

# Housing Committee

## Meeting Record

November 2, 2015

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

Meeting Date: November 2, 2015

Meeting Start time: 11:01 A.M.

<p><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                  Don Babers-HOU                  Charles Brideau-Assistant Director-H/CS                  Patrick Inyabri-Interim Assistant Director-H/CS                  Beverly Davis-Assistant Director/FHO                  Chan Williams-Assistant Director/OFS                  Cynthia Rogers-Ellickson-HOU                  Art Hudman-CAO                  Robin Bentley-CAO                  Michael Bostic-CAO                  Barbara Martinez-CAO                  Cassandra Luster-H/CS                  Doris Edmon-H/CS                  Alida Allen-H/CS</p>
<p><b><u>Other Council Members Present:</u></b>                  Councilmember Philip Kingston                  Councilmember Adam McGough</p>	<p><b><u>Other Attendees</u></b>                  Cyndy Lutz-Dallas Area Habitat for Humanity                  Ana Michel                  Scottie Smith, Jr.-Scottie Smith, Jr. &amp; Associates                  Janice McCann-Deaf Action Center                  Kerry Thornhill-TPG                  Gail Misner-Dallas Area Habitat for Humanity                  Nanci Williams-Austin Street Center                  Ty Maship-TXIS                  Betsy Julian-ICP                  Demetria McCain-ICP</p>
<p><b><u>Committee Members Absent:</u></b></p>	<p><b><u>Other Attendees</u></b>                  Cyndy Lutz-Dallas Area Habitat for Humanity                  Ana Michel                  Scottie Smith, Jr.-Scottie Smith, Jr. &amp; Associates                  Janice McCann-Deaf Action Center                  Kerry Thornhill-TPG                  Gail Misner-Dallas Area Habitat for Humanity                  Nanci Williams-Austin Street Center                  Ty Maship-TXIS                  Betsy Julian-ICP                  Demetria McCain-ICP</p>

**AGENDA:**

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

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

**Presenter(s): Council Member Scott Griggs, Chair**

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

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

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

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

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

Information Only:   

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

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

Follow-up (if necessary):

**3. Fair Housing Compliance-All Districts**

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

Information Only:   X  

Action Taken/Committee Recommendation(s)

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

Follow-up (if necessary):

**4. Single Family Housing Development Program-All Districts**

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

Information Only:   

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

Motion made by: CM Casey Thomas	Motion seconded by: MPT Monica Alonzo
Item passed unanimously: <u>  X  </u>	Item passed on a divided vote: <u>          </u>
Item failed unanimously: <u>          </u>	Item failed on a divided vote: <u>          </u>

Follow-up (if necessary):

## 5. Upcoming Agenda Items

### November 10, 2015

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

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- I. Agenda Item: Authorize a contract with Senior Citizens of Greater Dallas, Inc. to provide senior service programs for seniors aged 60 and above for one or more of the following three categories: (1) Senior Outreach Program in West Oak Cliff Area; (2) Nursing Home Ombudsman Program; and (3) Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2015 through September 30, 2016 - *Districts All*
- J. Agenda Item: Authorize a contract with Vogel Alcove for child care services for homeless families for the period October 1, 2015 through September 30, 2016 – *Districts All*
- K. Agenda Item: Authorize a Memorandum of Understanding between the City of Dallas and Unlocking DOORS To Reduce Recidivism dba DOORS, to: (1) collect and report evidence-based data regarding re-entry rates and recidivism by zip codes/City Councilmember districts; and (2) measure the risks and needs of ex-offenders referred to DOORS by the City of Dallas, Homeless Services Program using the Texas Reentry Assessment Tool (TRAS) for the period January 1, 2016 through December 31, 2016 – *Districts All*
- L. Agenda Item: Authorize an amendment to Resolution No. 2049, previously approved on June 27, 2001, for a forgivable loan agreement with Operation Relief Center to: (1) permit affordable rental housing in addition to affordable housing for sale, and to extend the completion deadline to December 31, 2014; and (2) a release of lien for the remaining lots for market rate housing – *Districts All*
- M. Agenda Item: Authorize Supplemental Agreement No. 1 to amend Resolution No. 14-1794, previously approved on October 22, 2014, for a secured, no interest, forgivable loan in the amount of \$67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street, to: (1) extend the completion date for the rehabilitation and the maturity date of the note to March 31, 2016; and (2) change the scope of work on the water heater component of the rehabilitation project – *District 1*
- N. Agenda Item: Authorize an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, for a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC to (1) forgive the debt as each unit is sold to a low-income homebuyer or below 80% of Area Median Family Income; and (2) authorize an agreement with the Lessor, in lieu of requiring the Lessor to file a Deed of Trust in favor of City against the lots for the Creekside Project located on Oak Garden Trail – *District 8*
- O. Agenda Item: Authorize a public hearing to be held on December 9, 2015 to receive comments on the proposed sale of four unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 7*
- P. Agenda Item: Authorize (1) preliminary adoption of Substantial Amendment No. 4 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) an increase in appropriations in the amount of \$350,000 from \$4,000,000 to \$4,350,000 to be used for similar eligible activities; and (3) a public hearing to be held on December 9, 2015 to receive comments on the Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan – *Districts All*

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

Information Only: \_\_\_

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

Motion made by: MPT Monica Alonzo	Motion seconded by: CM Casey Thomas
Item passed unanimously: <u>X</u>	Item passed on a divided vote: ___
Item failed unanimously: ___	Item failed on a divided vote: ___

Follow-up (if necessary):

Meeting Adjourned by CM Scott Griggs

Meeting Adjourned: 12:19 P.M.

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

