

**HOUSING COMMITTEE**  
**DALLAS CITY COUNCIL COMMITTEE AGENDA**

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2015 OCT 29 PM 4:50

MONDAY, NOVEMBER 2, 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. Austin's Innovative Strategies to Promote Affordability  
*All Districts*  
Betsy Spencer  
Director  
City of Austin Neighborhood Housing  
And Community Development Office
3. Fair Housing Enforcement  
*All Districts*  
Beverly Davis  
Assistant Director  
Fair Housing & Human Rights
4. Single Family Housing Development Program  
*All Districts*  
Bernadette Mitchell  
Director  
Housing/Community Services

5. **UPCOMING AGENDA ITEMS**

**November 10, 2015**

- A. Agenda Item: Authorize (1) the sale of one vacant lot located at 2028 McBroom Street from the Dallas Housing Acquisition and Development Corporation to Francisco Chavez; and (2) the execution of a release of lien for any non-tax liens that may have been filed by the City – *District*

6

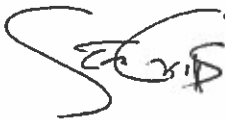
A quorum of the City Council may attend this Council Committee meeting

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

- I. Agenda Item: Authorize a contract with Senior Citizens of Greater Dallas, Inc. to provide senior service programs for seniors aged 60 and above for one or more of the following three categories: (1) Senior Outreach Program in West Oak Cliff Area; (2) Nursing Home Ombudsman Program; and (3) Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2015 through September 30, 2016 - *Districts All*
- J. Agenda Item: Authorize a contract with Vogel Alcove for child care services for homeless families for the period October 1, 2015 through September 30, 2016 – *Districts All*
- K. Agenda Item: Authorize a Memorandum of Understanding between the City of Dallas and Unlocking DOORS To Reduce Recidivism dba DOORS, to: (1) collect and report evidence-based data regarding re-entry rates and recidivism by zip codes/City Councilmember districts; and (2) measure the risks and needs of ex-offenders referred to DOORS by the City of Dallas, Homeless Services Program using the Texas Reentry Assessment Tool (TRAS) for the period January 1, 2016 through December 31, 2016 – *Districts All*
- L. Agenda Item: Authorize an amendment to Resolution No. 2049, previously approved on June 27, 2001, for a forgivable loan agreement with Operation Relief Center to: (1) permit affordable rental housing in addition to affordable housing for sale, and to extend the completion deadline to December 31, 2014; and (2) a release of lien for the remaining lots for market rate housing – *Districts All*
- M. Agenda Item: Authorize Supplemental Agreement No. 1 to amend Resolution No. 14-1794, previously approved on October 22, 2014, for a secured, no interest, forgivable loan in the amount of \$67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor for non-substantial rehabilitation at Spencer Gardens located at 717 Cornal Street, to: (1) extend the completion date for the rehabilitation and the maturity date of the note to March 31, 2016; and (2) change the scope of work on the water heater component of the rehabilitation project – *District 1*
- N. Agenda Item: Authorize an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, for a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC to (1) forgive the debt as each unit is sold to a low-income homebuyer or below 80% of Area Median Family Income; and (2) authorize an agreement with the Lessor, in lieu of requiring the Lessor to file a Deed of Trust in favor of City against the lots for the Creekside Project located on Oak Garden Trail – *District 8*
- O. Agenda Item: Authorize a public hearing to be held on December 9, 2015 to receive comments on the proposed sale of four unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 7*

- P. Agenda Item: Authorize (1) preliminary adoption of Substantial Amendment No. 4 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) an increase in appropriations in the amount of \$350,000 from \$4,000,000 to \$4,350,000 to be used for similar eligible activities; and (3) a public hearing to be held on December 9, 2015 to receive comments on the Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan – *Districts All*
- Q. Addendum Item: This item authorizes an amendment to Resolution No. 15-1544, previously approved on August 26, 2015, for a conditional grant agreement with SDC Compton Housing, L.P.(SDC) to clarify the terms of the agreement to (1) allow flexibility in the number of total units financed under this grant agreement in the event that the units are sold to households with income over 140% of Area Median Family Income (AMFI); and (2) extend the start date to no later than December 31, 2015 for the project in South Dallas located on Fran Way near Eighth and Corinth Streets – *District 4*

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

October 19, 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: October 19, 2015

Meeting Start time: 11:06 A.M.

<p><b><u>Committee Members Present:</u></b>                  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><b><u>Staff Present:</u></b>                  Alan E. Sims-Chief of Neighborhood Plus                  Bernadette Mitchell-Director/H/CS                  Karl Zavitkovsky-Director/ECO                  David Cossum-Assistant Director/DEV                  Charles Brideau-Assistant Director-H/CS                  Patrick Inyabri-Interim Assistant Director-H/CS                  Beyerly Davis-Assistant Director/FHO                  Neva Dean-Interim Assistant Director/DEV                  Cynthia Rogers-Ellickson-HOU                  Robin Bentley CAO                  Cassandra Luster-H/CS                  Doris Edmon-H/CS                  Alida Allen-H/CS</p>
<p><b><u>Other Council Members Present:</u></b>                  Councilmember Adam McGough</p>	
<p><b><u>Committee Members Absent:</u></b></p>	<p><b><u>Other Attendees</u></b>                  Nanci Williams-Austin Street Center                  Daniel Roby-Austin Street Center                  Jerry Carlton-EDCO                  Karen Crosby-DCH</p>

**AGENDA:**

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

1. **Approval of October 5, 2015 Minutes of the Housing Committee**  
 Presenter(s): Council Member Scott Griggs, Chair

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

Motion made by: <b>CM Mark Clayton</b>	Motion seconded by: <b>CM Carolyn King Arnold</b>
Item passed unanimously: <input checked="" type="checkbox"/>	Item passed on a divided vote: <input type="checkbox"/>
Item failed unanimously: <input type="checkbox"/>	Item failed on a divided vote: <input type="checkbox"/>

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

**2. Accessory Dwelling Units-All Districts**

Presenter(s): Alan E. Sims Chief of Neighborhood Plus /Bernadette Mitchell, Director/Don Babers, HOU/David Cossum, Sustainable Development & Construction, Director

Information Only:    

Action Taken/Committee Recommendation(s) Motion to come back to Committee for approval

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

**3. Current Housing Data-All Districts**

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

Information Only: X

Action Taken/Committee Recommendation(s)

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

Follow-up (if necessary):

**4. Housing Development & Funding Availability-All Districts**

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

Information Only: X

Action Taken/Committee Recommendation(s) To come back to Committee for approval

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

Follow-up (if necessary):

5. Upcoming Agenda Items

October 14, 2015

- A. Agenda Item: 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

Information Only: \_\_

Action Taken/Committee Recommendation(s) Motion to move to full Council on October 28, 2015

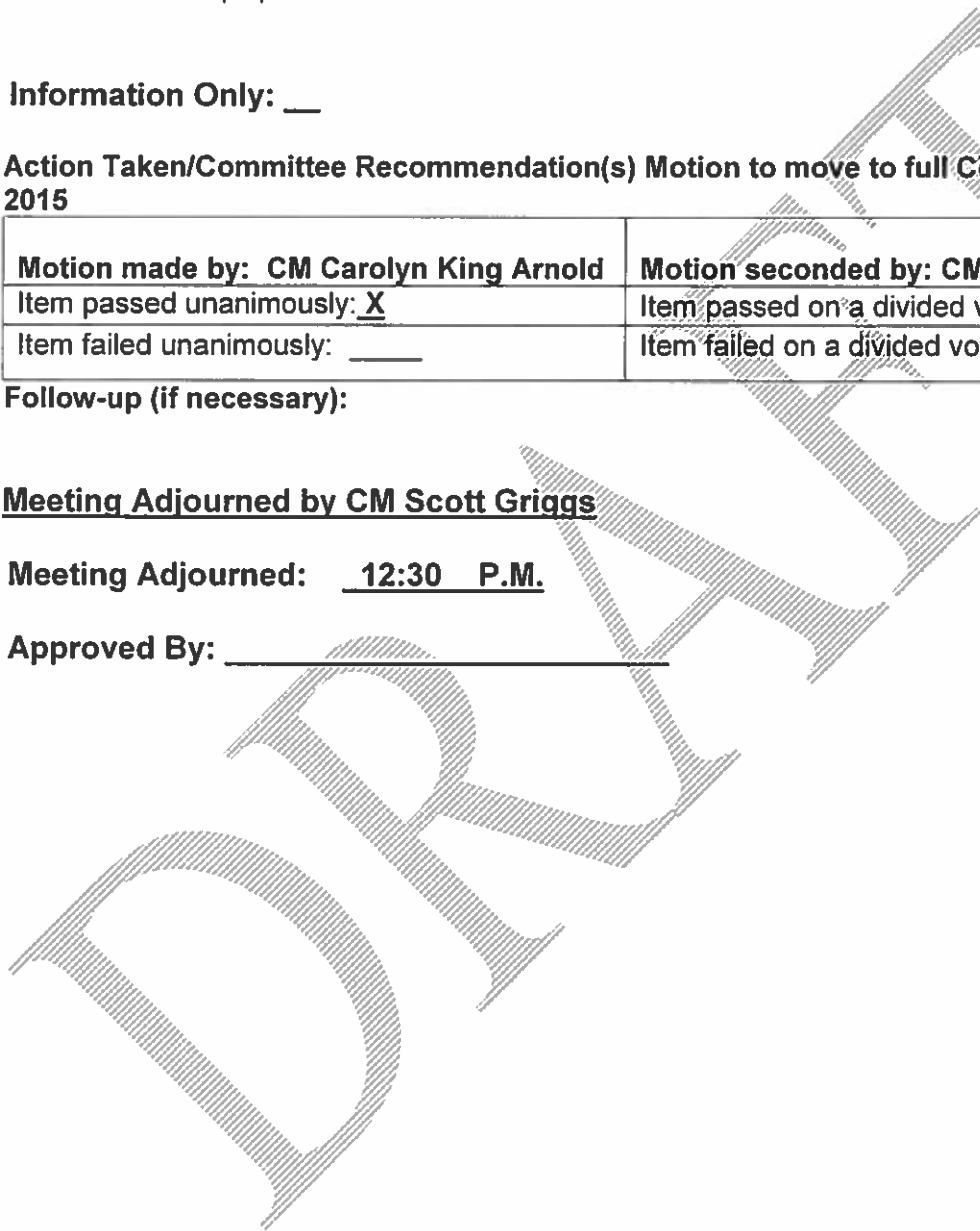
Motion made by: <b>CM Carolyn King Arnold</b>	Motion seconded by: <b>CM Mark Clayton</b>
Item passed unanimously: <b>X</b>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned by CM Scott Griggs

Meeting Adjourned: 12:30 P.M.

Approved By: \_\_\_\_\_



# Memorandum



CITY OF DALLAS

DATE October 30, 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 Austin's Innovative Strategies to Promote Affordability

On Monday, November 2, 2015, you will be briefed on Austin's Innovative Strategies to Promote Affordability. A copy of the briefing is attached.

Please let me know if you have any questions.

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

Alan E. Sims  
Chief of Neighborhood Plus

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



# AUSTIN'S INNOVATIVE STRATEGIES TO PROMOTE AFFORDABILITY



**November 2, 2015**

Dallas City Council Housing Committee

Presentation by: Betsy Spencer, Director, Neighborhood Housing & Community Development

City of Austin



# OUTLINE

- I. **Assessing Needs: Committed to Data Driven Approach**
- II. **Tools and Revenue**
- III. **Innovative Regulations**
- IV. **What's Next?**

## Success today:

You will have a clear understanding of the process that the City of Austin has undertaken to expand the toolkit by which affordability is promoted and ensure mixed income communities are developed throughout the City. In sum it has taken: **planning, policies, partnerships, and will soon encompass performance measurement to drive outcomes.**



# 2009 & 2014 Comprehensive Housing Market Studies

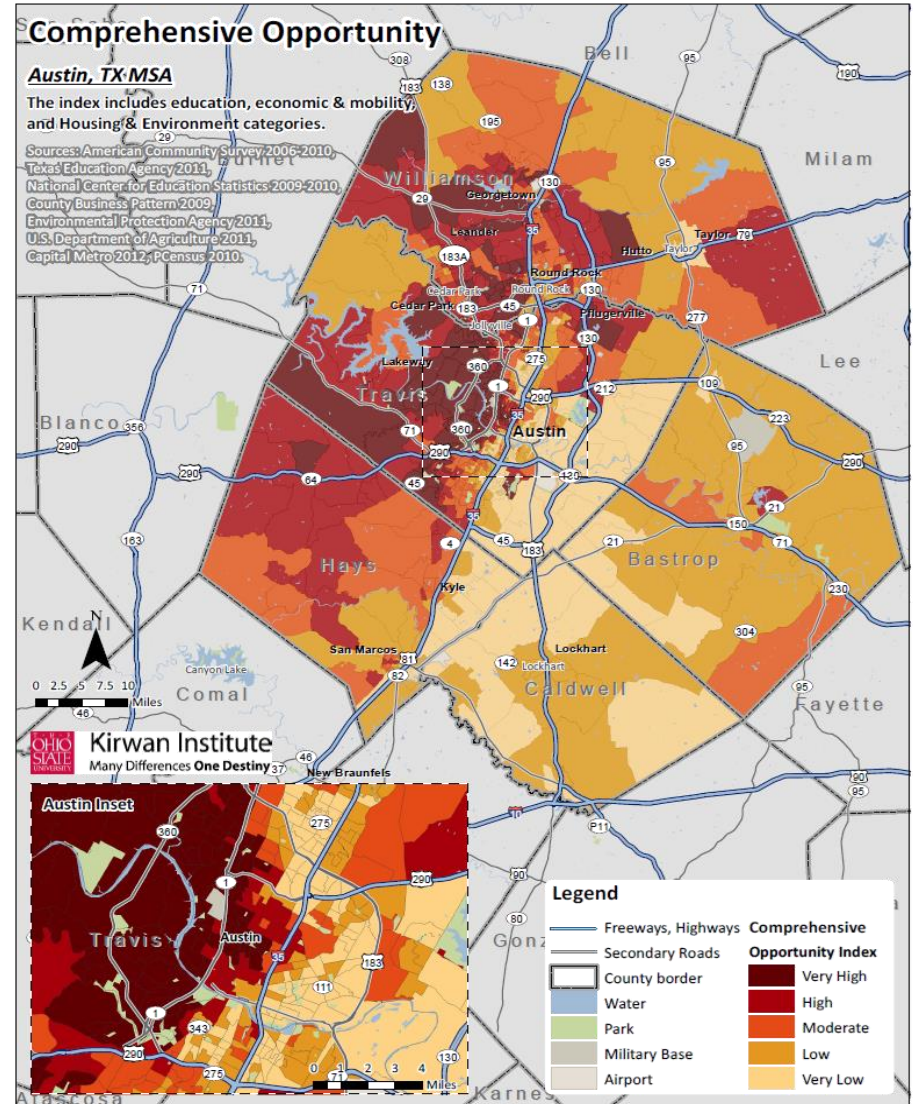
## **PROVIDED THE BASELINE FOR CHANGE**

- Identified a rental gap of 37,600 affordable housing units for low-income households in 2009, which has grown to 48,000 affordable housing units in just 5 years.
- Studies included rich community engagement:
  - Community Meetings, Focus Groups, Interviews
  - Housing Choice Survey with over 5,000 respondents
- Data has provided diverse audiences with current detailed information underscoring how household affordability is important as a part of all initiatives.
- Sets the stage for goal setting.

# Kirwan Opportunity Maps

## DEVELOPED FOR AUSTIN

- Community Resource
- Adopted by the Austin's Community Development Commission
- Development Incentive Scoring Criteria includes the Opportunity Index





# Analysis of Impediments

## **AFFIRMATIVELY FURTHERING FAIR HOUSING**

- Developed with an Advisory Group invited and presented to throughout the process
- Successful firm was required to work with this group in on-site meetings and conference calls throughout the process
- Brought advocates together to design the product



# Assessing the Growing Need

## LOW- MOD- JOB/HOUSING IMBALANCE

- **Low- and Moderate-Income Jobs exist in High Opportunity Areas**
- **Without affordable housing near these jobs:**
  - There is increased traffic congestion
  - Decreased quality of life
  - Additional transportation costs borne by low- and moderate-income households

# Assessing the Growing Need

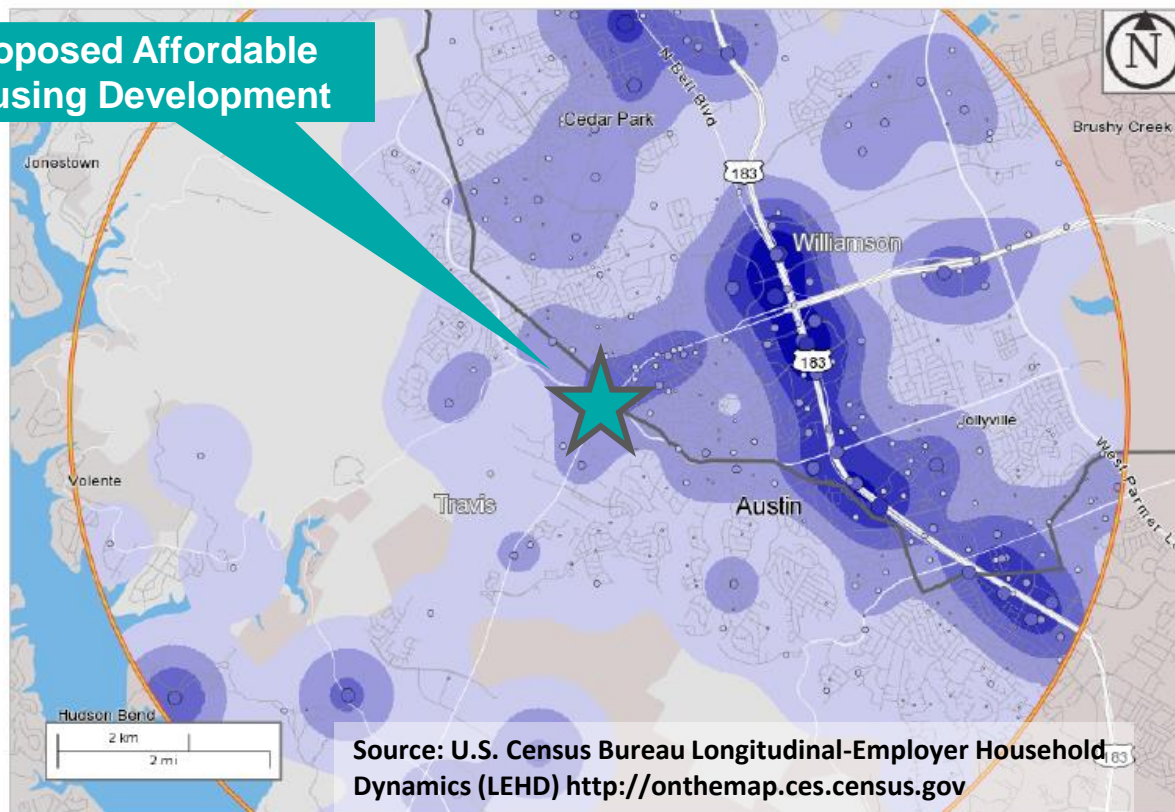
## LOW- MOD- JOB/HOUSING IMBALANCE

- Understand where Low- and Moderate-Income Jobs Are
- There is usually not enough affordable housing in these areas

Counts and Density of All Jobs in Work Selection Area in 2011  
\$1,250 per month or less

Jobs within 5 miles earning ≤\$1,250/mo, 2002	7,619
Jobs within 5 miles earning ≤\$1,250/mo, 2011	10,212
% Change 2002 to 2011	+ 34%
% of Workers within 5 miles earning ≤ \$1,250/mo but living outside this area, 2002	78%
% of Workers within 5 miles earning ≤ \$1,250/mo but living outside this area, 2011	80%
% Change 2002 to 2011	+ 2%

Proposed Affordable Housing Development



Source: U.S. Census Bureau Longitudinal-Employer Household Dynamics (LEHD) <http://onthemap.ces.census.gov>



# Tools and Revenue

## 2006 GENERAL OBLIGATION (G.O.) BONDS

In 2006, Austin voters approved \$55M in G.O. Bonds for affordable housing

*Three Main Investment Areas:*

- Rental Housing Development Assistance
- Home Ownership Programs
- Home Repair Programs

*City's Core Values Related to Scoring Criteria for Capital Investments:*

- Deep Affordability
- Long-Term Affordability
- Geographic Dispersion



# Tools and Revenue

## 2006 GENERAL OBLIGATION (G.O.) BONDS

<b>Rental</b>	<b>Amount</b>	<b>Units</b>
Very Low Income Persons/Families	\$21.5	869
Workforce/ Family Housing	\$11.2	529
Persons with Mental Disabilities	\$3.3	61
Senior Housing	\$3.0	108
Children	\$1.9	42
Mobility Disability	\$0.8	70
Subtotal: Rental	\$41.7	1,679
<b>Homeownership</b>	<b>Amount</b>	<b>Units</b>
\$4.6M – Repairs; \$8.7M – Buyers	\$13.3	914
Subtotal: Affordable Units	\$55.0	2,593
TOTAL – All Units		3,417
Balance Remaining from \$55.0M	\$0.0	

# Tools and Revenue

## 2006 GENERAL OBLIGATION (G.O.) BONDS

**\$55 MILLION**  
IN AFFORDABLE HOUSING BONDS

**\$196+ MILLION**  
LEVERAGED

**3,417**



NEW HOMES AND APARTMENTS



**648**

HOME REPAIRS FOR LOW-INCOME HOMEOWNERS

**1,398**   
NEW RENTAL HOMES FOR LOW-INCOME FAMILIES

**131**   
NEW ACCESSIBLE HOMES FOR PEOPLE WITH DISABILITIES

**108**   
NEW RENTAL HOMES FOR LOW-INCOME SENIORS

**\$55 MILLION**  
INVESTED

**2,919**



JOBS CREATED

**3,417**



HOMES DEVELOPED

\$55 MILLION WILL BRING

**\$865 MILLION**  
TO THE LOCAL ECONOMY

**\$392 MILLION**  
TOTAL CONSTRUCTION IMPACT

**\$473 MILLION**  
ONGOING OPERATING EXPENSES (OVER 10 YEARS)

# Tools and Revenue

## 2013 GENERAL OBLIGATION (G.O.) BONDS

In 2013, Austin voters approved \$65M in G.O. Bonds for affordable housing

Project Description	Spending Plan by Fiscal Year					
	13-14	14-15	15-16	16-17	17-18	18-19
<b>BEGINNING BALANCE</b>	65,000,000	50,000,000	40,000,000	30,000,000	20,000,000	10,000,000
<b>SPENDING PLAN</b>						
GO! Repair	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
ABR - Renter	250,000	250,000	250,000	250,000	250,000	250,000
<b>Total Home Repair</b>	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
<b>Rental Housing Development</b>	11,000,000	6,750,000	6,750,000	6,750,000	6,750,000	6,750,000
<b>Acquisition &amp; Development</b>	1,750,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	15,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
<b>ENDING BALANCE</b>	50,000,000	40,000,000	30,000,000	20,000,000	10,000,000	-

# Tools and Revenue

## DEDICATED REVENUE FOR PERMANENT SUPPORTIVE (PSH) HOUSING

In-lieu funds from Downtown Density Bonus Program dedicated for the creation of PSH Units

### Proposed Projects and Estimated Fees:

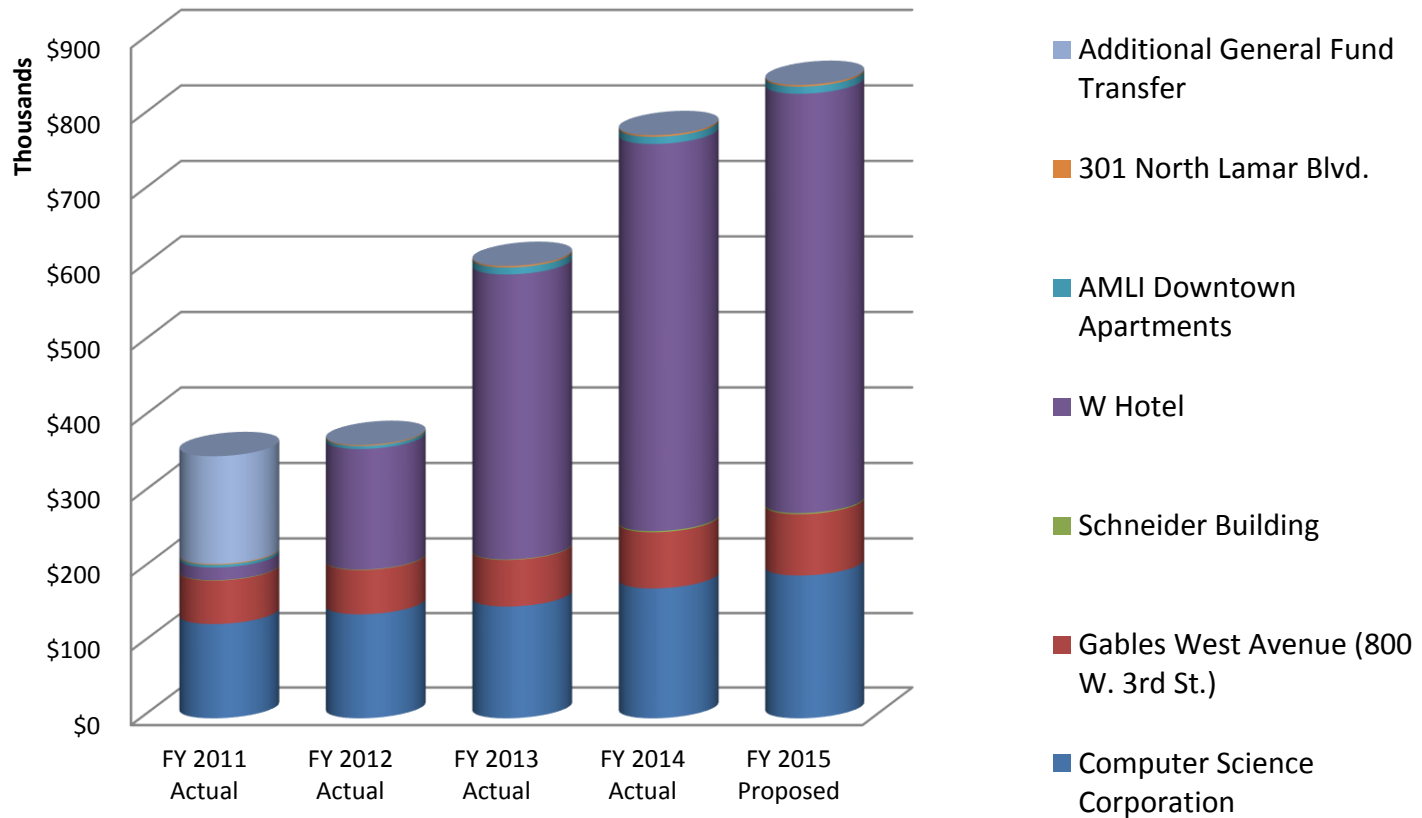
Aspen Heights Apartments	\$816,400
<u>5<sup>th</sup> &amp; West</u>	<u>\$499,860</u>
Total projected fee payment:	\$1,316,260



# Tools and Revenue

## HOUSING TRUST FUND

### Properties that Generate Funds for the Housing Trust Fund (HTF)





# Tools and Revenue

## **HOMESTEAD PRESERVATION DISTRICT**

### **Homestead Preservation Reinvestment Zone:**

Allows the use of tax increment financing (TIF) to finance the creation and preservation of affordable housing in the district.

### **Homestead Land Bank Program:**

Allows the City of Austin to operate a Land Bank program, through which vacant properties subject to tax foreclosure are made available for affordable housing.

### **Homestead Land Trust:**

Allows Council to designate one or more community land trusts to operate within the district and access TIF funds. Austin Housing Finance Corporation, Travis County Housing Finance Corporation and PeopleTrust are designated by City Council to operate as HPD Land Trusts.

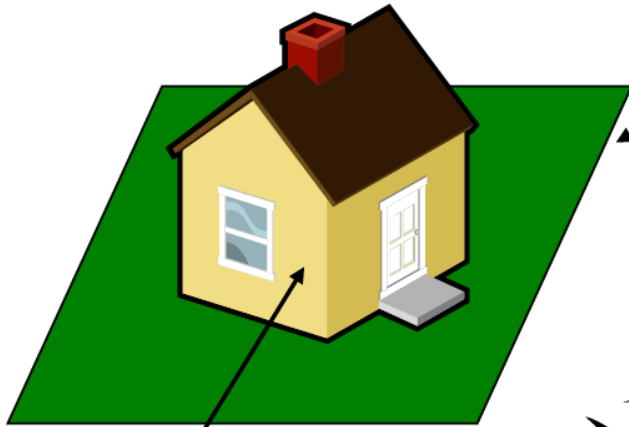


# Tools and Revenue

## COMMUNITY LAND TRUST PROGRAM

- Allows low- and moderate-income people to purchase a home and lease the land
- Takes the cost of the land out of the real estate transaction
- More affordable than houses on the open real estate market
- 99-year ground lease with the CLT is signed for the use of the land

# Community Land Trusts: *How do they work?*



Buildings (residential or commercial) are owned by individuals. Because they pay only for the structure, and not the underlying land, purchasing the building is more affordable.

Land is owned by the Community Land Trust, which is governed by a non-profit board.



A 99-year ground lease between CLT and owner ensures owner-occupancy and responsible use and outlines fees paid to the CLT.

A resale formula built in to the ground lease is designed to keep homes affordable for subsequent buyers.





# Utilizing Publicly Owned Land

## MUELLER REDEVELOPMENT AND REUSE



- The City of Austin embarked on a public-private partnership to redevelop 711 acres vacated by the former municipal airport, which closed in 1999.
- This land was transformed into a mix of housing (with over 25 percent of the rental and homeownership units being affordable and offered to income qualified households), with jobs, services and mobility improvements that reconnect adjoining neighborhoods.
- The Mueller redevelopment plan is a model prototype of how cities of the future might grow, and was awarded the 2015 HUD Secretary's Opportunity and Empowerment Award.

# Utilizing Publicly Owned Land

## COLONY PARK SUSTAINABLE CHALLENGE GRANT



- The City of Austin partnered with community members in and around the Colony Park neighborhood to complete a community planning process for 208 acres of publicly-owned land in Colony Park.
- Plan provides a versatile framework for sustainable development which will increase housing choices, bring jobs, businesses, and improved amenities to an undeserved community.
- Such investments will increase the public tax base and promote the overall quality of life, while maintaining affordability

# Innovative Regulations

## DENSITY BONUSES

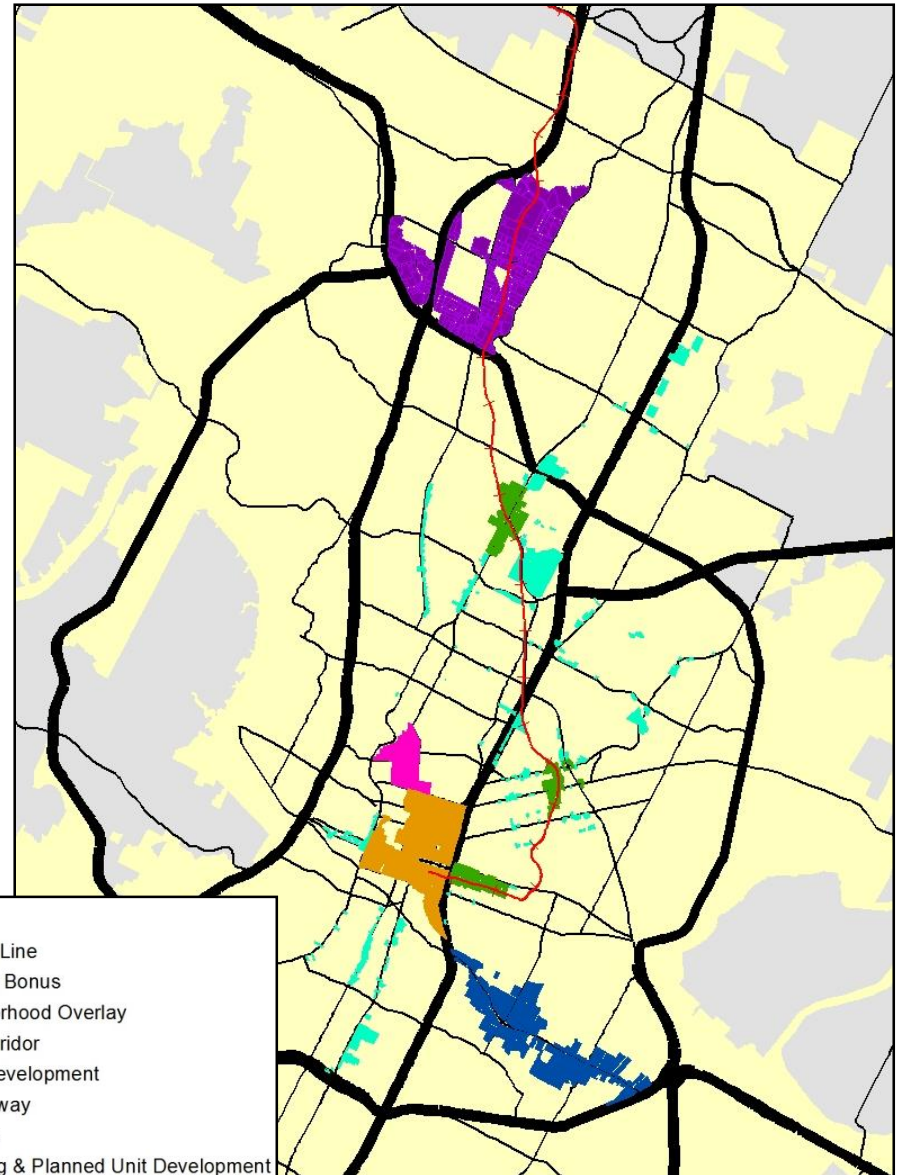
Incentive-based program that grants additional entitlements or privileges in return for community benefits (Density is a community benefit)

### *Strengths:*

- Provide options for developer participation
- Sensitive to neighborhood context

### *Challenges*

- Limited standardization makes implementation difficult for developers and City staff
- Fee-in-lieu structure does not often reflect real cost of development



# Innovative Regulations

## DENSITY BONUSES

Incentive-based programs to grant additional entitlements or privileges in return for community benefits.

### Entitlements/Privileges can include:

- Additional density (FAR: Floor Area Ratio) or units per acre
- Additional height
- Parking reductions
- Fee waivers or expedited review

### Community Benefits can include:

- Affordable housing (units or fee)
- Public open space
- Green building

**Bonus**

**Allowable  
Under  
Current  
Zoning**



# Innovative Regulations

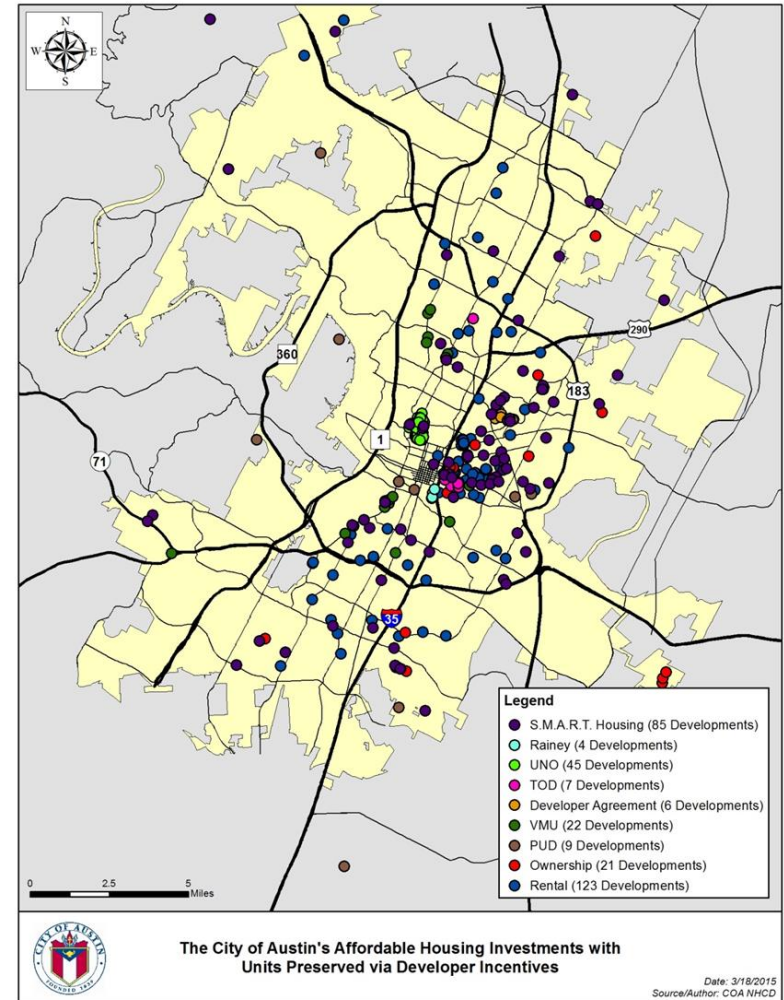
## **DENSITY BONUSES – WHY IMPORTANT**

- Opportunity to tie together clearly identified benefits and costs to the gain of both community and developer.
- To allow new development to offset some of the community burdens it creates.
- State law limitations on affordable housing (no inclusionary zoning).
- To allow and encourage added density in locations where that density is desired.

# Innovative Regulations

## PROMOTE ON-SITE REGULATORY INCENTIVES WHERE IT MAKES SENSE

- Incentive-based program that grants additional entitlements or privileges in return for community benefits
- One of the few tools for affordable housing without a subsidy
- Supports creating complete communities



# What's Next?

## LOTS MORE TO DO...

- **Community Goals Require New Partnerships, Policies, and Innovative Financing**
  - Design Scorecard to Measure Success
  - Create New Permanent Supportive Housing (PSH)
  - Affordable Renter and Owner Housing Opportunities
  - Preserve Existing Affordable Housing Opportunities
- **Evaluation of Regulations and the City's Land Development Code (CodeNEXT)**
  - Examine what makes it difficult for both for-profit and non-profit development communities to provide affordable housing units on the ground
  - Examine barriers to Accessory Dwelling Units (ADUs)



# What's Next?

## LOTS MORE TO DO...

- **Housing + Transit + Jobs Coordination**
  - Create more affordability and promote a mix of affordable units throughout Austin, especially in designated Activity Centers and Corridors where we know future higher frequency, higher capacity transit is able to offer locational advantages
- **Permanent Supportive Housing (PSH)**
  - Continued work with the Leadership Committee on PSH Finance
- **Engagement and Participation with State Programs (QAP) and Legislative Programs to Continue to have a presence on key Fair Housing Issues**



# Questions

**[www.austintexas.gov/housing](http://www.austintexas.gov/housing)**

**Betsy Spencer: [betsy.spencer@austintexas.gov](mailto:betsy.spencer@austintexas.gov)**

# Memorandum



CITY OF DALLAS

DATE October 30, 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 Fair Housing Enforcement

On Monday, November 2, 2015, you will be briefed on Fair Housing Enforcement. A copy of the briefing is attached.

Please let me know if you have any questions.

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

Alan E. Sims  
Chief of Neighborhood Plus

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

# FAIR HOUSING ENFORCEMENT

HOUSING COMMITTEE  
November 2, 2015

BEVERLY DAVIS, ASST. DIRECTOR, FAIR HOUSING AND HUMAN RIGHTS



# LEGAL AUTHORITY

- Fair Housing Act of 1968: Federal law which prohibits discrimination in housing and housing related services
- Dallas City Code Chapter 20 A: Fair Housing Ordinance which mirrors the federal law
- Dallas City Code Chapter 46: City of Dallas Ordinance which prohibits discrimination in housing, public accommodations and employment

# PROTECTED CLASSES

- **Original Protected Classes:** race, color, national origin, and religion
- **Amendments to the Federal Fair Housing Act**
  - Sex Discrimination (1974)
  - Familial Status and Handicap Discrimination (1988)
- **Current Protected Classes**
  - Race
  - Color
  - National Origin
  - Religion
  - Familial Status
  - Sex
  - Handicap
  - \*Sexual Orientation (Dallas Ordinance Only)

# FACTORS NOT PROTECTED

## **Common factors not protected by the Federal Fair Housing Act or local ordinance:**

- Immigration Status
- Citizenship Status
- Credit History
- Rental History
- Criminal History
- Marital Status
- Age
- Income Status or Source of Income
- Landlord/Tenant Issues

# PROHIBITIONS

**In the Sale and Rental of Housing:** no one may take any of the following actions based on race, color, national origin, religion, sex, familial status, handicap, or sexual orientation:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for the sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental
- Steering individuals to or from a residence, because of their membership in a protected class

# PROHIBITIONS (cont'd)

- Refuse to let resident make reasonable modifications to their dwelling or common use areas, at their expense, if necessary to afford person(s) with disabilities equal opportunity to use and enjoy a dwelling.
- Refuse to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford person(s) with disabilities equal opportunity to use and enjoy a dwelling.
- Advertise or make any statement that indicates a limitation or preference based on a protected class.
- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right.



# COMPLAINT PROCESS

- **Complaint and Enforcement Process**
  - Intake and Analysis
  - Establish Jurisdiction
    - ❖ Must be within the Dallas City limits
    - ❖ Must be a matter covered by the law
    - ❖ One year statute of limitations to file a complaint
  - Assign complaint to Fair Housing Investigator for investigation
  - Attempt Conciliation
  - Develop Final Investigative Report (FIR) and recommend Cause or No Cause
  - Final Determination made by the City Attorney's Office
  - Judicial vs. Administrative

# COMPLAINT DATA

<b>Fair Housing Closed Case Status Report Number of Closed Cases [October 2007 – September 2015]</b>	
<b>Basis</b>	<b>Number of Closed Cases</b>
<b>Disability (Handicapped)</b>	205
<b>Race</b>	206
<b>Familial Status</b>	9
<b>National Origin</b>	81
<b>Multiple Bases</b>	150
<b>Other</b>	72
<b>Total</b>	723

# OTHER ORGANIZATIONS INVOLVED IN FAIR HOUSING

- United States Department of Housing and Urban Development
  - *October 2014 HUD Settled Case with Wells Fargo for lending discrimination against women who were pregnant or on maternity leave*
- Texas Workforce Commission (TWC)
- National Fair Housing Alliance (NFHA)
  - *Filed lawsuits against several financial institutions after the Housing Crisis for disparity of maintenance of foreclosed real estate in minority neighborhoods*
- North Texas Fair Housing Center
  - *Non-Profit that conducts testing throughout the metroplex*
- Inclusive Communities Project (ICP)
- The following cities:
  - Fort Worth
  - Garland

# Memorandum



CITY OF DALLAS

DATE October 30, 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 Single Family Housing Development Program

On Monday, November 2, 2015, you will be briefed on the Single Family Housing Development Program. A copy of the briefing is attached.

Please let me know if you have any questions.

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

Alan E. Sims  
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, City Manager  
Rosa A. Rios, City Secretary  
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Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Single Family Housing Development Program

A Briefing to the Housing Committee  
Housing/Community Services Department  
November 2, 2015



# Purpose

- ▶ Provide a brief overview of the Single Family Housing Development Program
- ▶ Present information requested at the last briefing related to this Program and the Notice of Funding Availability (NOFA)
- ▶ Receive Committee recommendation for City Council to adopt the Single Family Housing Development Program Statement

# Single Family Housing Development Program

- ▶ Single Family Housing Development Program is designed to provide City of Dallas economic support for housing development projects for the following purposes:
  - ▶ Provide housing choices in all areas of Dallas
  - ▶ Encourage redevelopment in disadvantaged areas
  - ▶ Partner with the housing development community to increase ownership opportunities
  - ▶ Leverage resources with the private sector to maximize housing development
  - ▶ Increase the property tax base
- ▶ The Program Guidelines & Criteria provide a framework for accepting and discussing potential projects with developers and is attached as Exhibit A.

# Types of Funding Available for Projects

- ▶ The Housing/Community Services Department has various amounts and sources of funds available to commit to gap financing Single Family Housing Development projects, including
  - ▶ HOME Partnership Investment funds
  - ▶ Community Development Block Grant funds
  - ▶ Neighborhood Stabilization Program funds
  - ▶ General Obligation Bond funds
- ▶ Other sources may include:
  - ▶ Land Bank or City owned properties
  - ▶ Tax Increment Financing District Funds
  - ▶ Section 108 Loan Funds



# Single Family Housing Development Program

- ▶ Single Family Housing Development Program supports the following residential and ownership project types:
  - ▶ New Construction
  - ▶ Rehabilitation
  - ▶ Townhomes
  - ▶ Infrastructure (City may fund up to 30% of public infrastructure)
  - ▶ Infill or Scattered Sites
  - ▶ Subdivisions

# Notice of Funding Availability (NOFA)

- ▶ NOFA is a method of bidding for housing development projects
- ▶ At minimum, the Single Family NOFA requires the following information for proposal review
  - ▶ Type of development proposed
  - ▶ Requested assistance from the City
  - ▶ Budgets specifying private commitment of funds
  - ▶ Timelines, market study, marketing plans, site plans
  - ▶ Developer/Builder experience, references, capacity
  - ▶ Connectivity with transportation, education, health care

# Recommended Criteria for Proposals

- ▶ First-come-first-served basis
- ▶ Quality of proposed project
- ▶ Project design and special accommodations for expected occupants
- ▶ Project compatible with existing or anticipated development of area
- ▶ Existing or proposed public transit availability
- ▶ Financial capacity of applicant to complete the project
- ▶ Private interim financing within 120 days of City commitment
- ▶ Any other factor relevant to the best interest of the City (includes consideration for housing choices for varying income households)
- ▶ The City of Dallas is particularly interested in projects that connect affordable housing to transportation, education, jobs, and healthcare. Applicants should provide some narrative regarding how the project achieves those goals

# Next Steps

- ▶ Request City Council approval of Single Family Housing Development Program Statement on December 9, 2015
- ▶ Issue Single Family NOFA on December 10, 2015
- ▶ Provide a Question & Answer Meeting on December 15, 2015
- ▶ NOFAs will be due on January 22, 2016
- ▶ Project applications to be posted on the City of Dallas website by January 27, 2016
- ▶ Staff will begin processing applications in January 2016

# EXHIBIT A

## Single Family Housing Development Program Statement

## EXHIBIT A

### SINGLE FAMILY HOUSING DEVELOPMENT PROGRAM STATEMENT

#### **City of Dallas Single Family Housing Development Program**

The purpose of this program is to provide assistance to projects where such assistance is necessary and appropriate to incent private investment in the development of ownership opportunities in the city of Dallas. The funding and projects are approved by the City Council prior to private investment occurring.

#### **Purpose**

Single Family Housing Development Program is designed to provide City of Dallas economic support for housing development projects for the following purposes:

- Provide housing choices in all areas of Dallas
- Encourage redevelopment in disadvantaged areas
- Partner with the housing development community to increase ownership opportunities
- Leverage resources with the private sector to maximize housing development
- Increase the property tax base

#### **Description**

This program will provide gap financial support for the following residential and ownership types:

- New Construction
- Rehabilitation
- Townhomes
- Infill or Scattered Sites
- Subdivisions
- Infrastructure (City may fund up to 30% of public infrastructure)

#### **Types of Funding**

The types of funding available for FY15-16 include:

- Community Development Block Grant Funds
- HOME Investment Partnership Funds
- Neighborhood Stabilization Program Funds
- General Obligation Bond Funds

Other sources that may be available include:

- Land Bank or City owned property
- Tax Increment Financing District Funds
- Section 108 Loan Funds

Staff will determine the best source of funds or combination of funds to maximize housing choices within each proposed development. Financial support may be structured as a grant or loan depending upon the project financing needs.

## EXHIBIT A

### SINGLE FAMILY HOUSING DEVELOPMENT PROGRAM STATEMENT

#### **Notice of Funding Availability**

Solicitation for projects will be conducted by posting an annual Notice of Funding Availability (NOFA) on the City of Dallas website at [dallascityhall.com](http://dallascityhall.com). A list of respondents will also be posted to the website following the closing date of the NOFA.

#### **Criteria for Proposals**

- First-come-first-served basis
- Quality of proposed project
- Project design and special accommodations for expected occupants
- Project compatible with existing or anticipated development of area
- Existing or proposed public transit availability
- Financial capacity of applicant to complete the project
- Private interim financing within 120 days of City commitment
- Any other factor relevant to the best interest of the City (includes consideration for housing choices for varying income households)
- The City of Dallas is particularly interested in projects that connect affordable housing to transportation, education, jobs, and healthcare. Applicants should provide some narrative regarding how the project achieves those goals.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 43M

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### **SUBJECT**

Authorize (1) the sale of one vacant lot located at 2028 McBroom Street from the Dallas Housing Acquisition and Development Corporation to Francisco Chavez; and (2) the execution of a release of lien for any non-tax liens that may have been filed by the City – 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.

Francisco Chavez is an eligible adjacent property owner, as defined in the Code, and has submitted a proposal to purchase the DHADC-owned lot located at 2028 McBroom Street for \$5,000.00, which amount 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 Francisco Chavez 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 September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, the DHADC Board approved the sale to Francisco Chavez, subject to City Council approval.

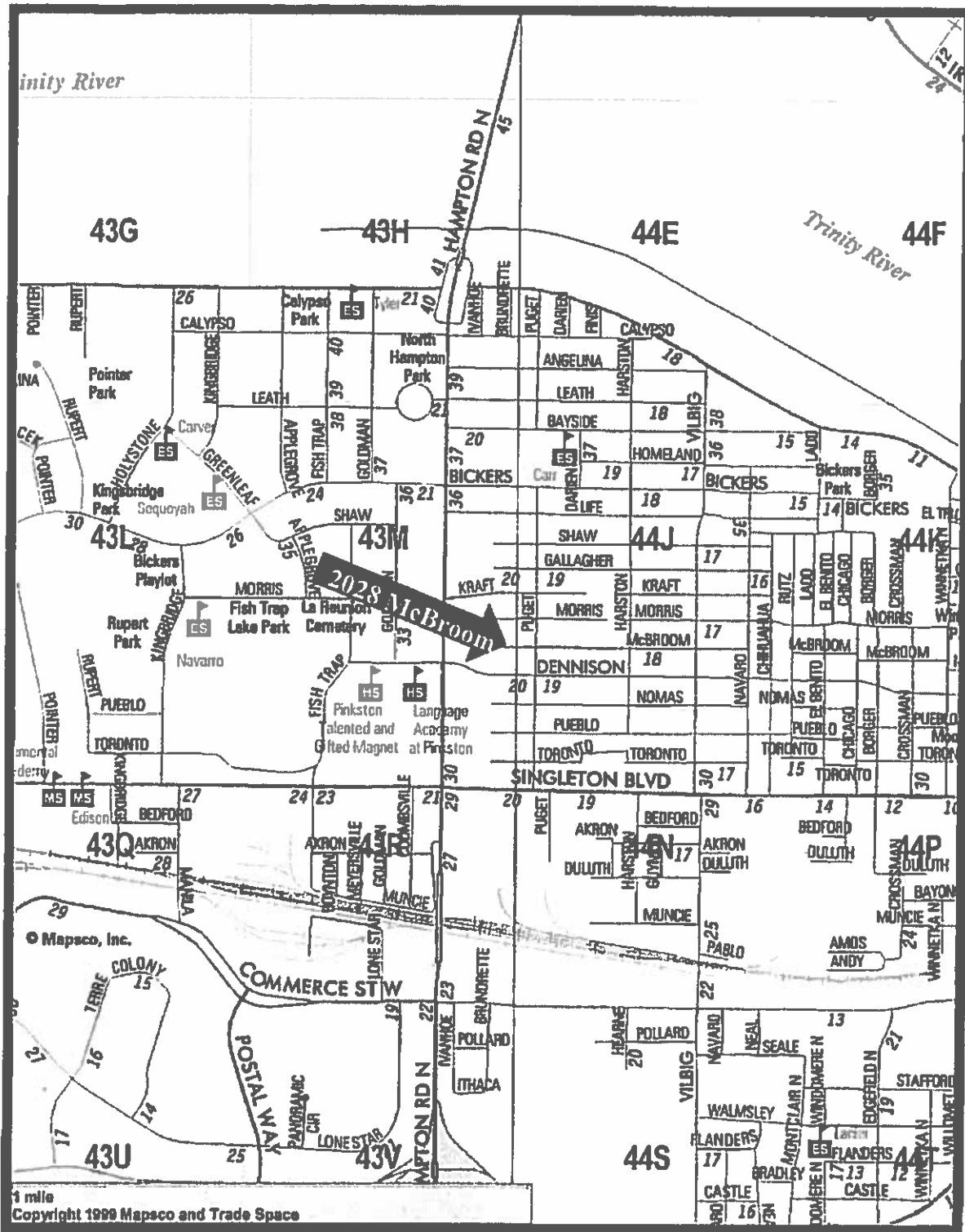
Information about this item will be provided to the Housing Committee on November 2, 2015.

**FISCAL INFORMATION**

No cost consideration to the City

**MAP**

Attached



1 mile  
 Copyright 1999 Mapscot and Trade Space

**MAPSCO 43M**

November 10, 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**, Francisco Chavez is an eligible adjacent property owner, as defined in the Code, and has submitted a proposal to purchase the DHADC-owned lot located at 2028 McBroom Street for \$5,000.00, which amount 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 October 22, 2015, the DHADC Board approved the sale to Francisco Chavez, 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 2028 McBroom Street from DHADC to Francisco Chavez 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 2028 McBroom Street.

**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:** November 10, 2015  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 54Z

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### **SUBJECT**

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Properties; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – 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.

AAA Properties has submitted a proposal and development plan to DHADC for 2 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 AAA Properties to the City's Land Bank, the sale of those lots from DHADC to AAA Properties 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 AAA Properties will contain a reverter that returns the property to DHADC if a construction permit is not applied for by AAA Properties and construction financing is not closed within three years of conveyance.

**BACKGROUND (continued)**

AAA Properties will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,600 to 1,700 square feet and from \$120,000 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 (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 (2 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 (0 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 \$10,000 for the sales price, 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, 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 September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 2 lots from DHADC to AAA Properties.

Information about this item will be provided to the Housing Committee on November 2, 2015.

**FISCAL INFORMATION**

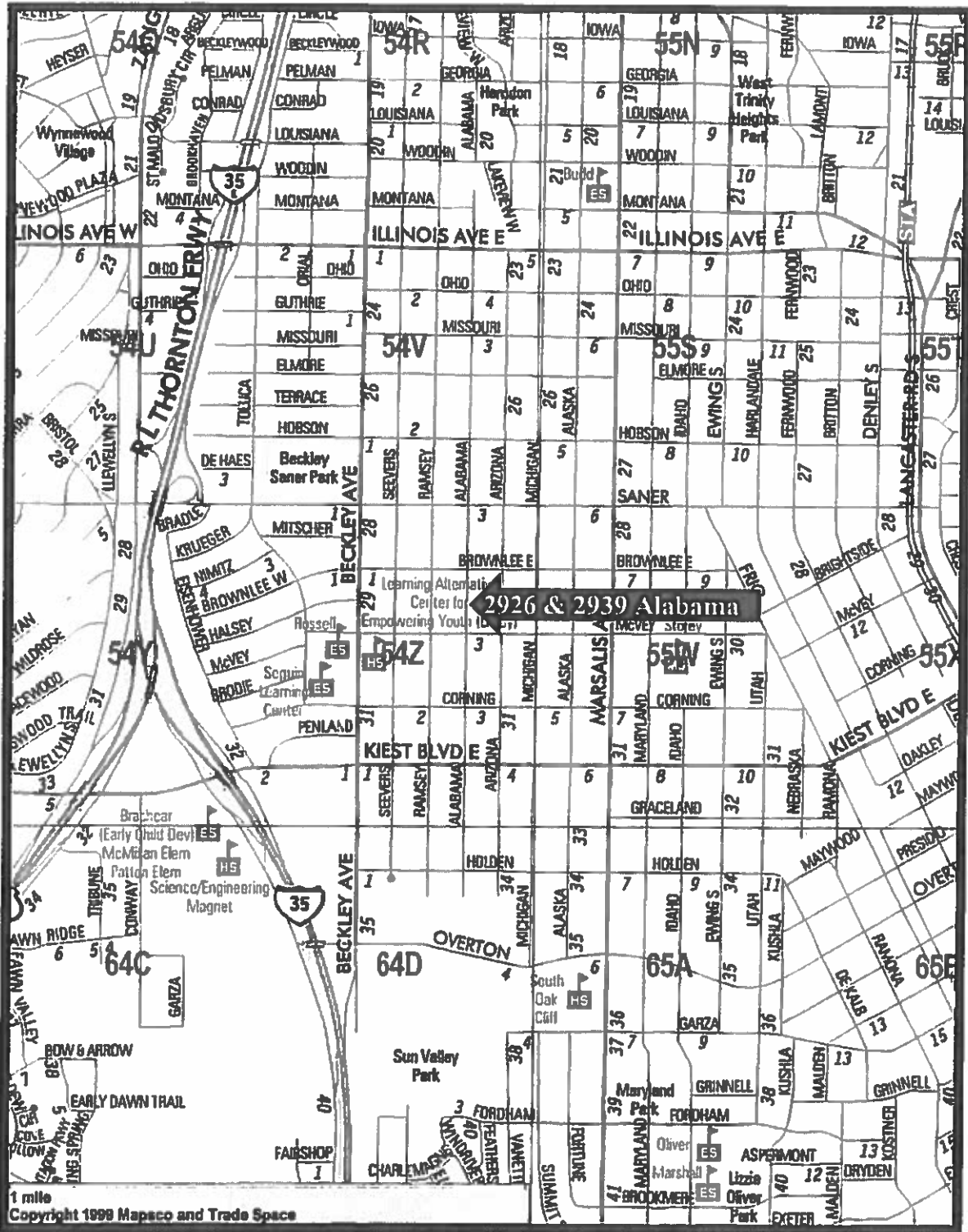
No cost consideration to the City

**MAP**

Attached

**Land Bank (DHADC) Sale of Lots to  
AAA Properties**

<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. 2926 Alabama	54Z	4	\$12,933.39
2. 2939 Alabama	54Z	4	\$16,003.77



**MAPSCO 54Z**

November 10, 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**, AAA Properties submitted a proposal and development plan to DHADC for 2 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 AAA Properties and authorize the sale of the said 2 lots from DHADC to AAA Properties 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 AAA Properties and the sale of 2 lots shown on Exhibit "A" from DHADC to AAA Properties 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"

<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	2926 Alabama Lot 7, Fremont Addition Block 11/4110	AAA Properties	1	\$5,000.00
2	2939 Alabama Lot 22, Fremont Addition Block 10/4109	AAA Properties	1	\$5,000.00
<b>TOTAL</b>				<b>\$10,000.00</b>

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

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

2926 Alabama  
2939 Alabama

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 \_\_\_\_\_  
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 \_\_\_\_\_

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

Number of homes to be built on lots 1 on each lot  
Square Footage of each home 1,600 - 1,700  
Number of Bedrooms/Baths in each home 3 / 2  
Number of Garages 1 Number of Carports \_\_\_ Detached \_\_\_ Attached \_\_\_  
Type of Exterior Veneer Brick & Siding Which sides \_\_\_\_\_  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$120,000 - \$130,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

**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 30 days  
Completion of Construction 120 days  
Sale of first affordable housing unit to low income households \_\_\_\_\_ days  
Sale of last affordable unit to low income households \_\_\_\_\_ days

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 4, 6, 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 44E 45Z 46V 55A

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### **SUBJECT**

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – 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.

G&G Restoration Solutions LLC has submitted a proposal and development plan to DHADC for 4 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 G&G Restoration Solutions LLC to the City's Land Bank, the sale of those lots from DHADC to G&G Restoration Solutions 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 G&G Restoration Solutions LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by G&G Restoration Solutions LLC and construction financing is not closed within three years of conveyance.

## **BACKGROUND (continued)**

G&G Restoration Solutions LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,000 to 1,300 square feet and from \$120,000 to \$150,000. 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 (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 (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 \$20,000.00 for the sales price, 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, 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 September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 4 lots from DHADC to G&G Restoration Solutions LLC.

Information about this item will be provided to the Housing Committee on November 2, 2015.

## **FISCAL INFORMATION**

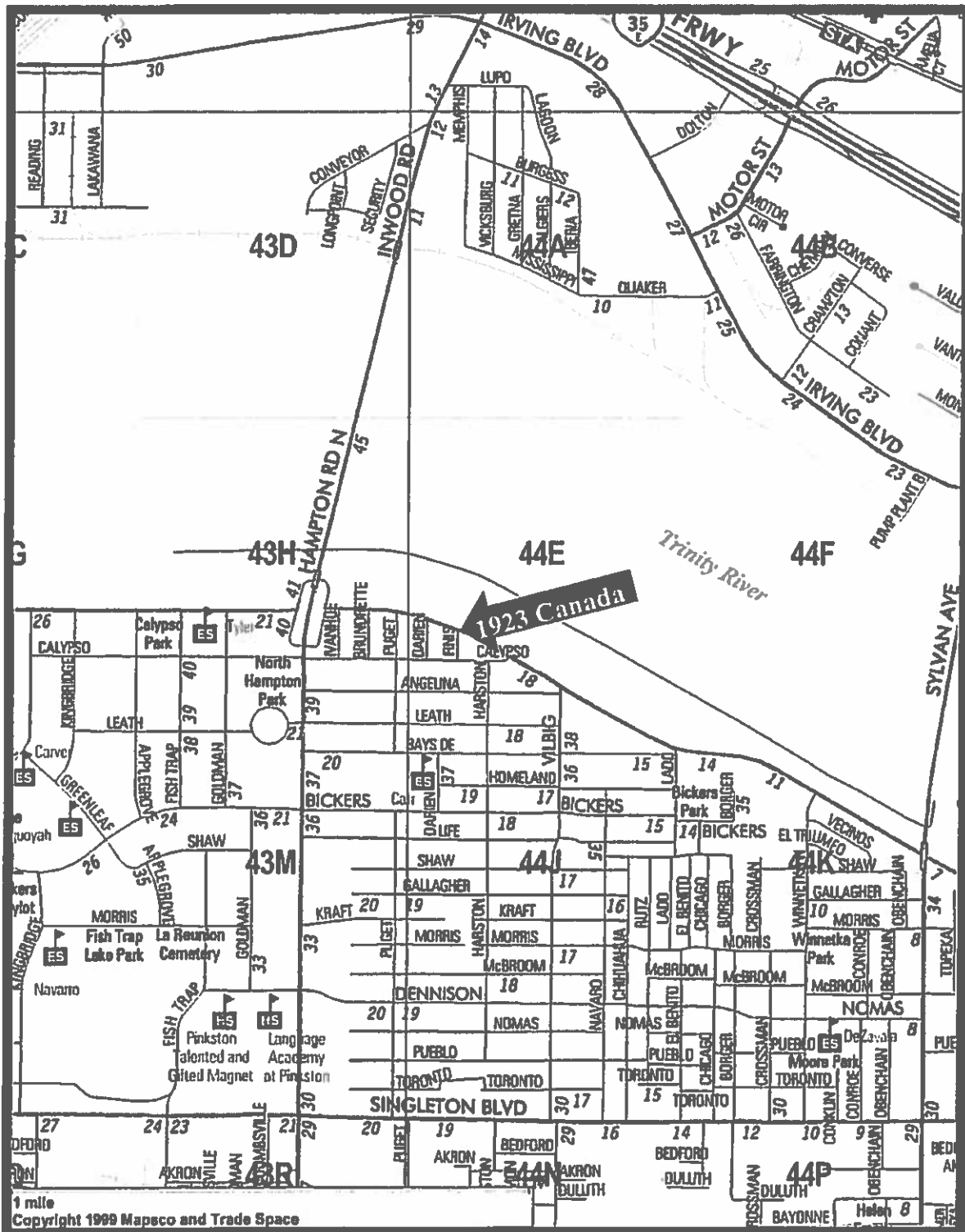
No cost consideration to the City

## **MAP(s)**

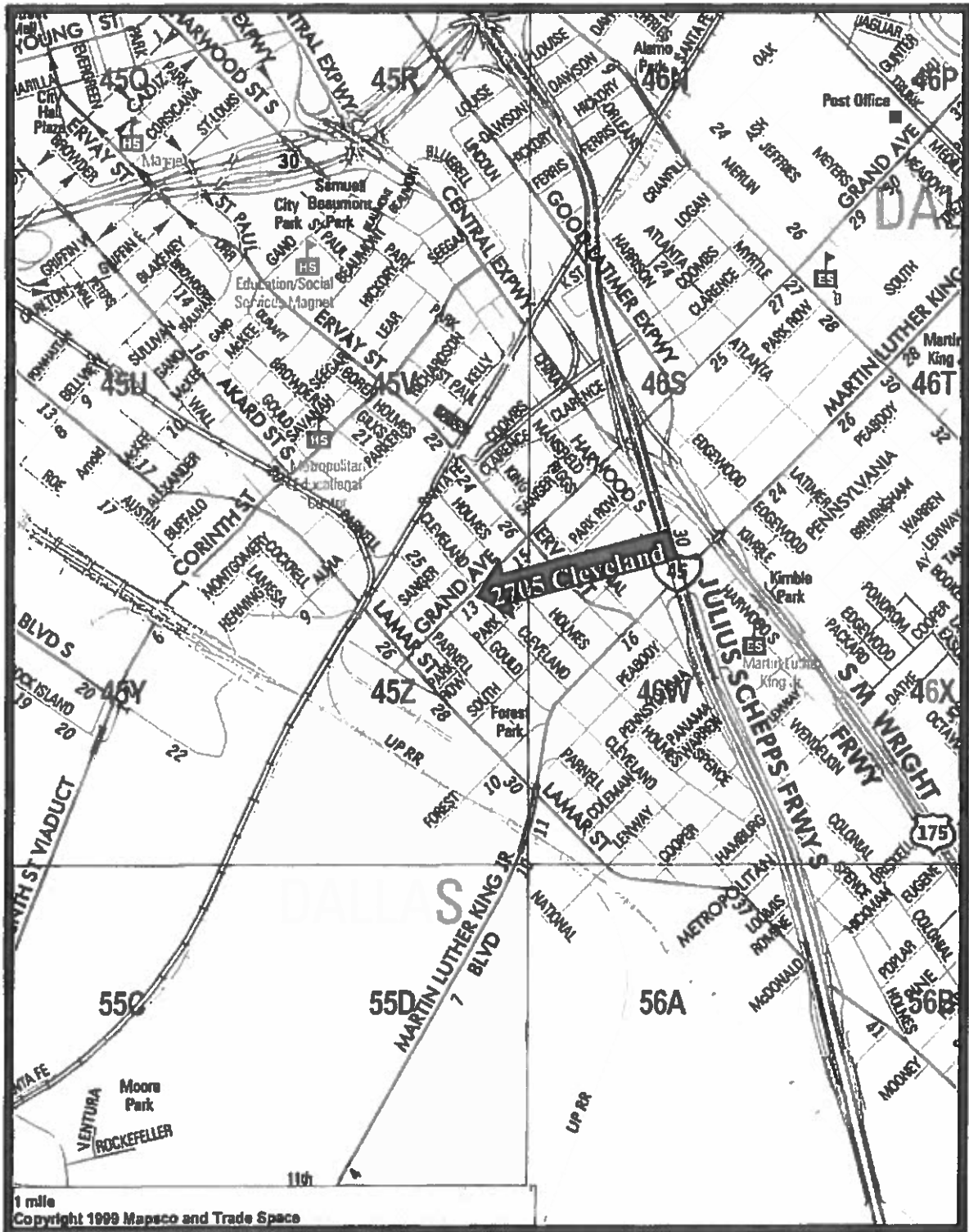
Attached

**Land Bank (DHADC) Sale of Lots to  
G&G Restoration Solutions 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. 1923 Canada	44E	6	\$ 9,424.96
2. 2705 Cleveland	45Z	7	\$ 6,652.92
3. 3918 Copeland	46V	7	\$10,345.17
4. 1103 Church	55A	4	\$20,789.17

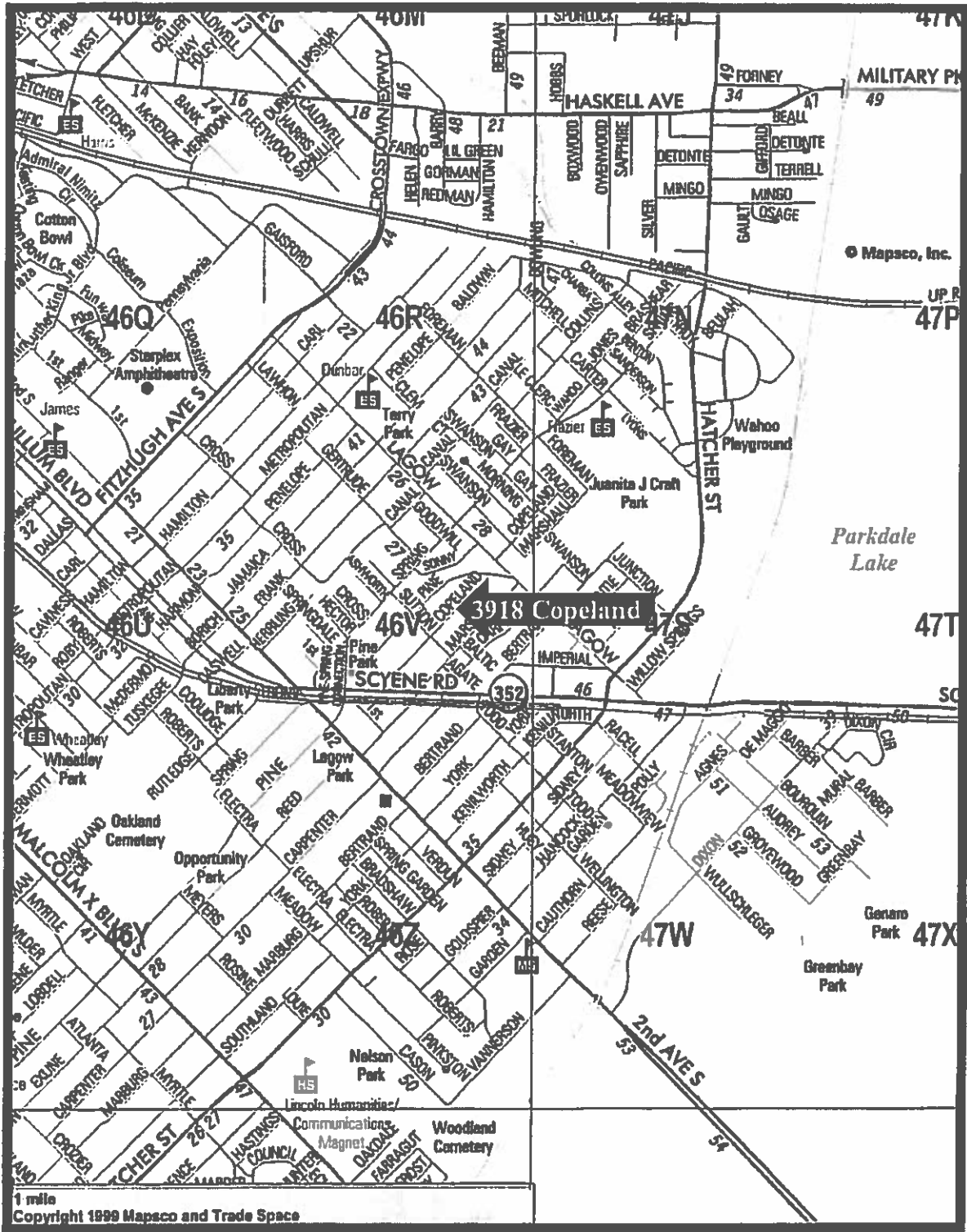


**MAPSCO 44E**

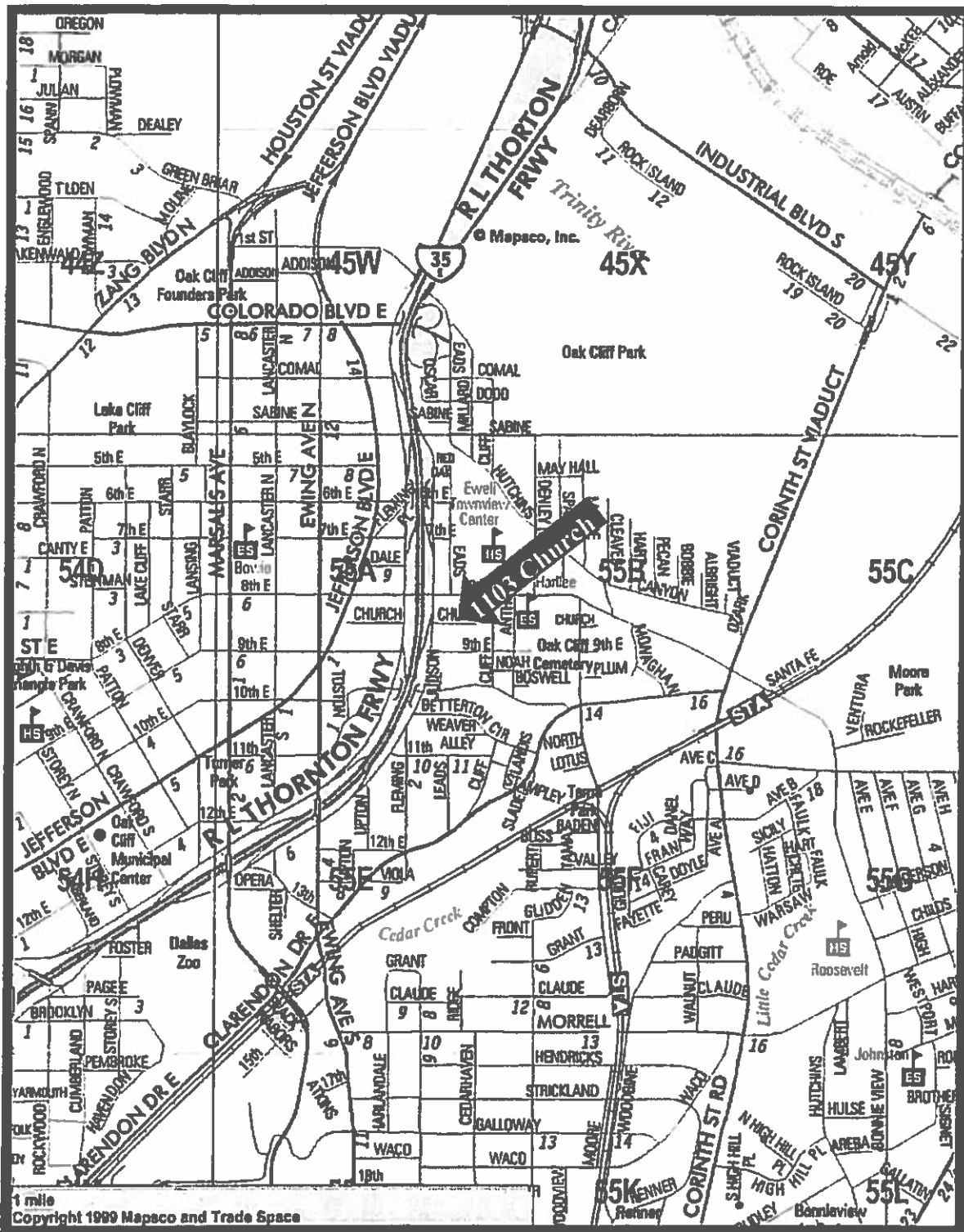


**MAPSCO 45Z**





**MAPSCO 46V**



**MAPSCO 55A**

November 10, 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**, G&G Restoration Solutions 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**, the City Council desires to approve the development plan shown on Exhibit "B" submitted by G&G Restoration Solutions LLC and authorize the sale of the said 4 lots from DHADC to G&G Restoration Solutions 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 G&G Restoration Solutions LLC and the sale of 4 lots shown on Exhibit "A" from DHADC to G&G Restoration Solutions 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"**

<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>1923 Canada</b> Lot 33, Roosevelt Manor Addition Block 1/7130	G&G Restoration Solutions LLC	1	\$5,000.00
2	<b>2705 Cleveland</b> Southeast 10 Feet of Lot 1 & Northwest 40 Feet of Lot 2, D L Richardson's Addition Block 1/1117	G&G Restoration Solutions LLC	1	\$5,000.00
3	<b>3918 Copeland</b> Lot 10, Sennyside Addition Block 5/1838	G&G Restoration Solutions LLC	1	\$5,000.00
4	<b>1103 Church</b> East 1/2 of Lot 12, Original Town of Oak Cliff Block 84A/3065	G&G Restoration Solutions 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").

1923 Canada, Dallas 75212: Lot 33, Block 1/713, Roosevelt Manor 1st Inst  
2705 Cleveland, Dallas 75215: Lot 1&40, Block 1/1117, DL Richardson  
3918 Copeland, Dallas 75210: Lot 10, Block 5/1838, Sunnyside  
1103 Church, Dallas 75203: Lot 12, Block 84, Oak Cliff Original

**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 \_\_\_\_\_ / \_\_\_\_\_  
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 1,000 - 1,300  
Number of Bedrooms/Baths in each home 3 / 2  
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 \$120,000 to \$150,000

**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 1,000 - 1,300  
Number of Bedrooms/Baths in each home 3 / 2  
Number of Garages 1 Number of Carports \_\_\_ Detached \_\_\_ Attached 1  
Type of Exterior Veneer Brick / Siding Which sides \_\_\_\_\_  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$120,000 to \$150,000

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 150 days  
Completion of Construction 500 days  
Sale of first affordable housing unit to low income households 160 days  
Sale of last affordable unit to low income households 730 days

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 2, 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 46D 54V 55W

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**SUBJECT**

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of affordable houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City – 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.

KW New Vision Properties and Land, Inc. 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 KW New Vision Properties and Land, Inc. to the City's Land Bank, the sale of those lots from DHADC to KW New Vision Properties and Land, Inc. 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.

## **BACKGROUND (continued)**

DHADC's Deed without Warranty to KW New Vision Properties and Land, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by KW New Vision Properties and Land, Inc. and construction financing is not closed within three years of conveyance.

KW New Vision Properties and Land, Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,300 to 2,000 square feet and from \$110,000 to \$160,000. 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 2015-16 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 September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 3 lots from DHADC to KW New Vision Properties and Land, Inc.

Information about this item will be provided to the Housing Committee on November 2, 2015.

## **FISCAL INFORMATION**

No cost consideration to the City

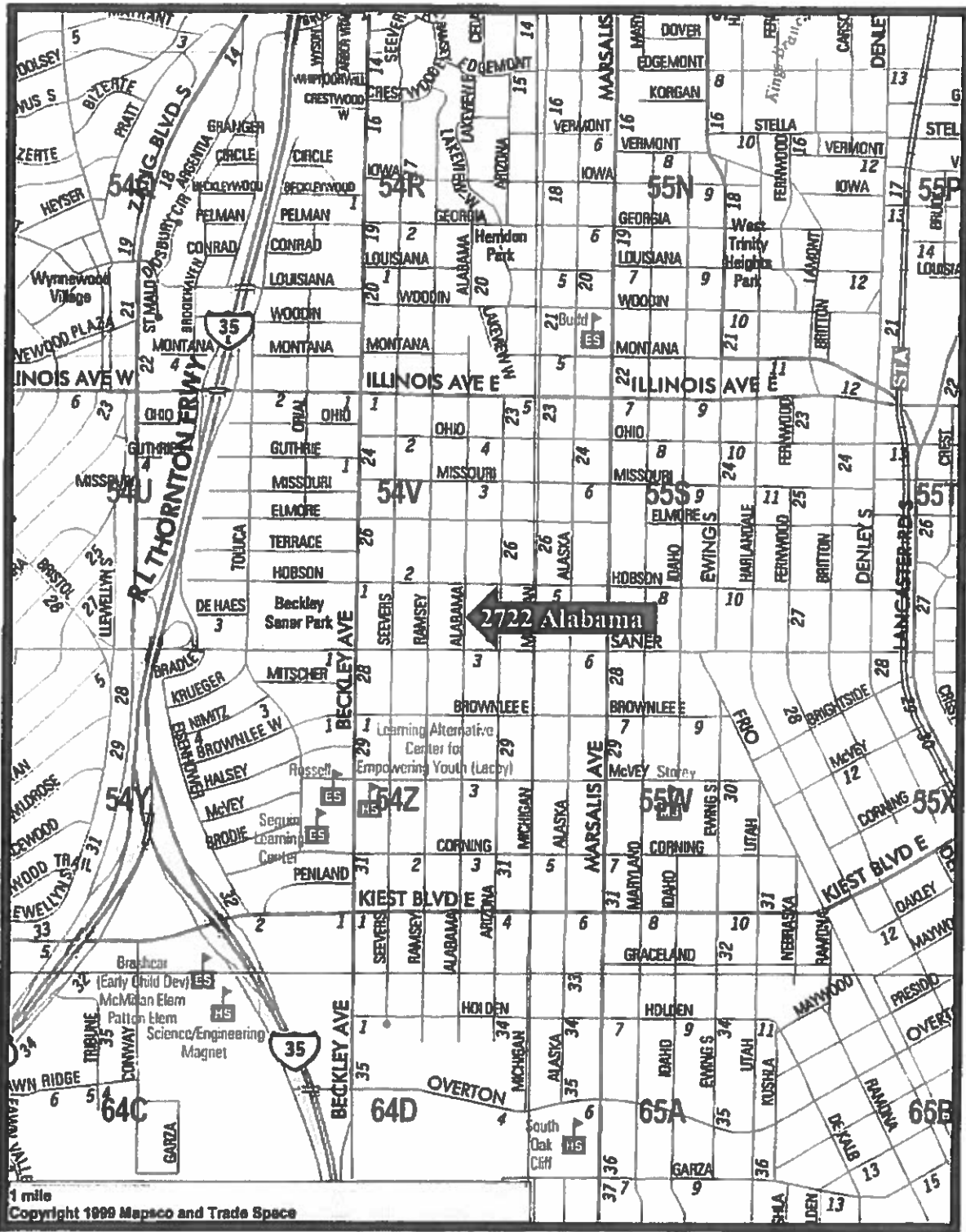
## **MAP(s)**

Attached



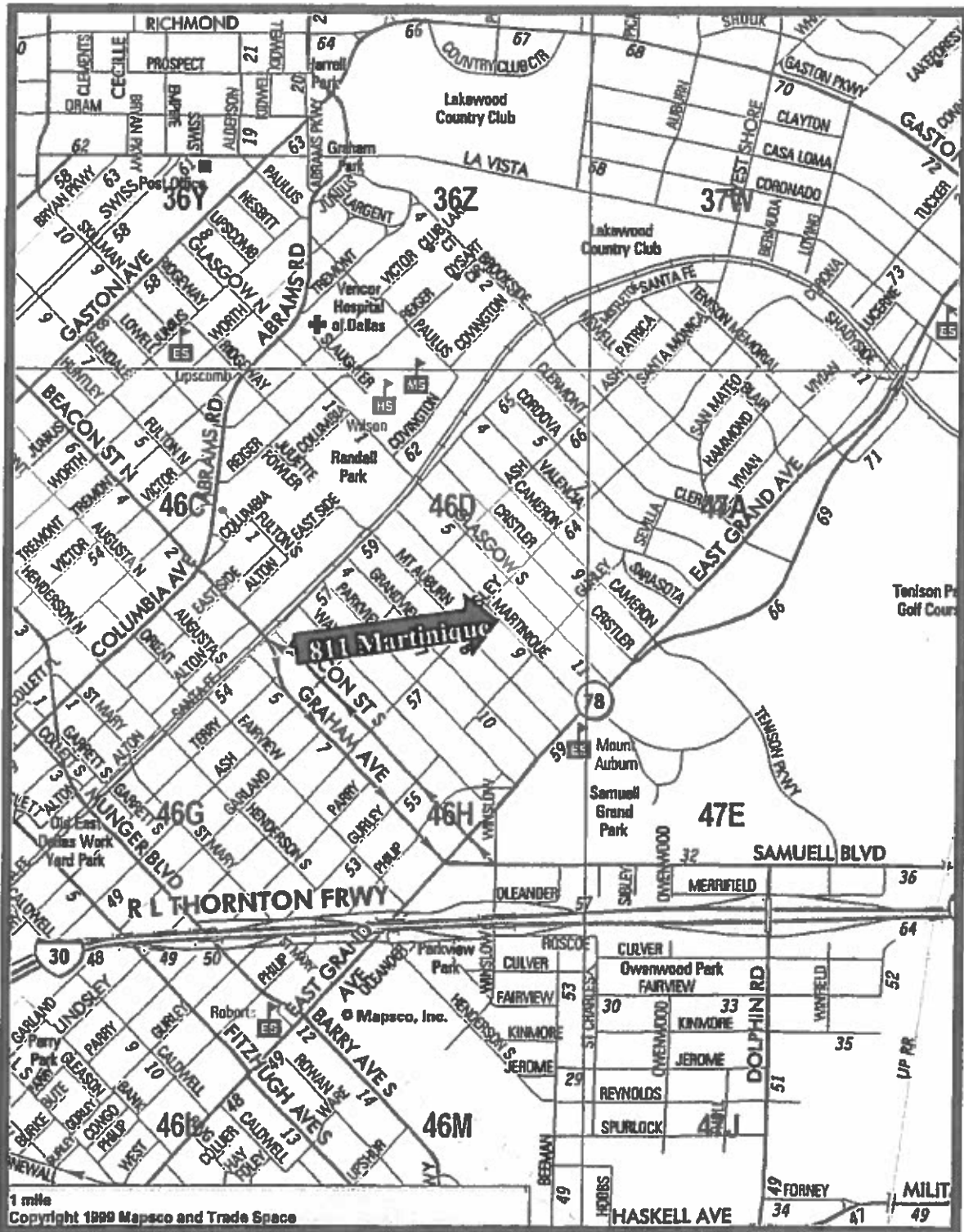
**Land Bank (DHADC) Sale of Lots to  
KW New Vision Properties and Land, Inc.**

<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. 2722 Alabama	54V	4	\$15,427.01
2. 811 Martinique	46D	2	\$ 6,177.53
3. 2927 Alaska	55W	4	\$ 6,070.76

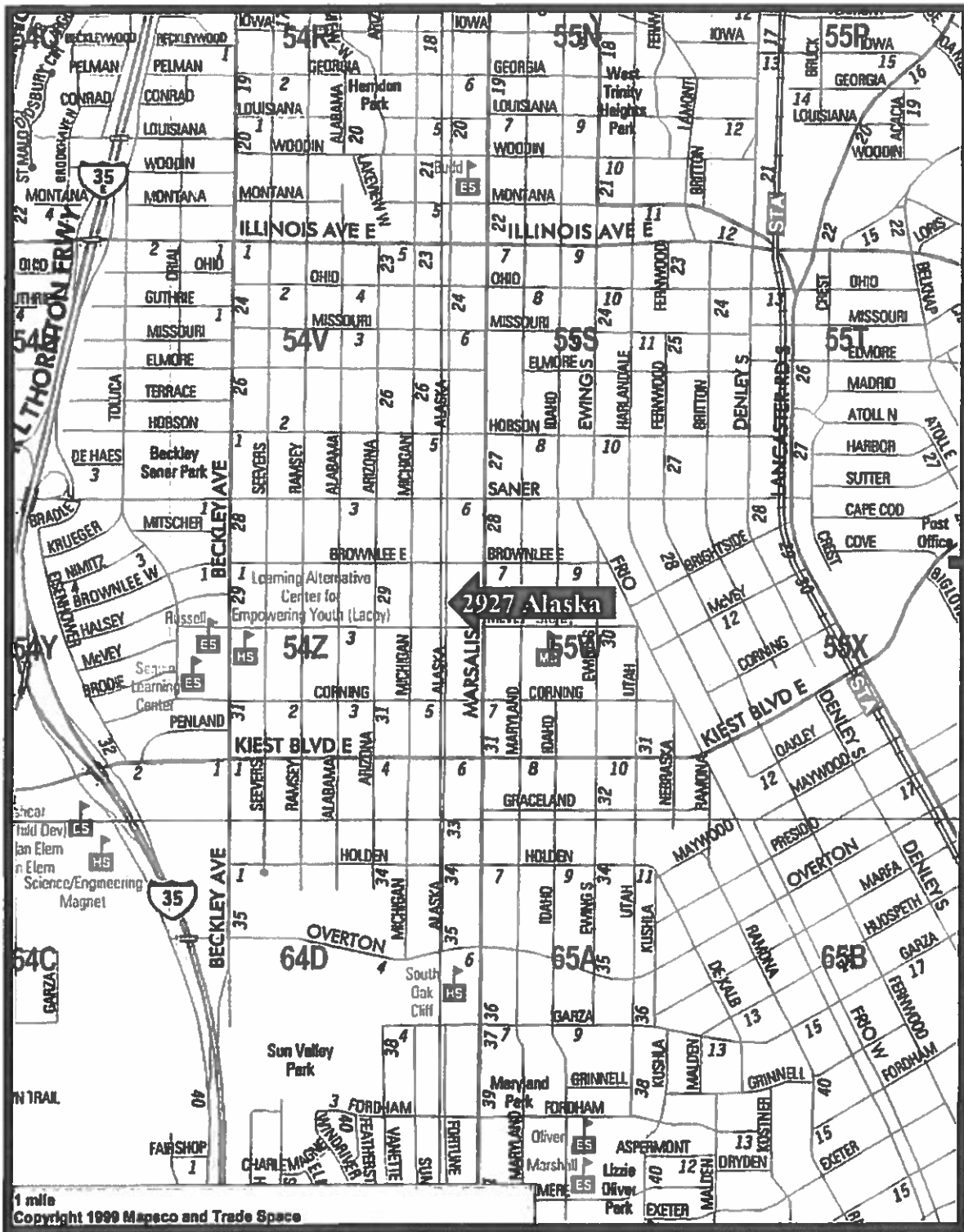


1 mile  
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**MAPSCO 54V**



**MAPSCO 46D**



**MAPSCO 55W**

November 10, 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**, KW New Vision Properties and Land, Inc. 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 KW New Vision Properties and Land, Inc. and authorize the sale of the said 3 lots from DHADC to KW New Vision Properties and Land, Inc. 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 KW New Vision Properties and Land, Inc. and the sale of 3 lots shown on Exhibit "A" from DHADC to KW New Vision Properties and Land, Inc. 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"**

<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>2722 Alabama</b> Lot 6, Broadmoor Addition Block 43/4203	KW New Vision Properties and Land, Inc.	1	\$5,000.00
2	<b>811 Martinique</b> Tract 10, Mount Auburn Addition Block 13/1614	KW New Vision Properties and Land, Inc.	1	\$5,000.00
3	<b>2927 Alaska</b> Lot 19, Freemont Addition Block 13/4119	KW New Vision Properties and Land, Inc.	1	\$5,000.00
<b>TOTAL</b>				<b>\$15,000.00</b>

**EXHIBIT B**

**SECTION II: DEVELOPMENT PLAN**

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

- (1) Number of lots requested in this proposal.   3
- (2) Land Bank name for this parcel of lots.   Dallas
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").   1) 2722 Alabama Ave., Dallas, TX 75216, Lot 6, Blk 43/4203, Broadmoor; 2) 811 Martinique Avenue, Dallas, TX 75223, Lot , Blk 13/1614, St. Martin Homestead; 3) 2727 Alaska Avenue, Dallas, TX 75201, Lot 19, Blk 13/4119.

**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 \_\_\_\_\_ / \_\_\_\_\_  
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   1300-2000    
Number of Bedrooms/Baths in each home   3   /   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   110-135K  

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

Number of homes to be built on lots   1    
Square Footage of each home   1400-2000    
Number of Bedrooms/Baths in each home   4   /   2    
Number of Garages   1-2   Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer   Brick   Which sides   all    
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer   110-160K  

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 two 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 \_\_\_ 60 \_\_\_ days

Sale of first affordable housing unit to low income households \_ 30 \_\_\_ days

Sale of last affordable unit to low income households \_\_ 30 \_\_\_ days



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 2, 4, 5  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 46G 55T 57R

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### **SUBJECT**

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – 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.

Lakee Group LLC has submitted a proposal and development plan to DHADC for 4 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 Lakee Group LLC to the City's Land Bank, the sale of those lots from DHADC to Lakee Group 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 Lakee Group LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Lakee Group LLC and construction financing is not closed within three years of conveyance.

**BACKGROUND (continued)**

Lakee Group LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,400 to 1,800 square feet and from \$110,000 to \$160,000. 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 (2 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 \$20,000.00 for the sales price, 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, 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 September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 4 lots from DHADC to Lakee Group LLC.

Information about this item will be provided to the Housing Committee on November 2, 2015.

**FISCAL INFORMATION**

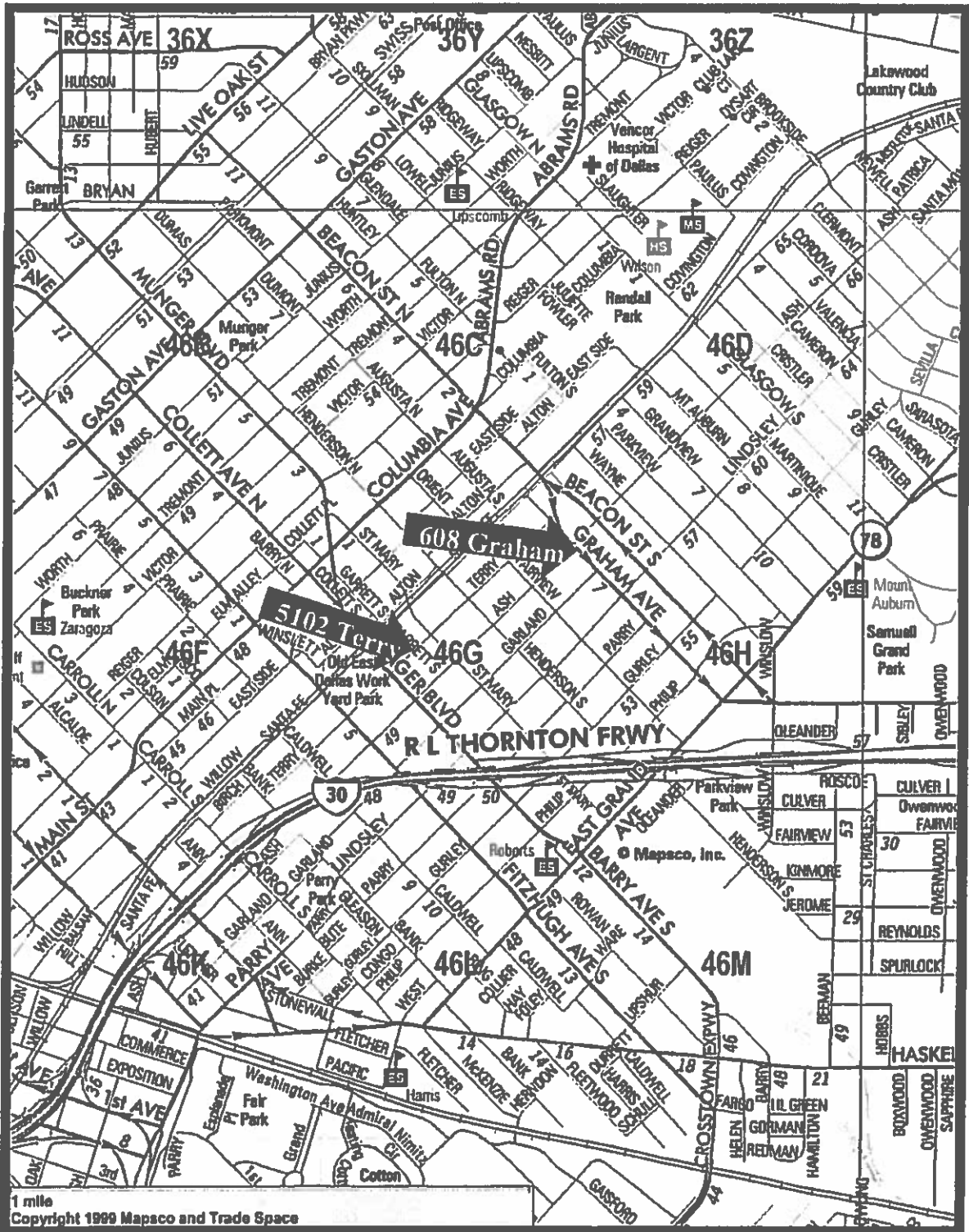
No cost consideration to the City

**MAP(s)**

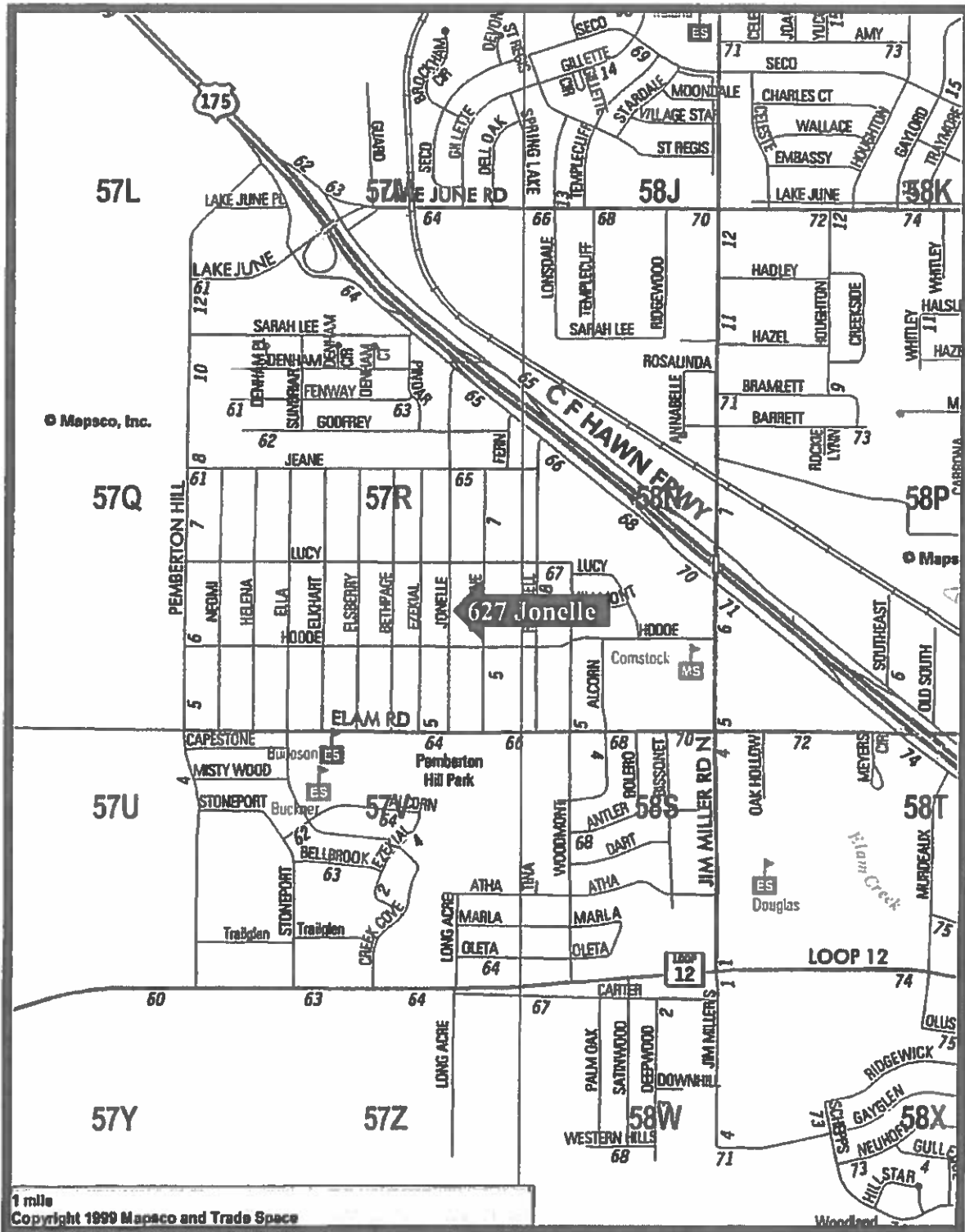
Attached

**Land Bank (DHADC) Sale of Lots to  
Lakee Group 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. 608 Graham	46G	2	\$13,170.59
2. 5102 Terry	46G	2	\$14,962.93
3. 627 Jonelle	57R	5	\$ 9,222.45
4. 2610 Britton	55T	4	\$ 6,456.95



**MAPSCO 46G**

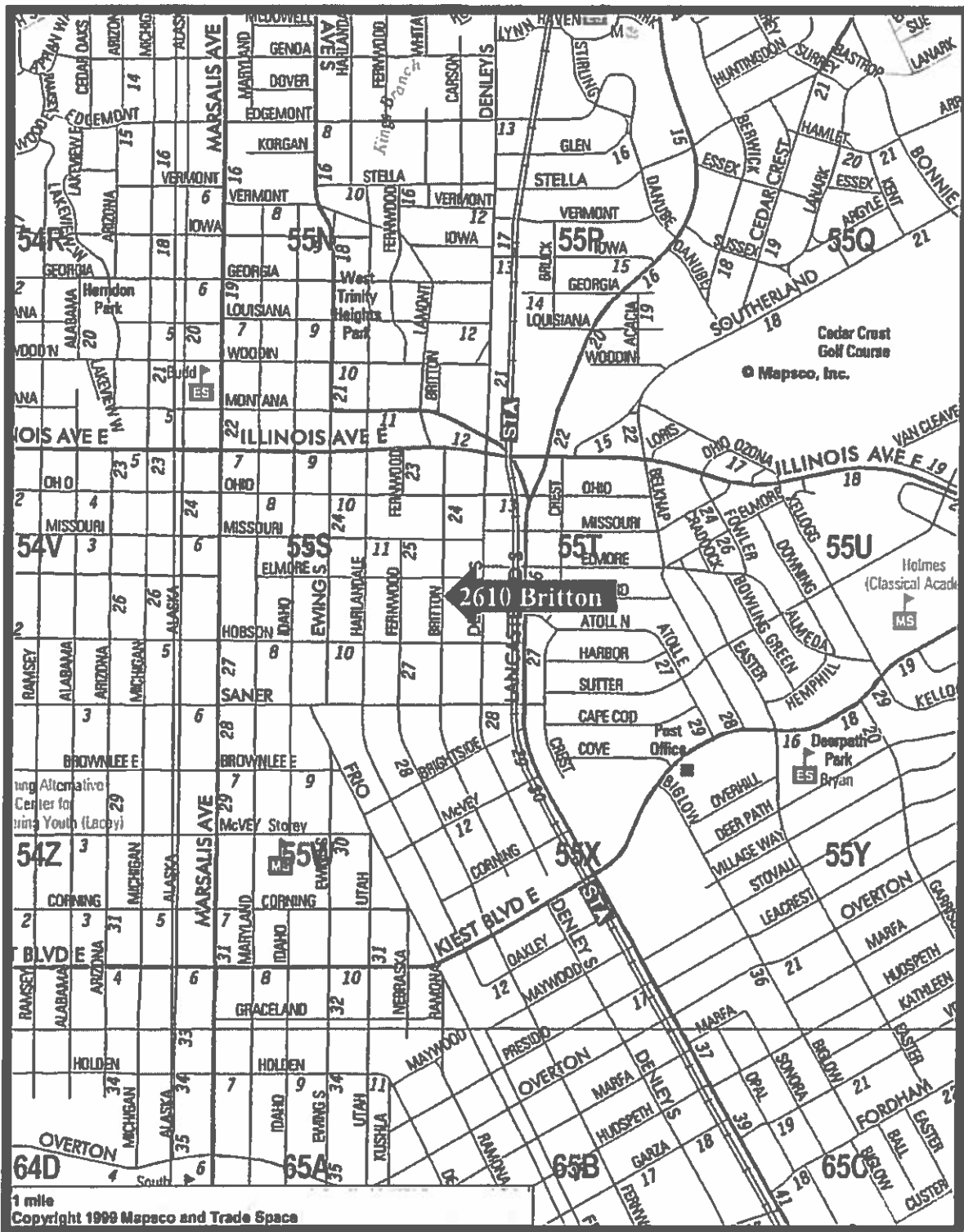


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1 mile  
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**MAPSCO 57R**



**MAPSCO 55T**

November 10, 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**, Lakee Group 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**, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Lakee Group LLC and authorize the sale of the said 4 lots from DHADC to Lakee Group 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 Lakee Group LLC and the sale of 4 lots shown on Exhibit "A" from DHADC to Lakee Group 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"**

<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	608 Graham Lot 11, Mount Auburn Addition Block 16/1613	Lakee Group LLC	1	\$5,000.00
2	5102 Terry Lot 18, R.D. Caldwell Addition Block 10/1246	Lakee Group LLC	1	\$5,000.00
3	627 Jonelle Lot 26, Home Gardens #3 Addition Block T/6256	Lakee Group LLC	1	\$5,000.00
4	2610 Britton Lot 3, Broadmoor Addition Block 32/4221	Lakee Group 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").

608 Graham Avenue, Dallas TX 75203, Lot 11, Blk 16/1613, Mt Auburn  
5102 Terry St Dallas, TX 75223, Lot 18, Blk 16/1246, RD Caldwell  
627 Jonelle St, Dallas TX 75217, Lot 26, Blk T6256, Home Gardens 03  
2610 Britton Dr, Dallas, TX 75201, Lot 3, Blk 32/4221 Broadmoor

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 1400-1600  
Number of Bedrooms/Baths in each home 3-4 | 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 110,000 - 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 2  
Square Footage of each home 1500 - 1900  
Number of Bedrooms/Baths in each home 3-4 | 2  
Number of Garages 1-2 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached   
Type of Exterior Veneer Brick Which sides Front / Sides  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 120,000 - 160,000

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 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 60 days

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 44P

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### **SUBJECT**

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Pace Homes Inc. for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Pace Homes Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – 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.

Pace Homes Inc. 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 Pace Homes Inc. to the City's Land Bank, the sale of that lot from DHADC to Pace Homes Inc. 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 Pace Homes Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Pace Homes Inc. and construction financing is not closed within three years of conveyance.

**BACKGROUND (continued)**

Pace Homes Inc. will build an affordable house on the lot. The approximate square footage and sales prices of the house will be 1,000 to 1,500 square feet and from \$100,000 to \$115,000. The lot 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 (0 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 2015-16 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 September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 1 lot from DHADC to Pace Homes Inc.

Information about this item will be provided to the Housing Committee on November 2, 2015.

**FISCAL INFORMATION**

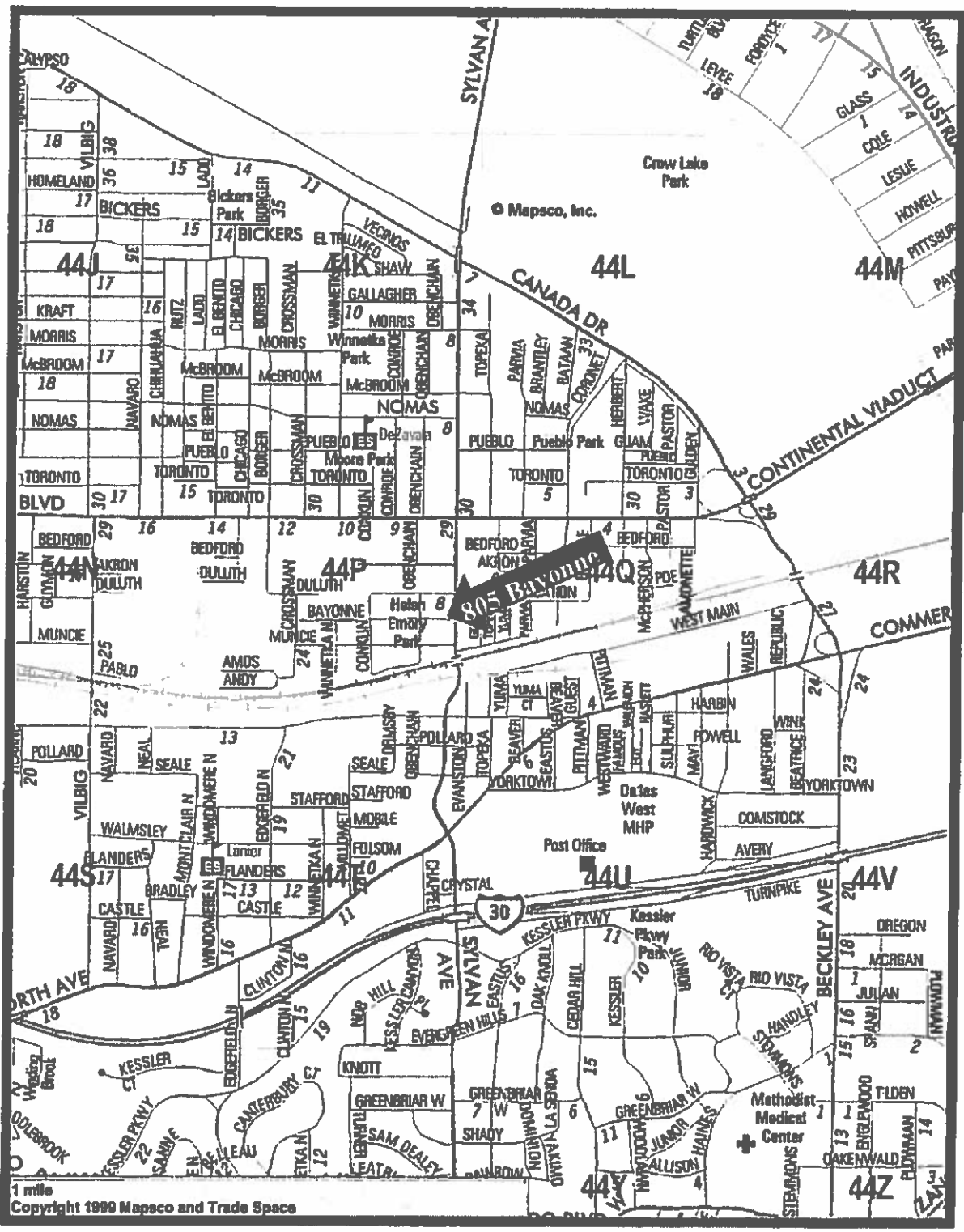
No cost consideration to the City

**MAP**

Attached

**Land Bank (DHADC) Sale of Lots to  
Pace Homes Inc.**

<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. 805 Bayonne	44P	6	\$27,762.37



**MAPSCO 44P**

November 10, 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**, Pace Homes Inc. 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 Pace Homes Inc. and authorize the sale of the said 1 lot from DHADC to Pace Homes Inc. 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 Pace Homes Inc. and the sale of 1 lot shown on Exhibit "A" from DHADC to Pace Homes Inc. 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 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	805 Bayonne Lots 1 & 2, Z.E. Coombs West End Addition Block 3/7265	Pace Homes Inc.	1	\$5,000.00
<b>TOTAL</b>				<b>\$5,000.00</b>



**EXHIBIT B**

**SECTION II: DEVELOPMENT PLAN**

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

(1) Number of lots requested in this proposal: (1) ONE

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

**Address:** 805 Bayonne  
**Neighborhood:**  
**Mapsco:** 44-P (DALLAS)

**Legal Desc (Current 2015)**

- 1: Z E COOMBS WEST END**
- 2: BLK 3/7265 LTS 1 & 2**
- 3:**
- 4: INT201500187960 DD06292015 CO-DC**
- 5: 7265 003 00100 2DA7265 00**

**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 \_\_\_\_\_ / \_\_\_\_\_  
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 \_\_\_\_\_  
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 \_\_\_\_\_

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

Number of homes to be built on lots: **(1) ONE - ONE HOME PER LOT**  
Square Footage of each home: **1000 TO 1500 LIVING AREA**  
Number of Bedrooms/Baths in each home: **2 to 3/2**  
Number of Garages: 1 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer: **BRICK** Which sides: **ALL**  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer: **\$100,000 - \$115,000**

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: **Construction will begin within 90 days.**

Completion of Construction: **Completion of the project will take approx. 60 to 90 days.**

Sale of first affordable housing unit to low income households: **Expected to occur immediately after construction and no more than 30 days.**

Sale of last affordable unit to low income households: **Expected to occur immediately after construction and no more than 30 days.**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 42H P 44J

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**SUBJECT**

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by SOS Custom Homes, Inc. for the construction of affordable houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to SOS Custom Homes, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City – 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.

SOS Custom Homes, Inc. 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 SOS Custom Homes, Inc. to the City's Land Bank, the sale of those lots from DHADC to SOS Custom Homes, Inc. 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 SOS Custom Homes, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by SOS Custom Homes, Inc. and construction financing is not closed within three years of conveyance.

SOS Custom Homes, Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,400 to 1,600 square feet and from \$120,000 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 (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 (2 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 \$15,000.00 for the sales price, 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, 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 September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 3 lots from DHADC to SOS Custom Homes, Inc.

Information about this item will be provided to the Housing Committee on November 2, 2015.

## **FISCAL INFORMATION**

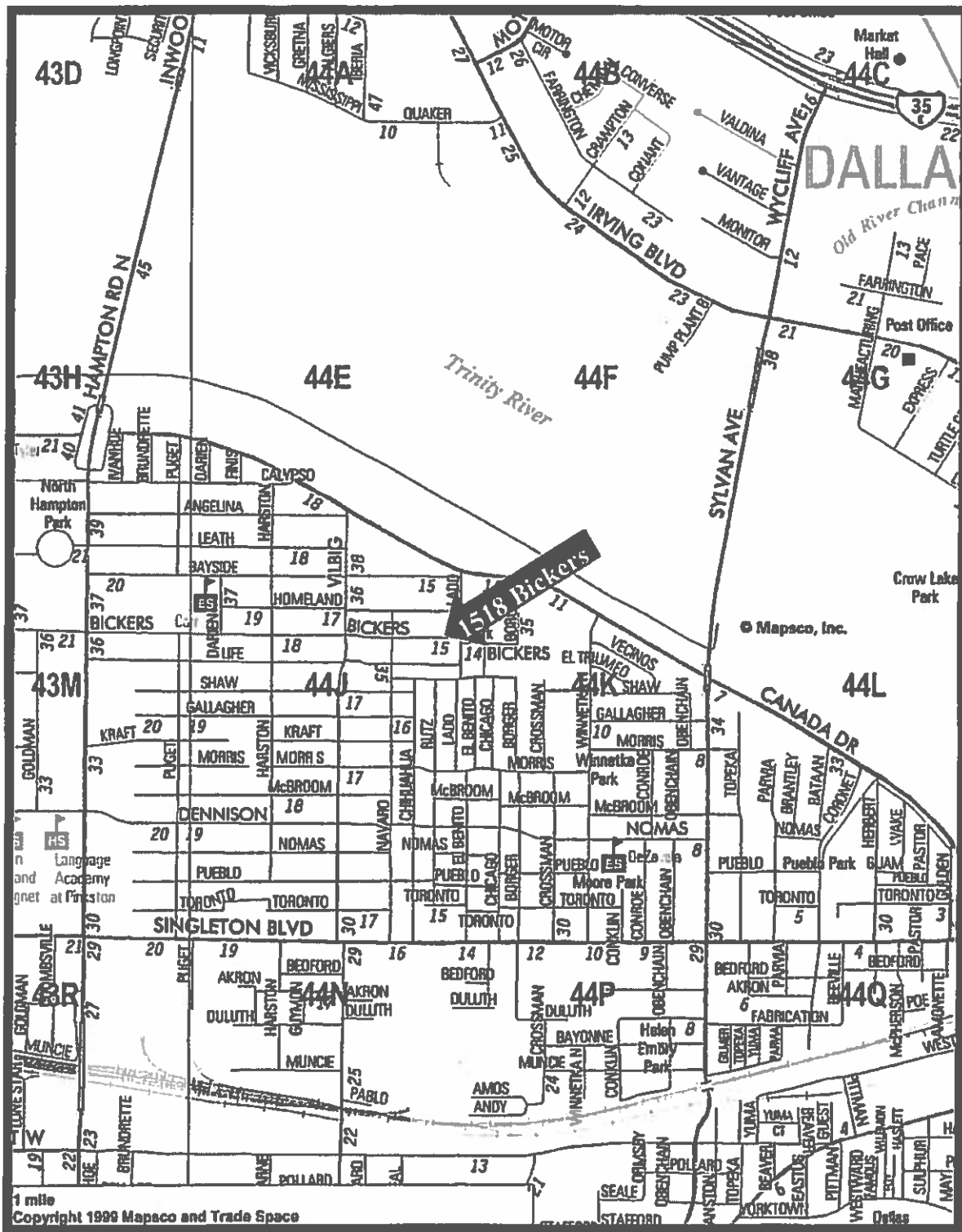
No cost consideration to the City

**MAP(s)**

Attached

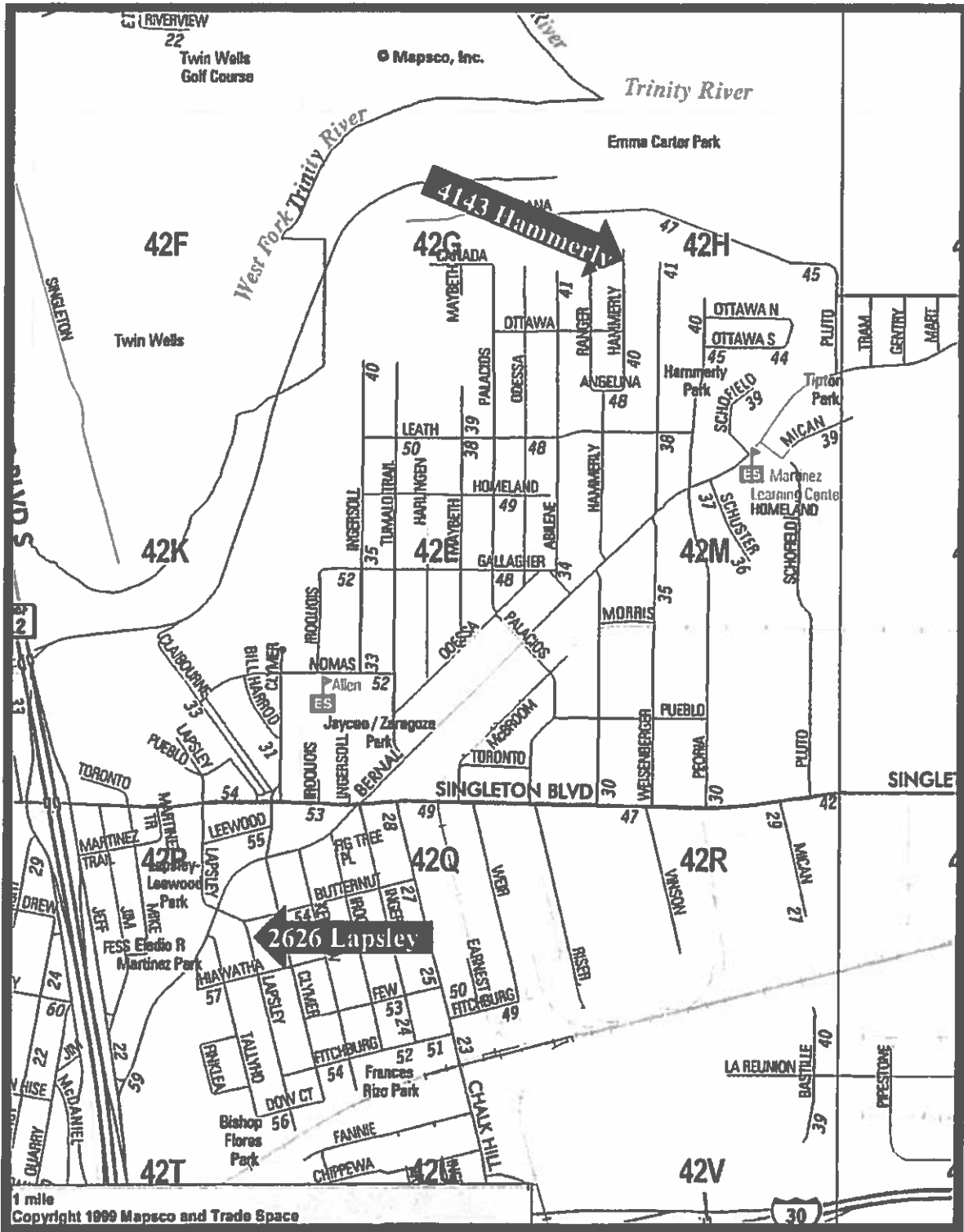
**Land Bank (DHADC) Sale of Lots to  
SOS Custom Homes, Inc.**

<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. 1518 Bickers	44J	6	\$16,204.32
2. 4143 Hammerly	42H	6	\$12,591.23
3. 2626 Lapsley	42P	6	\$19,444.69



**MAPSCO 44J**





**MAPSCO 42H & 42P**

November 10, 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**, SOS Custom Homes, Inc. 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 SOS Custom Homes, Inc. and authorize the sale of the said 3 lots from DHADC to SOS Custom Homes, Inc. 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 SOS Custom Homes, Inc. and the sale of 3 lots shown on Exhibit "A" from DHADC to SOS Custom Homes, Inc. is approved.

**Section 2.** That the City Manager, upon approval as to form by the City Attorney, is hereby 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"**

<b>LAND BANK PROPERTY</b>				
<b>PARCEL NUMBER</b>	<b>STREET ADDRESS LEGAL DESCRIPTION</b>	<b>QUALIFIED PURCHASER</b>	<b>NUMBER OF HOMEBOWNER UNITS</b>	<b>SALE AMOUNT</b>
1	<b>1518 Bickers</b> Lot 9, Homestead Gardens Addition Block B/7120	SOS Custom Homes, Inc.	1	\$5,000.00
2	<b>4143 Hammerly</b> Lot 16, Joe A. Irwin Addition No. 2 Block 6/7163	SOS Custom Homes, Inc.	1	\$5,000.00
3	<b>2626 Lapsley</b> Lot 14, Westwood Unit #2 Addition Block 27/7181	SOS Custom Homes, Inc.	1	\$5,000.00
<b>TOTAL</b>				<b>\$15,000.00</b>

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 3

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

1518 Bickers  
4143 Hammerly  
2626 Lapsley

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 1,400 - 1,600  
Number of Bedrooms/Baths in each home 3 | 2  
Number of Garages 2 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached X  
Type of Exterior Veneer Brick + Siding Which sides \_\_\_\_\_  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 120,000 - 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 2  
Square Footage of each home 1,400 - 1,600  
Number of Bedrooms/Baths in each home 3 | 2  
Number of Garages 2 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached X  
Type of Exterior Veneer Brick + Siding Which sides \_\_\_\_\_  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 120,000 - 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 30 days  
Completion of Construction 120 days  
Sale of first affordable housing unit to low income households 120 days  
Sale of last affordable unit to low income households 480 days

**KEY FOCUS AREA:** Clean, Healthy Environment  
**AGENDA DATE:** November 10, 2015  
**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 a contract with Open Arms, Inc. dba Bryan's House for child care services for special needs children for the period October 1, 2015 through September 30, 2016 - Not to exceed \$55,000 - Financing: 2015-16 Community Development Block Grant Funds

### **BACKGROUND**

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055. The grant funds are available beginning October 1, 2015. The FY 2015-16 Consolidated Plan Budget includes Community Development Block Grant (CDBG) funding in the amount of \$189,129 for Child Care Services Program.

In August 2015, the City posted a Request for Competitive Sealed Proposal for nonprofit organizations to provide child care services to residents in the city limits of Dallas. In August 2015, Open Arms, Inc. dba Bryan's House submitted a proposal to the City of Dallas for child care services for special needs children including children with HIV/AIDS, severe brain injuries, and autism. Open Arms, Inc. dba Bryan's House indicated in their proposal that they can accommodate over 270 children annually.

Approval of this item will provide funding in the amount of \$55,000 in CDBG funds to Open Arms, Inc. dba Bryan's House to continue to provide child care for special needs children.

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

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds, by Resolution No. 15-1055.

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

Information about this item will be provided to the Housing Committee on November 2, 2015.

**FISCAL INFORMATION**

\$55,000 - 2015-16 Community Development Block Grant Funds

**ETHNIC COMPOSITION**

**Open Arms, Inc. dba Bryan's House (Board)**

Black Female	0	Black Male	2
Hispanic Female	0	Hispanic Male	1
White Female	11	White Male	11
Other Female	0	Other Male	0

**OWNER**

**Open Arms, Inc. dba Bryan's House**

Board of Directors

Dr. Lisa Genecov	Nancy B. Roe	Camie Shelmire
Paul Riddle	Robert Fulford	Ryan Friend
Robin Brister	Donna German	Mara Chase
Homer Brown	Elizabeth Dacus	Rusty Reid
Archie Drake, R.N.	Linda Hall	Jessica Garner
Lance Leslie	Clay Hosterman	Stuart Newsome
Antonio Rocha	Tommy Haskins, Jr.	Ryan Scripps
Ken Sheffield	Tinsley Silcox	Chris Williams
Lisa Genecov, M.D.		

November 10, 2015

**WHEREAS**, the City of Dallas supports the idea of addressing child care issues in a comprehensive manner including the provision of child care services for afterschool programs, special needs children, and homeless children; and

**WHEREAS**, Open Arms, Inc. dba Bryan's House is a licensed provider of child care services; and

**WHEREAS**, the City Council has identified the need to support local child care services programs and is committed to ensuring the availability of child care services for Dallas citizens; and

**WHEREAS**, on June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055; and

**WHEREAS**, Open Arms, Inc. dba Bryan's House has requested to partner with the City to provide child care service;

**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 a contract with Open Arms, Inc. dba Bryan's House for child care services for special needs children for the period October 1, 2015 through September 30, 2016, and execute any and all documents required by the contract.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds from Fund CD15, Dept. HOU, Unit 618H, Object Code 3099, Encumbrance No. HOU618HA1057 to Open Arms, Inc. dba Bryan's House (Vendor No. 266376), in an amount not to exceed \$55,000.

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



**KEY FOCUS AREA:** Clean, Healthy Environment  
**AGENDA DATE:** November 10, 2015  
**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 a contract with Senior Citizens of Greater Dallas, Inc. to provide senior service programs for seniors aged 60 and above for one or more of the following three categories: **(1)** Senior Outreach Program in West Oak Cliff Area; **(2)** Nursing Home Ombudsman Program; and **(3)** Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2015 through September 30, 2016 - Not to exceed \$161,049 - Financing: 2015-16 Community Development Block Grant Funds (\$73,049) and Current Funds (\$88,000)

## **BACKGROUND**

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055. The grant funds are available beginning October 1, 2015. The FY 2015-16 Consolidated Plan Budget includes Community Development Block Grant (CDBG) funding in the amount of \$73,049 for Senior Services. On September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that includes funds for Senior Citizens of Greater Dallas, Inc. to provide senior service programs in the amount of \$88,000.

In August 2015, the City posted a Request for Competitive Sealed Proposal for nonprofit organizations to provide senior services to residents in the city limits of Dallas. In August 2015, Senior Citizens of Greater Dallas, Inc. submitted a proposal to the City of Dallas for senior services to provide case management and ombudsman services for seniors over 60 years old.

The Nursing Home Ombudsman Program is designed to give official mandated voice to seniors in nursing home facilities to address concerns and seek resolutions to problems or issues to enhance the quality of life in nursing home facilities for residents and their families and/or provide information, awareness and assistance to residents about nursing home facilities, selection and/or any related nursing home issues.

**BACKGROUND (Continued)**

The Senior Outreach West Oak Cliff Program offers workshops and a place to congregate, socialize and educate seniors through various means to address senior social service needs in the community. The Senior Outreach and Case Management Program provides services to non-English speaking clients with special emphasis on Spanish-speaking clients through advocacy, referral and case management to facilitate access to social services via education, translation, transportation, etc. Senior Citizens of Greater Dallas, Inc. is a non-profit organization incorporated in 1961 to serve seniors in Dallas to improve their quality of life through protection, eldercare, advocacy, volunteerism, and employment services. They serve over 1,100 individuals with new services annually.

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

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds, by Resolution No. 15-1055.

On September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that authorizes funds in the amount of \$88,000 to provide senior services programs to the Senior Citizens of Greater Dallas, Inc., by Resolution No. 15-1784.

Information about this item will be provided to the Housing Committee on November 2, 2015.

**FISCAL INFORMATION**

\$73,049 - 2015-16 Community Development Block Grant Funds  
\$88,000 - Current Funds

**ETHNIC COMPOSITION**

**Senior Citizens of Greater Dallas, Inc. (Board)**

Caucasian Male	24	Caucasian Female	25
African American Male	4	African American Female	1
Hispanic Male	2	Hispanic Female	3
Asian Male	0	Asian Female	1
Native American Male	0	Native American Female	0

## **OWNER**

### **Senior Citizens of Greater Dallas, Inc.**

#### **Board of Directors**

Debbie Oates  
Greg Ballew  
Kim Cocklin  
John Cuellar  
Carolyn L. Miller  
Donald Berg  
Frank Breedlove  
Bill E. Carter  
Nancy Carter  
David Corrigan  
Christina Durovich  
Ruben Esquivel  
Elizabeth Gambrell  
Walter D. Gruenes  
Paul Hoffman  
Dorothy Kennington  
Ashlee Kleinert  
Patty Leyendecker  
Michael P. Massad, Jr.  
John McCarthy  
Becky Powell-Schwartz  
Beverly Bell Godbey  
Shannon Hanberry  
Roscoe Smith  
Theresa Stambaugh  
John R. Taylor, III  
Charles Etta Williams, Ed. D.  
Rwan S. Hardesty  
Rachel Velasquez  
Jason Winborn

Jeffrey N. Francis  
James Garner  
Kathy Helm  
Larry Gekiere  
Matt Adams  
Tre' Black  
Kris Burks  
Christie Carter  
J. Peter Kline  
Sheryl Coyne-Batson  
Timothy L. Dwight  
Marvin Franking  
Jerry C. Gilmore  
Lisa Longino  
Sharon McCullough  
David Kleiman  
Mary Lazo  
Dan Mahoney  
Thomas J. Mastor  
Sharon Popham  
Tom Rhodes, Jr.  
Pat Rosenthal  
Andy Smith  
Connie O'Neil  
Donna Strittmatter Max  
Carrie Parsons  
Emilynn Wilson  
Maria M. Tafalla  
Marilyn H. Weber  
Michael Shtofman

November 10, 2015

**WHEREAS**, on June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055; and

**WHEREAS**, on September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that authorizes funds for Senior Citizens of Greater Dallas, Inc. to provide senior service programs in the amount of \$88,000 by Resolution No. 15-1784; and

**WHEREAS**, Senior Citizens of Greater Dallas, Inc. is a non-profit 501(c)(3) corporation throughout the City of Dallas who provides services that meet the criteria set forth for seniors; and

**WHEREAS**, the City desires to contract with Senior Citizens of Greater Dallas, Inc. to provide Senior Service Programs for seniors in an amount not to exceed \$161,049;

**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 a contract with Senior Citizens of Greater Dallas, Inc. to provide senior service programs for seniors aged 60 and above for one or more of the following three categories: (1) Senior Outreach Program in West Oak Cliff Area; (2) Nursing Home Ombudsman Program; and (3) Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2015 through September 30, 2016, and execute any and all documents required by the contract.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds from Fund CD15, Dept. HOU, Unit 629H, Object Code 3099, Encumbrance No. HOU629HA1056 to Senior Citizens of Greater Dallas, Inc. (Vendor No. VS0000044882), in an amount not to exceed \$73,049.

**Section 3.** That the Chief Financial Officer is hereby authorized to disburse funds from Fund 0001, Dept. HOU, Unit 4305, Object Code 3099, Encumbrance No. HOU4305A1055 to Senior Citizens of Greater Dallas, Inc. (Vendor No. VS0000044882), in an amount not to exceed \$88,000.

**Section 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Clean, Healthy Environment

**AGENDA DATE:** November 10, 2015

**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 a contract with Vogel Alcove for child care services for homeless families for the period October 1, 2015 through September 30, 2016 - Not to exceed \$125,129 - Financing: 2015-16 Community Development Block Grant Funds (\$94,129) and Current Funds (\$31,000)

### **BACKGROUND**

On June 10, 2015, City Council approved the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055. The grant funds are available beginning October 1, 2015. The FY 2015-16 Consolidated Plan Budget includes Community Development Block Grant (CDBG) funding in the amount of \$189,129 for Child Care Services. On September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that includes funds for Vogel Alcove to provide child care services for homeless families.

In August 2015, the City posted a Request for Competitive Sealed Proposal for nonprofit organizations to provide child care services to residents in the city limits of Dallas. In August 2015, Vogel Alcove submitted a proposal to the City of Dallas for child care services for homeless families. Vogel Alcove can accommodate up to 270 persons annually in its main facility. Families are eligible for services if they are homeless and are residents of the twenty-two (22) affiliated homeless shelters, domestic violence shelters and transitional housing programs.

Approval of this item will provide funding in the amount of \$125,129 in CDBG and current funds to Vogel Alcove to continue to provide child care for homeless families.

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

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant funds, by Resolution No. 15-1055.

On September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that authorizes funds in the amount of \$31,000 for child care services to Vogel Alcove, by Resolution No. 15-1784.

Information about this item will be provided to the Housing Committee on November 2, 2015.

**FISCAL INFORMATION**

\$94,129 - 2015-16 Community Development Block Grant Funds  
\$31,000 - Current Funds

**ETHNIC COMPOSITION**

Vogel Alcove (Board)

Black Female	1	Black Male	0
Hispanic Female	0	Hispanic Male	0
White Female	11	White Male	23
Other Female	0	Other Male	1

**OWNER**

**Vogel Alcove**

Board of Directors

- |                  |                     |                      |
|------------------|---------------------|----------------------|
| John Amend       | John Bryce Anderson | Dylan Bolden         |
| Alice Barnett    | Suzie Bovine        | Jim Chadrick         |
| Mary Lee Broder  | Craig Budner        | Marguerite Burtis    |
| Charlie Corson   | Clay K. Deniger     | Sara Dura            |
| Catherine Enrico | Howard Feldman      | Benjamin K. Fujihara |
| Cathy Glick      | Alan Gold           | Susan Hirsch         |
| Peter Knag       | Mark Kovac          | Rick A. Lacher       |
| Rick Lear        | Rob Little          | Mary Lyons           |
| Diane Miles      | John Ofenloch       | Ann Marie Painter    |
| Alan Perkins     | Andy Rabin          | Vinnie Rubin         |
| Jared Rusman     | David Veeder        | Kyle Volluz          |
| John Wander      | Sandra Wells        |                      |
| Alan Yonack      |                     |                      |

November 10, 2015

**WHEREAS**, the City of Dallas supports the idea of addressing child care issues in a comprehensive manner including the provision of child care services for afterschool programs, special needs children, and homeless children; and

**WHEREAS**, Vogel Alcove is a licensed provider of child care services; and

**WHEREAS**, the City Council has identified the need to support local child care services programs and is committed to ensuring the availability of child care services for Dallas citizens; and

**WHEREAS**, on June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055; and

**WHEREAS**, on September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that authorizes funds in the amount of \$31,000 for child care services to Vogel Alcove, by Resolution No. 15-1784; and

**WHEREAS**, Vogel Alcove has requested to partner with the City to provide child care service;

**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 a contract with Vogel Alcove for child care services for homeless families for the period October 1, 2015 through September 30, 2016, and execute any and all documents required by the contract.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds from Fund CD15, Dept. HOU, Unit 618H, Object Code 3099, Encumbrance No. HOU618HA1059 to Vogel Alcove (Vendor No. 269533), in an amount not to exceed \$94,129.

**Section 3.** That the Chief Financial Officer is hereby authorized to disburse funds from Fund 0001, Dept. HOU, Unit 4311, Object Code 3099, Encumbrance No. HOU4311A1058 to Vogel Alcove (Vendor No. 269533), in an amount not to exceed \$31,000.

**Section 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Clean, Healthy Environment  
**AGENDA DATE:** November 10, 2015  
**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 a Memorandum of Understanding between the City of Dallas and Unlocking DOORS, Inc. dba DOORS, to: (1) collect and report evidence-based data regarding re-entry rates and recidivism by zip codes/City Councilmember districts; and (2) measure the risks and needs of ex-offenders referred to DOORS by the City of Dallas, Homeless Services Program using the Texas Risk Assessment Supplemental Tool (TRAS) for the period January 1, 2016 through December 31, 2016 - Not to exceed \$50,000 - Financing: Current Funds (subject to appropriations)

## **BACKGROUND**

On September 12, 2014, Unlocking DOORS, Inc. dba DOORS (DOORS) presented to the Housing Committee on reentry services provided by the organization. The committee expressed an interest in DOORS collecting and reporting evidence-based information regarding recidivism citywide and by individual zip codes/City Councilmember districts. This data will have qualitative percentage of former prisoners who are arrested for a similar offense or ensuring that interventions are as appropriate and purposeful as possible.

On February 11, 2015, City Council, by Resolution No. 15-0273, approved a Memorandum of Understanding with DOORS, to provide funding to DOORS: (a) to collect and report recidivism data on a quarterly basis to the City, and (b) to have DOORS case managers conduct assessments on clients referred to DOORS by the City using the TRAS, which determines client's needs and risk of re-offending. The TRAS will assess how likely an offender is to be re-convicted, identify and classify offending-related needs, including basic personality characteristics and cognitive behavioral problems, assess risk of serious harm, risks to the individual and other risks, assist with management of risk of harm, indicate the need for further specialist assessments, and measure change during the period of comprehensive Pre/Post-Release Case Management.



## **BACKGROUND** (Continued)

DOORS is the only non-profit entity that has been authorized to use this re-entry assessment tool by the Texas Department of Criminal Justice (TDCJ), and they provide copies of the assessments through a secure process to City staff for inclusion in the client files and development of individual services plans. Approval of this agenda item will continue these re-entry data collection and assessment services for an additional year.

DOORS is a non-profit entity and provides comprehensive state-wide reentry networks headquartered in Dallas, Texas. Through collaboration and coordination with hundreds of agencies and organizations, DOORS seeks to reduce crime by assuring Formerly Incarcerated Persons (FIPS) lead crime-free and self-sufficient lives. DOORS provides the following services to individuals who are 18 years of age or older, have a criminal record, and are seeking reentry integration into free society:

- Comprehensive Pre/Post-Release Case Management for individuals who already reside in/or are releasing into a county where DOORS has an office. Case management includes: (a) a full risk/needs assessment, (b) customized client case management plan; (c) referrals to community service providers to meet the client's specific needs; and (d) client monitoring up to four years to assure successful integration and self-sufficiency;
- Reentry Resource and Referral Service (Pre-Case Management Services) for individuals (via phone, email and USPS mail) who reside outside or are returning to a county or another state where DOORS does not have any office;
- Reentry Training and Education (including continuing education credits for professionals) for community/state/federal partners, agencies and organizations, service providers, criminal justice professionals (including licensed social workers, law enforcement and attorneys), and the public regarding reentry and integration issues, tools, policies, and evidence-based practices; and
- Evidence-Based and Community Impact Data Collection, Maintenance and Evaluation/Analysis for use by stakeholders in determining evidence-based funding, policies and legislation.

The City of Dallas is among one of the many partners that collaborates with DOORS regarding re-entry services and seeks technical assistance regarding new and innovative methods to address issues facing Formerly Incarcerated Persons (FIPS), their families, service providers, and the community.

On February 25, 2015, DOORS presented the Texas Reentry Symposium at the Belo Mansion here in Dallas, to bring national experts in re-entry together with local providers and community stakeholders (including the City of Dallas), for a dialogue on re-entry program services that work to reduce recidivism.

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

On September 14, 2014, the Housing Committee was briefed on re-entry services by DOORS.

On February 11, 2015, City Council approved a Memorandum of Understanding with Unlocking DOORS, Inc. dba DOORS, for re-entry data collection and assessment services, by Resolution No. 15-0273.

On August 17, 2015, Unlocking DOORS Texas Reentry Network was briefed to the Housing Committee.

**FISCAL INFORMATION**

\$50,000 - Current Funds (subject to appropriations)

November 10, 2015

**WHEREAS**, there are more than 70,000 Formerly Incarcerated Persons (FIPS) returning from prisons, and state and county jails to the Texas community annually; and

**WHEREAS**, in 2014, Dallas County had the second highest population of releases from Texas Department of Criminal Justice facilities based on county of conviction, with 7,603 persons with a Dallas County conviction having been released back into the community in 2014; and

**WHEREAS**, approximately 430 parolees are released to Dallas County per month (excluding non-parolees released who require services); and

**WHEREAS**, on February 11, 2015, City Council approved a Memorandum of Understanding with Unlocking DOORS, Inc. dba DOORS to provide re-entry data collection and assessment services, and desires to continue those services for an additional year;

**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 Unlocking DOORS, Inc. dba DOORS to: (1) collect and report evidence-based data regarding re-entry rates and recidivism by zip codes/City Councilmember districts; and (2) measure the risks and needs of ex-offenders referred to DOORS by the City of Dallas, Homeless Services Program using the Texas Risk Assessment Supplemental Tool (TRAS) for the period January 1, 2016 through December 31, 2016.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse, in periodic payments, to Unlocking DOORS, Inc. dba DOORS in an amount not to exceed \$50,000 (subject to appropriations), from Fund 0001, Dept. HOU, Unit 4295, Object Code 3099, Encumbrance No. CTGH184737, Vendor No. VS0000068727.

**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:** November 10, 2015  
**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 (1) an amendment to Resolution No. 01-2049, previously approved on June 27, 2001, for a forgivable loan agreement with Operation Relief Center to: (a) permit affordable rental housing in addition to affordable housing for sale, (b) extend the completion deadline to December 31, 2014; and (2) a release of lien for the remaining lots for market rate housing – Financing: No cost consideration to the City

## **BACKGROUND**

In January 2002, the City Council approved a Community Housing Development Organization (CHDO) loan for infrastructure and single family homes project with Operation Relief Center (ORC) for 22 market rate and 20 affordable units in the Pleasant Oaks Estates addition.

In 2008, Operation Relief Center sold 42 lots to Coronado Assets, L.P. to complete construction of the units. ORC remained as a partner for the development of the subdivision while Coronado Assets, L.P. and Neighborhood Builders CDC, a nonprofit developer, constructed the remaining units.

To-date, the infrastructure for the subdivision, construction of the 20 affordable homes and 10 of the market rate units have been completed. Of the 20 affordable homes, six were sold to low income families, and fourteen were leased to low income families to be sold as they are approved for permanent financing.

The loan agreement requires that the 20 affordable homes all be sold to low income families by September 13, 2012. ORC has requested that the City amend the loan agreement to permit the 14 rental units, and to extend the completion deadline to December 31, 2014. Since they have met the terms of the original loan agreement, ORC has requested that the remaining lots be cleared of the City's lien in order to obtain interim financing to complete the build out of the remaining 12 market rate units.

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

On June 27, 2001, City Council approved the Community Housing Development Organization (CHDO) Program Statement by, Resolution No. 01-2049.

Information about this item will be provided to the Housing Committee on November 2, 2015.

**FISCAL INFORMATION**

No cost consideration to the City

November 10, 2015

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

**WHEREAS**, on June 27, 2001, the City Council approved the Community Housing Development Organization (CHDO) Program Statement by Resolution No. 01-2049; and

**WHEREAS**, the City desires the development of market rate housing in southern Dallas for moderate income families; **NOW, THEREFORE**,

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

**SECTION 1.** That the City Manager is hereby authorized to **(1)** amend Resolution No. 01-2049, previously approved on June 27, 2001, for a forgivable loan agreement with Operation Relief Center to: **(a)** permit affordable rental housing in addition to affordable housing for sale, **(b)** extend the completion deadline to December 31, 2014; and **(2)** release of lien for the remaining lots for market rate housing.

**SECTION 2.** That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute the amendment and releases of liens, terminate deed restrictions, and forgive the debt on the property upon compliance with the loan terms and deed restrictions.

**SECTION 3.** 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 or conditional grant, until such time as the loan and conditional grant documents are duly approved by all parties and executed.

**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:** Clean, Healthy Environment  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 1  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 45W

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### **SUBJECT**

Authorize Supplemental Agreement No. 1 to amend Resolution No. 14-1794, previously approved on October 22, 2014, for a secured, no interest, forgivable loan in the amount of \$67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street, to: **(1)** extend the completion date for the rehabilitation and the maturity date of the note to March 31, 2016; and **(2)** change the scope of work on the water heater component of the rehabilitation project - Financing: No cost consideration to the City

### **BACKGROUND**

On October 22, 2014, by Resolution No. 14-1794, City Council authorized a secured, no interest, forgivable loan in the amount of \$67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street, to be completed by September 30, 2015. The approved projects include replacement of the roof and water heaters, funded by FY 2014-15 Housing Opportunities for Persons with AIDS (HOPWA) grant funds, which expire in September 2017.

The agency completed the roof replacement project at Spencer Gardens and at one of its other facilities in late July, both of which has been scheduled to be completed in spring but were delayed to summer due to extensive rain. The agency then solicited bids on the water heater project, but encountered several unexpected barriers. The agency has requested to extend the completion date until March 31, 2016, and change the scope of work on the water heater component of the rehabilitation project.

## **BACKGROUND** (Continued)

The agency first had difficulty securing a licensed plumbing contractor meeting the City's insurance requirements that was willing and available to take on this small commercial retro-fit at a multi-family property. Then, the scope of work for the project changed. The original scope of work called for replacing and relocating the water heaters from the attic to a mechanical closet in the parking garage. However, after consulting with several plumbing contractors and the manufacturer regarding ventilation issues, the scope of the project had to be changed to replace/relocate the water heaters within the attic to an area that would not threaten living areas in the event of a leak. With these new specifications, the agency has identified and scheduled a plumbing contractor to begin work on the project upon approval issuance of an order to proceed by the City, to be completed by March 31, 2016.

No residents will be displaced during the rehabilitation. HOPWA regulations require that Spencer Gardens be maintained, through deed restrictions, as a facility to provide housing or assistance for persons with HIV/AIDS for a period of not less than three (3) years following the completion date, which will be March 31, 2019, in this case.

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) is a non-profit agency located in the southwestern part of the city. The agency was founded in 1987, with its mission being to create and strengthen healthy communities through the delivery of quality, affordable, service-enriched housing for individuals and families living with HIV/AIDS. The agency has been providing supportive housing services continually since April 1987.

Spencer Gardens is located at 717 Comal Street and is a multi-story building with 12 two- and three-bedroom apartment units for families. The facility is owned by Supportive Housing, Inc., which is a non-profit organization formed in September 1992, to hold fee simple/legal title to the real property that PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas uses to provide supportive housing to persons with HIV/AIDS in Dallas.

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

Authorized the first twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility based housing assistance on August 13, 2014, by Resolution No. 14-1229.

Authorized a secured, no interest forgivable loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, for non-substantial rehabilitation at Ewing Center, on October 22, 2014, by Resolution No. 14-1793.

Authorized a secured, no interest forgivable loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, for non-substantial rehabilitation at Spencer Gardens, on October 22, 2014, by Resolution No. 14-1794.



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

Authorized the second twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility based housing assistance on August 12, 2015, by Resolution No. 15-1375.

Information about this item will be provided to the Housing Committee on November 2, 2015.

**FISCAL INFORMATION**

No cost consideration to the City

**ETHNIC COMPOSITION**

**PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (Board)**

Black Female	1	Black Male	2
White Female	4	White Male	17
Hispanic Female	2	Hispanic Male	1
Other Female	0	Other Male	2

**OWNER(S)**

**PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas**

Board of Directors

Don Neubauer, Chair	James Lightfoot
Donald Mercer, Vice Chair	Arlene Miller
Karen Charleston, Secretary	David Nelson
William Early, Treasurer	Ashley Peña
Jacque Borel	Rich Perry
Michael Bursey	Ian Sadler
Charles Calise	JoAnn Schauf
Debbie Ochoa Duncan	Budi Sutomo
Mark Edgell	Wayne Thomas
Jennifer Greenlee	Jonathan Thorne
Robert Helm	Jennifer Thornton
Bruce Jaster	Sharon Valenti
Domingo Jimenez	Hon. Ernie White
Matthew Jones	William Young, Jr.
Dennis Kershner	

November 10, 2015

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

**WHEREAS**, on October 22, 2014, by Resolution No. 14-1794, City Council authorized a secured, no interest, forgivable loan with Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street; and

**WHEREAS**, the approved rehabilitation projects at Spencer Gardens are funded by FY 2014-15 Housing Opportunities for Persons with AIDS (HOPWA) grant funds, which expire in September 2017; and

**WHEREAS**, the agency has requested, and the City of Dallas desires to allow, additional time until March 31, 2016, to complete the water heater project with new specifications; and

**WHEREAS**, Spencer Gardens must be maintained, to provide housing or assistance for persons with HIV/AIDS for a minimum use period of not less than three years after the rehabilitation is completed;

**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 Supplemental Agreement No. 1 to amend Resolution No. 14-1794, previously approved on October 22, 2014, for a secured, no interest, forgivable loan in the amount of \$67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street, to: **(1)** extend the completion date for the rehabilitation and the maturity date of the note to March 31, 2016; and **(2)** change the scope of work on the water heater component of the rehabilitation project.

**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:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 64W

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**SUBJECT**

Authorize (1) an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, for a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC to: (a) forgive the debt as each unit is sold to a low-income homebuyer at or below 80% of Area Median Family Income; and (2) an agreement with the Texas State Affordable Housing Corporation (Lessor), in lieu of requiring the Lessor to file a Deed of Trust in favor of the City against the lots for the Creekside Project located on Oak Garden Trail - Financing: No cost consideration to the City

**BACKGROUND**

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) in the amount of \$4M, of which \$1M was for projects to be developed by CHDOs, requesting developers to submit proposals to build single family homes in the city limits of Dallas. Builders of Hope CDC (BOH) Corporation applied and City Council approved a development loan on May 27, 2015 for \$225,000 for construction of ten (10) affordable housing units for low and moderate income families for the Creekside Project.

The Texas State Affordable Housing Corporation (Lessor) currently ground leases the land for the Creekside Project to Builders of Hope CDC. As each home is built and sold to eligible homebuyers, the Lessor will release the lot on which the home is built from the ground lease and transfer title to the buyer. The Lessor has agreed to execute an agreement with City to ensure that the lots will be sold simultaneously with sale of each house, that the Lessor may not exercise any right of first refusal or other purchase right with regard to the Creekside lots, and the Lessor will record deed restrictions against the Creekside properties within 10 business days of Builders of Hope CDC executing its loan agreement with the City.

City Council approval of this agenda item will authorize the City Manager to execute the agreement with the Lessor in lieu of requiring the Lessor to file a deed of trust in favor of the City to secure the Creekside lots.

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

On June 27, 2012, City Council approved the FY 2012-13 Consolidated Plan Budget for FY 2012-13 federal funds which included the Community Based Development Organizations (CBDOs) in the Community Development Block Grant Funds, by Resolution No. 12-1629.

On May 27, 2015, the City Council approved a forgivable development loan agreement with Builders of Hope CDC, by Resolution No. 15-0989.

Information about this item will be provided to the Housing Committee on November 2, 2015.

**FISCAL INFORMATION**

No cost consideration to the City

**OWNER**

**Builders of Hope CDC**

Damon Polk, Interim President

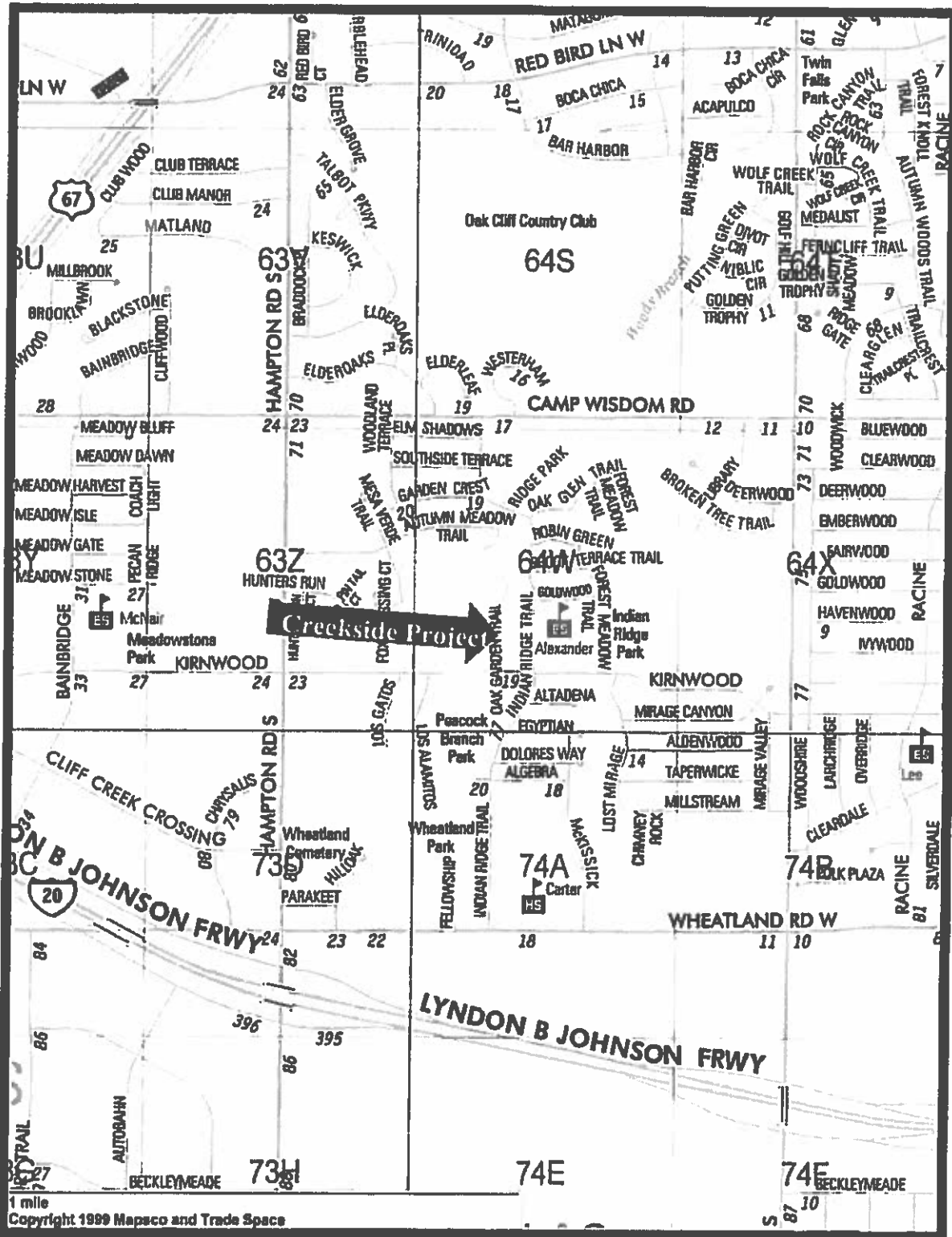
**DEVELOPER**

**Builders of Hope CDC**

Damon Polk, Interim President

**MAP**

Attached



**MAPSCO 64W**

November 10, 2015

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

**WHEREAS**, on June 27, 2012, City Council approved the FY 2012-13 Consolidated Plan Budget for FY 2012-13 federal funds which included the Community Based Development Organizations (CBDOs) in the Community Development Block Grant Funds, by Resolution No. 12-1629; and

**WHEREAS**, the Community Housing Development Organization (CHDO) Program requires a CHDO Set-Aside Project commitment within 24-months of receiving the FY 2014-15 CHDO Operating Assistance Grant award and this project satisfies that requirement; and

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

**WHEREAS**, Builders of Hope CDC (BOH) proposes to work with the City of Dallas to undertake the development of ten (10) affordable units in the Creekside Project; and

**WHEREAS**, the City desires for BOH 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 hereby authorized to (1) amend Resolution No. 15-0989, previously approved on May 27, 2015, for a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC to: (a) forgive the debt as each unit is sold to a low-income homebuyer at or below 80% of Area Median Family Income; and (2) execute an agreement with the Texas State Affordable Housing Corporation (Lessor) in lieu of requiring the Lessor to execute and file a deed of trust in favor of the City against the lots for the Creekside Project located on Oak Garden Trail.

**Section 2.** The terms of the agreement with the Lessor shall include:

- a. Upon Builders of Hope CDCs sale of a home to a qualified buyer, Lessor will release the lot on which each home is built from the ground lease and transfer title to the buyer.
- b. Lessor may not exercise any right of first refusal or other purchase right with regard to the Creekside lots.
- c. Lessor will record deed restrictions against the Creekside properties within 10 business days of Builders of Hope CDC executing its loan agreement with the City.

November 10, 2015

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the agreement described herein, as well as release liens and terminations of deed restrictions on the properties 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:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 46V 56 V Z

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### **SUBJECT**

Authorize a public hearing to be held on December 9, 2015 to receive comments on the proposed sale of four unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

### **BACKGROUND**

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

Property eligible for the HB110 process of the City's Land Transfer Program must to be sold by Deed without Warranty and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the Deed without Warranty. The Deed without Warranty must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the Deed without Warranty in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.



## **BACKGROUND (continued)**

Dallas Neighborhood Alliance for Habitat, Inc., (DNAH) submitted a proposal to construct four (4) single-family homes containing approximately 1,387 square feet on the four (4) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyer at a proposed sales price from \$93,500 to \$98,500 with construction to begin in December 2018.

This item calls for a public hearing on December 9, 2015, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the four (4) unimproved properties to DNAH. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to DNAH by Deed without Warranty and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

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

## **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Information about this item will be provided to the Housing Committee on November 2, 2015.

## **FISCAL INFORMATION**

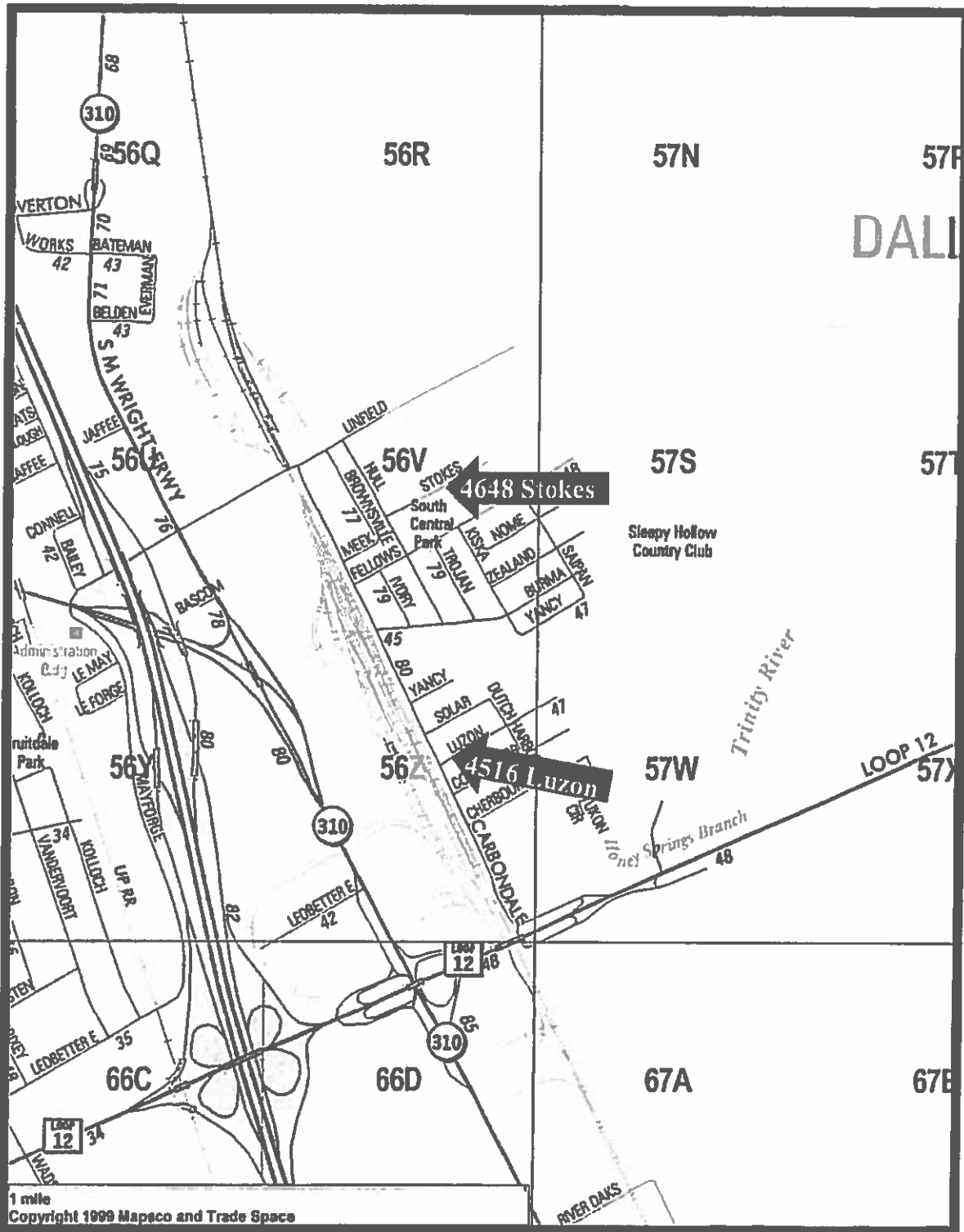
No cost consideration to the City

## **MAP(s)**

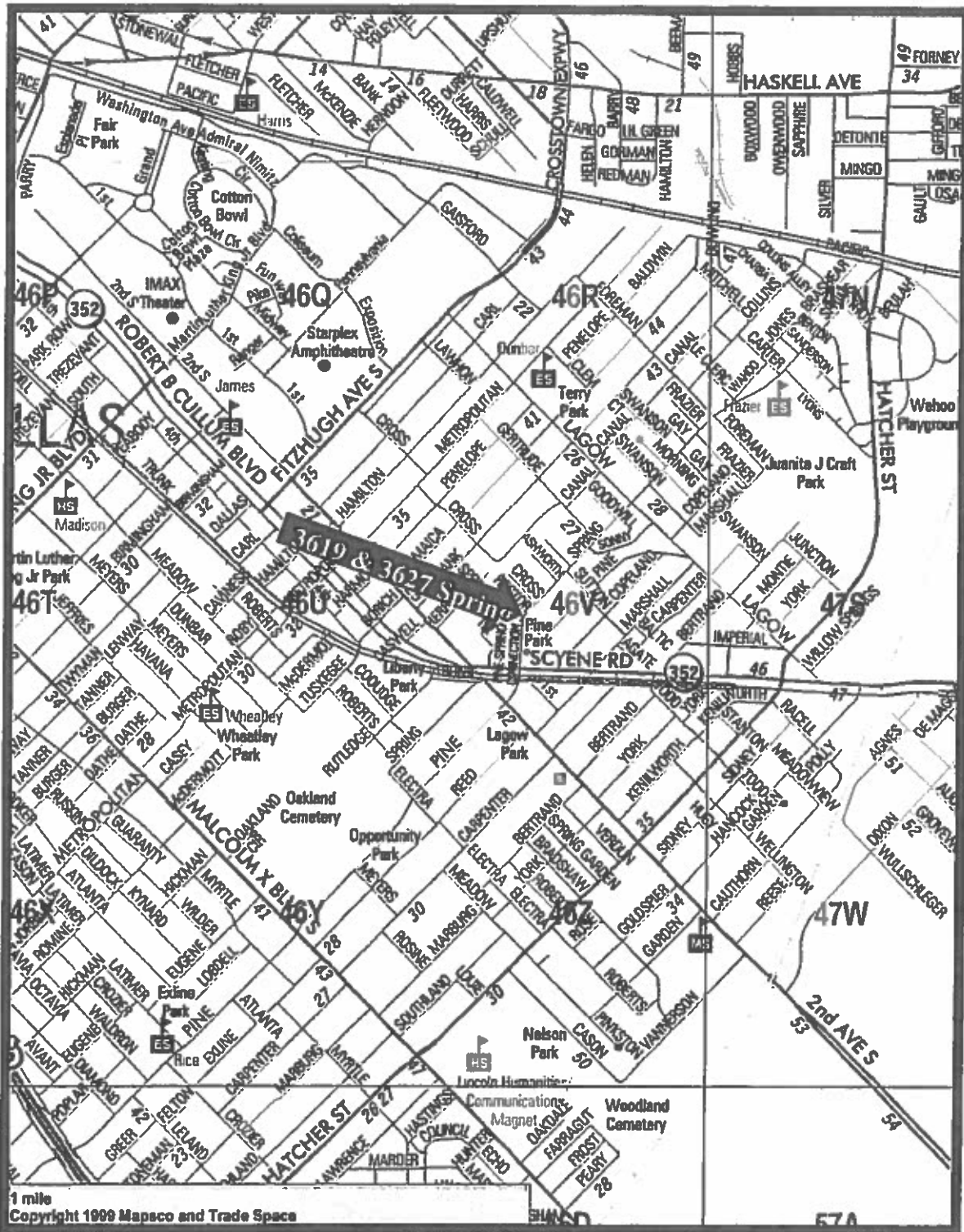
Attached

### Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	4648 Stokes	Dallas Neighborhood Alliance for Habitat, Inc.	56V	\$2,000	\$1,000.00	V	R-5(A)
2.	4516 Luzon	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	\$2,000	\$1,000.00	V	CS
3.	3627 Spring	Dallas Neighborhood Alliance for Habitat, Inc.	46V	\$3,250	\$1,000.00	V	PD-595
4.	3619 Spring	Dallas Neighborhood Alliance for Habitat, Inc.	46V	\$3,750	\$1,000.00	V	PD-595



**MAPSCO 56V & 56Z**



**MAPSCO 46V**

November 10, 2015

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

**WHEREAS**, property eligible for the HB110 process of the City's Land Transfer Program must be sold by Deed without Warranty and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the Deed without Warranty; and

**WHEREAS**, the Deed without Warranty must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

**WHEREAS**, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the Deed without Warranty in the real property records; and

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

**WHEREAS**, Dallas Neighborhood Alliance for Habitat, Inc., (DNAH) submitted a proposal to construct four (4) single-family homes containing approximately 1,387 square feet on the four (4) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyer at a proposed sales price from \$93,500 to \$98,500 with construction to begin in December 2018; and

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

**NOW, THEREFORE,**

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

November 10, 2015

**Section 1.** That the public hearing shall be held at 1:00 p.m. on December 9, 2015 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by Deed without Warranty of four (4) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to DNAH, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

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

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

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**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 (1) preliminary adoption of Substantial Amendment No. 4 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) an increase in appropriations in the amount of \$350,000 from \$4,000,000 to \$4,350,000 to be used for similar eligible activities; and (3) a public hearing to be held on December 9, 2015 to receive comments on Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan – Financing: No cost consideration to the City

### **BACKGROUND**

The Neighborhood Stabilization Program (NSP) funds may benefit low, moderate and middle income persons up to 120% Area Median Family Income (AMFI) for Dallas and 25% of the NSP funds must benefit low income persons up to 50% AMFI. The use of the funds must comply with the requirements under the Housing and Economic Recovery Act (HERA), the Community Development Block Grant regulations, the Uniform Relocation Assistance Real Property Acquisition Policies Act of 1970, and other federal requirements.

Notice to the public was provided of the allocation of NSP funds on October 23, 2008 and comments as to the use of funds were also requested. On November 17, 2008, the Housing Committee of the City Council was briefed on the NSP and reviewed recommendations for the use of funds. On November 19, 2008, City Council authorized the FY 2008-09 Consolidated Plan Reprogramming Budget #1 for the NSP funds, which included \$2.5 million for Acquisition, Demolition, and Redevelopment of Foreclosed and Abandoned Properties (ADR), \$4,639,300 for Acquisition, Rehabilitation, and Sell or Rent Foreclosed Properties (ARSR), and \$793,255 to provide for the administration, planning, oversight, reporting and implementation of projects to be funded by NSP over a four year period.

## **BACKGROUND (continued)**

This council action will authorize (1) preliminary adoption of Substantial Amendment No. 4 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) an increase in appropriations in the amount of \$350,000 from \$4,000,000 to \$4,350,000 to be used for similar eligible activities; and (3) a public hearing to be held on December 9, 2015 to receive comments on Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan.

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

On October 26, 2011, City Council held a public hearing on Substantial Amendment No. 10 to the FY 2008-2009 Consolidated Plan for the Neighborhood Stabilization Program (NSP1); and at the end of the public hearing, authorized: (1) final adoption of Substantial Amendment No. 10 to the FY 2008-09 Consolidated Plan for the Neighborhood Stabilization Program (NSP1); (2) the receipt and deposit of program income in the amount of \$1,200,000 in the Neighborhood Stabilization Program Fund; and (3) an increase in appropriations in the amount of \$1,200,000 to be used for similar eligible activities, by Resolution No. 11-2876.

On November 14, 2012, City Council authorized (1) preliminary adoption of Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program (NSP1) to receive and deposit program income in the amount of \$400,000; (2) an increase in appropriations in the amount of \$400,000, from \$3,400,000 to \$3,800,000 to be used for similar eligible activities; and (3) a public hearing to be held on December 12, 2012 to receive comments on Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the NSP1, by Resolution No. 12-2799.

On April 10, 2013, City Council authorized (1) preliminary adoption of Substantial Amendment No. 19 to the 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program (NSP1) to receive and deposit program income in the amount of \$200,000; (2) an increase in appropriations in the amount of \$200,000, from \$3,800,000 to \$4,000,000 to be used for similar eligible activities; and (3) a public hearing to be held on May 22, 2013 to receive comments on Substantial Amendment No. 19 to the 2008-09 through 2012-13 Consolidated Plan for the NSP1, by Resolution No. 13-0650.

Information about this item will be provided to the Housing Committee on November 2, 2015.

## **FISCAL INFORMATION**

No cost consideration to the City



November 10, 2015

**WHEREAS**, on October 26, 2011, City Council held a public hearing on Substantial Amendment No. 10 to the FY 2008-2009 Consolidated Plan for the Neighborhood Stabilization Program (NSP1); and at the end of the public hearing, authorized: **(1)** final adoption of Substantial Amendment No. 10 to the FY 2008-09 Consolidated Plan for the Neighborhood Stabilization Program (NSP1); **(2)** the receipt and deposit of program income in the amount of \$1,200,000 in the Neighborhood Stabilization Program Fund; and **(3)** an increase in appropriations in the amount of \$1,200,000 to be used for similar eligible activities, by Resolution No. 11-2876; and

**WHEREAS**, on November 14, 2012, City Council authorized **(1)** preliminary adoption of Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program (NSP1) to receive and deposit program income in the amount of \$400,000; **(2)** an increase in appropriations in the amount of \$400,000, from \$3,400,000 to \$3,800,000 to be used for similar eligible activities; and **(3)** a public hearing to be held on December 12, 2012 to receive comments on Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the NSP1, by Resolution No. 12-2799; and

**WHEREAS**, on April 10, 2013, City Council authorized **(1)** preliminary adoption of Substantial Amendment No. 19 to the 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program (NSP1) to receive and deposit program income in the amount of \$200,000; **(2)** an increase in appropriations in the amount of \$200,000, from \$3,800,000 to \$4,000,000 to be used for similar eligible activities; and **(3)** a public hearing to be held on May 22, 2013 to receive comments on Substantial Amendment No. 19 to the 2008-09 through 2012-13 Consolidated Plan for the NSP1, by Resolution No. 13-0650; and

**WHEREAS**, program income generated through Neighborhood Stabilization Program activities must be used for other Neighborhood Stabilization Program eligible activities.

**NOW, THEREFORE,**

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

**SECTION 1.** That the City Council hereby authorizes **(1)** preliminary adoption of Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; **(2)** an increase in appropriations in the amount of \$350,000 from \$4,000,000 to \$4,350,000 to be used for similar eligible activities; and **(3)** a public hearing to be held on December 9, 2015 to receive comments on Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan.

November 10, 2015

**SECTION 2.** That the Chief Financial Officer is hereby authorized to receive and deposit the NSP1 Program Income funds in the amount of \$350,000 in the Neighborhood Stabilization Program Fund NS08, Department HOU, Unit 413A, Revenue Source Code 8474.

**SECTION 3.** That the City Manager is hereby authorized to increase established appropriations from \$4,000,000 to \$4,350,000 in Fund NS08, Department HOU, Unit 413A.

**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 or conditional grant, until such time as the loan and conditional grant 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.

# Memorandum



DATE October 30, 2015

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

SUBJECT **Upcoming Addendum Agenda Item on the November 10, 2015 Council Agenda – Authorize an amendment to Resolution No. 15-1544, previously approved on August 26, 2015, for a conditional grant agreement with SDC Compton Housing, L.P. (SDC) to clarify the terms of the agreement**

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

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  
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