

RECEIVED

**HOUSING COMMITTEE**  
DALLAS CITY COUNCIL COMMITTEE AGENDA

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2016 OCT 13 AM 10: 53

CITY SECRETARY  
DALLAS, TEXAS

MONDAY, OCTOBER 17, 2016  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA  
DALLAS, TEXAS 75201  
11:00 A.M. – 12:30 P.M.

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

Call to Order

1. Approval of Minutes

**BRIEFINGS**

- |    |   |   |
|----|---|---|
| 2. | Regional Assessment of<br>Fair Housing<br><i>All Districts</i>                  | Beverly Davis<br>Assistant Director<br>Fair Housing and Human Rights  |
| 3. | Community Revitalization Plans<br><i>All Districts</i>                          | Bernadette Mitchell<br>Director<br>Housing/Community Services   |
| 4. | Housing & Economic Development<br>Bond Program for 2017<br><i>All Districts</i> | Bernadette Mitchell<br>Director<br>Housing/Community Services<br><br>Karl Zavitkovsky<br>Director<br>Office of Economic Development |

5. **UPCOMING AGENDA ITEMS**

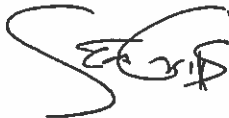
**Housing**  
**October 26, 2016**

- A. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by B & J Custom Homes Inc. DBA Redline Development Group for the construction of houses; (2) the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to B & J Custom Homes Inc. DBA Redline

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

- Development Group; and (3) execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City -- *District 4*
- B. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City -- *District 6*
- C. Authorize Supplemental Agreement No. 2 to the FY 2015-16 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the total amount of \$27,175 from the Emergency/Tenant Based Rental Assistance – Housing Services and Program Administration/Project Sponsors budget categories to the Emergency/Tenant Based Rental Assistance – *Districts All*
- D. A public hearing to receive comments on the proposed sale of nine unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim nine unimproved properties to Dallas Housing Acquisition and Development Corporation, using the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment together with post-judgment non-tax liens, if any – *District 4*

Adjourn



Scott Griggs, Chair  
Housing Committee

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

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

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

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

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

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

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

# Housing Committee

## Meeting Record September 19, 2016

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

**Meeting Date:** September 6, 2016

**Meeting Start time:** 11:03 A.M.

<p><b>Committee Members Present:</b>                  Scott Griggs (Chair)                  Carolyn King Arnold (Vice Chair)                  Tiffinni A. Young                  Monica R. Alonzo                  Mark Clayton                  Casey Thomas, II</p> <p><b>Other Council Members Present:</b>                  Philip Kington                  B. Adam McGough</p>	<p><b>Staff Present:</b>                  Alan Sims, Chief of Neighborhood Plus                  Bernadette Mitchell, Director/H/CS</p> <p><b>Other Presenters:</b>                  Ron Stretcher-Dallas County</p>
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**AGENDA:**

**Housing Committee Meeting Called to Order by CM Scott Griggs**

1. **Approval of September 6, 2016 Minutes of the Special Call Housing Committee Meeting**  
**Presenter(s): CM Scott Griggs**

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

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

**Follow-up (if necessary):**

2. **Dallas County's Role in Behavioral Health and Supportive Services-All Districts**  
**Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Ron Stretcher, Director of Criminal Justice/Dallas County**

**Information Only: X**

**Action Taken/Committee Recommendation(s):**

<b>Motion made by:</b> <u>    </u>	<b>Motion seconded by:</b> <u>    </u>
Item passed unanimously: <u>    </u>	Item passed on a divided vote: <u>    </u>
Item failed unanimously: <u>    </u>	Item failed on a divided vote: <u>    </u>

**Follow-up (if necessary):**

3. **Land Bank Program-All Districts**

**Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services**

**Information Only: \_\_\_**

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

<b>Motion made by:</b> CM Mark Clayton	<b>Motion seconded by:</b> CM Carolyn King Arnold
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):**

4. **UPCOMING AGENDA ITEMS**

- A. Authorize an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Dallas Housing Acquisition and Development Corporation's (Land Bank) acquisition of unimproved tax foreclosed properties for sale to qualified developers for the development of affordable housing – *Districts All*
- B. Authorize a grant agreement with Association of Persons Affected by Addiction in the amount of \$100,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative program for the period August 1, 2016 through August 31, 2017 – *Districts All*
- C. Authorize (1) a grant agreement between the City of Dallas and Bridge Steps for Bridge Steps to provide the following services outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders under the Texas Department of State Health Services Healthy Community Collaborative in an amount not to exceed \$1,799,735 for the period of August 1, 2016 through August 31, 2017; (2) execution of the grant agreement; and (3) a tenth amendment to the Management Services Contract, Phase II, with Bridge Steps to: (a) allow Bridge Steps to count the Texas Department of State Health Services funds towards Bridge Steps' required contribution to the Bridge operating budget for the period October 1, 2016 through September 30, 2017; and (b) require Bridge Steps to comply with all conditions of the Texas Department of State Health Services grant agreement – *Districts All*
- D. Authorize a grant agreement with CitySquare in the amount of \$1,508,192 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period August 1, 2016 through August 31, 2017 – *Districts All*
- E. Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$500,000 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period August 1, 2016 through August 31, 2017 – *Districts All*

**Housing Committee  
September 19, 2016  
Meeting Record**

- F. Authorize an Interlocal Cooperation Contract with Texas A&M University System to implement the Clinical Dental Care Services Program for dental health services to low/moderate-income seniors aged 60 and older – *Districts All*
  
- G. A public hearing to receive comments on the proposed sale of six unimproved properties acquired by the taxing authorities from the Sheriff to East Dallas Community Organization, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim six unimproved properties to East Dallas Community Organization, using the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) – *Districts 2,7*

**Addendum  
September 28, 2016**

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

**Action Taken/Committee Recommendation(s):** Motion made to move items C, D and E forward without recommendations to full Council.

<b>Motion made by:</b> CM Scott Griggs	<b>Motion seconded by:</b> CM Tiffinni Young
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):**

**Action Taken/Committee Recommendation(s):** Motion made to not move item F forward to full Council

<b>Motion made by:</b> CM Tiffinni Young	<b>Motion seconded by:</b> CM Carolyn King Arnold
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):**

**Action Taken/Committee Recommendation(s):** Motion made to move items A, G, H and I forward to full Council.

<b>Motion made by:</b> CM Mark Clayton	<b>Motion seconded by:</b> CM Tiffinni Young
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:** 12:14 P.M.

**Approved By** \_\_\_\_\_

# Memorandum



**DATE** October 14, 2016

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

**SUBJECT** Regional Assessment of Fair Housing

On Monday, October 17, 2016, you will be briefed on the Regional Assessment of Fair Housing. A copy of the briefing is attached.

Please let me know if you have any questions.



Alan E. Sims  
Chief of Neighborhood Plus

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

# REGIONAL ASSESSMENT OF FAIR HOUSING

A Briefing to the  
HOUSING COMMITTEE

FAIR HOUSING AND HUMAN RIGHTS  
OCTOBER 17, 2016





# PURPOSE

Update on progress in developing a regional Assessment of Fair Housing (AFH) and seek approval to move forward as the lead agency in a collaboration to procure a consultant to assist in preparation of a regional AFH

# BACKGROUND

Voluntary Compliance Agreement between City of Dallas and HUD requires:

City of Dallas shall work with adjoining county and city governments, public housing authorities, NTCOG, and housing advocates to develop a 10 year regional housing plan

# HUD's NEW RULE

Requires Assessment of Fair Housing (AFH) be conducted by all entities receiving federal entitlement funds

-Replaces old Analysis of Impediments (AI) process with more rigorous AFH process

AFH process was developed to provide for better fair housing planning and to reduce disparities in access to opportunity

Transform racially and ethnically concentrated areas of poverty (RECAPS) into areas with greater access to opportunity

Overcome historic patterns of segregation

## KEY PROVISIONS OF AFH PROCESS

HUD provides data and an assessment tool that will be used to conduct and submit the AFH

-Components: 1) data collection/analysis; 2) fair housing goals and priorities; 3) community participation

HUD encourages collaboration with jurisdictions located in the same region in preparation of the AFH

-Each participant's HUD submission deadlines aligned

HUD requires that the analysis and goals in the AFH be incorporated into the Consolidated Plans and Annual Action Plans

## KEY PROVISIONS OF THE AFH PROCESS

HUD will review the AFH to determine whether the entity has met the requirements for analysis, assessment and goal setting

HUD will notify the jurisdiction within 60 calendar days if they do not accept AFH

If there is no notification within 60 calendar days then the AFH is considered accepted

# KEY PROVISIONS OF THE AFH PROCESS

Process designed to link AFH with the Development of The Consolidated Plan

AFH must be submitted 270 calendar days prior to the start of the new five year consolidated plan

Consolidated Plan will be due August, 2018

AFH must be completed by January, 2018

City of Dallas Citizen Participation Plan must be amended to incorporate the AFH

# REGIONAL EFFORTS

City of Dallas has encouraged regional collaboration for the past 2 years

Regional Fair Housing Symposiums held in 2015, 2016

City has participated in a regional working group since January, 2016 composed of major North Texas cities, counties and Public Housing Authorities to determine feasibility of a regional AFH

University of Texas at Arlington has participated as a member of the working group and has demonstrated expertise in public policy and data analysis and a strong understanding of the regional housing market

# REGIONAL EFFORTS

Working Group has determined that by October 19<sup>th</sup> each jurisdiction must determine if they would like to opt in to regional efforts through a Memorandum of Understanding

University of Texas is being recommended as the entity to conduct the AFH due to their unique expertise and familiarity with the project

Cost of the study will be shared by all participants

Cost will be allocated and budgeted on CDBG Allocation for administrative costs



## RECOMMENDATIONS

Approval to negotiate and enter into a memorandum of understanding with regional partners with the City of Dallas acting as the Lead Entity for the development of a Regional AFH

-November 2016

Approval to negotiate a consulting contract with the University of Texas at Arlington to assist with preparation of the regional AFH

-December, 2016

Approval to Call Public Hearing to amend the City's Citizen Participation Plan to incorporate new AFFH requirements on November 9, 2016

Hold the Public Hearing and Adopt the amended Citizen Participation Plan on December 9, 2016

# Memorandum



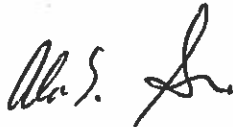
**DATE** October 14, 2016

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

**SUBJECT** Community Revitalization Plans

On Monday, October 17, 2016, you will be briefed on the Community Revitalization Plans. A copy of the briefing is attached.

Please let me know if you have any questions.



Alan E. Sims  
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, City Manager  
Rosa A. Rios, City Secretary  
Larry Casto, City Attorney  
Craig Kinton, City Auditor  
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M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Community Revitalization Plans

A Briefing to the  
Housing Committee

Housing/Community Services Department  
October 17, 2016



# Purpose

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- ❑ Discuss Community Revitalization Plans, also referred to as “Concerted Revitalization Plans” (CRPs) by the Texas Department of Housing and Community Affairs (TDHCA)
- ❑ Seek Housing Committee direction regarding future CRPs

# Samples of Existing Plans

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- Tax Increment Financing District Plans
- ForwardDallas! Comprehensive Plan
- Complete Streets Design Manual
- Dallas Bike Plan
- Dallas Thoroughfare Plan
- Parks Master Plan
- Water Master Plan
- Neighborhood Plus Plans
- And more

# Objective of Plans

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- To identify baseline assets
- Set goals and objectives
- Determine resources to address issues
- Set timelines for starting and completing parts of the plan
- Include and update citizen participation
- CRP Plans are intended to demonstrate a clear commitment to improve an area where a housing tax credit project may be proposed

# Texas Department of Housing & Community Affairs (TDHCA) Revitalization Plans

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- In response to disparate impact claims, TDHCA requested that applicants for tax credits, whose projects were not in “high opportunity” areas, seek Community Revitalization Plan (CRP) adoption and approval from the city in which the project would be located
  
- In the past, TDHCA CRPs included consideration of:
  - Presence of blighted structures or undesirable area features
  - Poverty in the area
  - Presence of inadequate transportation
  - Lack of access to public facilities
  - Presence of significant crime
  - Lack of access to local businesses providing employment opportunities
  - Total vacant residential tax delinquent lots
  - Percentage of owner-occupied housing units
  - Performance of Public Schools

# Previously Adopted CRPs

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- South Dallas- Ideal/Rochester Park
- South Dallas- Greater Fair Park
- Lancaster Corridor/Cigarette Hill
- West Dallas (Census Tract 101.02)
- Wynnewood Neighborhood

Note: Skyline Area CRP (in progress)



# Components of a City CRP

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- Objective: Addressing poverty and creating opportunity
  - Determination of geographical area (census tract)
  - Comprehensive Data analysis
  - Community Engagement
  - Develop plans to address:
    - Blight
    - Crime
    - Infrastructure
    - Economic Development
  - Commitment for public / private Investment

# Recommendations

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- Staff to proceed with Skyline CRP covering census tract 122.07
- Redraw the boundaries of the Lancaster Corridor/Cigarette Hill CRP to include census tract 88.02
- Update all CRP plans to reflect investments to date
- Inform developers of existing CRP areas
- Inform developers that requests for new CRP creation must be received at least 12 months in advance of Housing Tax Credit project proposal to City of Dallas



# Questions

# Memorandum



CITY OF DALLAS

DATE October 14, 2016

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

SUBJECT Housing & Economic Development Bond Program for 2017

On Monday, October 17, 2016, you will be briefed on the Housing & Economic Development Bond Program for 2017. 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 'Alan E. Sims'.

Alan E. Sims  
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, City Manager  
Rosa A. Rios, City Secretary  
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Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Housing & Economic Development Bond Program for 2017

A Briefing to the Housing Committee

October 17, 2016



# Purpose

- Review prior year Bond Programs
- Discuss priority areas for a 2017 Housing & Economic Development Bond

# Prior Year Bond Programs

2003- Infrastructure Bond Program \$2.8M

2003- Land Bank Bond Program \$3M

2006- Land Bank Bond Program \$1.5M

2006- ECO/Housing Bond Program for Southern Dallas and TOD priority projects \$41M split evenly with ECO

2012- ECO/Housing Bond Program for Southern Dallas and TOD priority projects \$55M split with ECO

# Accomplishments

- Infrastructure Bond
  - 5 projects funded for development of 738 lots with 317 affordable homes
  - Build out with private financing, approximately \$100,000 per unit or \$73,800,000 leverage
- Land Bank Bonds
  - 1,242 lots recovered
  - 653 lots sold to developer/builder
  - 373 homes built and sold, approximately \$100,000 per unit or \$37,300,000 leverage



# Accomplishments

- ECO/Housing Bond
  - Single Family Development – infrastructure and gap funding
    - Approximately 500 under construction
  - Multifamily Development- Permanent Supportive Housing & Family Housing
    - Approximately 200 under construction
  - Land Purchased for mixed use development (e.g. Parkland Health Center & Lancaster Urban Village)

# Accomplishments

- Economic Development
  - Since 2012, bond program funding has supported \$400 million of new and proposed commercial development with an associated 3,200 jobs
  - 2012 Southern Dallas projects currently pursued represent an additional \$150 million and 1,300 jobs

## “Technical Criteria”

- A set of measuring tools that city staff uses to rate a project from a technical standpoint
- It allows staff to categorize and prioritize projects objectively
- Projects in the needs inventory undergo a technical criteria review
- Needs inventory projects are compared within categories

# ECO/Housing Propositions

- Criteria for project funding with Housing propositions differs from the typical needs inventory technical criteria
  - Projects are not necessarily known in advance
  - Projects not scored and compared based on point accumulation basis
  - Availability of bond funding allows City to capitalize on moments of opportunity as they arise
  - Provides for flexibility of utilization in order to achieve City goals

# Project Evaluation Criteria

- Accomplishes/advances an established City Council priority or plan
- Meets parameters outlined in the approved Proposition
- Council adopted programs/policies
- Ability to leverage direct and indirect private and public investment
- Impact Analysis



# Priority Needs

- **Housing**

Allocate funds to provide housing choices throughout Dallas and focus on:

- Mixed income housing development
- Transit Oriented Development
- Permanent Supportive Housing
- Revitalization of Neighborhoods

- Request \$30M for these purposes

# Priority Needs

- Economic Development
  - Focus on new or redevelopment projects in commercial corridors and districts within southern Dallas
  - Revitalize and promote the adaptive reuse of underutilized and obsolete commercial properties/facilities
  - Transit-Oriented Development
- Request \$15M for these purposes
- Total Housing/ECO proposition amount of \$45M

## Next Steps

- Integrate Housing Committee suggestions with ongoing bond discussions
- October 2016- Community Town Hall Meetings
- January 2017- City Council considers Bond Program Propositions and Funding Amounts
- February 2017- Bond Program Finalized
- May 2017- Bond Election



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** October 26, 2016  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 55B

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### **SUBJECT**

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by B & J Custom Homes Inc. DBA Redline Development Group for the construction of houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to B & J Custom Homes Inc. DBA Redline Development Group; 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 housing developments. The City Council then 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 on January 28, 2004.

B & J Custom Homes Inc. DBA Redline Development Group has submitted a proposal and development plan to DHADC for 7 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 7 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by B & J Custom Homes Inc. DBA Redline Development Group to DHADC, the sale of those lots from DHADC to B & J Custom Homes Inc. DBA Redline Development Group and the release of lien for any non-tax liens that may have been filed by the City.

**BACKGROUND (continued)**

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 B & J Custom Homes Inc. DBA Redline Development Group will contain a reverter that returns the property to DHADC if a construction permit is not applied for by B & J Custom Homes Inc. DBA Redline Development Group and construction financing is not closed within three years of conveyance.

B & J Custom Homes Inc. DBA Redline Development Group will build single family houses on the lots. The approximate square footage and sales price of the houses will be from 1,400 to 2,000 square feet and from \$175,000 up. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$35,000.00 for the sales price of the vacant lots to B & J Custom Homes Inc. DBA Redline Development Group, as calculated from the 2015-16 Land Bank Plan approved by City Council.

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

On January 28, 2004, by Resolution No. 04-0458, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 22, 2016, the DHADC board of directors approved the development plan and sale of 7 lots from DHADC to B & J Custom Homes Inc. DBA Redline Development Group.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on October 17, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**DEVELOPER**

**B & J Custom Homes Inc. DBA Redline Development Group**

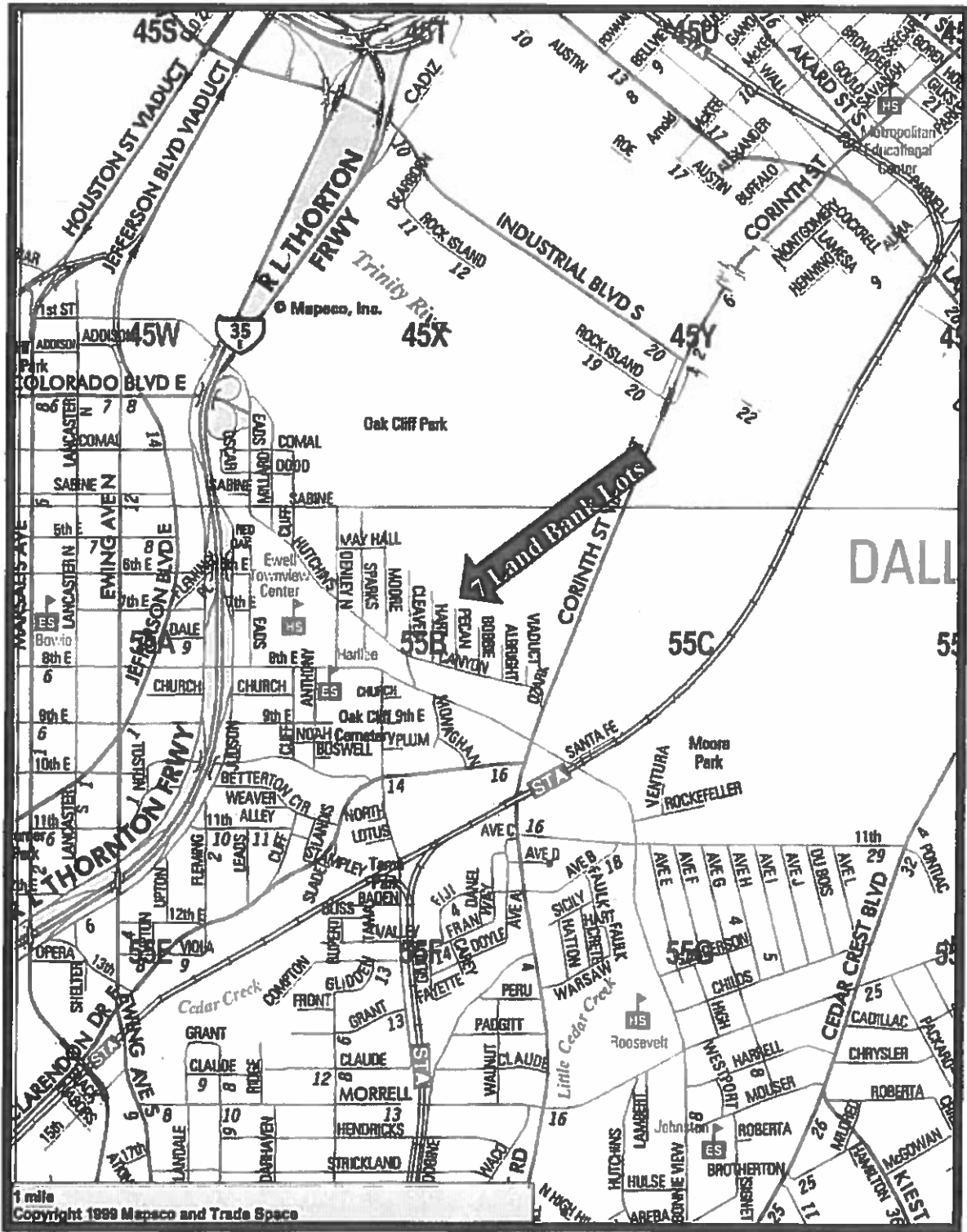
Frederick A. Brown, President

**MAP**

Attached

**Land Bank (DHADC) Sale of Lots to  
B & J Custom Homes Inc. DBA Redline Development Group**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 401 Cleaves	55B	4	\$22,565.61
2. 435 Cleaves	55B	4	\$ 8,614.11
3. 437 Cleaves	55B	4	\$ 7,998.58
4. 407 Hart	55B	4	\$ 8,191.49
5. 409 Hart	55B	4	\$15,737.05
6. 402 Pecan	55B	4	\$ 5,877.17
7. 400 Bobbie	55B	4	\$ 2,289.34



**MAPSCO 55B**

October 26, 2016

**WHEREAS**, on January 28, 2004, 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, by Resolution No. 04-0458; and

**WHEREAS**, B & J Custom Homes Inc. DBA Redline Development Group 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**, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by B & J Custom Homes Inc. DBA Redline Development Group and authorize the sale of 7 lots from DHADC to B & J Custom Homes Inc. DBA Redline Development Group to build 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" indicating the approximate square footage and sales price range of the proposed houses submitted by B & J Custom Homes Inc. DBA Redline Development Group and the sale of 7 lots shown on Exhibit "A" from DHADC to B & J Custom Homes Inc. DBA Redline Development Group is approved.

**Section 2.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases 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"**

<b>LAND BANK PROPERTY</b>				
<b>PARCEL NUMBER</b>	<b>STREET ADDRESS LEGAL DESCRIPTION</b>	<b>QUALIFIED PURCHASER</b>	<b>NUMBER OF HOMEOWNER UNITS</b>	<b>SALE AMOUNT</b>
1	<b>401 Cleaves</b> Lot 1 and the South 10 Feet of Lot 2, Meadowmere Addition Block 1/7676	B & J Custom Homes Inc. DBA Redline Development Group	1	\$5,000.00
2	<b>435 Cleaves</b> Lot 5, Meadowmere Annex Addition Block 1/7678	B & J Custom Homes Inc. DBA Redline Development Group	1	\$5,000.00
3	<b>437 Cleaves</b> Lot 5, Meadowmere Annex Addition Block 1/7678	B & J Custom Homes Inc. DBA Redline Development Group	1	\$5,000.00
4	<b>407 Hart</b> North 35 Feet of Lot 3, Meadowmere Addition Block 3/7677	B & J Custom Homes Inc. DBA Redline Development Group	1	\$5,000.00
5	<b>409 Hart</b> Lot 4, Meadowmere Addition Block 3/7677	B & J Custom Homes Inc. DBA Redline Development Group	1	\$5,000.00
6	<b>402 Pecan</b> Lot 2, Meadowmere No. 3 Addition Block 6/7679	B & J Custom Homes Inc. DBA Redline Development Group	1	\$5,000.00
7	<b>400 Bobbie</b> Lot 1, Meadowmere No. 3 Addition Block 7/7679	B & J Custom Homes Inc. DBA Redline Development Group	1	\$5,000.00
<b>TOTAL</b>				<b>\$35,000.00</b>

**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").

<u>400 Bobbie Street</u>	<u>401 Cleaves Street</u>
<u>402 Pecan Street</u>	<u>437 Cleaves Street</u>
<u>407 Hart Street</u>	<u>435 Cleaves Street</u>
<u>409 Hart Street</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 \_\_\_\_\_  
Square Footage range 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 range 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 \_\_\_\_\_  
Square Footage range 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 range without Subsidies to Qualified Low Income Buyer \_\_\_\_\_

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

Number of homes to be built 7  
Square Footage range of each home 1400/sf - 2000/sf  
Number of Bedrooms/Baths in each home 3+ / 2+  
Number of Garages 1&2 Number of Carports \_\_\_\_\_ Detached X Attached X  
Type of Exterior Veneer Various Materials- Brick etc. Which sides All Sides  
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$175,000 +

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.

Start of Construction: 1-360 days after receiving the deed to the property

Completion of Construction: 90-120 days after start of construction

Sale of first affordable housing unit to low income household: 60 days after completion of construction

Sale of last affordable unit to low income households: 360 days after completion of first house

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** October 26, 2016  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 42M 43M 44P

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**SUBJECT**

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and (3) execution of a release of lien for any non-tax liens on the 4 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 housing developments. The City Council then 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 on January 28, 2004.

King Home Builders, LLC has submitted a proposal and development plan to DHADC for 4 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 4 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by King Home Builders, LLC to DHADC, the sale of those lots from DHADC to King Home Builders, 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 King Home Builders, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by King Home Builders, LLC and construction financing is not closed within three years of conveyance.

**BACKGROUND (continued)**

King Home Builders, LLC will build single family houses on the lots. The approximate square footage and sales price of the houses will be from 1,300 to 1,650 square feet and from \$135,000 to \$175,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$20,000.00 for the sales price of the vacant lots to King Home Builders, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

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

On January 28, 2004, by Resolution No. 04-0458, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 4 lots from DHADC to King Home Builders, LLC.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on October 17, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**DEVELOPER**

King Home Builders, LLC

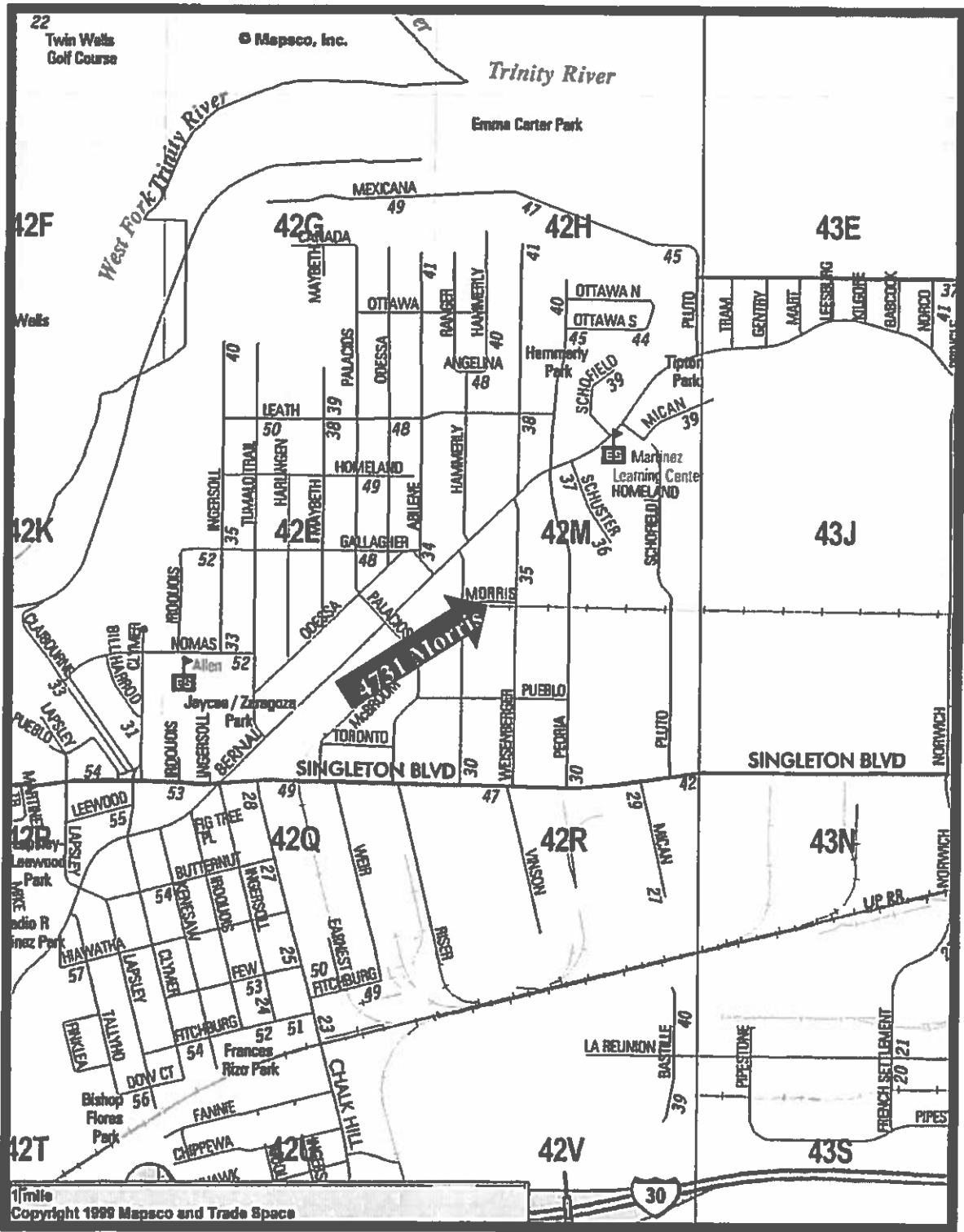
Jorge G. Lariz, Managing Member

**MAPS**

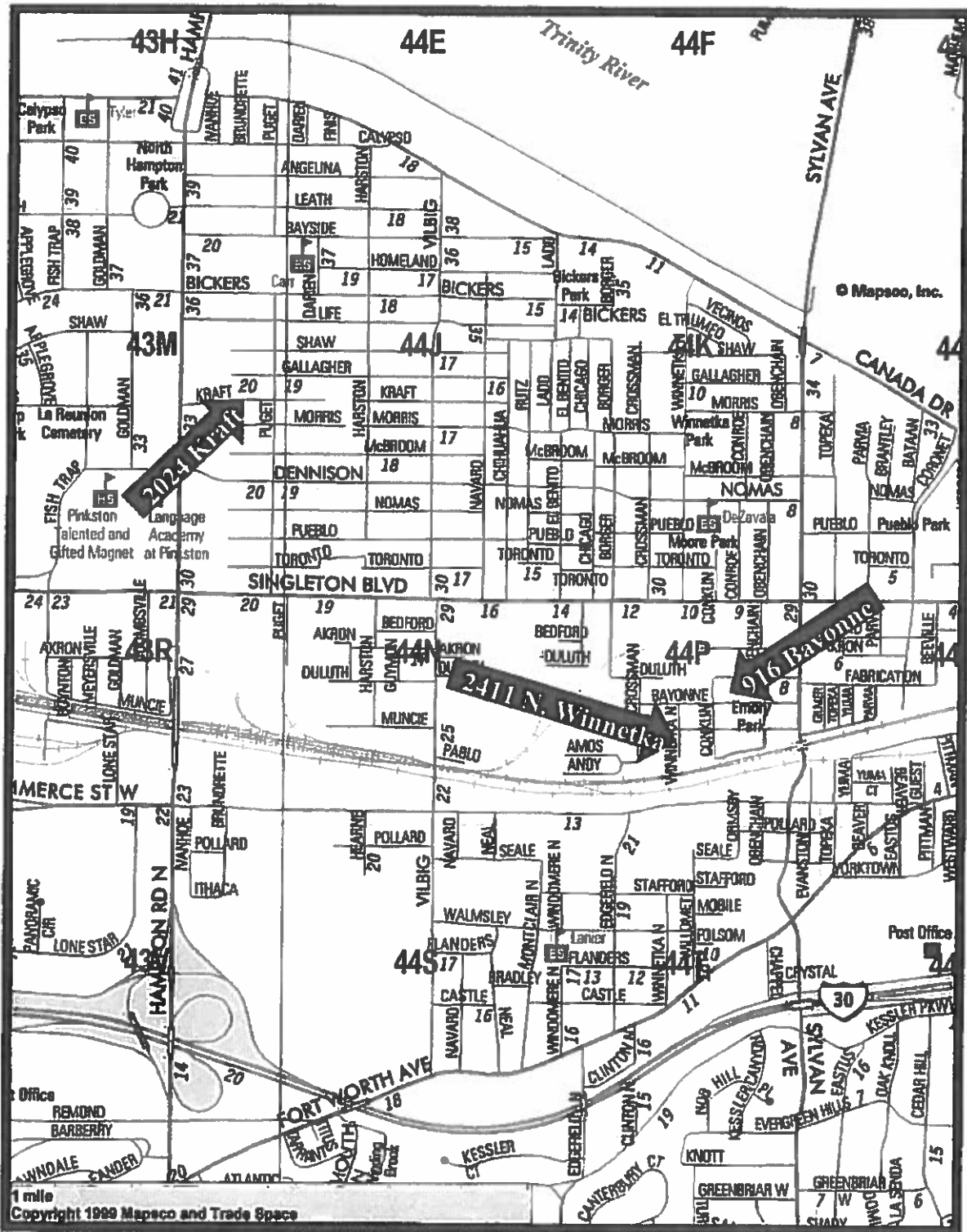
Attached

**Land Bank (DHADC) Sale of Lots to  
King Home Builders, LLC**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 916 Bayonne	44P	6	\$8,986.91
2. 4731 Morris	42M	6	\$5,604.91
3. 2024 Kraft	43M	6	\$1,748.65
4. 2411 N. Winnetka	44P	6	\$2,709.18



**MAPSCO 42M**



**MAPSCO 43M & 44P**

October 26, 2016

**WHEREAS**, on January 28, 2004, 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, by Resolution No. 04-0458; and

**WHEREAS**, King Home Builders, LLC submitted a proposal and development plan to DHADC for 4 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by King Home Builders, LLC and authorize the sale of 4 lots from DHADC to King Home Builders, LLC to build 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" indicating the approximate square footage and sales price range of the proposed houses submitted by King Home Builders, LLC and the sale of 4 lots shown on Exhibit "A" from DHADC to King Home Builders, LLC is approved.

**Section 2.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases 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"**

<b>LAND BANK PROPERTY</b>				
<b>PARCEL NUMBER</b>	<b>STREET ADDRESS LEGAL DESCRIPTION</b>	<b>QUALIFIED PURCHASER</b>	<b>NUMBER OF HOMEOWNER UNITS</b>	<b>SALE AMOUNT</b>
1	<b>916 Bayonne Street</b> Lot 6, Z. E. Coombs West End Addition Block 5/7265	King Home Builders, LLC	1	\$5,000.00
2	<b>4731 Morris Street</b> Lot 1, Weissenberger Gardens Addition Revised Block 10/7158	King Home Builders, LLC	1	\$5,000.00
3	<b>2024 Kraft Street</b> East 31 Feet of Lot 2 & West 15 Feet of Lot 3, Victory Gardens No 5 Addition, Section 2 Block 23/7127	King Home Builders, LLC	1	\$5,000.00
4	<b>2411 N. Winnetka Avenue</b> Lots 1 & 2, Z E Coombs West End Addition Block 10/7265	King Home Builders, LLC	1	\$5,000.00
<b>TOTAL</b>				<b>\$20,000.00</b>



**EXHIBIT B**

**SECTION II: DEVELOPMENT PLAN**

**A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT**

(1) Number of lots requested in this proposal. 4

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

916 Bayonne  
4731 Morris  
2024 Kraft  
2411 N. Winnetka

**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 \_\_\_\_\_  
Square Footage range 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 range 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 \_\_\_\_\_  
Square Footage range 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 range without Subsidies to Qualified Low Income Buyer \_\_\_\_\_

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

Number of homes to be built 4  
Square Footage range of each home 1300 - 1650  
Number of Bedrooms/Baths in each home 4 / 2  
Number of Garages 0 Number of Carports - Detached - Attached -  
Type of Exterior Veneer Brick + Siding Which sides 75% siding 25% Brick  
Your Sales Price range without Subsidies to Qualified Low Income Buyer 135 - 175k

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.

Start of Construction: 10 days after receiving the deed to the property

Completion of Construction: 60 days after start of construction

Sale of first affordable housing unit to low income household: <sup>within</sup> 30 days after completion of construction

Sale of last affordable unit to low income households: 15 days after completion of first house

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**KEY FOCUS AREA:** Clean, Healthy Environment  
**AGENDA DATE:** October 26, 2016  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** N/A

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**SUBJECT**

Authorize Supplemental Agreement No. 2 to the FY 2015-16 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the total amount of \$27,175 from the Emergency/Tenant Based Rental Assistance - Housing Services and Program Administration/Project Sponsors budget categories to the Emergency/Tenant Based Rental Assistance - Financial Assistance budget category with no net change in the contract amount - Financing: No cost consideration to the City

**BACKGROUND**

On August 12, 2015, City Council by Resolution No. 15-1369 approved the contract with Health Services of North Texas, Inc. to enter into the second twelve month renewal option to provide scattered site housing under the Housing Opportunities for Persons with AIDS (HOPWA) Program.

Under the HOPWA program, Health Services of North Texas, Inc. provides short-term emergency assistance and long-term tenant based rental assistance to low income persons living with HIV/AIDS primarily in Collin, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall counties. In addition to housing assistance, HOPWA clients also receive supportive services through case managers at each location who ensure that clients have access to other services in the Dallas area.

Health Services of North Texas, Inc. is a non-profit agency located in Denton, with offices also located in Plano, providing quality medical and support services to persons living with HIV/AIDS in the rural and outer urban communities of North Texas. The agency was founded in 1988, and has been providing HOPWA scattered site housing assistance through Tarrant County since 1995, and through Dallas County since 1996.

**BACKGROUND (Continued)**

The agency's programs include outpatient medical care assistance; prescription and insurance assistance; HOPWA housing assistance; behavioral health counseling; medical and comprehensive case management assistance; food pantries; and transportation.

The agency will have funds remaining in the Emergency/Tenant Based Rental Assistance E/TBRA - Housing Services and Program Administration/Project Sponsors budget categories, and will use those funds to meet rental assistance needs. Accordingly, the agency has requested to reallocate funding to the appropriate budget category. Approval of this item will reallocate funding as listed below, with no net change in the contract amount.

	Original	Change	Revised
E/TBRA - Financial Assistance	\$405,000	\$27,175	\$432,175
E/TBRA - Housing Services	\$134,000	(\$22,919)	\$111,081
Prog Admin/Project Sponsors	<u>\$ 37,730</u>	<u>(\$ 4,256)</u>	<u>\$ 33,474</u>
	\$576,730	\$ 0	\$576,730

**PERFORMANCE MEASURES**

**Number of Persons Assisted**

	2015-16 <u>Goal</u>	2015-16 <u>Actual</u>
Emergency-unduplicated clients served	45	57
Tenant-based-unduplicated clients served	40	49
Total-unduplicated clients served	85	106

**OUTCOME MEASURES**

The intended outcome of HOPWA facility based housing assistance, as required by HUD, is: Housing Stability, measured by the percentage of clients who remain in stable housing at the end of each program year.

	2015-16 <u>Goal</u>	2015-16 <u>Actual</u>
Emergency - percent in stable housing	92%	TBD%
Tenant-based - percent in stable housing	92%	98%

In FY 2015-16, the agency also reported data on access to care and support per HOPWA requirements.

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

On August 13, 2014, City Council authorized the first twelve-month renewal option to the contract with Health Services of North Texas, Inc. for scattered site housing assistance, by Resolution No. 14-1224.

On August 12, 2015, City Council authorized the second twelve-month renewal option to the contract with Health Services of North Texas, Inc. for scattered site housing assistance, by Resolution No. 15-1369.

On April 27, 2016, City Council authorized Supplemental Agreement No. 1 to the FY 2014-15 contract with Health Services of North Texas, Inc. for scattered site housing assistance, by Resolution No. 16-0634.

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options, with Health Services of North Texas, Inc. for scattered site housing assistance, by Resolution No. 16-1663.

Information about this item will be provided to the Housing Committee on October 17, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**ETHNIC COMPOSITION**

**Health Services of North Texas, Inc. (Board)**

Black Female	1	Black Male	0
White Female	1	White Male	8
Hispanic Female	2	Hispanic Male	1
Other Female	1	Other Male	1

**OWNER(S)**

**Health Services of North Texas, Inc.**

**Board of Directors**

Glen McKenzie, President  
Randy Robinson, Vice President  
Gloria Herron, Secretary  
David Garcia, Treasurer  
Louise Baldwin  
Justin Coury  
Michael Foster  
Cordella Ikegwuoha  
Herman Oosterwijk  
Clara Sanchez  
Derrell Bulls  
Trang Dang-Le  
Jerry Garrett  
Kelvyn McCarley  
Dean Perkins

October 26, 2016

**WHEREAS**, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development (HUD) have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

**WHEREAS**, the FY 2015-16 Consolidated Plan Budget includes the HOPWA grant from HUD in the amount of \$5,637,374; and

**WHEREAS**, the City of Dallas entered into the FY 2015-16 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance services to eligible persons for the period October 1, 2015 through September 30, 2016, in an amount not to exceed \$576,730, by Resolution No. 15-1369; and

**WHEREAS**, Health Services of North Texas, Inc. has requested to reallocate funding in the total amount of \$27,175 from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services and Program Administration/Project Administration budget categories to the E/TBRA - Financial Assistance budget category, with no net change in the contract amount;

**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 enter into Supplemental Agreement No. 2 to the FY 2015-16 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the total amount of \$27,175 from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services and Program Administration/Project Sponsors budget categories to the E/TBRA - Financial Assistance budget category with no net change in the contract amount, and execute any and all documents required by the agreement.

**Section 2.** That the Chief Financial Officer is hereby authorized to reallocate funds as follows:

		Object Encumbrance					
<u>Fund</u>	<u>Unit</u>	<u>Code</u>	<u>Number</u>	<u>Description</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
HW15	670H	3099	CTGH184724	E/TBRA - Fin Asst	\$405,000	\$27,175	\$432,175
HW15	671H	3099	CTGH184725	E/TBRA - Hsg Serv	\$134,000	(\$22,919)	\$111,081
HW15	676H	3099	CTGH184726	Prog Admin/Proj Sp	<u>\$ 37,730</u>	<u>(\$ 4,256)</u>	<u>\$ 33,474</u>
				Total	\$576,730	\$ 0	\$576,730

October 26, 2016

**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:** October 26, 2016  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 55B

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**SUBJECT**

A public hearing to receive comments on the proposed sale of nine unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim nine unimproved properties to Dallas Housing Acquisition and Development Corporation, using the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment together with post-judgment non-tax liens, if any (list attached) - Revenue: \$9,000

**BACKGROUND**

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

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

## **BACKGROUND (continued)**

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

Dallas Housing Acquisition and Development Corporation (DHADC) will construct nine (9) single-family homes on the unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers with construction to begin in the Spring of 2017.

This item calls for a public hearing to allow the public an opportunity to comment on the proposed sale of the nine unimproved properties to DHADC, and, at the close of the public hearing, authorizes the sale of the properties to DHADC, by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

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

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On September 28, 2016, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of nine unimproved properties acquired by the taxing authorities from the Sheriff to DHADC, by Resolution No. 16-1619.

Information about this item will be provided to the Housing Committee on October 17, 2016.

## **FISCAL INFORMATION**

Revenue - \$9,000

## **MAP**

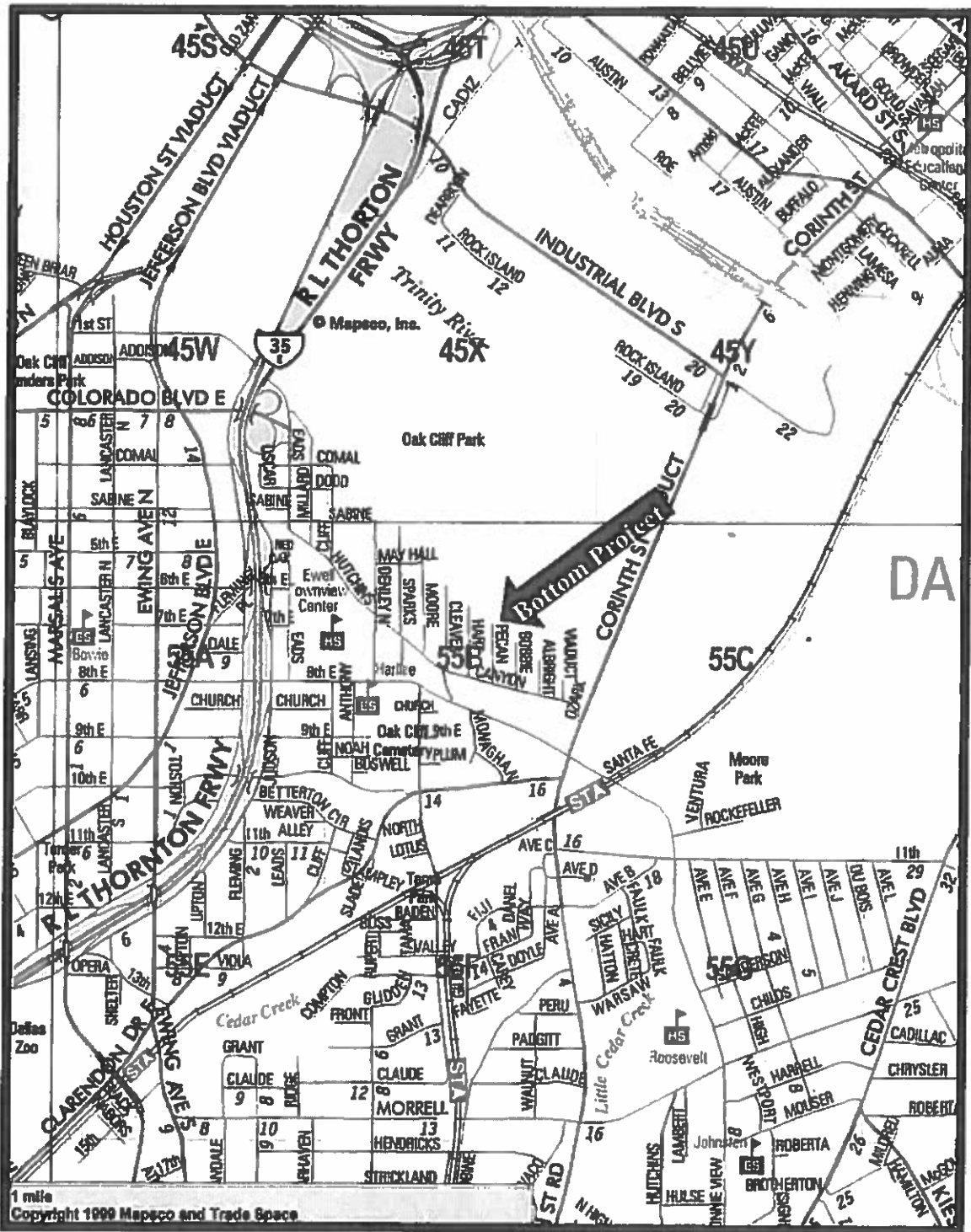
Attached

### Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>	<u>Council District</u>
1.	402 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000.00	V	R-5(A)	4
2.	408 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000.00	V	R-5(A)	4
3.	431 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000.00	V	R-5(A)	4
4.	438 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000.00	V	R-5(A)	4
5.	457 Hart	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000.00	V	R-5(A)	4
6.	407 Pecan	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000.00	V	R-5 (A)	4

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7.	408 Pecan	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000.00	V	R-5(A)	4
8.	411 Pecan	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000.00	V	R-5(A)	4
9.	405 Albright	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000.00	V	R-5(A)	4



**MAPSCO 55B**

October 26, 2016

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

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

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

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

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

**WHEREAS**, Dallas Housing Acquisition and Development Corporation will construct nine (9) single-family homes on the unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers with construction to begin in the Spring of 2017; and

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

**NOW, THEREFORE,**

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

October 26, 2016

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

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

**Section 3.** That the quitclaim deed shall contain:

- (a) A possibility of reverter with right of re-entry if the Director of Housing/Community Services determines that the non-profit organization:
  - (i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;
  - (ii) has failed to complete construction of housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;
  - (iii) is unable to develop the land in compliance with its proposal because a request for a zoning change has been denied;
  - (iv) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed; and
  - (v) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.
- (b) Deed restrictions requiring the purchaser to:
  - (i) restrict the sale and resale of owner-occupied property to low to moderate income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;

October 26, 2016

- (ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and
  - (iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.
- (c) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.
  - (d) A statement and acknowledgment that the quitclaim deed for the property is subject to all redemption rights provided by state law.
  - (e) The non-profit organization's representation and agreement that it did not purchase the property on behalf of a "prohibited person" and will not sell or lease the property to a "prohibited person" for five years from the date of the quitclaim deed. A "prohibited person" is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

**Section 4.** That the City Manager is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

**Section 5.** That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.



October 26, 2016

**Section 6.** That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

**Section 7.** That the monetary consideration received from the non-profit organization shall be distributed pursuant to the Section 34.06 of the Texas Tax Code.

**Section 8.** That any and all proceeds for the City's sale of the property to the non-profit organization be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519.

**Section 9.** That upon receipt of the monetary consideration from the non-profit organization, the Chief Financial Officer is authorized to disburse proceeds of the sale of the property in accordance with Section 34.06 of the Texas Tax Code, and which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 8 above.

**Section 10.** 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"**

<b>LAND TRANSFER PROPERTIES</b>				
<b>PARCEL NUMBER</b>	<b>STREET ADDRESS LEGAL DESCRIPTION</b>	<b>QUALIFIED PURCHASER</b>	<b>NUMBER OF HOMEOWNER UNITS</b>	<b>SALE AMOUNT</b>
1	<b>402 Cleaves</b> Lot 2, Meadowmere Addition Block 2/7676	Dallas Housing Acquisition & Development Corporation	1	\$1,000.00
2	<b>408 Cleaves</b> Lot 5, Meadowmere Addition Block 2/7676	Dallas Housing Acquisition & Development Corporation	1	\$1,000.00
3	<b>431 Cleaves</b> Lot 3, Meadowmere Annex Addition Block 1/7678	Dallas Housing Acquisition & Development Corporation	1	\$1,000.00
4	<b>438 Cleaves</b> Lot 7, Meadowmere Addition Block 2/7678	Dallas Housing Acquisition & Development Corporation	1	\$1,000.00
5	<b>457 Hart</b> Lot 12, Meadowmere Addition Block 2/7678	Dallas Housing Acquisition & Development Corporation	1	\$1,000.00
6	<b>407 Pecan</b> N 22' Lot 3 & S 18' Lot 4, Meadowmere No. 3 Addition Block 5/7679	Dallas Housing Acquisition & Development Corporation	1	\$1,000.00
7	<b>408 Pecan</b> Lot 5, Meadowmere No. 3 Addition Block 6/7679	Dallas Housing Acquisition & Development Corporation	1	\$1,000.00
8	<b>411 Pecan</b> N 22' Lot 5 & S 18' Lot 6, Meadowmere No. 3 Addition Block 5/7679	Dallas Housing Acquisition & Development Corporation	1	\$1,000.00
9	<b>405 Albright</b> Lot 16, Meadowmere 3 Addition Block 7/7679	Dallas Housing Acquisition & Development Corporation	1	\$1,000.00
<b>TOTAL</b>				<b>\$9,000.00</b>