

RECEIVED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2016 JUL 28 PM 3:33

CITY SECRETARY
DALLAS, TEXAS

MONDAY, August 1, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

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

Call to Order

1. Approval of Minutes

BRIEFINGS

2. Multifamily Rehabilitation Projects
All Districts
Bernadette Mitchell
Director
Housing/Community Services
3. Closed session to receive legal
Advice from City Attorney on
the multifamily rehabilitation
projects described in item #2
(\$ 551.071, T.O.M.A.)
Art Hudman, Executive
Assistant City Attorney
Robin Bentley, Senior
Assistant City Attorney
4. Inclusionary Zoning
All Districts
David Cossum
Director
Sustainable Development & Construction
5. **UPCOMING AGENDA ITEMS**

Housing
August 3, 2016

- A. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Peoples El Shaddai Village and St. James Manor Apartments, a 200-unit multifamily rehabilitation project, located at 2836 East Overton Road and 3119 Easter Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Peoples El Shaddai Village and St. James Manor Apartments, located at 2836 East Overton Road and 3119 Easter

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

Avenue for the rehabilitation of the proposed 200 units of multifamily residential housing for low income families – *District 4*

- B. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Silver Gardens Apartments, a 202-unit multifamily rehabilitation project located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for the Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Silver Gardens Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential project for low income seniors – *District 9*
- C. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing tax Credits for Skyline Place Apartments, a 318-unit multifamily rehabilitation project located at 4700 Wimbelton Way, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the Texas Department of Housing and Community Affairs (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Skyline Place Apartments, located at 4700 Wimbelton Way for the rehabilitation of the proposed 318-unit multifamily residential housing development for low income families - Financing: No cost consideration to the City – *District 7*

Housing
August 10, 2016

- D. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; and (2) the exchange of deed restrictions from 2 lots previously purchased from the Dallas Housing Acquisition and Development Corporation to 2 comparable lots owned by the developer (list attached) – *District 6*
- E. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by JDS-Q Services, LLC for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to JDS-Q Services, LLC; 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 – *Districts 4,5*
- F. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 4*
- G. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Marcer Construction Company, LLC for the construction of affordable houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition

and Development Corporation to Marcer Construction Company, LLC; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City – *Districts 4, 5*

- H. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; 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 2*
- I. Authorize an amendment to Resolution No. 16-0275, previously approved on February 10, 2016, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. to change the proposed square footage and price range for the construction of an affordable house on 1 lot acquired from the Dallas Housing Acquisition and Development Corporation (list attached) – *District 6*
- J. Authorize a public hearing to be held on September 14, 2016 to receive comments on the proposed sale of eight 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 6*
- K. Authorize (1) a public hearing to be held October 11, 2016 to receive comments on the proposed City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan; and (2) at the close of the public hearing, consideration of approval of the City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan – *Districts 1,2, 3, 4, 5, 6, 7, 8*
- L. Authorize an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, to extend the loan agreement with Builders of Hope CDC in the amount of \$225,000 from May 27, 2016 to May 31, 2017 for the Creekside project – *District 8*
- M. Authorize an amendment to Resolution No. 15-1080, previously approved on June 10, 2015, for a housing development loan in an amount not to exceed \$320,000 with South Dallas Fair Park/Innecity Community Development Corporation (ICDC), a certified Community Housing Development Organization, for construction of five scattered sites homes located in the Fair Park area to extend the loan agreement from August 20, 2016 to March 30, 2017 – *District 7*
- N. Authorize a conditional grant agreement with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at ~~3834~~ 4400 North Prairie Creek Road – *District 7*
- O. Authorize an Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017 – *Districts All*

- P. Authorize a second amendment to the contract with the Department of State Health Services to accept additional grant funds for the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2015 through September 30, 2016 – *Districts All*

**Fair Housing
August 10, 2016**

- Q. Authorize (1) the acceptance of a grant from the U.S. Department of Housing and Urban Development for the Fair Housing Assistance Program to expand education and outreach during the period May 20, 2016 through September 30, 2017; and (2) the execution of the cooperative grant agreement and any other documents related to the grant – *Districts All*

Adjourn



Scott Griggs, Chair
Housing Committee

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

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

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

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

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

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