need for more builders to increase sales and redevelopment
- Misconception that all vacant/dilapidated properties are part of the Land Bank Program



Center for Community Progress

- In April 2015, the Center for Community Progress studied Dallas' code enforcement and blight remediation efforts and recommended:
 - Increase the capacity of the Land Bank Program to acquire, hold, maintain, and assemble substandard properties



Recommendations

- Explore opportunities to assemble City owned, land banked, and privately owned property
- Look for opportunities for land swaps to allow for market rate housing without income restrictions
- Explore dedicated revenue source
 - General Fund Allocation
 - Foundations, Grants, Donors
 - Explore other collected fees or funds for dedication
- Specifically market properties to home builders associations
- Utilize funding to finance “turn-key” building



Recommendations (continued)

- Utilize \$1,500,000 in HOME Investment Partnership Program Funds to build on ten (10) Land Bank Program lots
 - Award funding to DHADC
 - DHADC would:
 - Solicit qualified builders
 - Provide funds to finance the construction of homes
 - Provide for land cost and other allowable soft cost reimbursement
 - Sell homes to eligible buyers
 - Utilize proceeds to build additional homes



Next Steps

- September 22, 2015, City Council to consider:
 - Interlocal Cooperation Contract
 - Contract with Linebarger, Goggan, Blair, Sampson, LLP for legal services
 - Contract with Republic Title of Texas for title services
 - Program Statement for the Land Bank
 - Development contract with City and DHADC for \$1,500,000 of HOME funds

- October 14, 2015, City Council to consider the Land Bank Plan

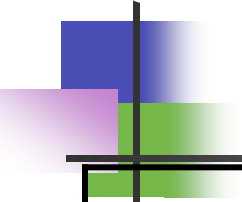
- October- December, 2015- other taxing entities to consider Land Bank Plan



Appendix

Area Median Family Income

For 2015



% Income	Family Size				
	1	2	3	4	5
30%	\$14,800	\$16,900	\$20,090	\$24,250	\$28,410
50%	\$24,650	\$28,200	\$31,700	\$35,200	\$38,050
80%	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850
100%	\$49,280	\$56,320	\$63,360	\$70,400	\$76,032
115%	\$56,672	\$64,768	\$72,864	\$80,960	\$87,437

Memorandum



CITY OF DALLAS

DATE September 18, 2015

Honorable Members of the Housing Committee: Scott Griggs (Chair)

TO Carolyn Arnold King (Vice Chair), Mayor Pro Tem Monica R. Alonzo, Mark Clayton, Casey Thomas, II, and Tiffinni A. Young

SUBJECT **Tax Foreclosed Properties**

On Monday, September 21, 2015, you will be briefed on the process for sales of Tax Foreclosed Properties that are held by the City as trustee for other taxing entities. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Ry - S. E'.

Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Tax Foreclosed Properties

Housing Committee
September 21, 2015



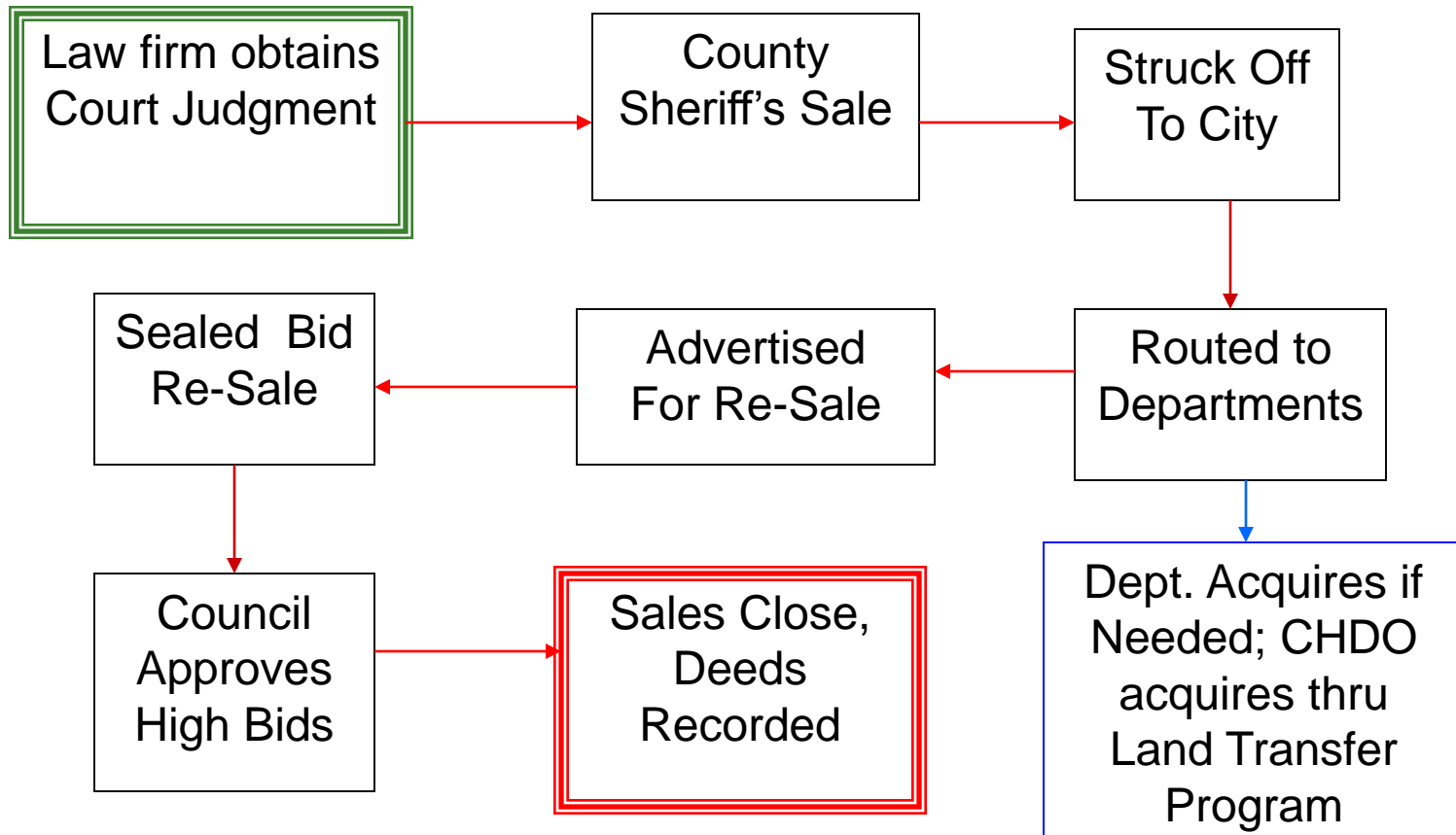
Current Procedure

- Review the current procedures and policies of the tax foreclosure sale process

Objectives of Tax Resale Process

- Return property promptly to tax rolls
- Facilitate development of vacant property in blighted areas
- Facilitate purchase by qualified charitable or religious organizations and individuals for:
 - Rehabilitation
 - Urban development
 - Affordable housing

Flow Chart of Current Process



Current Procedures

- Dallas County contracts with Law Firm, Linebarger, Goggan, Blair & Sampson, LLP to foreclose on tax delinquent properties
- Delinquent tax rolls submitted to law firm for collection activities
- Criteria for selection include, among other things:
 - Amount of delinquency
 - Length of delinquency
- Law firm files lawsuit for delinquent taxes and other unpaid taxing authority liens against the property on behalf of Dallas County, DISD or other respective school district

Current Procedure

- District Court enters a judgment and orders Sheriff to sell property
- Law firm produces a list of properties to be sold at the Sheriff's sale - 1st Tuesday of each month
- Staff reviews the list for “undesirable” properties in the event the properties are not sold at Sheriff's sale
- Properties generally considered “undesirable” by the City are:
 - Occupied multi-family structures
 - Obvious legal description problems which would prevent a legal conveyance
 - Probability of environmental issues

Current Procedure

- Properties not sold at Sheriff's sale are struck off to the City as Trustee for disposition
 - Average of 30 properties struck off to Trustee (City) from Sheriff's Sale each month
- Acting as the trustee, the City obtains approval from other taxing authorities (Dallas County and DISD) to sell properties and initiates process of disposition
- Real Estate Services routes list of properties to Departments and outside agencies, including, but not limited to:
 - Housing Department to determine if any are suitable for land bank or non-profit organizations
 - DART to determine if any are located near transit oriented districts
 - Code Compliance to add property to its maintenance list and to determine demo-worthiness of structure.

Current Procedure

- Real Estate Services notifies prior owner (certified mail)
 - Property under control by City, as Trustee
 - Right of redemption commences as of the date the Sheriff's Deed is recorded

- Schedule resale of properties by sealed bid procedure (Section 272.001 Texas Local Government Code)

- Property due diligence
 - Property is sold “as is”, “where is” and “with all faults”
 - Legal description verified by Real Estate

Current Procedure

- Minimum bid established by:
 - Reviewing DCAD market values; and
 - Struck off amounts set out in the Sheriff's deed
 - Smaller residentially-zoned parcels set as low as \$250.
- Place an advertisement in the newspaper
- Post bid packets on the City of Dallas' website and made available in Real Estate office
- Have bid packets translated into Spanish; and
- Make tax foreclosure files available for review by the general public

Current Procedure

- Bids opened in public
- Due diligence performed on high bidders
 - No back taxes or City liens owed on any properties owned within City
 - No chronic Code Violators
 - Previous owner or someone acting on behalf of previous owner not qualified to bid
- Sold subject to statutory redemption periods
 - 2 years residential homestead property
 - 180 days (non-homestead)

Current Procedure

- Qualified bids submitted to City Council for authorization
- Buyers responsible for paying post-judgment taxes
 - Taxes, penalties and interest after Judgment years through date of Sheriff's deed to City
- Quitclaim deeds prepared and all outstanding monies are collected and distributed accordingly:
 - Real Estate Services
 - Code Compliance
 - Court Costs
 - Taxes (per judgment)
 - Special Collections - Liens (per judgment)
 - Post Judgment Taxes

Alternatives to Sealed Bid Procedure

- Non-profit Organization for the Public Use Exception to Sealed Public Bid (Tex. Local Gov. Code Sec.253.011)
 - Direct negotiated sale of land to a Section 501(c)(3) organization if:
 - Requires nonprofit organization to use the property in a manner that primarily promotes a public purpose of the municipality; and
 - Provides for automatic reversion of title to the municipality if non-profit fails at any time to use the property in that manner
 - City Council authorized this alternative to sealed bid procedure for:
 - 1502 Pennsylvania – In the City for Good/St Phillips (use: food pantry)
 - 6906, 6910, and 6918 Canaan Street - CityBuild Community Development Corporation, (use: community garden)

Alternatives to Sealed Bid Procedure

- Independent Foundation - Tex. Local Gov. Code Sec. 272.001(b)(4)
 - Direct negotiated sale to an “independent foundation”
 - Pursuant to a contract that would require the foundation to develop the land in accordance with the city’s specification
- Certain Religious Organizations - Tex. Local Gov. Code Sec. 253.010
 - Direct negotiated sale of land to a religious organization that owns other tax exempt property in the municipality, and
 - Has entered into a written agreement with the municipality regarding the revitalization of the land

Alternatives to Sealed Bid Procedure

- Public Auction - Tex. Local Gov. Code Sections 253.008 and 272.001
 - Currently use this alternative to Sealed bid procedure for Surplus Property Sales (Developable city- owned property)
 - Council deems property surplus and authorizes its sale by Public Auction
 - Reserves established for certain properties or properties can be sold absolute
 - Properties marketed and auctioned by auctioneer company
 - Staff verifies that only eligible persons are awarded the properties
 - No back taxes or liens owed
 - No code violations

Questions

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
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, 2015 and end on September 30, 2016.

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, 2016. 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 (Interlocal Contract).

On September 10, 2014, by Resolution No. 14-1461, the City Council authorized an Interlocal Contract to allow the City to refer up to 300 additional parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2015 and to extend the term to September 30, 2015.

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

Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

No cost consideration to the City

September 22, 2015

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, 2015 and end on September 30, 2016.
- 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, 2016.
- 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 22, 2015

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 22, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: N/A

SUBJECT

Authorize a Memorandum of Understanding between the City of Dallas and Metro Dallas Homeless Alliance (MDHA) to provide homeless continuum of care operations and planning services for the period October 1, 2015 through September 30, 2016 - Not to exceed \$150,000 - Financing: Current Funds (subject to appropriations)

BACKGROUND

Metro Dallas Homeless Alliance (MDHA) serves as the Dallas-area's regional authority on homelessness for the Dallas/Irving and Collin Counties Continuum of Care (CoC), and is responsible for building and coordinating an effective homeless response system for our area, as well as monitoring and reporting on that response to the City and other stakeholders. The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) codified into law and enhanced the Continuum of Care planning process, which is the coordinated response for addressing the needs of homelessness established administratively by United States Department of Housing and Urban Development (HUD) in 1995.

MDHA's primary functions include the following, which are partially funded under this agreement:

- Acts as lead agency for homeless continuum of care operations and planning for the homeless response system in the City of Dallas.
- Conducts the local Continuum of Care (CoC) Program grant competition and grant submission for about \$17 million in HUD funding, which represents about 10 percent of the overall homeless response system for Dallas.
- Administers the single homeless management information system (HMIS) for HUD and other federal programs serving the homeless and those at-risk of homelessness
- Develops a coordinated assessment/access system
- Maintains an inventory count of homeless housing
- Maintains annual counts of persons experiencing homelessness (i.e., the annual Point-In-Time Count)

BACKGROUND (Continued)

The City of Dallas consults with MDHA on the nature and extent of homelessness, as well as the response for our area, which informs the City's Consolidated Plan and Annual Action Plan and Emergency Solutions Grant (ESG) funding policy. The City of Dallas also looks to MDHA for planning and coordination to increase the supply of permanent supportive housing for homeless, to target resources for low-income and at-risk populations within the City, and to develop and implement policies/procedures and protocols for a coordinated effort across as many as 62 providers that are members of the CoC and other providers that are not yet members.

In FY2013-14 and FY2014-15, the City of Dallas entered into a Memorandum of Understanding with Metro Dallas Homeless Alliance (MDHA), to provide for homeless continuum of care operations and planning services. In FY2014-15, one initiative for which MDHA has taken the lead at the City's behest is the creation of a street outreach task force made up of multiple providers to engage, assess, and connect those living in homeless encampments to permanent supportive housing. This agenda item is a continued effort to support MDHA and its role as the lead in coordinating the effort to end homelessness for the Dallas area.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 2, 2014, the Budget, Finance, and Audit Committee was briefed on Metro Dallas Homeless Alliance leadership role and partnership with the City of Dallas.

On November 12, 2014, City Council approved a Memorandum of Understanding with Metro Dallas Homeless Alliance to provide coordination of homeless services, by Resolution No. 14-1896.

On August 17, 2015, the Housing Committee was briefed on Metro Dallas Homeless Alliance.

FISCAL INFORMATION

\$150,000 Current Funds (subject to appropriations)

September 22, 2015

WHEREAS, Metro Dallas Homeless Alliance (MDHA) serves as the Dallas-area's regional authority on homelessness for the Dallas/Irving and Collin Counties Continuum of Care (CoC); and

WHEREAS, MDHA is a 501(c)(3) composed of a broad spectrum of stakeholders committed to ending homelessness; and

WHEREAS, approximately 62 agencies make up the membership of the CoC which meets on a regular basis to collaborate on issues to address homelessness; and

WHEREAS, the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) codified into law the Continuum of Care (CoC) planning process to assist with homeless coordination of services and addressing the needs of the homeless;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute a Memorandum of Understanding between the City of Dallas and Metro Dallas Homeless Alliance (MDHA) to provide homeless continuum of care operations and planning services for the period October 1, 2015 through September 30, 2016.

Section 2. That the Chief Financial Officer is hereby authorized to disburse, in periodic payments, to Metro Dallas Homeless Alliance, an amount not to exceed \$150,000 (subject to appropriations), from Fund 0001, Dept. HOU, Unit 4295, Object Code 3099, Encumbrance No. CTGH184736, Vendor No. 517577.

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: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 46M

SUBJECT

Authorize **(1)** the sale of one vacant lot located at 1437 Barry Avenue from the Dallas Housing Acquisition and Development Corporation to Marcial and Benita Martinez; and **(2)** the execution of a release of lien for any non-tax liens that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. 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 to a land bank for the purpose of affordable housing developments. In 2004, the Dallas City Council established the Dallas Housing Acquisition and Development Corporation (“DHADC”) as its land bank.

If a land bank determines that a property it owns is not appropriate for residential development, Section 379C.0106 of the Texas Local Government Code (“Code”) requires that the land bank first offer the property for sale to an eligible adjacent property owner for the lower of the fair market value of the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan.

Marcial and Benita Martinez are eligible adjacent property owners, as defined in the Code, and have submitted a proposal to purchase the DHADC-owned lot located at 1437 Barry Avenue for \$5,000, and is the sales price of the property recorded in the annual plan. The DHADC Board has approved the sale, subject to City Council approval.

BACKGROUND (continued)

This item will authorize the sale of one lot from DHADC to Marcial and Benita Martinez and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens in accordance with the Code. The instrument conveying the property will include a restriction limiting the purchaser's ability to lease, sell, or transfer the property for a period of three years in accordance with the Code.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 27, 2015, the DHADC Board approved the sale to Marcial and Benita Martinez, subject to City Council approval.

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

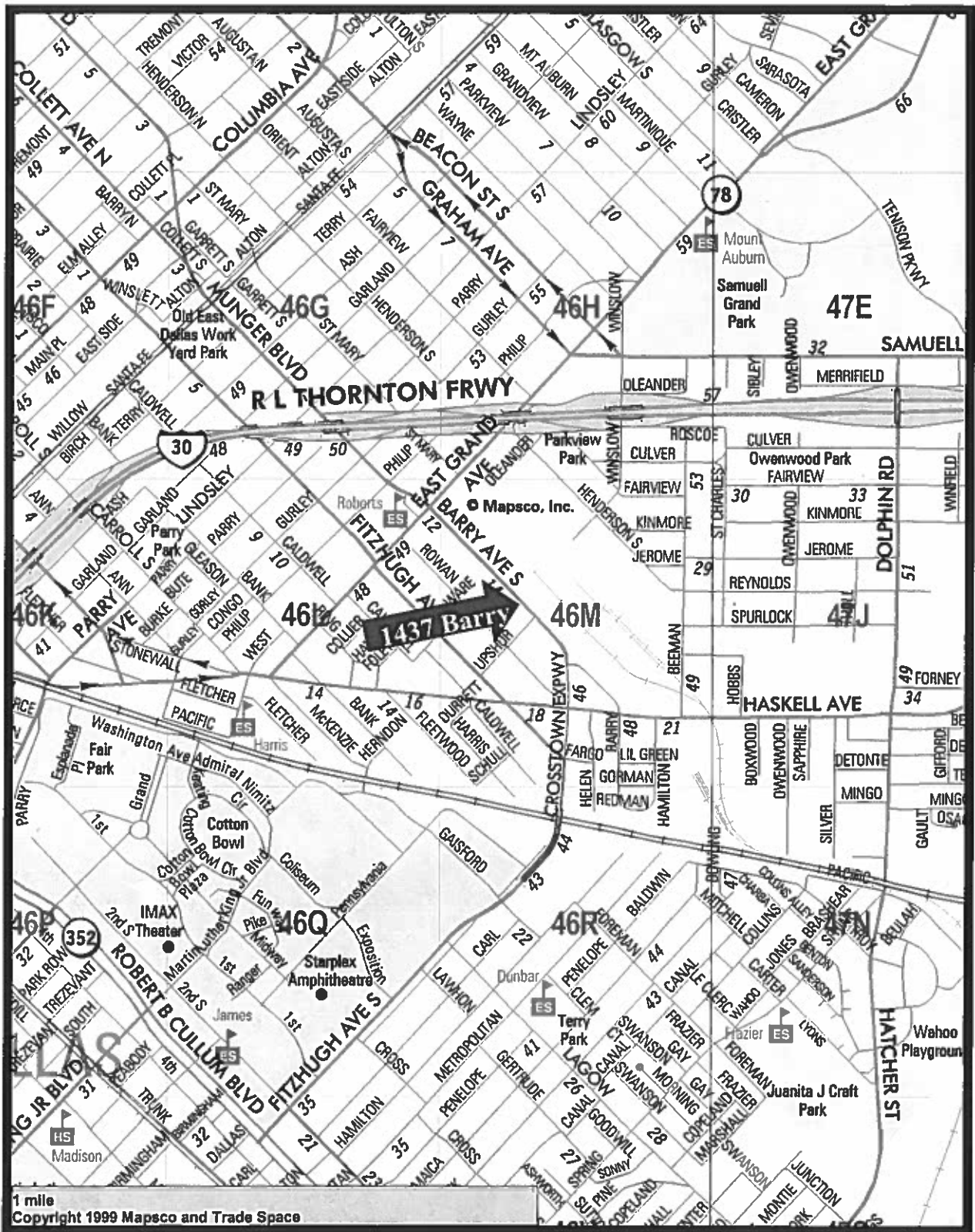
Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached



MAPSCO 46M

September 22, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (“DHADC”) as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code (“Code”) by Resolution No. 04-0458; and

WHEREAS, if a land bank determines that a property it owns is not appropriate for residential development, Section 379C.0106 of the Code requires that the land bank first offer the property for sale to an eligible adjacent property owner for the lower of the fair market value of the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan; and

WHEREAS, Marcial and Benita Martinez are eligible adjacent property owners, as defined in the Code, and have submitted a proposal to purchase the DHADC-owned lot located at 1437 Barry Avenue for \$5,000, and is the sales price of the property recorded in the annual plan; and

WHEREAS, the instrument conveying the property will include a restriction limiting the purchaser’s ability to lease, sell, or transfer the property for a period of three years in accordance with the Code; and

WHEREAS, on August 27, 2015, the DHADC Board approved the sale to Marcial and Benita Martinez, subject to City Council approval;

NOW, THEREFORE,

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

Section 1. That the sale of the lot located at 1437 Barry Avenue from DHADC to Marcial and Benita Martinez is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lot located at 1437 Barry Avenue.

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: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 43K

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Carrcomm Enterprises LLC for the construction of affordable houses; **(2)** the sale of 3 vacant lots (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 3 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. 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 to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Carrcomm Enterprises LLC has submitted a proposal and development plan to DHADC for 3 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Carrcomm Enterprises LLC to the City's Land Bank, the sale of those lots from DHADC to Carrcomm Enterprises LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Carrcomm Enterprises LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Carrcomm Enterprises LLC and construction financing is not closed within three years of conveyance Carrcomm Enterprises LLC will build affordable houses on the lots.

BACKGROUND (continued)

The approximate square footage and sales prices of the houses will be approximately 1,200 to 1,500 square feet and from \$100,000 to \$140,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (1 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (2 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$15,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 27, 2015, DHADC approved the development plan and sale of 3 lots from DHADC to Carrcomm Enterprises LLC.

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

Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

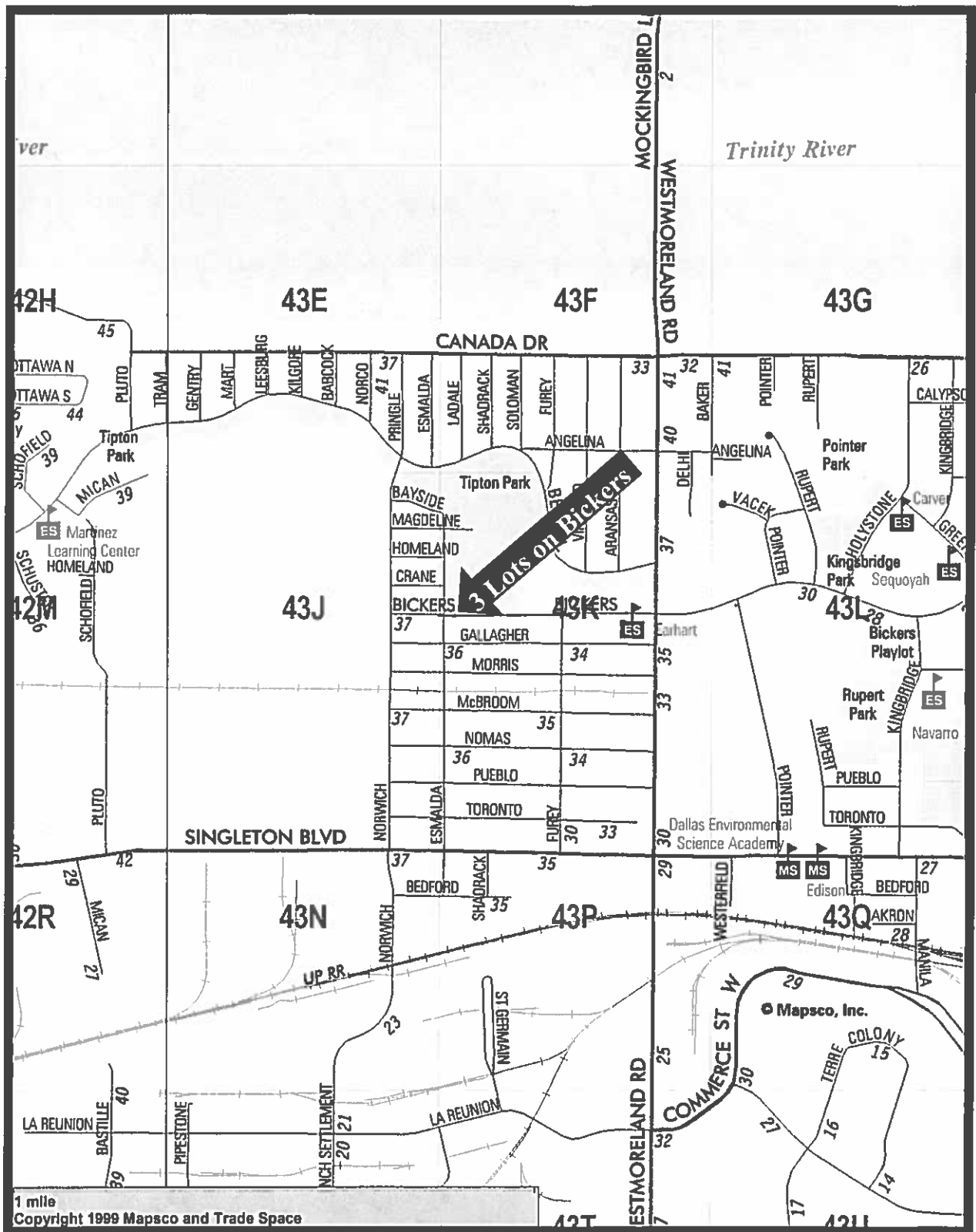
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Carrcomm Enterprises LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3634 Bickers	43K	6	\$ 4,492.48
2. 3638 Bickers	43K	6	\$13,441.00
3. 3642 Bickers	43K	6	\$11,953.15



1 mile
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MAPSCO 43K

September 22, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Carrcomm Enterprises LLC submitted a proposal and development plan to DHADC for 3 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Carrcomm Enterprises LLC and authorize the sale of the said 3 lots from DHADC to Carrcomm Enterprises LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Carrcomm Enterprises LLC and the sale of 3 lots shown on Exhibit "A" from DHADC to Carrcomm Enterprises LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3634 Bickers Lot 2A, Homeland Estates No. 1 Addition Block 11/7151	Carrcomm Enterprises LLC	1	\$5,000.00
2	3638 Bickers Lot 1B, Homeland Estates Addition Block 11/7151	Carrcomm Enterprises LLC	1	\$5,000.00
3	3642 Bickers Lot 1A, Homeland Estates No. 1 Addition Block 11/7151	Carrcomm Enterprises LLC	1	\$5,000.00
TOTAL				\$15,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal 3
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").
- | | | | | | |
|-------------|-----------------------|-------------|-------------------|--------------|--------------|
| <u>3642</u> | <u>Bickers Street</u> | <u>(10)</u> | <u>DALLAS, TX</u> | <u>11/75</u> | <u>75212</u> |
| <u>3634</u> | <u>Bicker Street</u> | <u>(20)</u> | <u>DALLAS, TX</u> | <u>11/75</u> | <u>75212</u> |
| <u>3638</u> | <u>Bickers Street</u> | <u>(10)</u> | <u>DALLAS, TX</u> | <u>11/75</u> | <u>75212</u> |

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots _____

Square Footage of each home _____

Number of Bedrooms/Baths in each home 1

Number of Garages _____ Number of Carports _____ Detached _____ Attached _____

Type of Exterior Veneer _____ Which sides _____

Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 2

Square Footage of each home 1200-1500 sq/ft.

Number of Bedrooms/Baths in each home 3 / 2

Number of Garages 1 Number of Carports _____ Detached _____ Attached _____

Type of Exterior Veneer Brick Which sides front

Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 100^k000 - 125^k000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 3

Square Footage of each home 1200-1500

Number of Bedrooms/Baths in each home 3 / 2

Number of Garages 1 Number of Carports _____ Detached _____ Attached

Type of Exterior Veneer Brick Which sides front

Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$120^k000 - \$140^k000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 14 days ^{after close}
Completion of Construction 90 days ^{per lot}
Sale of first affordable housing unit to low income households 30 days ^{of completion}
Sale of last affordable unit to low income households _____ days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 65V

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Investments by JJJ, LLC for the construction of affordable houses; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Investments by JJJ, 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 – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. 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 to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Investments by JJJ, LLC has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Investments by JJJ, LLC to the City's Land Bank, the sale of that lot from DHADC to Investments by JJJ, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Investments by JJJ, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Investments by JJJ, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Investments by JJJ, LLC will build an affordable house on the lot. The approximate square footage and sales prices of the house will be approximately 1,400 to 1,600 square feet and from \$110,000 to \$140,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (1 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$5,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 27, 2015, DHADC approved the development plan and sale of 1 lot from DHADC to Investments by JJJ, LLC.

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

Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

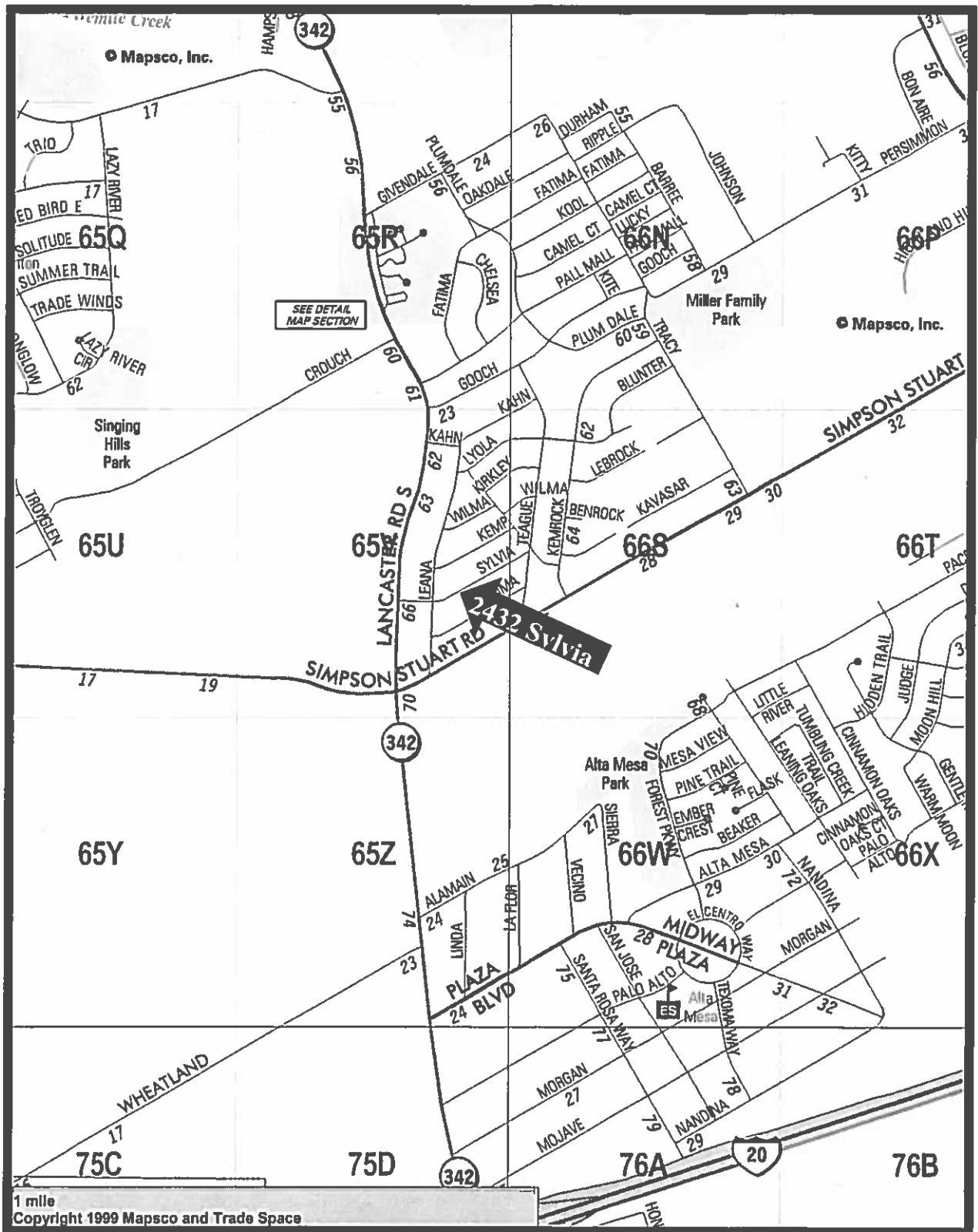
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
Investments by JJJ, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2432 Sylvania	65V	8	\$8,067.71



MAPSCO 65V

September 22, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Investments by JJJ, LLC submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Investments by JJJ, LLC and authorize the sale of the said 1 lot from DHADC to Investments by JJJ, LLC to build an affordable house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Investments by JJJ, LLC and the sale of 1 lot shown on Exhibit "A" from DHADC to Investments by JJJ, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2432 Sylvania Lot 11, Alameda Heights Addition No. 1 Block 6/6887	Investments by JJJ, LLC	1	\$5,000.00
TOTAL				\$5,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 1

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

2432 Sylvia Dallas, TX 75241

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home 1
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1400-1600
Number of Bedrooms/Baths in each home 3-4 1 2
Number of Garages 1-2 Number of Carports _____ Detached _____ Attached
Type of Exterior Veneer Brick Which sides Front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110-140 K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 60 days
Completion of Construction 120 days
Sale of first affordable housing unit to low income households 60 days
Sale of last affordable unit to low income households - days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 43F H K

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Santos Coria; and **(3)** execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. 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 to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Santos Coria has submitted a proposal and development plan to DHADC for 7 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Santos Coria to the City's Land Bank, the sale of those lots from DHADC to Santos Coria and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Santos Coria will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Santos Coria and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Santos Coria will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,200 to 1,800 square feet and from \$109,000 to \$130,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (3 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (3 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$35,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 27, 2015, DHADC approved the development plan and sale of 7 lots from DHADC to Santos Coria.

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

Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

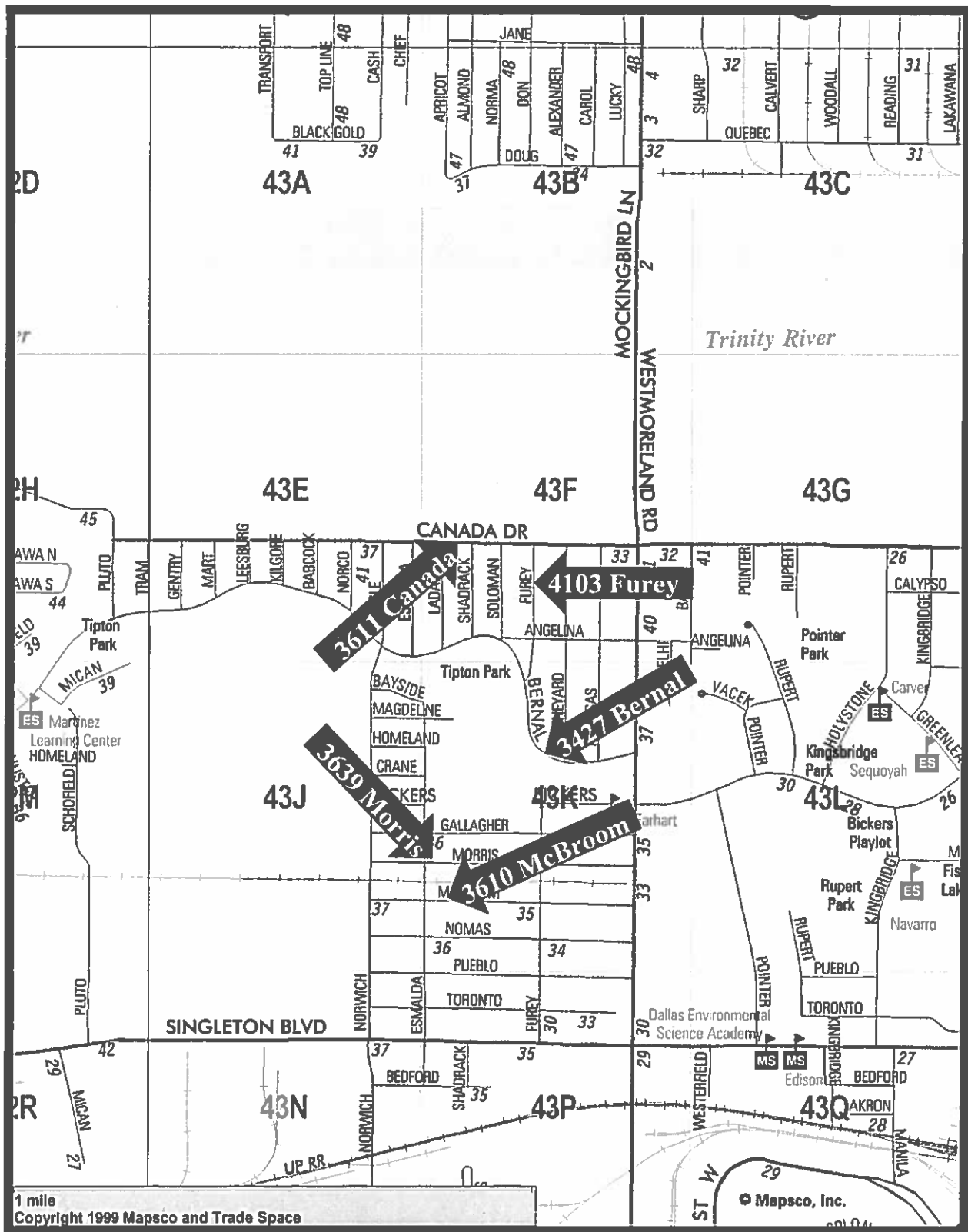
No cost consideration to the City

MAP(S)

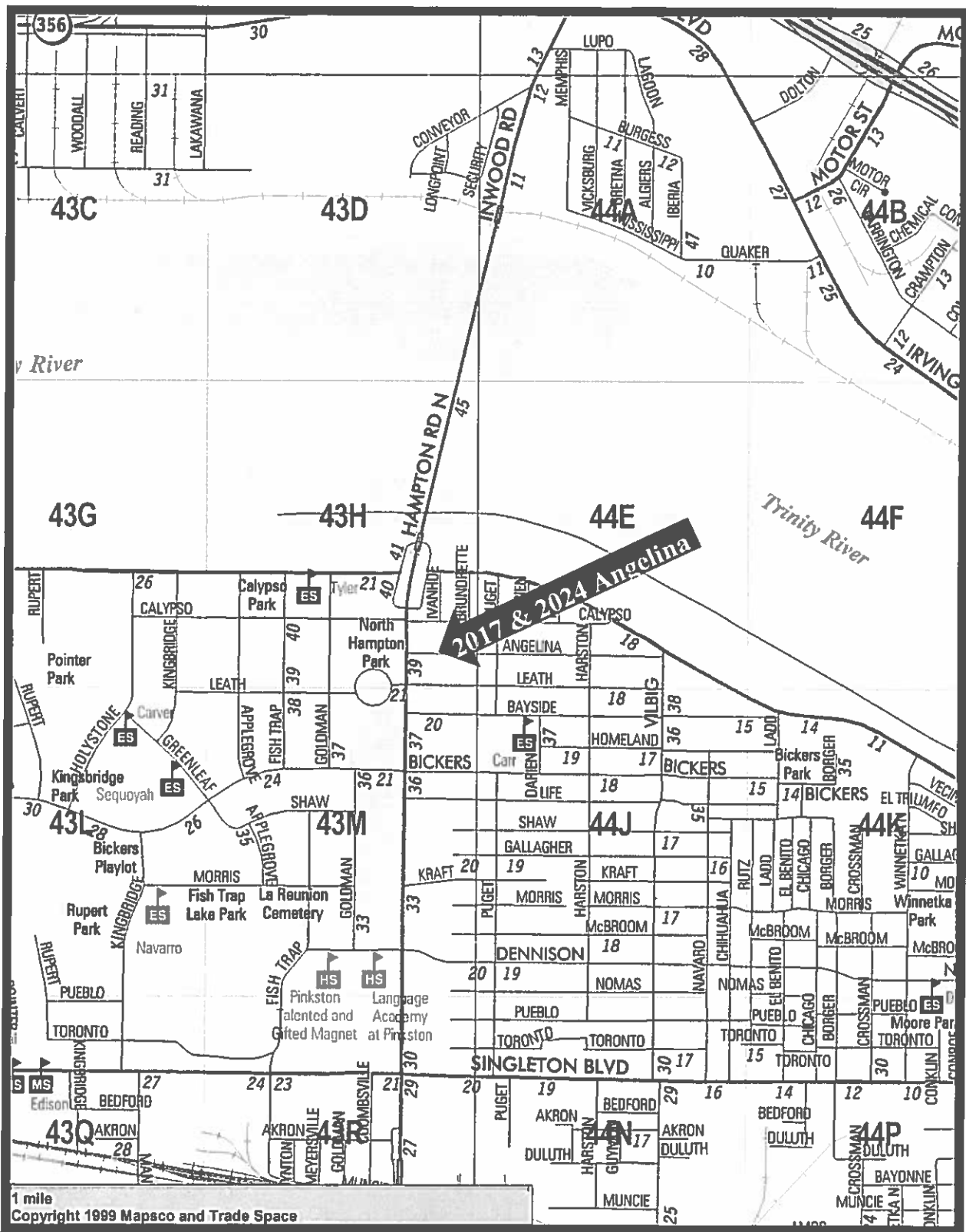
Attached

**Land Bank (DHADC) Sale of Lots to
Santos Coria**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2017 Angelina	43H	6	\$10,932.04
2. 2024 Angelina	43H	6	\$10,051.99
3. 3427 Bernal	43K	6	\$ 5,933.63
4. 4103 Furey	43F	6	\$ 9,908.59
5. 3611 Canada	43F	6	\$11,335.61
6. 3610 McBroom	43K	6	\$15,842.34
7. 3639 Morris	43K	6	\$11,325.84



MAPSCO 43F & 43K



ey
nal

MAPSCO 43H

September 22, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Santos Coria submitted a proposal and development plan to DHADC for 7 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Santos Coria and authorize the sale of the said 7 lots from DHADC to Santos Coria to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Santos Coria and the sale of 7 lots shown on Exhibit "A" from DHADC to Santos Coria is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2017 Angelina Lot 32, Roosevelt Manor Addition, Second Installment Block 8/7130	Santos Coria	1	\$5,000.00
2	2024 Angelina Lot 12, Roosevelt Manor 2nd Installment Addition Block 11/7130	Santos Coria	1	\$5,000.00
3	3427 Bernal Lot 6, Westmoreland Park No. 3 Addition Block 19/7146	Santos Coria	1	\$5,000.00
4	4103 Furey Lot 28, Westmoreland Park Addition No. 3 Block 18/7146	Santos Coria	1	\$5,000.00
5	3611 Canada Lot 18, Olive-Dale Addition No. 1 Block 1/7149	Santos Coria	1	\$5,000.00
6	3610 McBroom East 40 feet of Lot 4, Eagle Ford Gardens Addition Block H/7152	Santos Coria	1	\$5,000.00
7	3639 Morris Lot 3A, Homeland Estates Addition Block 13/7151	Santos Coria	1	\$5,000.00
TOTAL				\$35,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 7

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

SEE ATTACHMENT

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1200-1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 0 Number of Carports Detached Attached
Type of Exterior Veneer SIDING/BRICK Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 109,000-125,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 3
Square Footage of each home 1200-1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports Detached Attached
Type of Exterior Veneer SIDING/BRICK Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000-130,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 3
Square Footage of each home 1200-1800
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports Detached Attached
Type of Exterior Veneer BRICK/SIDING Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000 -130,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 180 days

Completion of Construction 210 days

Sale of first affordable housing unit to low income households 365 days

Sale of last affordable unit to low income households 365 days

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 22, 2015

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56
57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

SUBJECT

Authorize Dallas Housing Acquisition and Development Corporation (DHADC) to enter into a twelve-month contract commencing as of October 1, 2015, with two one-year renewal term options with Consolidated Consulting Group, LLC to provide environmental land analysis including a transaction screen analysis and other environmental services, if needed, on lots scheduled to be purchased by DHADC – Not to exceed \$140,000 annually - Financing: 2006 Bond Funds

BACKGROUND

This action will authorize Dallas Housing Acquisition and Development Corporation (DHADC) to enter into a twelve-month contract, and will authorize DHADC to exercise two one-year renewal options to extend the contract, with Consolidated Consulting Group, LLC to provide environmental land analysis including a transaction screen analysis (“TSA”) and other environmental services in an amount not to exceed \$140,000.00 annually. DHADC obtains a TSA on each property within the 90 days prior to purchase from the Sheriff’s Department as part of their due diligence. A more in depth Phase II environmental analysis can also be provided if required. An estimated 200 TSA’s will be conducted annually at a cost not to exceed \$700 each. A discount will be given for multiple TSA requests in the same geographic area.

A Request for Proposals was advertised twice in the Dallas Morning News and five proposals were received.

The successful proposer was selected on the basis of the following criteria:

- Qualifications – 40 points
- Cost – 35 points
- Experience – 25 points

BACKGROUND (continued)

This action allows DHADC to exercise the renewal options upon expiration of each renewal term, without requiring further Council action.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

2006 Bond Funds - \$140,000

<u>Council District</u>	<u>Amount</u>
1	\$17,500
2	\$17,500
3	\$17,500
4	\$17,500
5	\$17,500
6	\$17,500
7	\$17,500
8	<u>\$17,500</u>
Total	\$140,000

ETHNIC COMPOSITION

Consolidated Consulting Group, LLC

White Male	6	White Female	2
Black Male	0	Black Female	1
Hispanic Male	1	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following proposals were received from this solicitation and were opened on August 19, 2015. This contract is being awarded in its entirety to the lowest responsive and responsible proposer.

*Denotes the successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Points</u>
*Consolidated Consulting Group, LLC	6215 Colleyville Blvd Irving, TX 75063	85.67
Amec Foster Wheeler Environmental & Infrastructure	4801 Spring Valley Road, Ste 125 Dallas, TX 75244	82.33
ERC Environmental Consultants	2828 Forest Lane, Ste 1147 Dallas, TX 75234	78.33
Farmer Environmental Group	4125 Fairway Drive, Ste 130 Carrollton, TX 75010	74.33
Medina Consulting Company	6391 De Zavala Road, Ste 106 San Antonio, TX 78249	70.33

OWNER

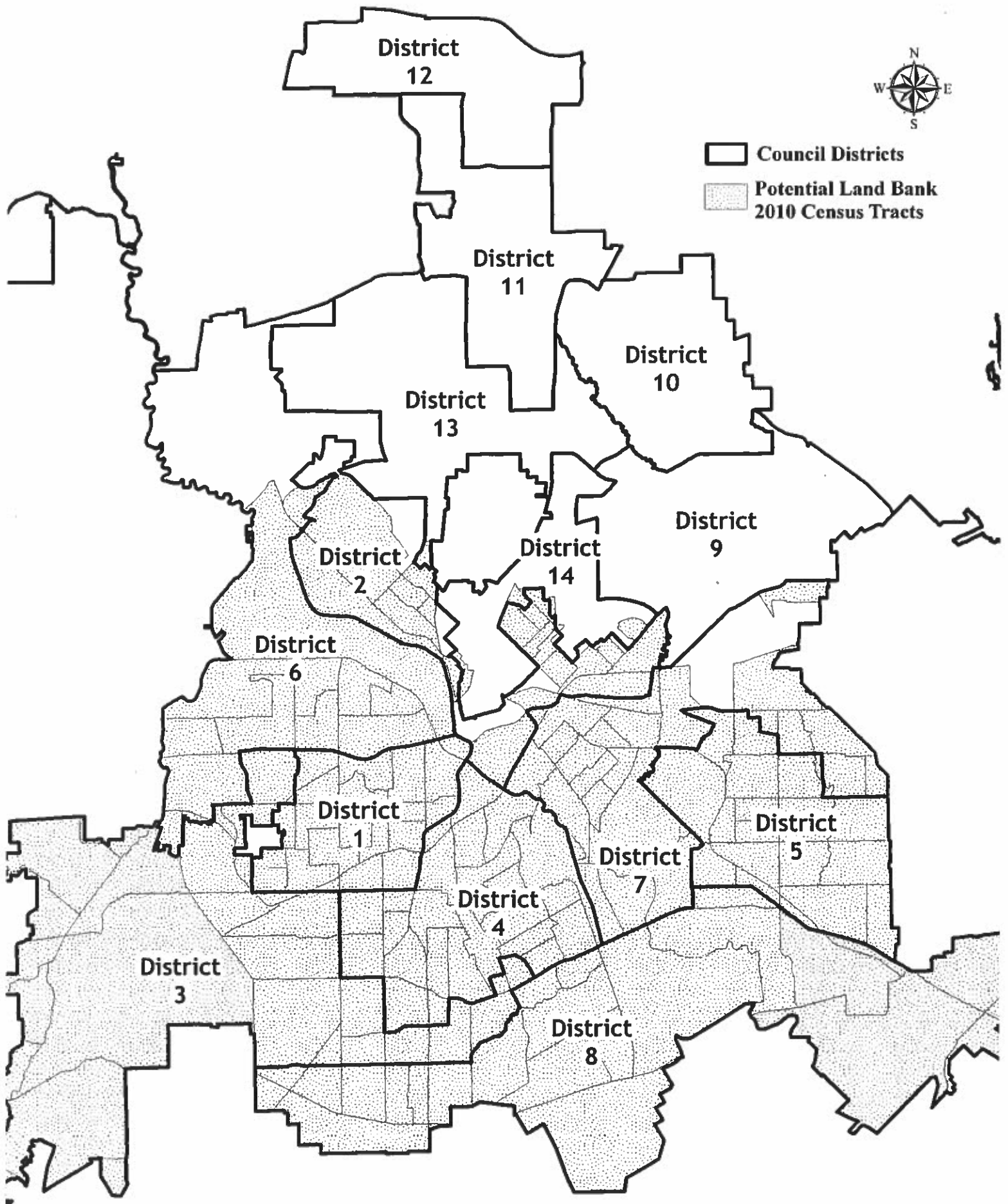
Consolidated Consulting Group, LLC

Tonya Golden, President

Map

Attached

Potential Land Bank Census Tracts 2015-2016



September 22, 2015

WHEREAS, the State Legislature enacted and the Governor signed the Urban Land Bank Demonstration Program Act to enable the foreclosure of unproductive properties and sale to a land bank for the development of affordable housing; and

WHEREAS, Dallas Housing Acquisition and Development Corporation (DHADC) is required to obtain an environmental assessment report as part of their due diligence prior to acquiring lots from the Sheriff's Department; and

WHEREAS, it is now desirable to authorize DHADC to enter into a contract and to exercise two one-year renewal term options to extend the contract with Consolidated Consulting Group, LLC to provide a transaction screen analysis and other environmental services, if needed, on lots scheduled to be purchased by the DHADC.

NOW, THEREFORE,

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

SECTION 1. That DHADC is hereby authorized to enter into a twelve-month contract commencing as of October 1, 2015, and exercise two one-year renewal term options to extend the contract, with Consolidated Consulting Group, LLC to provide transaction screen analysis and other environmental services, if needed, as described in Exhibit A, on lots scheduled to be purchased by DHADC in an amount not to exceed \$140,000,00 annually.

SECTION 2. That DHADC is authorized to execute the contract after it has been approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Consolidated Consulting Group, LLC Vendor # 517375

Fund 2T10, Unit T802, Obj 3099, CT HOUT802K185 in an amount not to exceed \$140,000 annually

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.

EXHIBIT A

SERVICE	NUMBER OF SITES	COST
Transaction Screen	1 site	\$700 each
	2-5 sites*	\$1,150 total
	6-10 sites*	\$1,350 total
	11-15 sites*	\$1,550 total
	16+ sites*	\$1,550 plus \$150/additional site
Phase I ESA	Per site (Stand Alone)	\$1,500 each
	Per Site**	\$1,300 each
5-Point Composite Soil Sampling	Per site	\$345 each
Phase II ESA		See Attached Unit Rates

*Sites grouped within 0.25-miles of each other

**Site for which a Transaction Screen has already been performed, within the last 30-days

CCG - Phase II Pricing Guide

	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
Hourly Rates			
Clerical		\$ 35.00	
Drafting		\$ 65.00	
Field Tech		\$ 75.00	
Project Manager		\$ 85.00	
Sr. Project Manager		\$ 125.00	
Professional Geologist		\$ 150.00	
Drilling Services			
Drill Rig Mobilization (Local DFW Estimate)		\$ 375.00	
Geoprobe (1/2 Day Rate)		\$ 1,200.00	
Geoprobe (Daily Rate)		\$ 1,800.00	
1" MW Installation (Per Foot)		\$ 5.00	
2" MW Installation (Per Foot)		\$ 31.25	
Surface Completions (each)		\$ 250.00	
Steam Cleaner (Daily Rate)		\$ 175.00	
Drums (Each)		\$ 56.25	
Drum Disposal (Each)		\$ 250.00	
Saw cutter (Minimum)		\$ 200.00	
Air Knife (Daily Rate)		\$ 1,500.00	
Field services			
Mobilization DFW Local (Lump Sum)		\$ 125.00	
Mobilization - Texas (Lump Sum)		Varies	
Mobilization - Out of state (Lump Sum)		Varies	
Landfill gas meter (Daily Rate)		\$ 190.00	
CGI - 4 gas (Daily Rate)		\$ 90.00	
FID (Daily Rate)		\$ 125.00	
PID (Daily Rate)		\$ 95.00	
Water Level Meter (Daily Rate)		\$ 40.00	
Interface Probe (Daily Rate)		\$ 75.00	
Whale Pump (Daily Rate)		\$ 25.00	
Water Quality Meter/Turbidity Meter (Daily Rate)		\$ 150.00	
Peristaltic Pump (Daily Rate)		\$ 50.00	
Grundfos Pump w controller (Daily Rate)		\$ 260.00	
SS Geosub (Daily Rate)		\$ 185.00	
Inverter (Daily Rate)		\$ 1.25	
Bladder Pump (Daily Rate)		\$ 50.00	
Air Compressor/Control (Daily Rate)		\$ 95.00	
Generator (Daily Rate)		\$ 50.00	
Rental Equipment Delivery Charge (Lump Sum)		\$ 75.00	
Rental Equipment Shipping Charge (Lump Sum)		Varies	
Sampling Supplies (Estimated)		\$ 125.00	
Survey Equipment (Daily Rate)		\$ 500.00	

CCG - Phase II Pricing Guide

Analytical Services (TRRP Requirements)		
BTEX/MTBE 8021B - Soil (per sample)		\$ 45.00
BTEX/MTBE 8260 - Soil (per sample)		\$ 56.25
Geotechnical Parameters - Soil (per sample)		\$ 550.00
Metal Analysis - Soil (per sample)		\$ 18.75
Metal Extraction - Soil (per sample)		\$ 12.50
PCB's - Soil (per sample)		\$ 82.00
pH - Soil (per sample)		\$ 12.50
RCRA 8 Metals - Soil (per sample)		\$ 93.75
SPLP Extraction - Soil (per sample)		\$ 1.25
PAH (SIM) - Soil (per sample)		\$ 110.00
SVOC's - 8260B - Soil (per sample)		\$ 220.00
TPH TX 1005- Soil (per sample)		\$ 50.00
TPH TX 1006- Soil (per sample)		\$ 220.00
VOC's - 8260B - Soil (per sample)		\$ 100.00
Encore Samplers (each/per sample)		\$ 1.25
Dryweight Analysis - Soil (per sample)		\$ 3.75
BTEX/MTBE 8021B - Water (per sample)		\$ 45.00
BTEX/MTBE 8260 - Water (per sample)		\$ 56.25
Metal Analysis - Water (per sample)		\$ 18.75
Metal Filtration - Water (per sample)		\$ 12.50
PCB's - Water (per sample)		\$ 81.25
pH - Water (per sample)		\$ 12.50
RCRA 8 Metals - Water (per sample)		\$ 93.75
PAH (SIM) - Water (per sample)		\$ 110.00
SVOC's - 8260B - Water (per sample)		\$ 220.00
Total Dissolved Solids - Water (per sample)		\$ 18.75
TPH TX 1005- Water (per sample)		\$ 50.00
TPH TX 1006- Water (per sample)		\$ 220.00
VOC's - 8260B - Water (per sample)		\$ 100.00

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 22, 2015

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56
57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

SUBJECT

Authorize Dallas Housing Acquisition and Development Corporation (DHADC) to enter into a twelve-month contract commencing as of October 1, 2015, with two one-year renewal term options with Linebarger, Goggan, Blair, Sampson LLP to provide legal services for up to 300 lots acquired by DHADC during the one-year term of the contract and same number of lots for each subsequent renewal – Not to exceed \$300,000 annually - Financing: General Obligation Commercial Paper Funds

BACKGROUND

This action will authorize Dallas Housing Acquisition and Development Corporation (DHADC) to enter into a twelve-month contract and to exercise two one-year renewal term options to extend the contract, with Linebarger, Goggan, Blair, Sampson LLP (“Linebarger”) to provide legal services for up to 300 lots acquired by DHADC during the one-year term of the contract in an amount not to exceed \$300,000 annually. DHADC refers up to 300 lots each year for foreclosure by Linebarger after obtaining title commitments and City Attorney approval.

A Request for Proposals was advertised twice in the Dallas Morning News and only one proposal was received.

This action allows DHADC to exercise the renewal options upon expiration of each renewal term without requiring further Council action.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - \$300,000

<u>Council District</u>	<u>Amount</u>
1	\$37,500
2	\$37,500
3	\$37,500
4	\$37,500
5	\$37,500
6	\$37,500
7	\$37,500
8	<u>\$37,500</u>
Total	\$300,000

ETHNIC COMPOSITION

Linebarger, Goggan, Blair, Sampson LLP

Hispanic Female	27	Hispanic Male	5
African-American Female	29	African-American Male	10
Other Female	1	Other Male	1
White Female	19	White Male	6

OWNER(S)

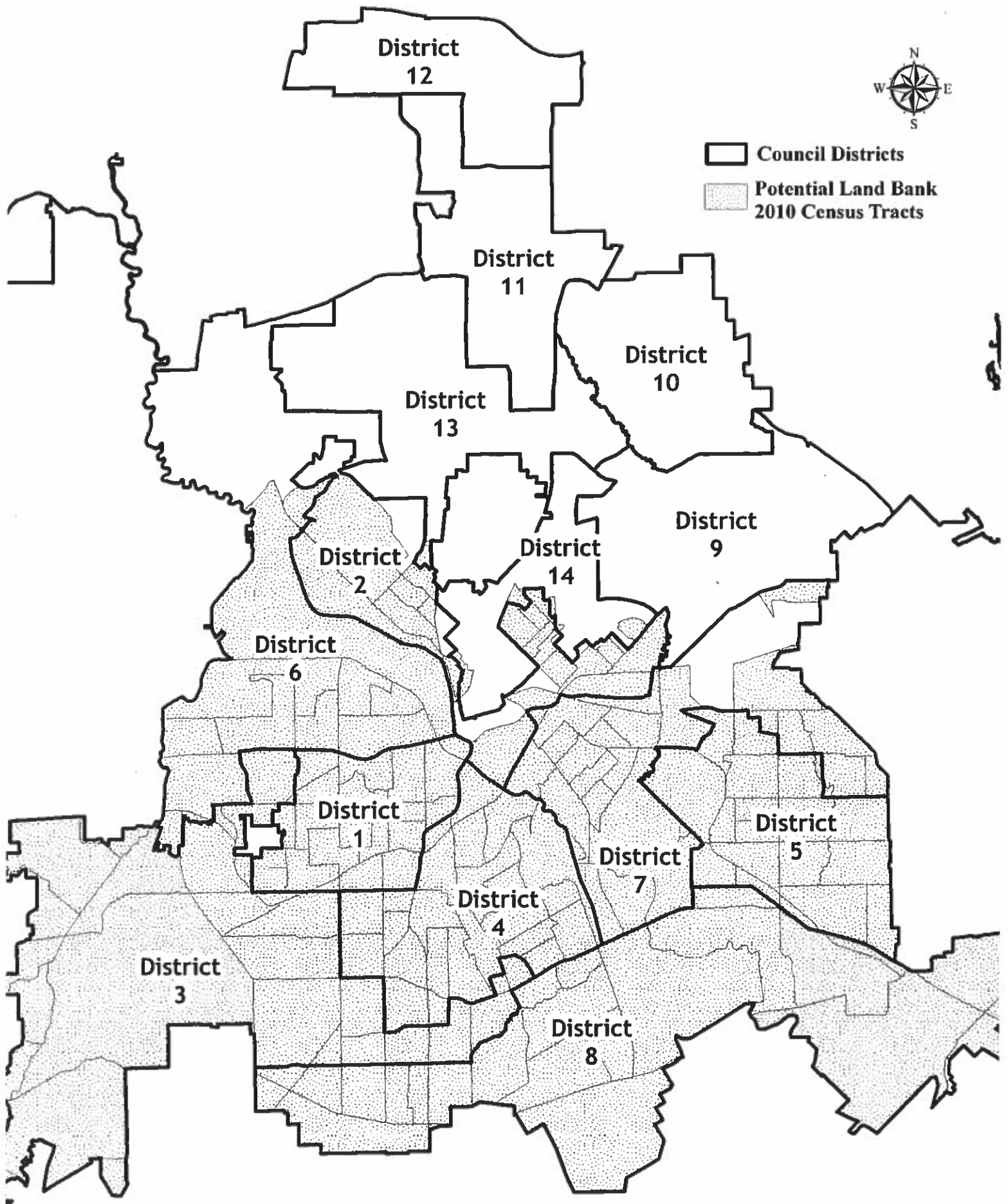
Linebarger, Goggan, Blair, Sampson LLP

Bridget Moreno Lopez, Managing Partner

Map

Attached

Potential Land Bank Census Tracts 2015-2016



September 22, 2015

WHEREAS, the State Legislature enacted and the Governor signed the Urban Land Bank Demonstration Program Act to enable the foreclosure of unproductive properties and sale to a land bank for the development of affordable housing; and

WHEREAS, Dallas Housing Acquisition and Development Corporation (DHADC) obtains legal services as part of their due diligence prior to acquiring lots from the Sheriff's Department; and

WHEREAS, it is now desirable to authorize DHADC to enter into a contract and to exercise two twelve-month renewal term options to extend the contract with Linebarger, Goggan, Blair, Sampson LLP to provide legal services for up to 300 lots acquired by DHADC during the one-year term of the contract and same number of lots for each subsequent renewal.

NOW, THEREFORE,

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

SECTION 1. That DHADC is hereby authorized to enter into a twelve-month contract commencing as of October 1, 2015, and exercise two twelve-month renewal term options to extend the contract, with Linebarger, Goggan, Blair, Sampson LLP to provide legal services for up to 300 lots acquired by DHADC during the one-year term of the contract and same number of lots for each subsequent renewal in an amount not to exceed \$300,000 annually.

SECTION 2. That DHADC is authorized to execute the contract after it has been approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Linebarger, Goggan, Blair, Sampson LLP

Vendor # 136512

Fund 3T10, Dept. HOU, Unit T802, Obj 3099, CT HOUT802K183 in an amount not to exceed \$300,000 annually

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 22, 2015

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56
57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

SUBJECT

Authorize Dallas Housing Acquisition and Development Corporation to enter into a twelve-month contract commencing as of October 1, 2015, with two one-year renewal term options with Republic Title of Texas, Inc. to provide title abstract services for up to 300 title reports during the one-year term of the contract and same number of lots for each subsequent renewal – Not to exceed \$25,000 annually - Financing: General Obligation Commercial Paper Funds

BACKGROUND

This action will authorize Dallas Housing Acquisition and Development Corporation (DHADC) to enter into a one-year contract and to exercise two twelve-month renewal term options to extend the contract, with Republic Title of Texas, Inc. (“Republic”) to provide title abstract services for up to 300 title reports during the one-year term of the contract and same number of title reports for each subsequent renewal in an amount not to exceed \$25,000.00 annually. DHADC refers up to 300 lots each year for foreclosure after obtaining title commitments from Republic and City Attorney approval.

A Request for Proposals was advertised twice in the Dallas Morning News and only one proposal was received.

This action allows DHADC to exercise the renewal options upon expiration of each renewal term without requiring further Council action.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper) - \$25,000

Council District Amount

1	\$3,125
2	\$3,125
3	\$3,125
4	\$3,125
5	\$3,125
6	\$3,125
7	\$3,125
8	<u>\$3,125</u>
Total	\$25,000

ETHNIC COMPOSITION

Republic Title of Texas, Inc.

White Male	22	White Female	5
Black Male	19	Black Female	12
Hispanic Male	8	Hispanic Female	0
Other Male	358	Other Female	108

OWNER(S)

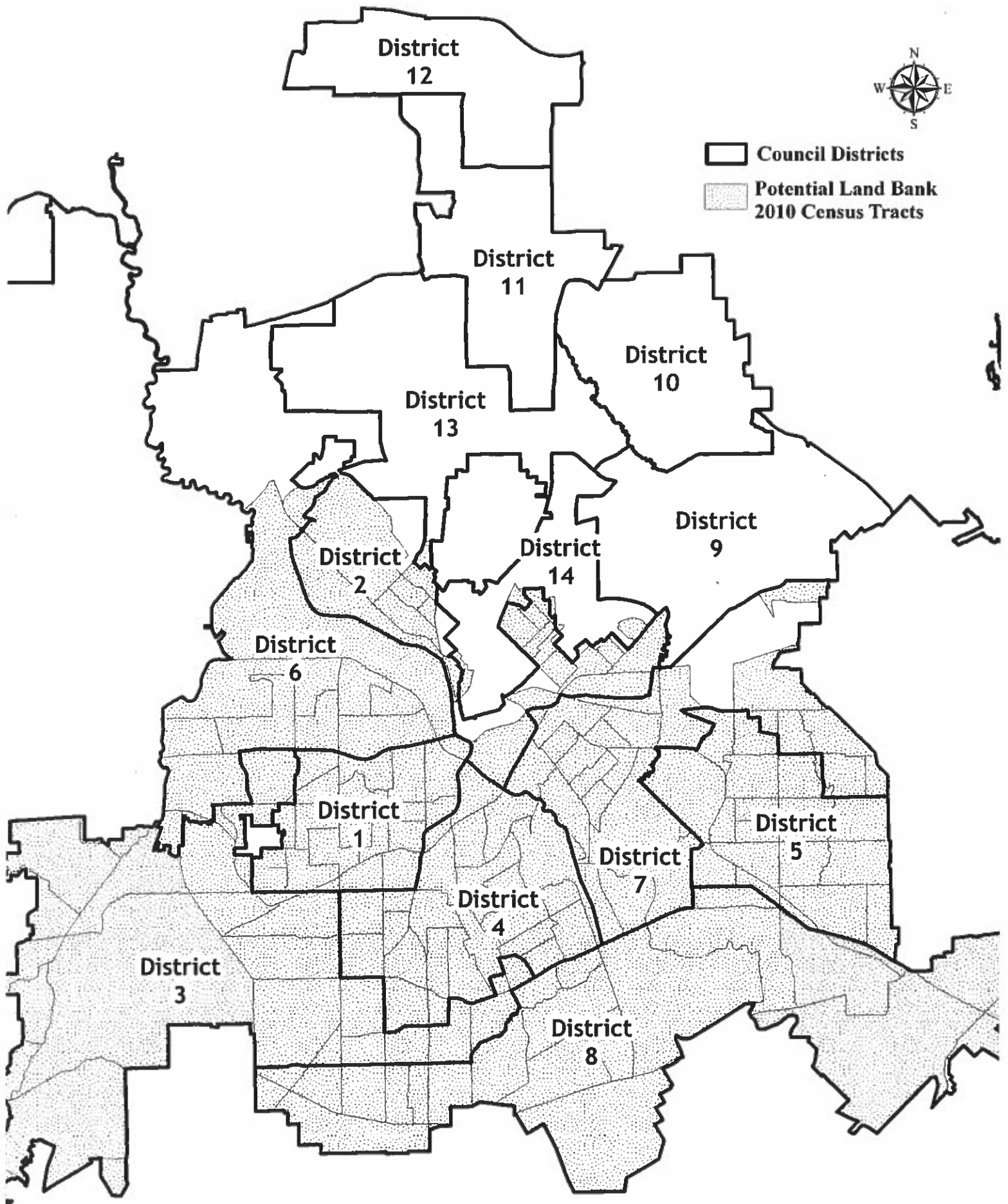
Republic Title of Texas, Inc.

William A. Kramer, Chairman of the Board

Map

Attached

Potential Land Bank Census Tracts 2015-2016



September 22, 2015

WHEREAS, the State Legislature enacted and the Governor signed the Urban Land Bank Demonstration Program Act to enable the foreclosure of unproductive properties and sale to a land bank for the development of affordable housing; and

WHEREAS, Dallas Housing Acquisition and Development Corporation (DHADC) obtains title commitments as part of their due diligence prior to acquiring lots from the Sheriff's Department; and

WHEREAS, it is now desirable to authorize DHADC to enter into a contract and to exercise two twelve-month renewal term options to extend the contract with Republic Title of Texas, Inc. to provide title abstract services for up to 300 title reports during the one-year term of the contract and same number of title reports for each subsequent renewal.

NOW, THEREFORE,

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

SECTION 1. That DHADC is hereby authorized to enter into a twelve-month contract commencing as of October 1, 2015, and exercise two twelve-month renewal term options to extend the contract, with Republic Title of Texas, Inc. to provide title abstract services for up to 300 title reports during the one-year term of the contract and same number of title reports for each subsequent renewal in an amount not to exceed \$25,000 annually.

SECTION 2. That DHADC is authorized to execute the contract after it has been approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows :

Republic Title of Texas, Inc.

Vendor # 342843

Fund 3T10, Dept. HOU, Unit T802, Obj 3099, CT HOUT802K184 in an amount not to exceed \$25,000.00 annually

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 22, 2015
COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: N/A

SUBJECT

Authorize an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the Program Statement with 2015 state statute changes including allowing the Land Bank to acquire and sell to a developer property intended for commercial use and removing grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption – Financing: No cost consideration to the City

BACKGROUND

This item will authorize an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the Program Statement with 2015 state statute changes. The Land Bank may acquire and sell to a developer property intended for commercial use. The allowance of a grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption was removed since the commercial use change also includes that type of development.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, the Dallas City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank, approved the Program Statement, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

On May 26, 2004, the Dallas City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004 by Resolution No. 04-1726.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)

On November 10, 2004, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to prohibit the placement of industrialized housing on any property sold by Dallas Housing Acquisition and Development Corporation to a developer by Resolution No. 04-3193.

On February 22, 2006, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to delete the requirement that the Investment Committee review the developer's proposals to purchase lots from Dallas Housing Acquisition and Development Corporation by Resolution No. 06-0632.

On October 8, 2008, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the program with 2007 State statute changes including reducing the delinquent taxes from six consecutive years to five total years, adding uninhabitable vacant buildings or residences to the site assessment criteria and eliminating the community meeting requirement if the properties are packaged in groups of 10 or fewer lots by Resolution No. 08-2770.

On September 23, 2009, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the program with 2009 State statute changes including permitting the sale of non-developable property to eligible adjacent property owners, permitting the sale of two adjacent properties to a developer if at least one of the properties is developable and permitting a developer to exchange a property purchased from the Land Bank with any other property owned by the developer with agreement to construct an affordable house by Resolution No. 09-2312.

On September 11, 2013, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the program with 2013 State statute changes including reducing the number of housing units constructed by a qualified participating developer from three to one, expanding the definition of an eligible adjacent property owner to include any owner of adjacent property, before completion of the four-year period, permitting the transfer of property not suitable for development to the taxing entities or to be sold directly to a political subdivision or nonprofit organization and permitting grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption by Resolution No. 13-1565.

On November 12, 2014, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to remove the rental housing option by Resolution No. 14-1899.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)

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

Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

No cost consideration to the City

September 22, 2015

WHEREAS, on January 28, 2004, the City Council approved the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Local Government Code, Chapter 379C and: 1) approved the City of Dallas Urban Land Bank Demonstration Program Plan; 2) approved the Program Statement for the Dallas Urban Land Bank Demonstration Program; 3) authorized amendments to the Articles of Incorporation and By-Laws of the DHADC; and 4) authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, on May 26, 2004, the City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004 by Resolution No. 04-1726; and

WHEREAS, on November 10, 2004, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to prohibit the placement of industrialized housing on any property sold by Dallas Housing Acquisition and Development Corporation to a developer by Resolution No. 04-3193; and

WHEREAS, on February 22, 2006, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to delete the requirement that the Investment Committee review the developer's proposals to purchase lots from Dallas Housing Acquisition and Development Corporation by Resolution No. 06-0632; and

WHEREAS, on October 8, 2008, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to reduce the delinquent taxes from six consecutive years to five total years, add uninhabitable vacant buildings or residences to the site assessment criteria and eliminate the community meeting requirement if the properties are packaged in groups of 10 or fewer lots by Resolution No. 08-2770; and

WHEREAS, on September 23, 2009, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to permit the sale of non-developable property to eligible adjacent property owners, permit the sale of two adjacent properties to a developer if at least one of the properties is developable and permit a developer to exchange a property purchased from the Land Bank with any other property owned by the developer with agreement to construct an affordable house by Resolution No. 09-2312; and

September 22, 2015

WHEREAS, on September 11, 2013, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to reduce the number of housing units constructed by a qualified participating developer from three to one, expand the definition of an eligible adjacent property owner to include any owner of adjacent property, before completion of the four-year period, permit the transfer of property not suitable for development to the taxing entities or to be sold directly to a political subdivision or nonprofit organization and permit grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption by Resolution No. 13-1565; and

WHEREAS, on November 12, 2014, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to remove the rental housing option by Resolution No. 14-1899; and

WHEREAS, the City Council desires to approve an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program (Exhibit "A") to align the Program Statement with 2015 state statute changes including allowing the Land Bank to acquire and sell to a developer property intended for commercial use and removing grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption;

NOW, THEREFORE,

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

Section 1. That the amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program, as shown on Exhibit "A", which aligns the Program Statement with 2015 state statute changes including allowing the Land Bank to acquire and sell to a developer property intended for commercial use and removing grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption is approved.

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.

EXHIBIT A

Dallas Urban Land Bank Demonstration Program Program Statement

Program Purpose: To acquire, hold and transfer real property for affordable housing development to house low- and moderate-income households and to stabilize distressed communities. Property may be developed for home ownership. Also, the Land Bank may acquire and sell to a developer property intended for commercial use ~~property may be developed for grocery stores with a minimum of 6,000 square feet.~~

The Dallas Housing Acquisition and Development Corporation (DHADC) is the Land Bank approved by the City Council for accomplishment of the program purpose. The DHADC will operate under the Articles of Incorporation and By-laws approved by the Dallas City Council and amendments authorized by the City Council from time to time. The DHADC will maintain properties it acquires in compliance with City of Dallas Code requirements.

The DHADC will comply with the requirements of the Public Information and Open Meetings provisions of the State Government Code, and will keep accurate minutes of its meetings. The DHADC will keep accurate records and books of account that conform with generally accepted principles of accounting and that clearly reflect the income and expenses of the DHADC and all transactions in relation to its property. The DHADC will file with the City, not later than December 30th, annual audited financial statements prepared by a certified public accountant.

Dallas Urban Land Bank Demonstration Program

For acquisition and sale of tax-foreclosed properties, the DHADC shall operate in compliance with the Dallas Urban Land Bank Demonstration Program Plan ("Land Bank Plan"), approved annually by the Dallas City Council, and Subtitle A, Title 12, Local Government Code, Chapter 379C, Urban Land Bank Demonstration Program ("Code"). The Land Bank Plan describes the City's methods for allowing the officer charged with selling unimproved real property ordered sold pursuant to the foreclosure of a tax lien to sell certain eligible real property by private sale for purposes of affordable housing development or commercial development, which may include either home ownership or commercial use ~~grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption.~~ Lots may contain rental housing units above a retail/commercial/office development for rent to low and moderate income tenants. The Land Bank Plan includes the City's plan for development of tax-foreclosed properties acquired by the DHADC.

Dallas Urban Land Bank Demonstration Program Program Statement

City Manager Responsibilities

The City of Dallas will adopt a Land Bank Plan annually. The City Manager or his/her designee will recommend the Land Bank Plan, in compliance with the Code, for City Council approval. The Land Bank Plan will consider other housing plans adopted by the City, including the comprehensive plan submitted to the United States Department of Housing and Urban Development ("HUD") and all fair housing plans and policies adopted or agreed to by the City. The Land Bank Plan will include:

1. A list of community development organizations eligible to participate in the right of first refusal provided by the Land Bank Plan;
2. A list of parcels of real property that may become eligible for sale to the Land Bank during the upcoming year;
3. The City's plan for affordable housing development on those parcels of real property;
4. The sources and amounts of funding anticipated to be available from the City at the time the Land Bank Plan is adopted or subsequently approved; and
5. The sale price of the properties to be sold.

The City Manager, or his/her designee, will identify properties that may become eligible for sale to the DHADC Land Bank from the Sheriff's sale for inclusion in the Land Bank Plan. Prior to a recommendation to the DHADC for tax-foreclosure in anticipation of Land Bank acquisition, each property will be assessed as to its suitability for development as described in the Land Bank Plan. In making an assessment of site suitability for affordable housing/~~grocery store development~~ under the Dallas Urban Land Bank Demonstration Program, several factors will be reviewed, including but not limited to the following:

1. Are there delinquent taxes on the property for a total of at least five years?
2. Is the market value of the property as specified in the judgment of foreclosure less than the total amount due under the judgment, including all taxes, penalties, and interest plus the value of non-tax liens held by a taxing unit and awarded by the judgment, court costs, and cost of the sale?

Dallas Urban Land Bank Demonstration Program Program Statement

3. Is the property unimproved or vacant or improved with an uninhabitable occupied structure?
4. Is the physical site of a size, shape and topography appropriate to build the proposed housing/~~grocery store~~?
5. Is the property location desirable for housing/~~grocery store development~~?
6. Are there building restrictions such as flood plain prohibitions?
7. Location in a special planning or zoning district, such as an historic district, should be noted early in the process in order to understand possible development requirements that will be necessary should the Land Bank acquire the property.

The City Manager, or his/her designee, will annually identify properties potentially eligible for sale to the DHADC Land Bank under the Dallas Urban Land Bank Demonstration Program and obtain approval of the participating taxing jurisdictions.

The City Manager, or his/her designee, will review all proposals recommended by the DHADC for purchase and development of Land Bank property, recommend proposals for approval to the City Council and notify the DHADC of those proposals approved by the City Council.

The City Manager will annually review DHADC requests for funding, if any, and will include a recommendation of that amount, if any, that he determines to be appropriate in his annual budget recommendation to the Dallas City Council.

The City Manager is authorized to implement the Dallas Urban Land Bank Demonstration Program in accordance with this Program Statement and establish guidelines and procedures to operate the Program.

DHADC Responsibilities

Following City recommendation of a property for acquisition by the DHADC Land Bank, the City and DHADC will coordinate with the legal service provider for the filing of a tax lawsuit subject to the consent of the participating taxing jurisdictions. The City will notify the participating taxing jurisdictions of properties referred to the legal service provider for a tax lawsuit. If the judgment in the tax lawsuit authorizes sale of the property to the Land Bank, DHADC will purchase the property from the officer charged by the Court with the sale of the property for an amount consistent with the sale price authorized in the interlocal agreement with the participating taxing jurisdictions.

Dallas Urban Land Bank Demonstration Program Program Statement

The Land Bank must sell property to a qualified participating developer within the four-year period following the date of acquisition. If after four years a qualified participating developer has not purchased the property, the property shall be transferred from the Land Bank to the taxing entities. Property not suitable for development may be transferred to the taxing entities or be sold directly to a political subdivision or nonprofit organization prior to completion of the four-year period.

Notwithstanding any other right of first refusal granted by the Code, if the Land Bank determines that a property owned by the Land Bank is not appropriate for residential development, the Land Bank shall first offer the property for sale to an eligible adjacent owner according to the terms and conditions developed by the Land Bank consistent with the Code. The Land Bank shall sell the property to an eligible adjacent property owner for the lesser of (1) the fair market value for the property determined by the appraisal district in which the property is located or (2) the sales price recorded in the 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. The DHADC is also authorized to submit bids at the Sheriff's sale of tax-foreclosed real property.

Once the DHADC has acquired, at its determination, a sufficient number of properties for sale within a specific geographic area, the DHADC will hold a community meeting to seek public input on the development of the properties if the number of properties to be sold in a group to a developer is greater than ten properties. The DHADC will schedule the meeting at a time and date that allows for the attendance of the City Councilmember(s) representing the community in which the properties are located. Public notice of the meeting will be provided by DHADC to property owners and residents within 200 feet of the properties to be sold.

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 eligible for residential development and the developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

Dallas Urban Land Bank Demonstration Program Program Statement

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 by the Code and the other property will be 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 Code Section 379C.010 for each of the properties exchanged by this Code.

Following City Council approval, each sale of property acquired by the DHADC Land Bank as a result of a tax-foreclosure lawsuit will comply with the Code and Land Bank Plan with regard to deed restrictions on the property for development, occupancy and use of property by qualified low- and moderate-income households. The DHADC may release the deed restrictions placed on the property upon compliance by the developer.

The DHADC shall prohibit the placement of industrialized housing or industrialized buildings, as those terms are defined in Chapter 1202 of the Texas Occupations Code, as may be amended, on any real property or part thereof sold by the DHADC to a Qualified Participating Developer or builder and shall enforce such prohibition by deed restriction, approved as to form by the City of Dallas City Attorney.

Annually, not later than the date established by the City Manager, the DHADC will submit a request to the City for funding for the acquisition of property, legal services for tax lawsuits, operations of the DHADC Land Bank, and maintenance of the properties acquired. To support its request, the DHADC will determine:

- 1) the number of properties anticipated to be acquired during the upcoming fiscal year and the anticipated cost of acquisition;
- 2) the projected cost of legal services;
- 3) the projected administrative and operating costs;
- 4) the projected maintenance cost of properties held and to be acquired by the DHADC Land Bank and the anticipated period of time that the properties will be held;
- 5) the projected number of properties to be sold during the upcoming fiscal year and the sale price for the properties; and
- 6) the availability of non-City resources to cover such costs.

Dallas Urban Land Bank Demonstration Program Program Statement

In making its funding request to the City, the DHADC will recommend pricing for the sale of the lots such that the revenues from the DHADC Land Bank sale of acquired properties will cover the ~~legal service~~, operating and property maintenance costs and City funds will be for property acquisition, legal services, title abstract services and environmental services only.

For purposes of evaluating the effectiveness of the Dallas Urban Land Bank Demonstration Program, the DHADC will submit an annual performance report to the City not later than November 1st of each year in which the DHADC sells property under the Dallas Urban Land Bank Demonstration Program. The performance report will include the information required by the Code and the Land Bank Plan.

The DHADC will maintain in its records for inspection a copy of the sale settlement statement for each property sold by a qualified participating developer and a copy of the first page of the mortgage note with the interest rate and indicating the volume and page number of the instrument as filed with the County Clerk. The DHADC will provide copies of the performance report to the taxing units who were parties to the judgment of foreclosure and will provide notice of the availability of the performance report for review to the organizations and neighborhood associations identified by the City as serving the neighborhoods in which properties sold to the DHADC Land Bank under the Urban Land Bank Demonstration Program are located. The DHADC and the City will maintain copies of the performance report available for public review.

Acquisition of property not qualified for land bank tax foreclosure

The DHADC may undertake land acquisition, assemblage, maintenance and sale for affordable housing development of properties that do not qualify for tax foreclosure and acquisition under the Dallas Urban Land Bank Demonstration Program.

For property acquisition other than those under the Dallas Urban Land Bank Demonstration Program (~~DULBDP~~):

1. The DHADC may not use City funds to pay more than fair market value, based upon an independent property appraisal, for real property acquired;

Dallas Urban Land Bank Demonstration Program Program Statement

2. The DHADC may not pay more than \$10,000 for a property, including closing costs, without specific City Council approval of the acquisition;
3. Property that is not acquired through the Dallas Urban Land Bank Demonstration Program DULBDP may be sold for no more than the appraised value and costs of sale and for no less than the sale price approved by the City Controller for land bank lots in the annual plan for the Dallas Urban Land Bank Demonstration Program DULBDP. Property sales must comply with the occupancy restrictions of the Dallas Urban Land Bank Demonstration Program DULBDP and must be approved by City Council;
4. If funding for such acquisition is provided under the Dallas Residential Development Acquisition Loan Program or similar affordable housing or economic development program of the City of Dallas, DHADC actions will be governed by the City Council resolution authorizing the contract, the City Council approved Program Statement for the City Program under which the funding is provided, the terms of the contract between the City and the DHADC; and
5. The proceeds from the sale of property acquired under contract with the City of Dallas that is not acquired under the Dallas Urban Land Bank Demonstration Program DULBDP shall be considered program income to the City of Dallas program and funding source and shall be returned to the City unless specifically authorized otherwise in the contract between the City of Dallas and the DHADC.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 55B

SUBJECT

Authorize a housing development grant in an amount not to exceed \$1,500,000 to the Dallas Housing Acquisition and Development Corporation for construction of ten single family homes on land bank properties - Not to exceed \$1,500,000 - Financing: FY 2014-15 HOME Program Income #1

BACKGROUND

The City Council has been briefed on the City of Dallas Neighborhood Plus Plan that includes a strategy for retaining middle income families and developing single family units for mixed-income neighborhoods. The Dallas Housing Acquisition and Development Corporation (DHADC), a nonprofit entity, pursuant to the provisions of Article 4.03 of the Texas Non-Profit Corporation Act, acts on behalf of and as directed and ordered by the City of Dallas for this purpose.

The City of Dallas will provide interim construction financing for ten (10) units to be built and sold to eligible low and moderate income families at or below 80% of Area Median Family Income. Eligible costs include land reimbursement, soft costs, construction costs, and allowable closing costs. The construction work will be completed within two years including occupancy. As each unit is sold, the proceeds from the sales of the affordable units will be used to build additional homes. Lots will be selected based on economies of scale for building and timing of lots expiring from land bank control. Deed restrictions for the affordable units will remain on the property for 15 years with forgiveness of the debt to the DHADC prorate per house.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2014, City Council approved Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan by Resolution No. 14-2182 which included funding for housing development.

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

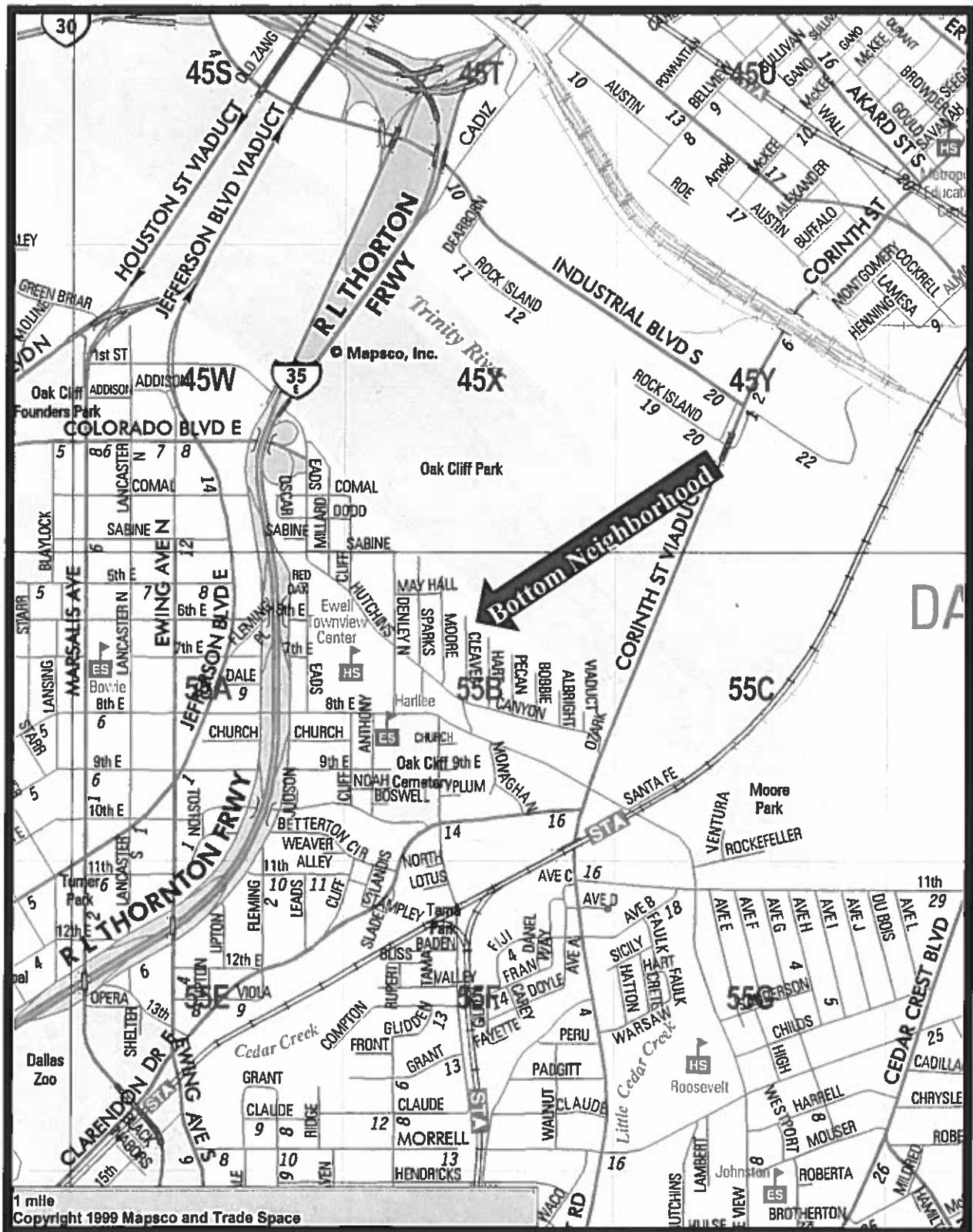
Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

FY 2014-15 HOME Program Income #1 - \$1,500,000

MAP

Attached



MAPSCO 55B

September 22, 2015

WHEREAS, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

WHEREAS, on December 10, 2014, City Council approved Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan by Resolution No. 14-2182 which included funding for housing development; and

WHEREAS, Dallas Housing Acquisition and Development Corporation (DHADC) proposes to work with the City of Dallas to undertake the development of ten (10) units located on scattered sites; and

WHEREAS, the City desires for DHADC to develop affordable units for low and moderate income families; **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 authorized to execute a housing development grant in an amount not to exceed \$1,500,000 to the DHADC for construction of ten (10) single family homes on land bank properties.

Section 2. The terms of the loan agreement include:

- (a) DHADC must execute a note payable for \$1,500,000 to the City of Dallas for the loan.
- (b) DHADC will execute a lien through a Deed of Trust and deed restriction for a 15-year term for the affordable units.
- (c) DHADC will use funds for land reimbursement, soft costs, construction costs, and allowable closing costs.
- (d) DHADC will utilize proceeds from the sales of homes to build additional homes with the same 15 year affordability restrictions.
- (e) DHADC will have two (2) years to fully complete the project.
- (f) DHADC must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income (AMFI).
- (g) The City will release DHADC's lien and forgive the debt on a prorata basis as each unit is sold to a low-income household at or below 80% AMFI.

September 22, 2015

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens, forgive the debt and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That the Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows:

Dallas Housing Acquisition and Development Corporation Vendor # 516925

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Encumbrance</u>	<u>Amount</u>
14M1	HOU	489G	3015	14M1489G	HOU489GK181	\$1,500,000

Section 5. That the City Controller is hereby authorized to record notes receivable in balance sheet account (033F) and deferred revenue-home loan in (0859) in fund 14M1 for the amount of the loan.

Section 6. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 46T

SUBJECT

Authorize an amendment to Resolution No. 15-0780, previously approved on April 22, 2015, to: **(1)** clarify the terms of the loan which will allow forgiveness to the nonprofit developer, Southfair Community Development Corporation; and **(2)** the eligibility of developer fees for construction of four affordable single family homes located at 2825 South Boulevard - Financing: No cost consideration to the City

BACKGROUND

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) requesting developers to submit proposals to build single family homes in the city limits of Dallas. Southfair Community Development Corporation (Southfair) submitted a proposal to the City of Dallas for the development of four (4) affordable housing units for low and moderate income families.

Southfair is a certified Community Housing Development Organization (CHDO) and had a prior contract with the City to complete demolition and predevelopment of the Townhomes Project. They completed the acquisition, demolition, and plans development of the homes. Southfair has obtained interim construction financing with Capital One for a portion of the construction of the units.

The project will receive FY 2014-15 CHDO Funds through the HOME Investment Partnership Program Funds from the Department of Housing and Urban Development (HUD) which the City Council appropriated for housing developments such as this. The City of Dallas will provide gap construction financing for the units to be built and sold to eligible low and moderate income families at or below 80% of Area Median Family Income. The construction work will be completed within a year with occupancy within the same year.

BACKGROUND (continued)

City Council approval of this agenda item will authorize the City Manager to execute the loan documents with Southfair to (1) allow forgiveness of the loan on a prorate basis as each unit is sold to an eligible homeowner; and (2) allow up to \$15,000 per home to be paid for developer fees, subject to environmental review by the City of Dallas and HUD.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for the U.S. Department and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314 on August 13, 2014) which included the CHDO Development Loans in the HOME Investment Partnership Funds.

On April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO project recommendations.

On April 22, 2015, the City Council approved the Single Family NOFA CHDO project by Resolution No. 15-0780.

Information about this item will be provided to the Housing Committee on September 21, 2015.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Southfair Community Development Corporation

Annie Evans-Jones, Executive Director

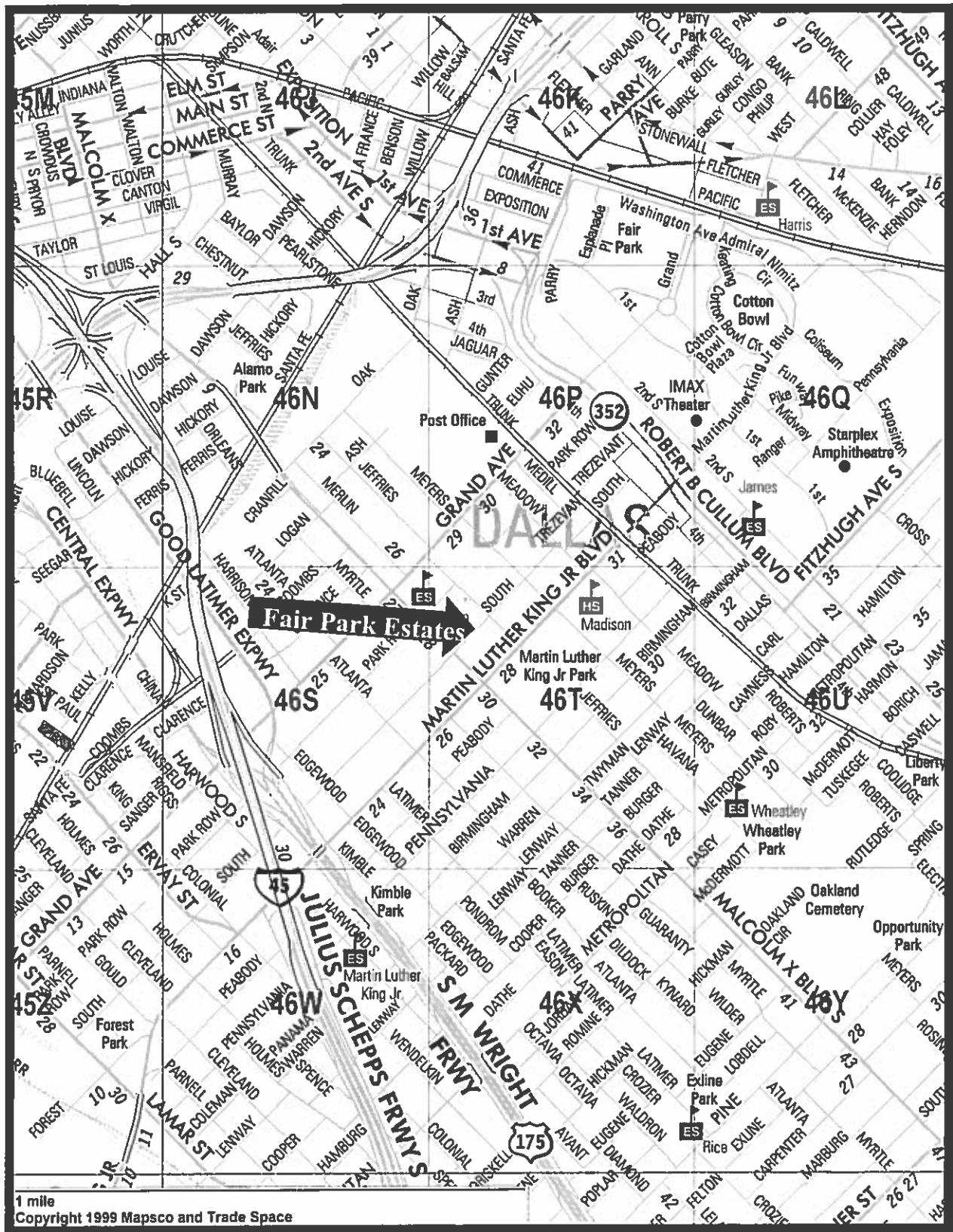
DEVELOPER

Southfair Community Development Corporation

Annie Evans-Jones, Executive Director

MAP(S)

Attached



MAPSCO 46T

September 22, 2015

WHEREAS, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

WHEREAS, on June 25, 2014, City Council approved the City of Dallas FY 2014-15 Consolidated Plan Budget for the U.S. Department and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314 on August 13, 2014) which included the CHDO Development Loans in the HOME Investment Partnership Funds; and

WHEREAS, on April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO Project recommendations; and

WHEREAS, on April 22, 2015, the City Council approved the Southfair Community Development Corporation (Southfair) project by Resolution No. 15-0780; and

WHEREAS, Southfair proposes to work with the City of Dallas to undertake the development of four (4) affordable units at 2825 South Blvd; and

WHEREAS, the City desires for Southfair to develop affordable units for low and moderate income families, **NOW, THEREFORE**,

BE 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 authorized to execute an amendment to Council Resolution No. 15-0780 previously approved on April 22, 2015 to clarify (1) the terms of the loan which will allow forgiveness to the nonprofit developer, Southfair Community development Corporation; and (2) the eligibility of developer fees for construction of four (4) affordable single family homes to be located at 2825 South Boulevard.

Section 2. The terms of the loan agreement include:

- (a) Southfair must execute a note payable to the City of Dallas for \$200,000 for the loan
- (b) Southfair will execute a lien through a Deed of Trust for a 15-year term for the affordable units
- (c) Southfair will repay the proceeds minus allowable closing costs upon the sale of each home. The balance of the loan will be forgiven prorata as each unit is sold to an eligible homebuyer.
- (d) The City will release the lien on a prorata basis as each unit is sold to a low income homebuyer at or below 80% of area Median Family Income.
- (e) Southfair will have one (1) year to fully complete the project
- (f) The City will subordinate first lien position to the interim construction lender

September 22, 2015

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens, loan debt and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

Section 5. 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 22, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: N/A

SUBJECT

Authorize **(1)** the first five-year renewal option to the Management Services Contract, Phase II (MSC), with Bridge Steps for the continued operation, programming, and management of The Bridge for the period October 1, 2015 through September 30, 2020; **(2)** funding for the first year of the five-year renewal term of the MSC with General Funds in an amount not to exceed \$3,800,000 for the period October 1, 2015 through September 30, 2016; **(3)** an Interlocal Agreement with Dallas County to accept \$1,000,000, to assist in providing homeless assistance services at The Bridge through the City’s contractor, Bridge Steps for the period October 1, 2015 through September 30, 2016; **(4)** an Interlocal Agreement with Dallas County to accept 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge in the amount of \$113,357 for the period October 1, 2015 through September 30, 2016; and **(5)** use of 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge from the Homeless Assistance Center - Operations line item in the amount of \$378,279 - Not to exceed \$5,291,636 - Financing: Current Funds (\$3,800,000) (subject to appropriations), Intergovernmental Revenue - Dallas County (\$1,113,357), and 2015-16 Emergency Solutions Grant Funds (\$378,279)

BACKGROUND

Approval of this item will authorize the first five-year renewal option to the Management Services Contract, Phase II, with Bridge Steps, for the continued operation, programming, and management of The Bridge located at 1818 Corsicana, which is owned by the City of Dallas and operated by the contractor, Bridge Steps.

BACKGROUND (Continued)

At the time of development, Council indicated a desire to see a private agency operate The Bridge. Accordingly, on December 12, 2007, by Resolution No. 07-3739, Council authorized a Management Services Contract, Phase II, with Metro Dallas Homeless Alliance (MDHA). MDHA agreed to privately fund a significant portion of the budget for the operation of The Bridge each year. The initial term of the Management Services Contract, Phase II, was December 12, 2007 through September 30, 2015, with two five-year renewal options. Subsequently, MDHA spun off the operation of The Bridge into a separate entity that assumed the name of Bridge Steps. All of the MDHA's obligations under the Management Services Contract were assigned to Bridge Steps on October 1, 2011. Since inception, about \$27,923,214 in General Funds have funded the contract.

The Bridge opened on May 20, 2008, providing a centralized entry point for homeless persons to access multiple services at one location through on-site services and co-located agencies. The Bridge serves more than 7,000 people experiencing homelessness per year, the majority of whom transition out of the agency's collaborative network rapidly. For adults experiencing episodes of homelessness, The Bridge provides triage services, jail diversion/reentry services, medical/behavioral health care services, and day shelter services. For adults experiencing or at-risk of long-term homelessness, The Bridge provides night shelter and recreational/education services, and assists clients in obtaining employment/disability income and affordable/supportive housing. Since opening, The Bridge has been able to provide more than 2,000 job placements and more 2,000 housing placements.

Approval of this item will also authorize an Interlocal Agreement with Dallas County for receipt and disbursement of \$1,000,000 contributed by the County toward the cost of operating The Bridge. Dallas County has contributed funding to support the operation of The Bridge, since it opened in 2008. This item will also authorize an Interlocal Agreement with Dallas County to accept \$113,357 in Dallas County FY2015-16 Emergency Solutions Grant (ESG) funds for shelter operations at The Bridge. Bridge Steps will be required to meet the ESG matching requirements for this funding. Bridge Steps is allowed to count these Dallas County funds towards its required contribution to The Bridge operating budget for FY2015-16.

Lastly, approval of this item will authorize use of \$378,279 of the City's FY2015-16 Emergency Solutions Grant (ESG) Funds for shelter operations at The Bridge. On June 10, 2015, by Resolution No. 15-1055, City Council adopted the FY2015-16 Consolidated Plan Budget, which included the FY2015-16 ESG line item allocations with this portion designated for the operation of The Bridge. A portion of the City's ESG funds has been used to support the operation of The Bridge since it opened. Bridge Steps will also be required to meet the match requirements for this ESG funding.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 14, 2015, City Council authorized an amendment to Resolution No. 14-1792, to accept additional funds in the grant from the Texas Department of Housing and Community Affairs, to allow Bridge Steps to count the additional funds toward Bridge Steps' required contribution to The Bridge operating budget and require Bridge Steps to comply with all conditions of the grant agreement, by Resolution No. 15-0114.

On February 11, 2015, City Council authorized a tenth amendment to the Management Services Contract, Phase II, with Bridge Steps to count Dallas County Emergency Solutions Grant (ESG) funds toward Bridge Steps' required contribution to the Bridge operating budget and require Bridge Steps to comply with all conditions of the agreements and matching fund requirements, by Resolution No. 15-0274.

On August 17, 2015, the Housing Committee was briefed on The Bridge operations, services, number served, and financial concerns.

FISCAL INFORMATION

\$3,800,000 - Current Funds (subject to appropriations)
\$1,113,357 - Intergovernmental Revenue - Dallas County
\$378,279 - 2015-16 Emergency Solutions Grant Funds

ETHNIC COMPOSITION

Bridge Step Staff

Black Female	29	Black Male	29
White Female	14	White Male	12
Hispanic Female	5	Hispanic Male	5
Asian Female	3	Asian Male	2

September 22, 2015

WHEREAS, on December 12, 2007, by Resolution No. 07-3739, City Council approved the Management Services Contract, Phase II (the "Contract"), with Metro Dallas Homeless Alliance (MDHA) for the operation, programming and management of The Bridge for the period December 12, 2007 through September 30, 2015; and

WHEREAS, MDHA subsequently spun off the operation of The Bridge into a separate Texas nonprofit corporation, Bridge Steps, and on October 1, 2011, Bridge Steps assumed all of MDHA's obligations under the Contract and amendments thereto; and

WHEREAS, The Bridge serves more than 7,000 persons experiencing homelessness per year; and

WHEREAS, the City of Dallas desires to exercise the first five-year renewal option under the Management Services Contract, Phase II, with Bridge Steps, and authorize funding, to continue the operation, programming, and management of The Bridge under the leadership of the agency;

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 the first five-year renewal option to the Management Services Contract, Phase II (MSC), with Bridge Steps for the continued operation, programming, and management of The Bridge for the period October 1, 2015 through September 30, 2020; **(2)** provide funding for the first year of the 5-year renewal term of the MSC with General Funds in an amount not to exceed \$3,800,000 for the period October 1, 2015 through September 30, 2016; **(3)** execute an Interlocal Agreement with Dallas County to accept \$1,000,000, to assist in providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps, for the period October 1, 2015 through September 30, 2016; **(4)** execute an Interlocal Agreement with Dallas County to accept 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge in the amount of \$113,357 for the period October 1, 2015 through September 30, 2016; **(5)** use 2015-16 Emergency Solutions Grant (ESG) funds for shelter operations at The Bridge from the Homeless Assistance Center - Operations line item in the amount of \$378,279; **(6)** allow Bridge Steps to count Dallas County funds towards Bridge Steps' required contribution to The Bridge operating budget for the period October 1, 2015 through September 30, 2016; and **(7)** execute any and all documents required by the agreement.

Section 2. That the Chief Financial Officer is authorized to disburse funds for the period October 1, 2015 through September 30, 2016, in an amount not to exceed \$3,800,000 (subject to annual appropriations), from Fund 0001, Dept. HOU, Unit 4291, Object Code 3099, Encumbrance No. CTGH184732, to Vendor No. VS0000067075.

September 22, 2015

Section 3. That the Chief Financial Officer is hereby authorized to receive and deposit quarterly payments from Dallas County in the amount of \$250,000 for three quarters and the final quarterly payment within thirty days after expiration of the contract period October 1, 2015 through September 30, 2016 in an amount not to exceed \$1,000,000 in Fund 0001, Dept. HOU, Unit 4291, Revenue Source Code 6511.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,000,000 from Fund 0001, Dept. HOU, Unit 4291, Object Code 3099, Encumbrance No. CTGH184733, to Vendor No. VS0000067075.

Section 5. That the Chief Financial Officer is hereby authorized to receive and deposit 2015-16 Emergency Solutions Grant funds from Dallas County for the period October 1, 2015 through September 30, 2016 in an amount not to exceed \$113,357 in Fund 0001, Dept. HOU, Unit 4291, Revenue Source Code 6511.

Section 6. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$113,357 from Fund 0001, Dept. HOU, Unit 4291, Object Code 3099, Encumbrance No. CTGH184738, to Vendor No. VS0000067075.

Section 7. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$378,279 from Fund ES15, Dept. HOU, Unit 653H, Object Code 3099, Encumbrance No. CTGH184734, to Vendor No. VS0000067075.

Section 8. 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.