

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED
2015 AUG 13 PM 3: 29
CITY SECRETARY
DALLAS, TEXAS

MONDAY, AUGUST 17, 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. | Metro Dallas Homeless Alliance
<i>All Districts</i> | Cindy Crain
President/CEO
Metro Dallas Homeless Alliance |
| 3. | The Bridge
Our Way Back Home
<i>All Districts</i> | Jay Dunn
President/CEO
The Bridge |
| 4. | Unlocking Doors Texas Reentry Network
<i>All Districts</i> | Christina Melton Crain, Esq.
President/CEO |

* MaryAnn Russ, Dallas Housing Authority President & CEO, will be in attendance

5. **UPCOMING AGENDA ITEMS**

August 26, 2015

- A. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *District 7*

- B. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; (2) the sale of 9 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Santos Coria; and (3) execution of a release of lien for any non-tax liens on the 9 properties that may have been filed by the City - *Districts 4,6*

- C. Agenda Item: Authorize a professional services contract with Babers Group, Inc. to provide consulting services to the City of Dallas related to the City's creation and implementation of a Housing Plan to build communities and affirmatively further fair housing, for a term of one year from the date of execution of the agreement – *All Districts*

- D. Agenda Item: Authorize an amendment to Resolution No. 15-1200, previously approved on June 17, 2015, for a conditional grant agreement with Sphinx Development Corporation to change the name of the developer to SDC Compton Housing, LP (SDC) to pay for a portion of the construction costs for a single family development for 49 homes in South Dallas located on Eighth and Corinth Street – *District 4*

- E. Agenda Item: Authorize on-site reconstruction of twelve homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4505 Bonnie View Road in the amount of \$103,000; 2936 East Ann Arbor Avenue in the amount of \$103,000; 2311 Custer Drive in the amount of \$103,000; 3811 Elsie Faye Heggins Street in the amount of \$103,000; 8309 Ryoak Drive in the amount of \$103,000; 8810 Briley Drive in the amount of \$103,000; 1207 Morrell Avenue in the amount of \$103,000; 3602 Gallagher Street in the amount of \$103,000; 510 East Woodin Boulevard in the amount of \$103,000; 322 East Woodin Boulevard in the amount of \$103,000; 3822 Metropolitan Avenue in the amount of \$103,000; and 2507 Harlandale Avenue in the amount of \$103,000 – *Districts 4, 5, 6, 7, 8*

- F. Agenda Item: A public hearing to receive comments on the proposed sale of nine unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim nine unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc. under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 7*

- G. Agenda Item: A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) convey by quitclaim deed one unimproved property to South Dallas Fair Park Inncity Community Development Corporation under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 7*

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

August 3, 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: August 3, 2015

Meeting Start time: 11:01 A.M.

<p><u>Committee Members Present:</u> Councilmember Scott Griggs (Chair) Councilmember Carolyn King Arnold-Vice-Chair Mayor Pro Tem Monica R. Alonzo Councilmember Mark Clayton Councilmember Casey Thomas, II Councilmember Tiffinni A. Young</p>	<p><u>Staff Present:</u> Theresa O'Donnell-Chief Planning Officer, PNV Bernadette Mitchell-Interim Director/H/CS Karl Zavitkosky Charles Brideau-Assistant Director-H/CS Karen Rayzer-Assistant Director-H/CS Patrick Inyabri- Interim Assistant Director Don Babers-H/CS Beverly Davis-Asst. Director/FHO Robin Bentley-CAO Barbara Martinez-CAO Charles Estee-CAO Michael Bostic-CAO Lori Davidson-H/CS Cassandra Luster-H/CS Doris Edmon-H/CS Alida Allen-H/CS</p>
<p><u>Other Council Members Present:</u></p>	
<p><u>Committee Members Absent:</u> Councilmember Philip Kingston Councilmember Lee Kleinman Councilmember B. Adam McGough Councilmember Erik Wilson</p>	<p><u>Other Attendees</u> Maggie Parker-TREC Community Fund Stephanie Keller-TREC Buddy Jordan-Ashwood John Greenan-CDCDC Macey Davis-TREC Megan O'Neal-COD D. McCain-ICP D. Schechter-WFAA J. Save Susan Mead-JW Jane Massey-Dallas Habitat Kristen-Schulz-Dallas Habitat Gail Misener-Dallas Habitat Linda McMahan-TREC Chase Park-Ard Erica Mulder-DRC Peter Urrutia-Metro Tex Romeo Arrieta-Metro Tex Suzan Kedron-TREC Kourtney Garrett- DDL Nanci Williams-Austin Street Center</p>

AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. Approval of June 15, 2015 Minutes of the Housing Committee

Presenter(s): Council Member Scott Griggs, Chair

Action Taken/Committee Recommendation(s)

Motion made by: CM Monica Alonzo	Motion seconded by: CM Carolyn King-Arnold
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

2. Housing/Community Services Department Overview – All Districts

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

Information Only: X

Action Taken/Committee Recommendation(s)

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

Follow-up (if necessary):

3. Neighborhood Plus –The Future of Living in Our City- All Districts

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

Information Only: X

Action Taken/Committee Recommendation(s)

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

Follow-up (if necessary):

Closed Executive Session from: 11:09 a.m. to 11:14 a.m.

4. Recent Developments in Fair Housing-All Districts

Presenter(s): Theresa O'Donnell, Chief Planning Officer/Bernadette Mitchell, Interim Director/Don Babers, HOU/Robin Bentley, Sr. City Attorney's Office/Beverly Davis, Fair Housing

Information Only: X

Action Taken/Committee Recommendation(s)

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

Follow-up (if necessary):

5. Upcoming Agenda Items

UPCOMING AGENDA ITEMS for August 12, 2015

5. Authorize the Land Bank sale of 1 vacant lot at 3401 Vilbig to Asaie Fullwood *District 6*
6. Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses and sale of 7 vacant lots *Districts 4, 6, 7*
7. Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by EBM Services for the construction of affordable houses and sale of 2 vacant lots *Districts 2, 7*
8. Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group, LLC for the construction of affordable houses and sale of 2 vacant lots *Districts 1, 5*
9. Authorize contract w/Metro Dallas Homeless Alliance for training and tech support on HMIS *All Districts*
10. Authorize contract w/Metro Dallas Homeless Alliance on HMIS for HOME Tenant Based Rental Assistance, Housing Opportunities for Persons with AIDS, DHA Project-Based Voucher programs *All Districts*
11. Authorize Interlocal Agreement with Dallas County and Human Services for housing assistance for persons with HIV/AIDS *All Districts*
12. Authorize acceptance of Continuum of Care Grant from HUD for Operation Relief Center, Inc. *All Districts*

Housing Committee
August 3, 2015
Meeting Record – Page 4 of 5

13. Authorize acceptance of Continuum of Care Grant from HUD for rapid re-housing *All Districts*
14. Authorize acceptance of Continuum of Care Grant from HUD to provide rental assistance and case management for single chronically homeless persons and funding for 3 staff positions *All Districts*
15. Authorize acceptance of Continuum of Care Grant from HUD for Permanent Supportive Housing *All Districts*
16. Authorize the twelve-month renewal option to the contract with CitySquare (formerly Central Dallas Ministries) to provide Housing Relocations and Stabilization Services and Financial Assistance to single homeless individuals *All Districts*
17. Authorize the twelve-month renewal option to contract with Shared Housing Center, Inc. to provide Housing Relocations and Stabilization Services and Financial Assistance to single homeless individuals *All Districts*
18. Authorize the first twelve-month renewal option to the contract with The Family Place, Inc. to provide eligible Emergency Solutions Grant essential services and shelter operation to the homeless *All Districts*
19. Authorize the second twelve-month renewal option to the contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for homeless persons with HIV/AIDS *All Districts*
20. Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide a master leasing program for homeless persons with HIV/AIDS *All Districts*
21. Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide facility based housing assistance for persons with HIV/AIDS *All Districts*
22. Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide housing information services and resource identification for persons with HIV/AIDS *All Districts*
23. Authorize the second twelve-month renewal option to the contract with My Second Chance, Inc. to provide facility based housing assistance for persons with HIV/AIDS *All Districts*
24. Authorize the second twelve-month renewal option to the contract with Open Arms, Inc. dba Bryan's House to provide child care for HIV infected/affected children *All Districts*
25. Authorize the second twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to provide facility based housing assistance for persons with HIV/AIDS *All Districts*
26. Authorize a public hearing to be held on September 9, 2015 to receive comments on the proposed sale of six unimproved properties Dallas Neighborhood Alliance for Habitat, Inc. *Districts 4, 6*
27. Authorize a public hearing to be held October 14, 2015 to receive comments on the propose City of Dallas FY 2015-16 Urban Land Bank Demonstration Program Plan *Districts 1,2,3,4,5,6,7,8*
28. Authorized an amendment to Resolution No. 13-0993, previously approved on June 12, 2013, for the conditional grant with Central Dallas Ministries Development Corporation *District 7*

**Housing Committee
 August 3, 2015
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- 29. Authorize an amendment to Resolution No. 13-2116, previously approved on December 11, 2013 for the conditional grant with Urban Mixed Use, LLC *District 7*
- 30. Authorize an amendment to Resolution No. 14-1365, previously approved on August 27, 2014, for the conditional grant agreement with 2000 Roses Foundation, Inc. *District 4*
- 31. Authorize and amendment to Resolution No. 15-0276, previously approved on February 11, 2015, regarding the budget under the contract with Hillcrest House Partnership, Ltd and PWA Coalition of Dallas, Inc dba AIDS Services of Dallas *District 1*
- 32. Authorize an amendment to Resolution No. 15-0414, previously approved on February 25, 2015, to change the awarded reconstruction contractor of two homes located at 1435 Adelaide Drive and 2516 Lowery Street from Torres Construction to Opportunity Construction *Districts 4, 7*
- 33. Authorize an amendment to Resolution No. 15-0414, previously approved on February 25, 2015, to (1) Increase the amount of the seven reconstruction loans from \$103,000 to \$110,000; and (2) Allow five contracts awarded to Opportunity Developers LP to also include the dba Opportunity Construction *Districts 4, 5, 6, 7*

Information Only: ___

Action Taken/Committee Recommendation(s) Motion to move to full Council on August 12, 2015

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

Follow-up (if necessary):

Meeting Adjourned by CM Scott Griggs

Meeting Adjourned: 12:39 P.M.

Approved By: _____

Memorandum



DATE August 14, 2015

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

SUBJECT Metro Dallas Homeless Alliance

On Monday, August 17, 2015, you will be briefed on Metro Dallas Homeless Alliance. A copy of the briefing is attached.

Please let me know if you have any questions.



Theresa O'Donnell
Chief Planning Officer

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



Leading the development of an effective homeless response system that will make the experience of homelessness rare, brief and non-recurring in Dallas and Collin Counties.

MISSION

Purpose Today

- Demonstrate how MDHA is relevant to the City's goals to end homelessness
- Demonstrate the unique leadership role of MDHA to the homeless response system
- Secure continued support for MDHA operations both financially and in policy and procedure development and implementation

Primary Functions of MDHA

- Lead agency for Continuum of Care Operations and Planning for the homeless response system
- Conducts local CoC Program Grant competition and grant submission
- Administer the single Homeless Management Information System for additional HUD, VA, SAMHSA, RHY, HOPWA, ESG and other housing and homeless services programs
- Develop the Coordinated Assessment/Access System
- Maintains inventory count of homeless housing (ES, SH, TH, RRH, PSH, Other PH)
- Maintains count of persons experiencing homelessness

CoC is NOT Just the Grant

United States Interagency Council on Homelessness “**USICH**”

Federal Plan to End Homelessness “Opening Doors” lays out the requirements and expectations for local CoC Planning and Operations to coordinate systems of care well beyond the HUD \$17 million in CoC Program and \$2.7 million in ESG Funds

HOPWA VASH SSVF SAMHSA CDBG HOME RHY
TANF MEDICAID SNAP WIA SSI/SSDI



Monitoring and reporting on the status of the homeless response system

COC OPERATIONS & PLANNING

Observations on Homeless Response System

- **Information on homelessness** is **sketchy** (January Point in Time) and provides diminished value as to the nature and extent of homelessness over the course of the year due to very low participation in the primary HMIS managed by MDHA – *Less than 1% of unsheltered homeless, 2.5% of ES in the HMIS*
- **Total number of homeless** appears to be about the **same** as last year – *Consistent with many areas around Texas*
- **Chronic Homelessness** appears to be **increasing** based on self reported data – *Data is not documented chronic status and based on questionnaires only, not from HMIS*
- **Veteran Homelessness is decreasing** rapidly - *Receiving exceptional financial supports from HUD and the VA and is a highly targeted priority by homeless service providers through dedicated local CoC Veterans Committee*

Observations on Homeless Response System

- **Extremely limited supply of affordable housing units** - *ALN July 2015 Report: Dallas affordable units at 93% occupancy, available units 2,074...includes units out of service for repairs, etc. Of those, 711 all bills paid: Everyone is competing for these units*
- **Utilization Rates of PSH need to be at 100%** - January data showed 77% utilization rate of PSH beds capacity - *July 2015 MDHA HIC report **82% - slight improvement.***
- Extended stays in Emergency Shelter facilities and TH programs stagnates the flow to stable housing and high barriers to Emergency Shelter facility entry results in increased unsheltered homelessness



Rare, Brief and Non-Recurring

High Performing Community Primary Measures

PERFORMANCE MEASUREMENT

The Numbers of Homeless – Point In Time

Year	UN	ES	Safehaven	TH	Total	Change
2015	363	1,748	23	1,007	3,141	< 1% +

Measuring Performance within a Homeless Response System

- **RARE: Number of Homeless** - data collected through annual reports of Point in Time Count, Housing Inventory Chart and Annual Homeless Assessment Report. ALL reporting methods are undergoing improvement for 2016
- **BRIEF: Length of time homeless** - measuring the average length of time a person is experiencing homelessness (UN, ES, and TH). Measure requires a base line year between a before/after complete year of data (36 months) of all data in the system of care.
- **NON-RECURRING: Recidivism** - How many leavers return to the system of care in 12 months, 24 months. Measure requires a base line year between and 24 months complete year of data (36 months) of all data in the system of care.

Other Important Metrics: Bed Utilization

	Month	HIC	PIT	Utilization	Beds Available	Change
PSH TOTALS	January	3138	2407	77%		
	July	3138	2574	82%	564	+5%
TH TOTALS	January	1228	1003	82%		
	July	1228	1076	88%	152	+6%
RRH TOTALS	January	87	87			
	July	215	215			+*
ES TOTALS	January	2522	1775	70%		
	July	2522	2054	81%	468	+11%

* RRH: Just now establishing average length of stay and turnover rate baselines.

Other Important Metrics: Length of Stay/Turnover Rates

100 Emergency Shelter Beds with Average Length of Stay 90 days
Each bed turns over 3 times a year, serving 300 persons

OR

100 Emergency Shelter Beds with Average 60 days length of stay
Each bed turns over 6 times a year serving 600 persons

100 Transitional Housing Units for Families with Average Length of Stay of 24 months, only 100 families served over two years

OR

100 Transitional Housing Units for Families with Average Length of Stay of 6 months (Rapid Rehousing Model) 400 families served

MDHA System Optimization Strategies

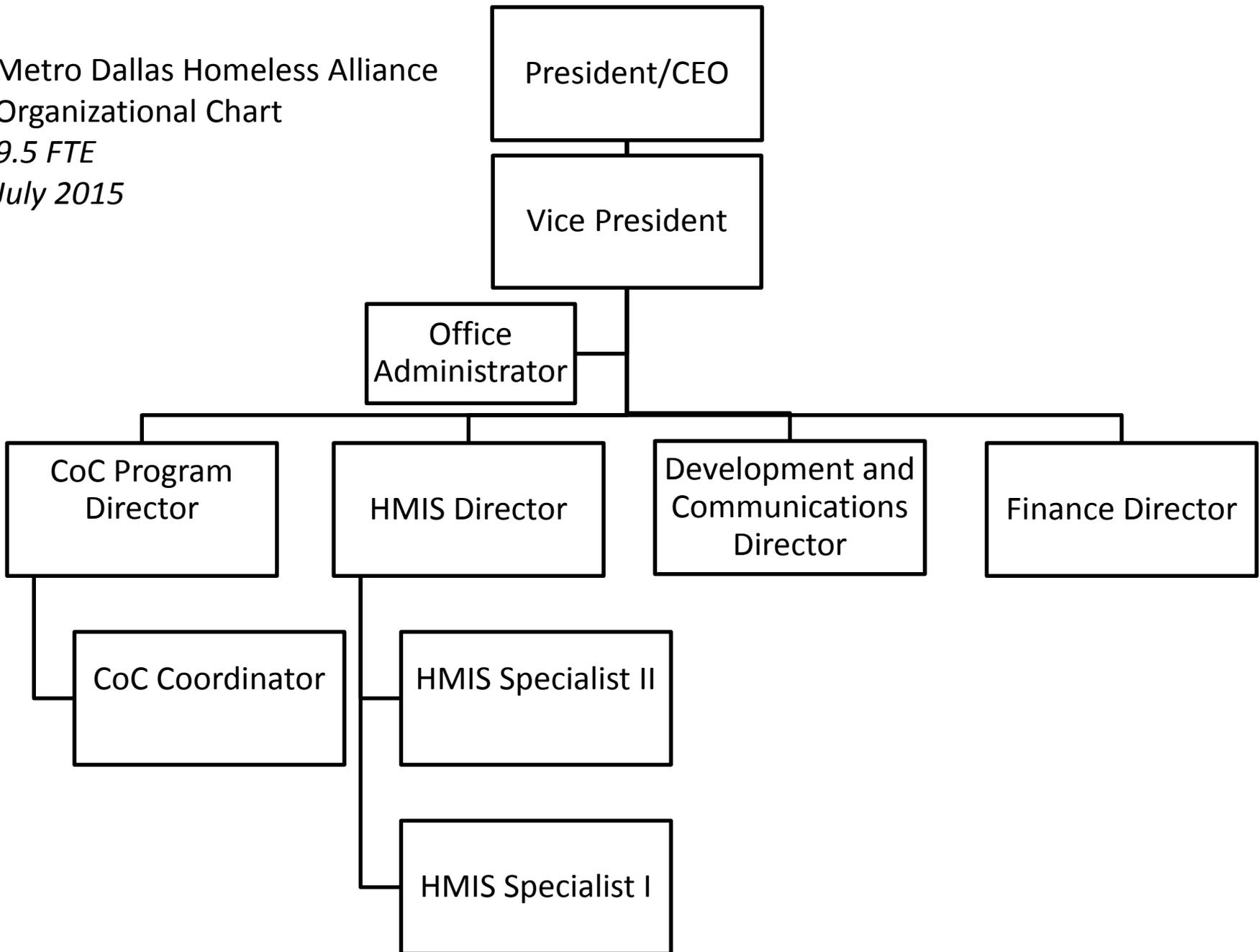
- Dramatically improve data collection and mandate a SINGLE HMIS system (currently 12 in ES alone)
- Track occupancy, utilization, length of stay and all leaver outcome data
- Train, Train, Train: The Basics and best practices
- Negotiate and facilitate interagency coordination and collaboration
- Analyze all processes related to client intake, assessment, assignment, housing placement and housing transitions & exits



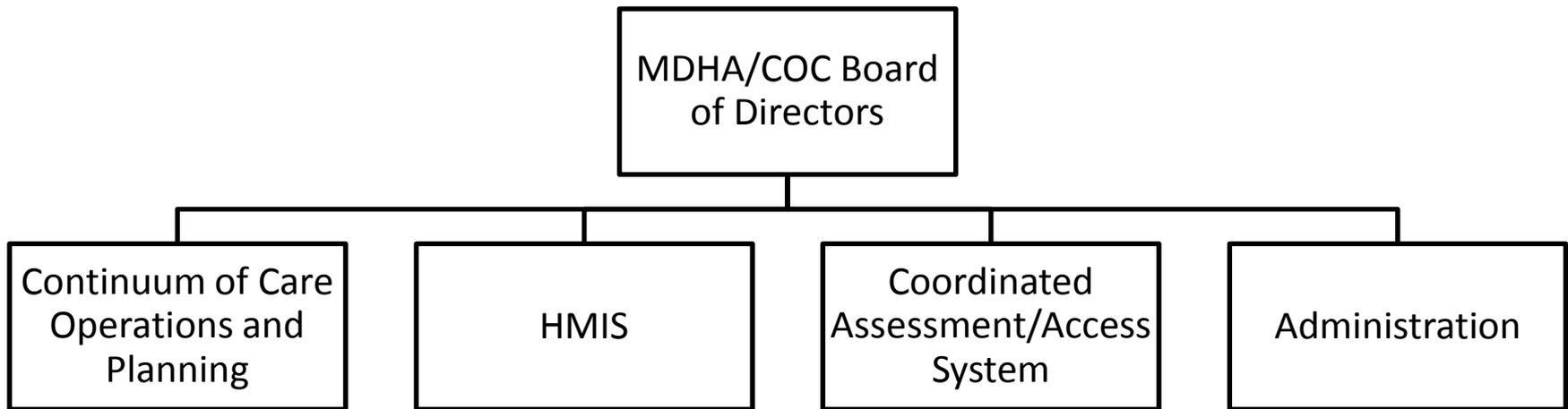
Building an effective homeless response system
Continuum of Care Infrastructure

ORGANIZATION FACTS

Metro Dallas Homeless Alliance
Organizational Chart
9.5 FTE
July 2015



Organizational Functional Areas of MDHA



Primary Operational Financial Resources FY2015

• HUD CoC Planning	\$209,000
• HUD HMIS	\$180,687
• HMIS Fees	\$300,000
• CoC & Membership Fees	\$41,000
• City of Dallas	\$150,000
• Private Foundation	\$195,000
• Training Fees	\$2,000
• Other Private Donations	<u>\$15,000</u>
	\$1,092,687

Memorandum



CITY OF DALLAS

DATE August 14, 2015

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

SUBJECT The Bridge Our Way Back Home

On Monday, August 17, 2015, you will be briefed on The Bridge Our Way Back Home. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink that reads "Theresa O'Donnell".

Theresa O'Donnell
Chief Planning Officer

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



**City of Dallas
Housing Committee Briefing**

August 17, 2015

History – Pre-Opening

- 2003
 - Private and local government leaders determine that Dallas should devise strategies to:
 - Increase shelter capacity to meet the outstanding needs of adults experiencing homelessness
 - Establish a recovery-oriented system of care for people at-risk of or already experiencing long-term homelessness
 - Dallas voters approve a \$3 million bond referendum to begin the planning process for development of a multi-service campus for homeless services.
- 2005
 - Led by a task force of business executives, advocates and philanthropists, Dallas voters support a \$23.8 million bond referendum to fund the construction of The Bridge.

History – Post Opening (2008)

- 2009
 - State of Texas works with The Bridge/City of Dallas/Dallas County to establish state-wide Homeless Housing and Services Program (HHSP) expanding related activities in our area and throughout the state.
- 2011
 - Campus wins Rudy Bruner Award for Urban Excellence
- 2014
 - State of Texas recognizes The Bridge as an exemplary Recovery-Oriented System of Care (ROSC) and provides grant funding for services expansion through establishment of Healthy Community Collaborative (HCC) program.
 - New entrance/intake building constructed and emergency shelter renovated

Corporate Profile

- The Bridge represents Dallas' commitment to providing assistance and recovery services to its most disadvantaged residents.
- The Bridge is a nonprofit organization that provides services 24 hours a day, 365 days a year and employs more than 100 people.
- The Bridge's leadership team includes a board of community leaders and founding lead executive Jay Dunn.

Coordinated Services

- For the majority of adults experiencing homelessness in Dallas:
 - Triage
 - Jail diversion/reentry
 - Medical/behavioral health care
 - Day shelter
- Additionally, for the majority of adults experiencing or at-risk of experiencing long-term homelessness in Dallas:
 - Night shelter
 - Recreational/educational
 - Employment income/supported employment income/disability income
 - Affordable housing/supportive housing

Collaborative Network

- Austin Street Center
- City of Dallas
- Dallas County
- Dallas Housing Authority
- Dallas LIFE
- Dallas Fire-Rescue
- Dallas Police Department
- First Presbyterian Church/The Stewpot
- Legal Aid of NorthWest Texas
- Lifenet Texas/Metrocare Services
- Metro Dallas Homeless Alliance member organizations
- Parkland Health & Hospital System
- The Salvation Army
- Union Gospel Mission
- Veterans Affairs
- Workforce Solutions Greater Dallas

Contributions

- Funding from the City of Dallas now accounts for less than 40 percent of the annual budget of this public-private partnership.
- Volunteers and executives work diligently to steward valuable relationships with philanthropists, foundations, Dallas County, the State of Texas and the federal government to ensure that more than 60 percent of contributions are consistent and steadfast.

Accomplishments

- Reductions in homelessness
 - Serving more than 7,000 people experiencing homelessness per year, the majority of whom transition out of our collaborative network rapidly
- Reductions in long-term homelessness
 - More than 2,000 job placements for people experiencing or at-risk of experiencing long-term homelessness
 - More than 2,000 housing placements for people experiencing or at-risk of experiencing long-term homelessness
- Collaborating to help reduce surrounding area crime
 - Serious crime (Part I offenses) downtown has dropped 49 percent since The Bridge opened, according to Dallas Police Department data.
 - Homeless jail stays have been significantly reduced resulting in millions of dollars of cost benefits, according to Dallas County Criminal Justice data.

Accomplishments (Cont.)

- Collaborating to help develop surrounding area
- Supported by the Downtown Residents Council and downtown corporations through fundraising and other volunteer activities
- Supported by Dallas voters
 - Overwhelmingly approved two bond referendums that funded The Bridge's development
 - A survey in April 2015 of registered voters by *The Dallas Morning News* indicated that more residents favor reducing funding for law enforcement and parks than cuts to homeless services should the City of Dallas' budget need to be reduced.

Challenges

- Lack of affordable and supportive housing:
 - Forty-eight percent of renters in Dallas are living in housing that is unaffordable given their income.
 - The Bridge is endeavoring to continue to partner with organizations and government agencies to increase developments inclusive of affordable housing and link such developments to support services for people with long-term needs.
- Increasing poverty:
 - Twenty-two percent of Dallas residents are living in poverty.
 - The Bridge is working to increasingly partner with contributors and agencies to expand services, programs, facilities and other related assets in order to sustain positive impacts in light of increasing community needs.

Questions/Comments



Memorandum



CITY OF DALLAS

DATE August 14, 2015

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

SUBJECT Unlocking Doors Texas Reentry Network

On Monday, August 17, 2015, you will be briefed on Unlocking Doors Texas Reentry Network. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink that reads "Theresa O'Donnell".

Theresa O'Donnell
Chief Planning Officer

c: The Honorable Mayor and Members of the City Council
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Elsa Cantu, Assistant to the City Manager – Mayor and Council

UNLOCKING DOORS TEXAS REENTRY NETWORK

Unlocking

DOORS

Texas Reentry
Network



*When doors open for a few, lives
change for us all*

UNLOCKING DOORS TEXAS REENTRY NETWORK

Organization

Texas 501c3 Nonprofit Organization founded in 2010

Corporate Name is Unlocking DOORS, Inc. dba DOORS

Also known as:

Unlocking DOORS Texas Reentry Network
Unlocking DOORS
DOORS

Tag Lines/ Quotes Used:

When doors open for a few, lives change for us all

It is never too late to be what you might have been.
- George Eliot

If you don't like something, change it. If you can't change it, change your attitude.
- Maya Angelou

You may not control all the events that happen to you, but you can decide not to be reduced by them.
- Maya Angelou

UNLOCKING DOORS TEXAS REENTRY NETWORK

Leadership

Honorable John Creuzot, Esq.

Board Chairman

Former Dallas County Criminal District Judge

Texas Diversion/Specialty Court Founder

Christina Melton Crain, Esq.

Founder/Initial Board Chairman/President and CEO

Former Chairman of the Texas Board of Criminal Justice (TDCJ Board)

Dallas Attorney

Former President of the Dallas Bar Association

MISSION

MISSION

Unlocking DOORS is committed to reducing initial and repeat crimes (recidivism) and the ever-escalating fiscal impact to the State of Texas through collaboration, partnership, education, training, public awareness and reporting of evidence-based data.

VISION

Unlocking DOORS excels to be known as the "diversion, reentry and integration" hub/clearinghouse for all those working within the criminal justice arena.

By pulling together all resources, organizations, and programs statewide into one coordinated effort, **Unlocking DOORS** allows for cross-networking, collaboration, cohesion and a stronger service model for those with criminal backgrounds.

Whether it be assisting in the diversion of qualifying individuals to a community program versus incarceration; filling a gap between pre-release and post-release services for those individuals releasing from incarceration; or educating the public and community service providers as to the specific needs and issues surrounding this very unique and growing population; **Unlocking DOORS feels certain that initial crime and overall repeat crime (recidivism) rates will be cut drastically, thereby creating a safer community for us all while leaving our tax base intact.**

VISION

PARTNERS

PARTNERS

2000 Roses Foundation, Inc.-4C/SAFPF Court-ABC Behavioral Health, LLC-A.C. Craig Resource Center-AIDS Services of Dallas-Alive at Last-AMACHI Texas-ARM Ministries-APAA-ATLAS Felony Mental Health Court-Attitudes and Attire-Big Brother Big Sisters Lone Star-The Bridge-City of Dallas Housing/Community Services-City of Dallas/Sanitation Services Dept.-CitySquare-Community Enrichment Center-Community Partners of Dallas-Community Staffing Services-Cornerstone Assistance Network-Cornerstone Baptist Church-Dads/Fathers of Texas-Dallas City Attorney's Office/Community Courts-Dallas County CSCD (Probation)-Dallas County CJAB-Dallas County Jail Diversion-Dallas Leadership Foundation-Dallas Public Library-Dallas Social Venture Partners-Dallas Temps-Dallas Volunteer Attorney Program-Doorways Prep-Dress for Success-Equal Heart-Exodus Ministries-Faith Kingdom Church of God in Christ-Faithway Fellowship Baptist Church-Family & Leadership Empowerment Network-Family Pathfinders of Tarrant County-The Family Place-Felony Domestic Violence Court-Financial Education Network (Hon. Eric Johnson)-Genesis Women's Shelter & Support-Girls Embracing Mothers (GEM)-GO KIDS-Goodwill Baptist Church-Harmony Community Development Corporation-H.I.S. BridgeBuilders-Inspired Vision Church-JobsForFelonsHub.com-Justice Ministries International-Kingdom Outreach Ministries-Legacy Counseling-Metrocare Services, Inc.-Misdemeanor Mental Health Court-Mesquite Social Services-Moving People Forward Ministries-NAMI/Dallas-New Creations Church-New Friends New Life-One Man's Treasure-Parkland Health and Hospital System-Patriot PAWS Service Dogs-The Phoenix House-Prison Entrepreneurship Program-Prison Fellowship Ministries-RAFT Recovery, Inc.-Recovery Resource Council-Road to Recovery-Safer Dallas Better Dallas, Inc.-Salvation Army Court/Ordered Substance Abuse Program-Santa Maria Hostel-Soul's Harbor-Southern Hills Church of Christ-STAC Court-STAR Court-The Stewpot-Stop the Cycle Recovery House, Inc.-Texas Citizens United for the Rehabilitation of Errants-Texas Department of Assistive and Rehabilitative Services-Texas Department of Criminal Justice-Texas HOPE Literacy, Inc.-Texas Inmate Families Association-T.O.R.I.-Texas Reentry Services-Texas Veterans Commission-University of North Texas System/UNT Dallas College of Law-Urban League of Greater Dallas-U.S. Probation Office/Northern District of Texas-Volunteers of America Texas/Resolana-The Way Back House/Intercomm-Windham School District (TDCJ)-Winner's Circle/Spirit of Hope-Zan Holmes Community Outreach Center

PARTNERS

PARTNERS' ROLE

Participate in quarterly partner meetings across the state for networking, collaboration and providing useful feedback from the field so as to allow a coordinated effort of participation and problem solving

Serve as official "referring agencies/organizations" for Unlocking DOORS Clients and all those we assist and support

Will assist/partner with Unlocking DOORS as it embarks on facilitating and producing a Statewide Diversion/Reentry/Integration Strategic Plan which everyone will own

FUNDERS

FUNDERS TO

DATE

The City of Dallas

The Dallas Foundation

The Dallas Women's Foundation

The Dallas Association of Young Lawyers Foundation

The Dallas Bar Foundation

Federal Grants (Second Chance Act/Etc.) with various partners

The Harold Simmons Foundation

Individual and Private Donors

The Meadows Foundation

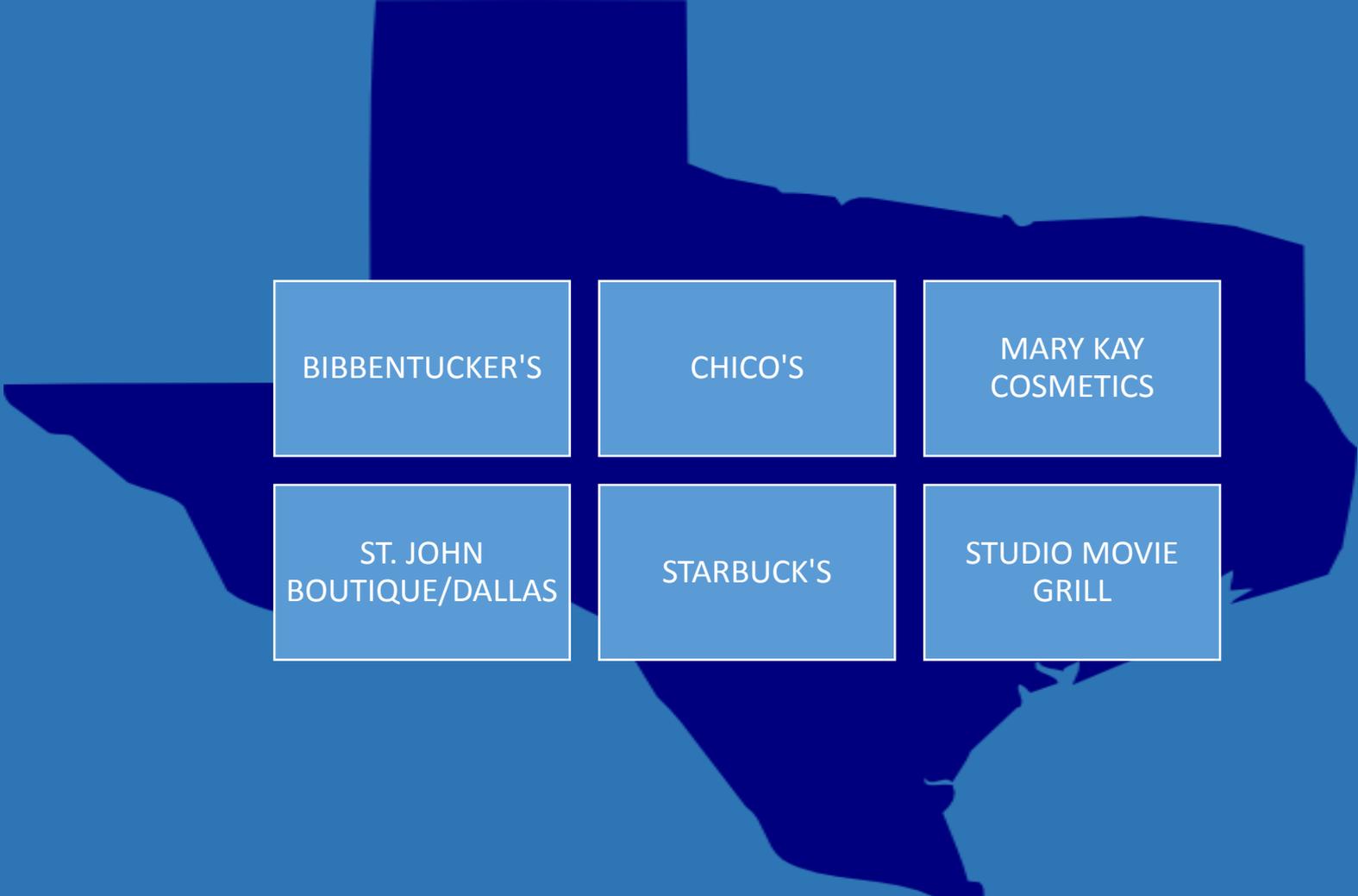
Sturgis Foundation

Texas Bar Foundation

Texas Governor's Criminal Justice Division (CJD)

Westcott Foundation

CORPORATE SUPPORTERS



BIBBENTUCKER'S

CHICO'S

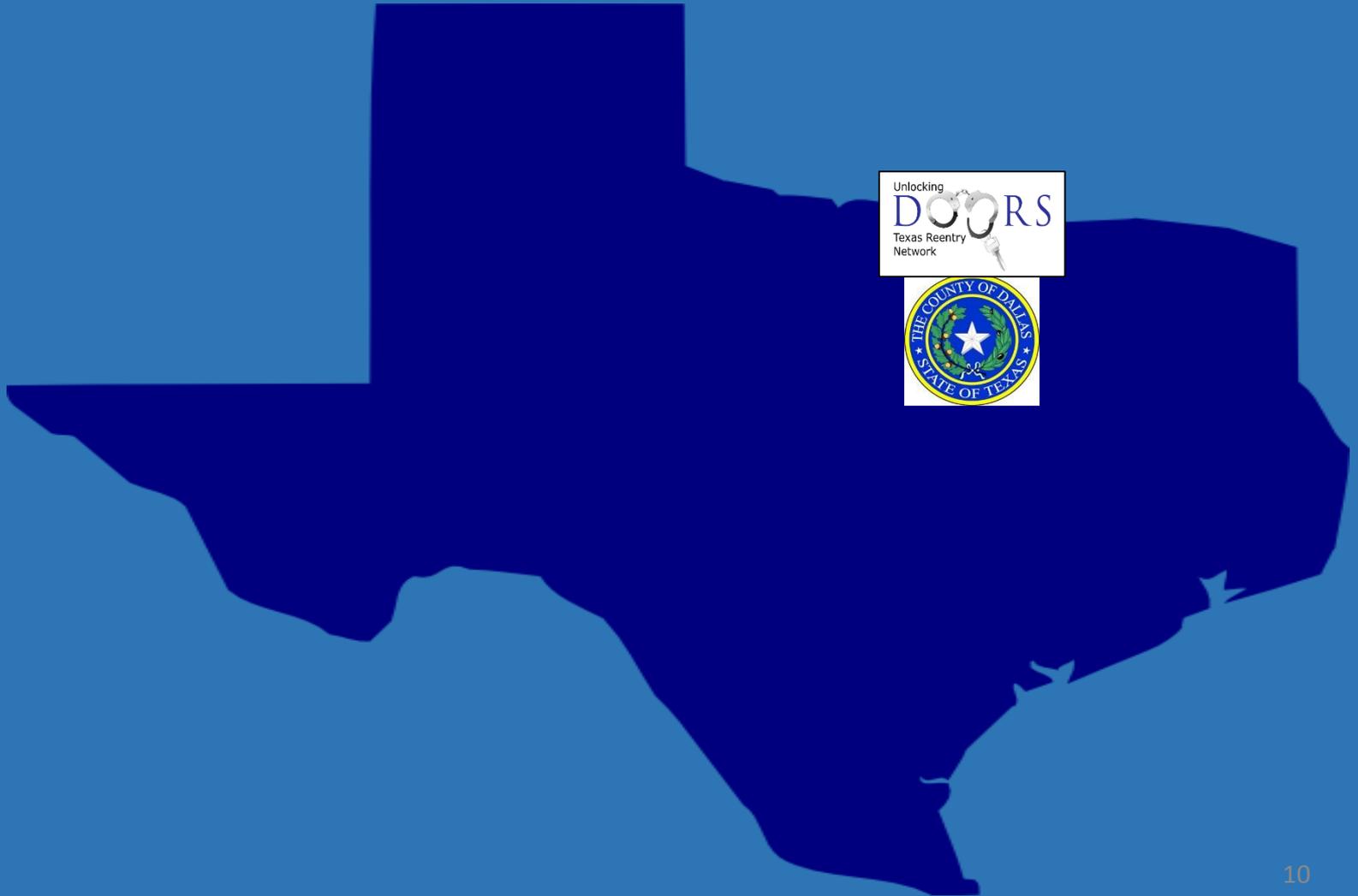
MARY KAY
COSMETICS

ST. JOHN
BOUTIQUE/DALLAS

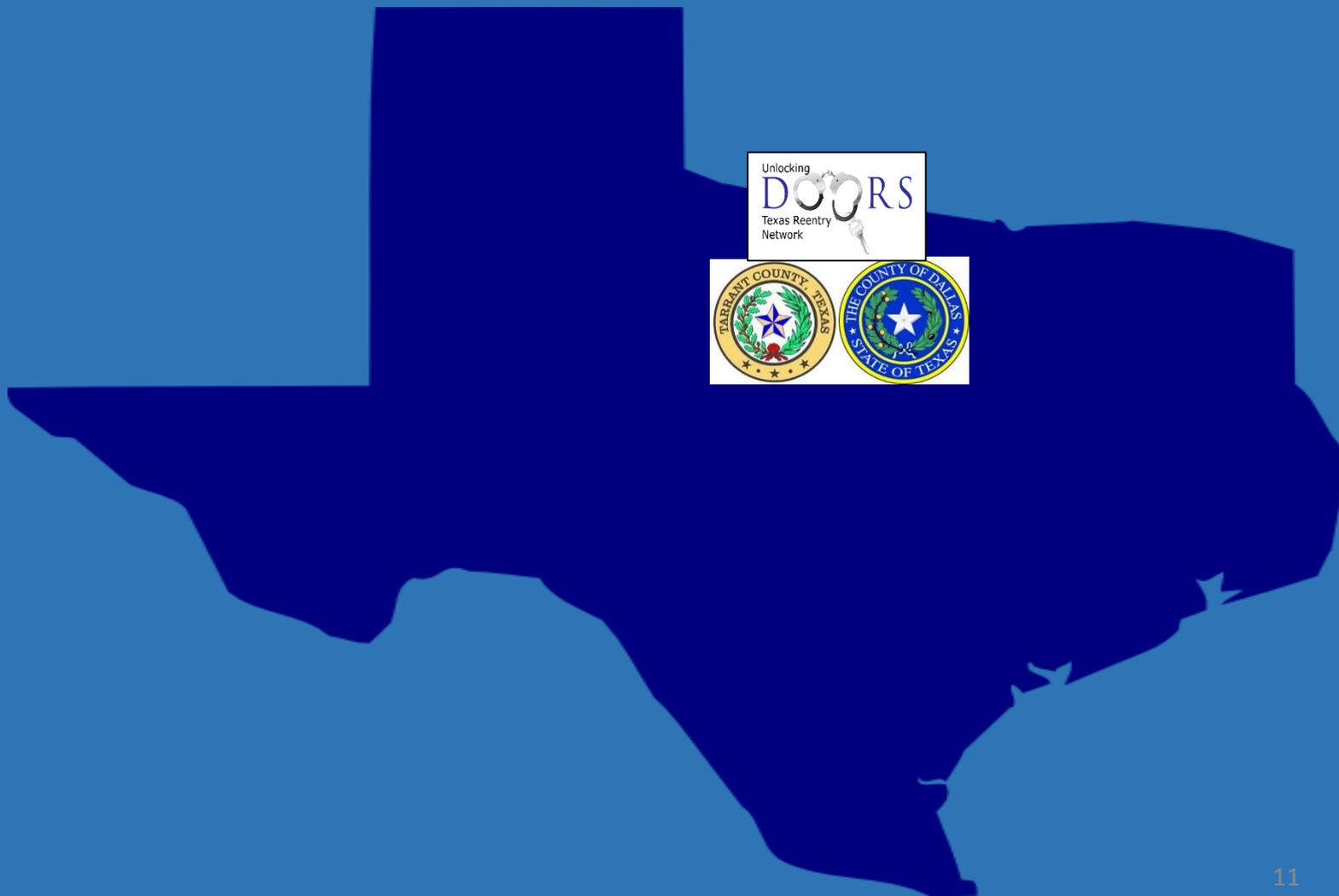
STARBUCK'S

STUDIO MOVIE
GRILL

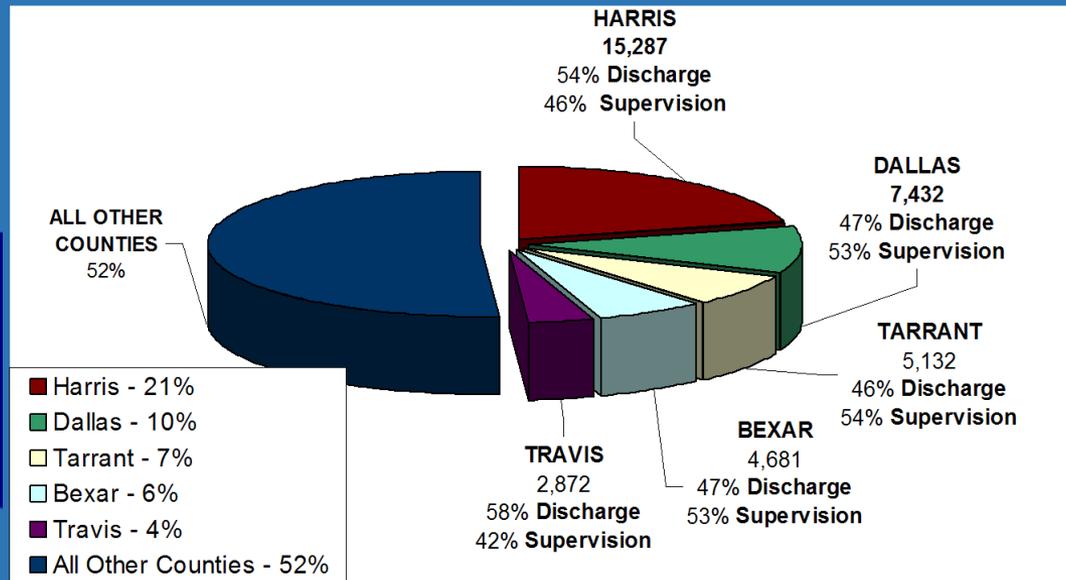
UNLOCKING DOORS TEXAS REENTRY NETWORK
STATE HEADQUARTERS
DALLAS COUNTY, TEXAS



UNLOCKING DOORS TEXAS REENTRY NETWORK CURRENT NETWORK COMMUNITY CENTER LOCATIONS *DALLAS AND TARRANT COUNTIES*



STATEWIDE ANALYSIS OF NEED



UNLOCKING DOORS TEXAS REENTRY NETWORK STATEWIDE EXPANSION – PHASE ONE *BEXAR, HARRIS AND TRAVIS COUNTIES*



FOCUS AREAS

COMPREHENSIVE PRE/POST-
RELEASE CLIENT SUPPORT

SUPPORTIVE ASSISTANCE TO
THE GENERAL PUBLIC

UNLOCKING DOORS
TEXAS REENTRY
NETWORK

PUBLIC AWARENESS
EDUCATION, TRAINING AND
POLICY/LAW ANALYSIS

NEW
ANALYTICAL REPORTING OF
EVIDENCE-BASED DATA

COMPREHENSIVE PRE/POST-RELEASE CLIENT SUPPORT PROCESS

CLIENT ACCESS

COMMUNITY REFERRAL (from a Partner or other organization)

COURT PROGRAMS

GRANTS

SELF-REFERRAL (walk-in; email; phone; USPS mail; saw Unlocking DOORS via TDCJ ECHO newsletter, social media, Unlocking DOORS website, media article, other)

COMPREHENSIVE PRE/POST-RELEASE CLIENT SUPPORT PROCESS



SUPPORTIVE ASSISTANCE TO THE GENERAL PUBLIC

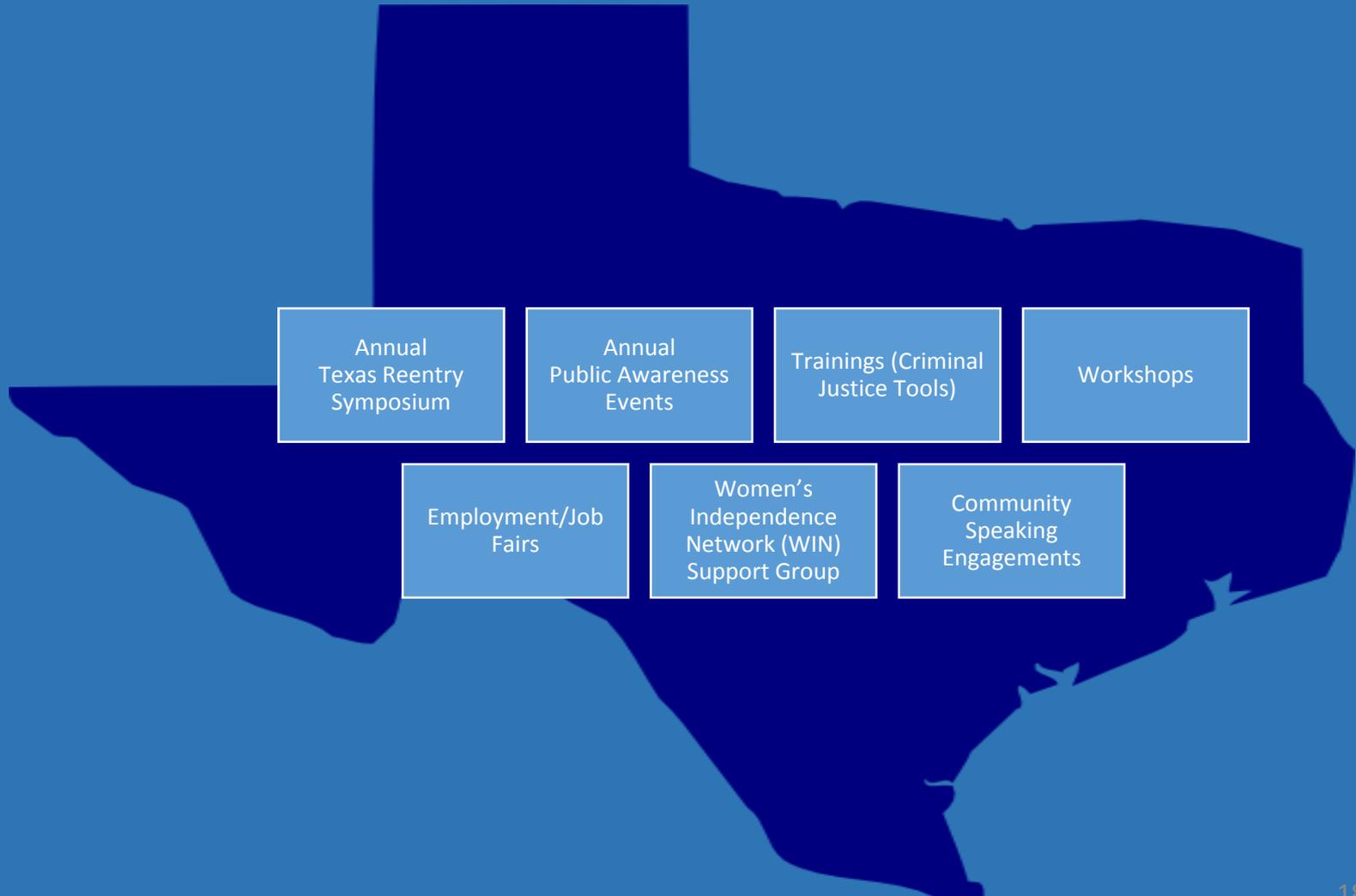
Via Email - Phone -
USPS Mail - Walk-In

Persons with criminal backgrounds needing simple assistance versus comprehensive client support (referral, job, connection and the like)

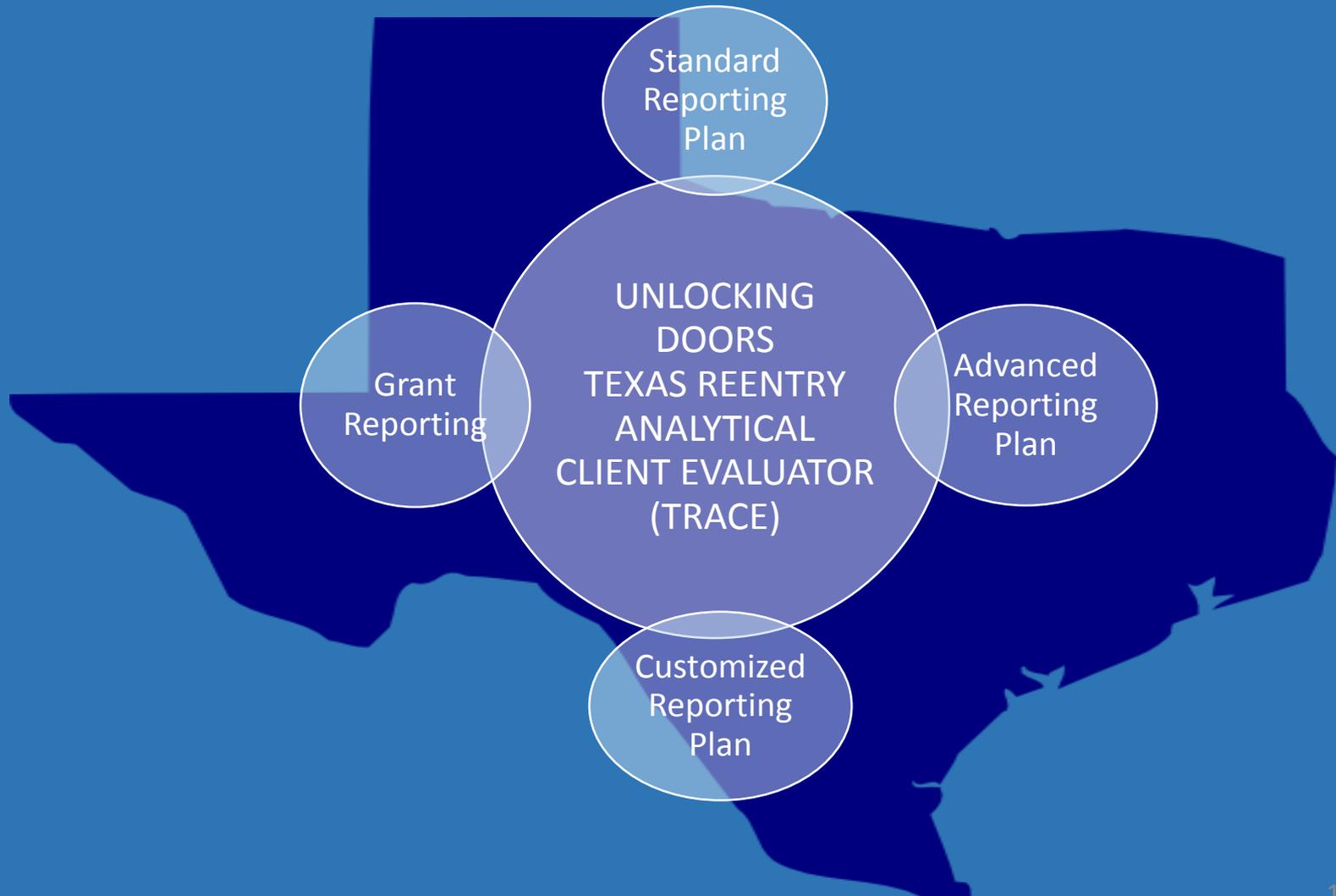
Families needing assistance, counseling and guidance so as to aid family members with a criminal background

Members of the general public (including educators, media, students, public officials/policy makers) needing data, research, statistics and the like

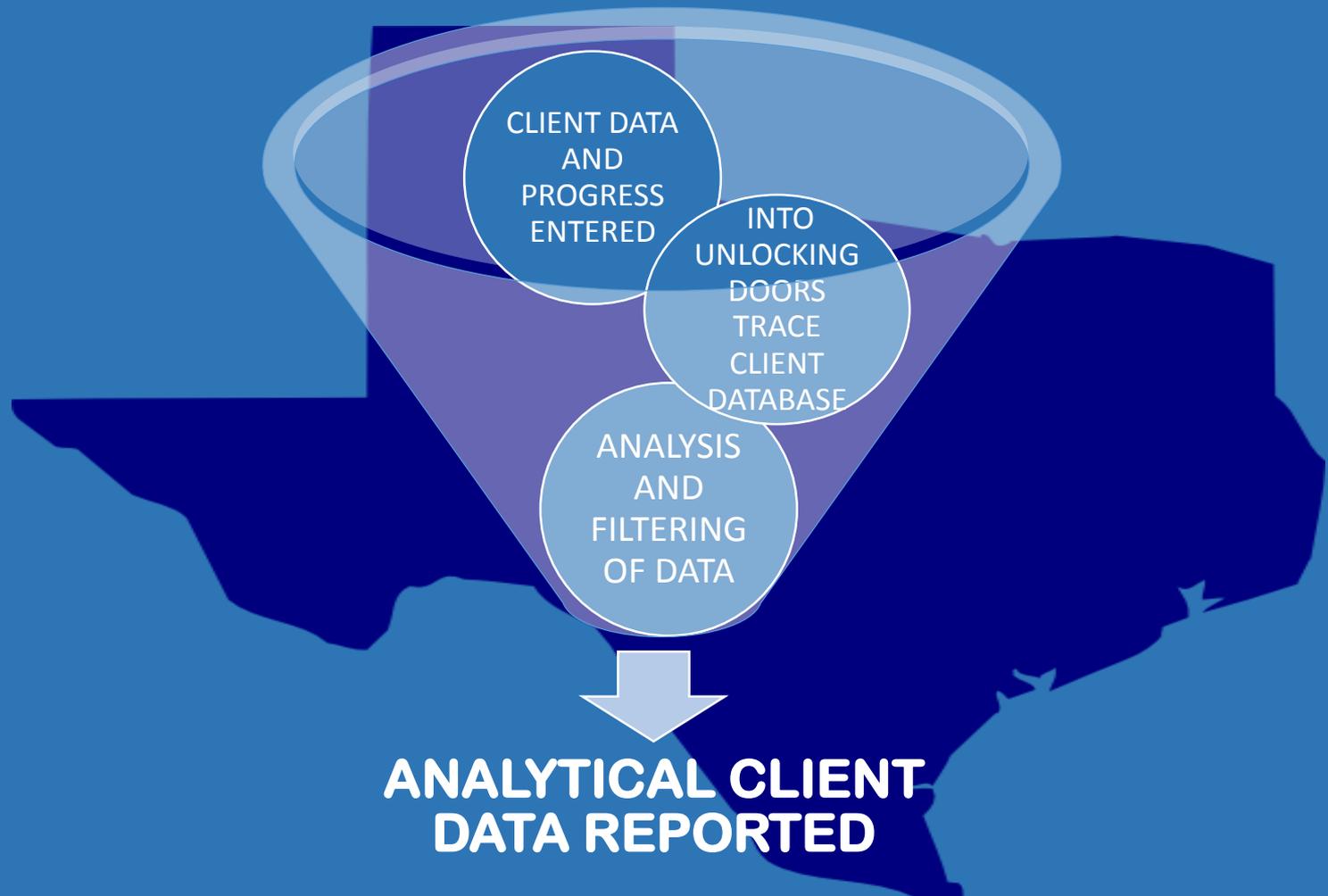
PUBLIC AWARENESS EDUCATION, TRAINING AND LAW/POLICY ANALYSIS



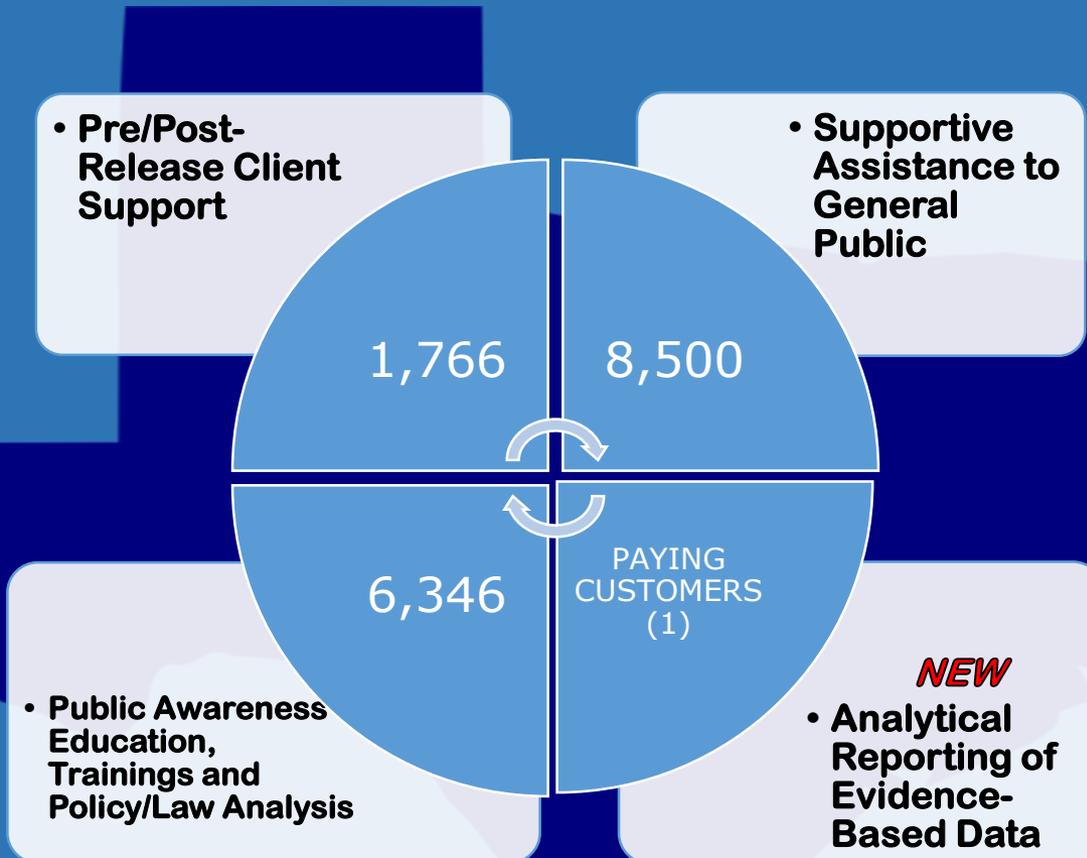
ANALYTICAL REPORTING OF EVIDENCE-BASED DATA *NEW* ROLLED OUT IN LATE MARCH 2015



ANALYTICAL REPORTING OF EVIDENCE-BASED DATA



INDIVIDUALS SERVED AS OF AUGUST 13, 2015



GETTING TO THE NEXT LEVEL
WE HAVE ONLY BEGUN TO SCRATCH THE SURFACE AND WE
NEED YOUR HELP

GETTING TO THE
NEXT LEVEL

Continued and Additional Funding to meet the vast need statewide

Convening the Statewide Diversion/Reentry/Integration Strategic Plan Process with Partners and relevant contingencies

Continued and Additional Federal/State/Local Leadership/Policy Maker Support and Assistance

**CONTACT US FOR ASSISTANCE,
TO PARTNER OR TO GET INVOLVED**

CONTACT US

State Headquarters

17101 Preston Road, Suite 260, Dallas, Texas
75248

Phone: 214/296-9258

Fax: 469/587-7859

Email: info@unlockingdoors.org

Website: <https://www.unlockingdoors.org>

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 26, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 56Z 57S

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; 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.

Dallas Area Habitat for Humanity (Habitat) 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 Habitat to the City's Land Bank, the sale of those lots from DHADC to Habitat 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 Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Habitat will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,279 square feet and from \$80,000 to \$105,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (4 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (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 \$20,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On July 23, 2015, DHADC approved the development plan and sale of 4 lots from DHADC to Habitat.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

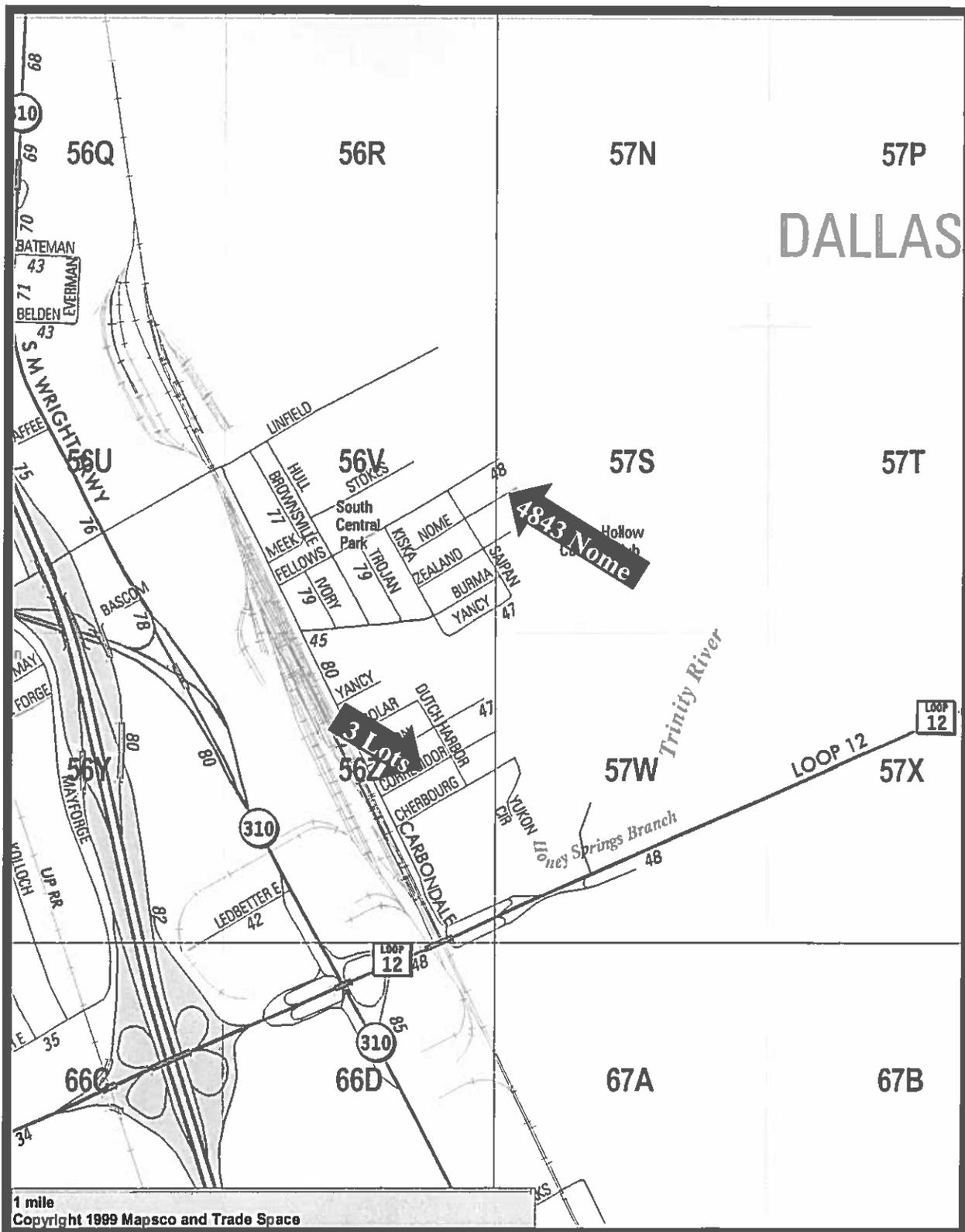
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 4540 Corregidor	56Z	7	\$ 7,083.99
2. 4548 Corregidor	56Z	7	\$ 9,972.58
3. 4551 Corregidor	56Z	7	\$11,607.99
4. 4843 Nome	57S	7	\$ 1,908.61



MAPSCO 56Z & 57S

August 26, 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, Dallas Area Habitat for Humanity (Habitat) 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 Habitat and authorize the sale of the said 4 lots from DHADC to Habitat 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 Habitat and the sale of 4 lots shown on Exhibit "A" from DHADC to Habitat is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	4540 Corregidor Lot 10, Central Avenue Addition Block F/7647	Dallas Area Habitat for Humanity	1	\$5,000.00
2	4548 Corregidor Lot 12, Central Avenue Addition No. 2 Block F/7647	Dallas Area Habitat for Humanity	1	\$5,000.00
3	4551 Corregidor Lot 28, Central Avenue Addition Block D/7647	Dallas Area Habitat for Humanity	1	\$5,000.00
4	4843 Nome Lot 25, Central Avenue Addition No. 3 Block B/7648	Dallas Area Habitat for Humanity	1	\$5,000.00
TOTAL				\$20,000.00

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").

No.	Street #	Street Name	Lot	Block	Subdivision	DCAD Value
1	4540	Corregidor	10	Corregidor	Central Avenue	\$ 2,000.00
2	4548	Corregidor	12	F/7647	Central Avenue	\$ 2,000.00
3	4551	Corregidor	28	Corregidor	Central Avenue	\$ 2,000.00
4	4843	Nome	25	B/7648	Central Avenue	\$ 2,000.00

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 1 on each lot
 Square Footage of each home Approximately 1279 AC: 1691 total
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports Detached Attached
 Type of Exterior Veneer Brick and/or hardiboard Which sides see elevations for
 details
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80-105,000

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 1095 days
Completion of Construction 1215 days
Sale of first affordable housing unit to low income households 1305 days
Sale of last affordable unit to low income households 1305 days

D. PROPOSED SOURCES AND USES OF THE PROJECT FINANCING

Attach any development budget and commitments or preliminary commitments for financing of this project. Show proposed sources and uses of project financing. State whether you have a line of credit and if so, where and in what amount. Also enclose most recent financial statement.

We have not yet identified a particular group to sponsor the construction of these homes. In addition to specific donors, we rely on mortgages from sales of prior Habitat homes to finance construction of the homes.

E. MARKETING

Submit the Entity's plan for marketing the houses for sale to low and moderate income families for owner occupancy.

F. ADDITIONAL INFORMATION

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 26, 2015
COUNCIL DISTRICT(S): 4, 6
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 43F J K P 44J 55L

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; **(2)** the sale of 9 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Santos Coria; and **(3)** execution of a release of lien for any non-tax liens on the 9 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Santos Coria has submitted a proposal and development plan to DHADC for 9 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Santos Coria to the City's Land Bank, the sale of those lots from DHADC to Santos Coria and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Santos Coria will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Santos Coria and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Santos Coria will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,200 to 1,800 square feet and from \$109,000 to \$130,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (4 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 (4 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 \$45,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On July 23, 2015, DHADC approved the development plan and sale of 9 lots from DHADC to Santos Coria.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

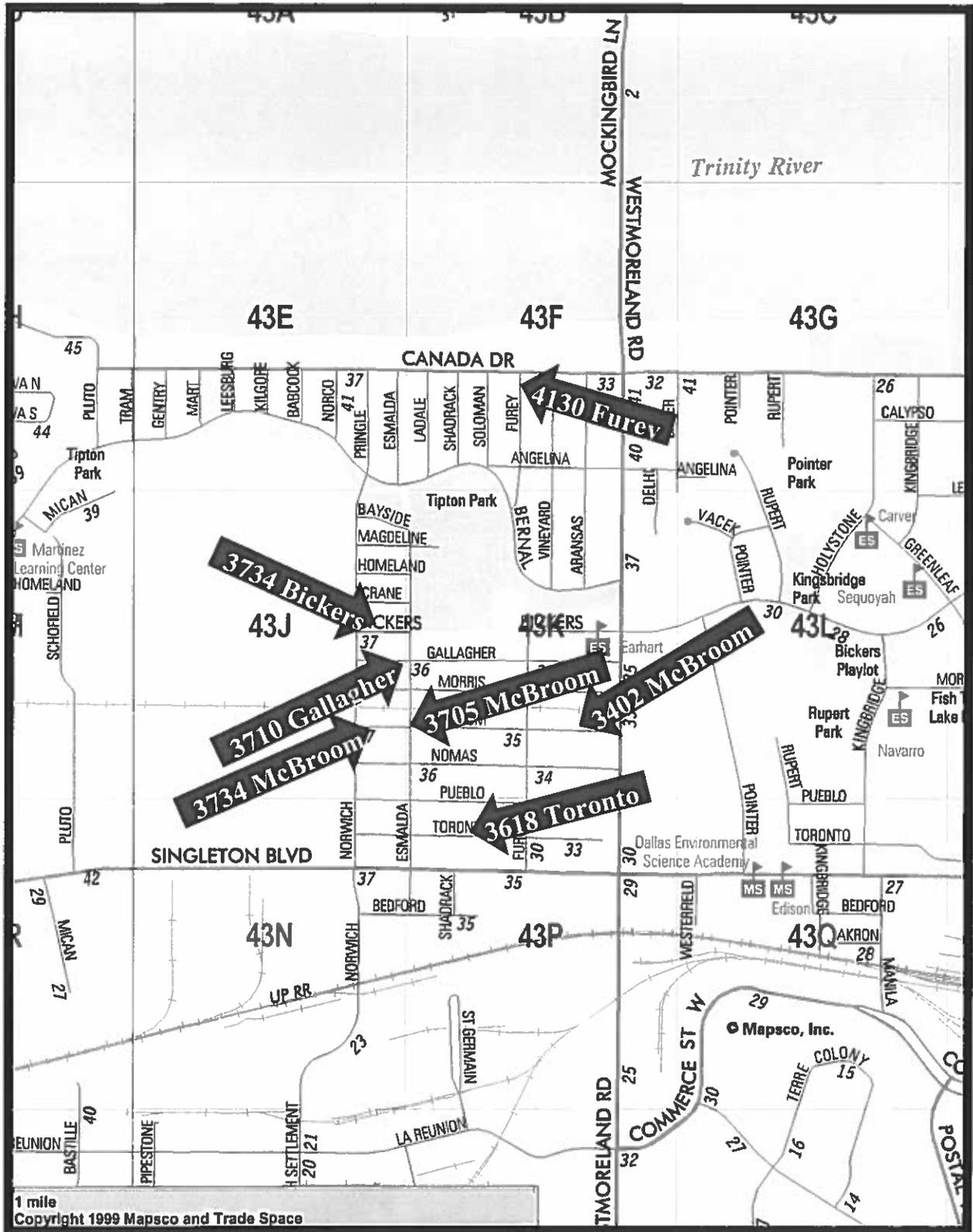
No cost consideration to the City

MAPS

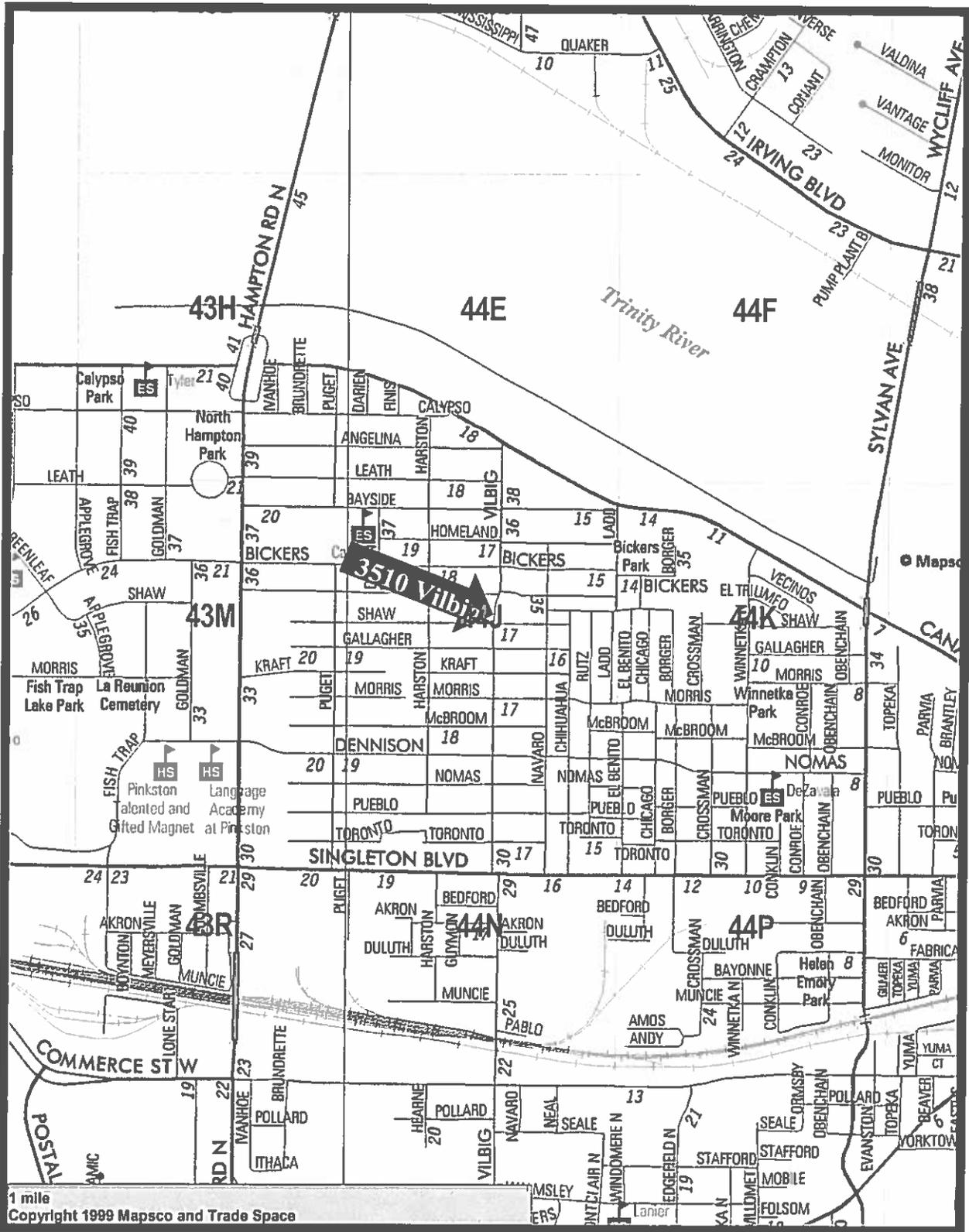
Attached

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

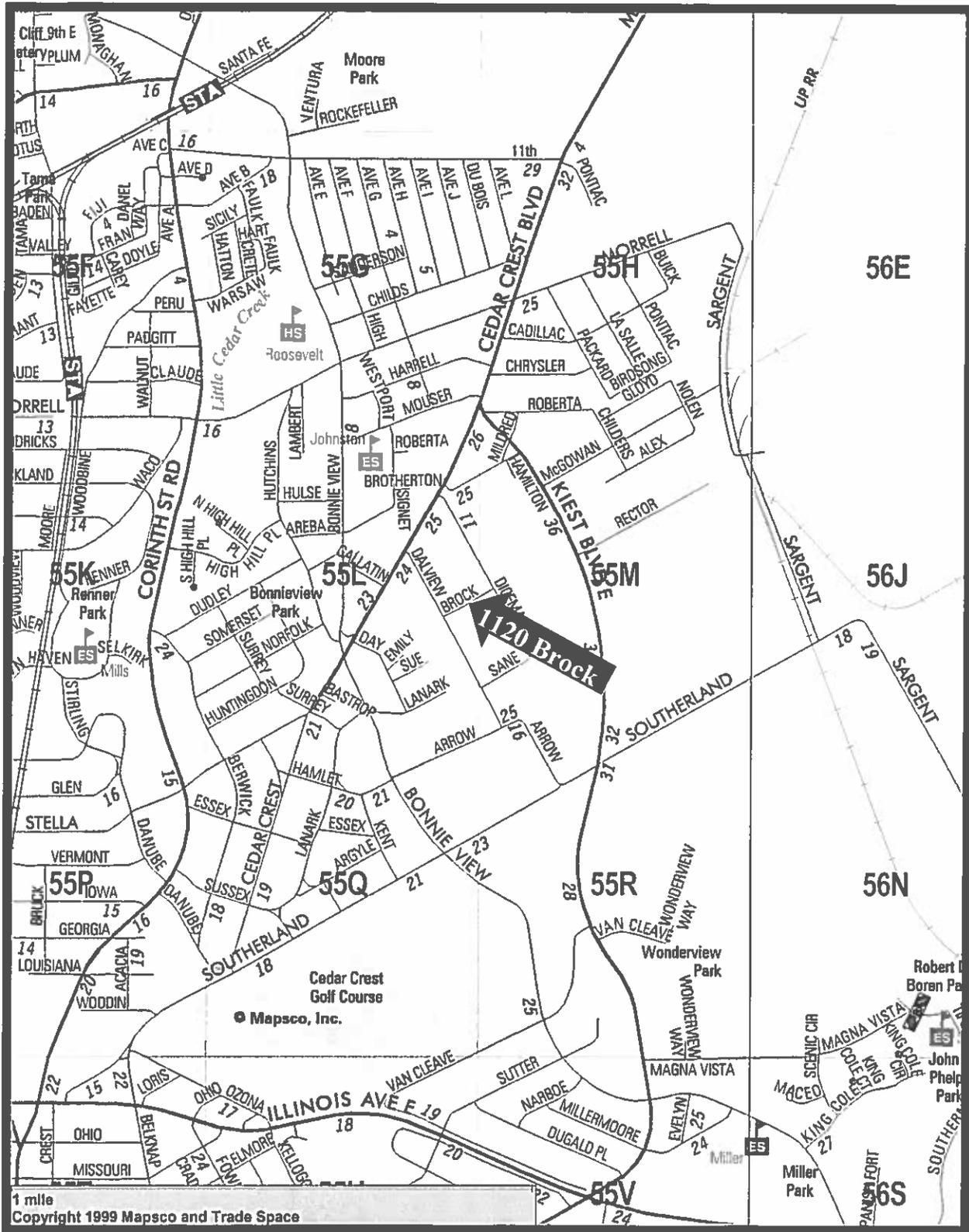
<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1120 Brock	55L	4	\$10,423.10
2. 3734 Bickers	43J	6	\$11,977.85
3. 3618 Toronto	43P	6	\$ 8,115.19
4. 4130 Furey	43F	6	\$ 5,761.53
5. 3510 Vilbig	44J	6	\$ 2,652.15
6. 3734 McBroom	43J	6	\$11,078.46
7. 3705 McBroom	43K	6	\$11,843.31
8. 3402 McBroom	43K	6	\$ 6,236.98
9. 3710 Gallagher	43J	6	\$13,295.32



MAPSCO 43F J K P



MAPSCO 44J



MAPSCO 55L

August 26, 2015

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

WHEREAS, Santos Coria submitted a proposal and development plan to DHADC for 9 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Santos Coria and authorize the sale of the said 9 lots from DHADC to Santos Coria to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Santos Coria and the sale of 9 lots shown on Exhibit "A" from DHADC to Santos Coria is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1120 Brock Lot G of W.E. Hudson Re-Subdivision of Lots 26-30, Annie Diceman Addition Block C/7533	Santos Coria	1	\$5,000.00
2	3734 Bickers Lot 1B, Homeland Estates Addition Block 10/7151	Santos Coria	1	\$5,000.00
3	3618 Toronto East 20 Feet of Lot 4 & the West 30 Feet of Lot 3, Eagle Ford Gardens Addition Block A/7152	Santos Coria	1	\$5,000.00
4	4130 Furey West Part of Lot 17, Westmoreland Park Addition No. 3 Block 20/7146	Santos Coria	1	\$5,000.00
5	3510 Vilbig Lot 2, Homestead Manor Annex Addition Block 11/7118	Santos Coria	1	\$5,000.00
6	3734 McBroom Lot 8.0, West 40 Feet of the East 80 Feet of Lot 8, Eagle Ford Gardens Addition Block G/7152	Santos Coria	1	\$5,000.00
7	3705 McBroom The Middle 40 Feet of Lot I, Eagle Ford Gardens Addition Block K/7152	Santos Coria	1	\$5,000.00
8	3402 McBroom Lot 12, Westmoreland Park Addition Block 2/7144	Santos Coria	1	\$5,000.00
9	3710 Gallagher Lot 4B, Homeland Estates Addition Block 12/7151	Santos Coria	1	\$5,000.00
TOTAL				\$45,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 9

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

SEE ATTACHMENT

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

Number of homes to be built on lots 4
Square Footage of each home 1200-1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports Detached Attached
Type of Exterior Veneer SIDING/BRICK Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000-130,000

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

Number of homes to be built on lots 4
Square Footage of each home 1200-1800
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports Detached Attached
Type of Exterior Veneer BRICK/SIDING Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000 -130,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 180 days

Completion of Construction 210 days

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

Sale of last affordable unit to low income households 365 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 26, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: N/A

SUBJECT

Authorize a professional services contract with Babers Group, Inc. to provide consulting services to the City of Dallas related to the City's creation and implementation of a plan to build communities and affirmatively further fair housing, for a term of one year from the date of execution of the agreement – Not to exceed \$70,000 - Financing: Current Funds (subject to appropriations)

BACKGROUND

C. Donald Babers had a distinguished 40-year career with the U.S. Department of Housing and Urban Development (HUD). He began his federal career in June 1970 as an intern in HUD's Fort Worth field office. He next worked in HUD's Little Rock, Arkansas, Field Office as an Equal Opportunity Specialist, becoming the Acting Director of the Office of Fair Housing and Equal Opportunity (FHEO).

For 15 years Mr. Babers was the Area Manager for HUD's Dallas Field Office, where his accomplishments included leading the effort to resolve a housing discrimination challenge brought against HUD. His work in helping to settle that case is credited for significantly expanding affordable housing opportunities to lower income public housing residents in 36 East Texas counties.

In 2002, he was appointed Deputy Regional Director of HUD's Fort Worth Regional Office and the HUD Secretary appointed him as Chairman of the Board of the Housing Authority of New Orleans where he oversaw the city's public housing recovery efforts in the aftermath of Hurricane Katrina.

BACKGROUND (continued)

Upon retirement from HUD, Mr. Babers formed a consulting firm, Babers Group, Inc.

Mr. Babers' career at HUD makes his consulting firm uniquely and ideally suited to provide expertise in communicating with HUD offices in Washington D.C. and Fort Worth, as well as to help the City of Dallas with creation and implementation of the City's plan to build communities and affirmatively further fair housing.

The scope of services will include, but not be limited to:

- Attend city council meetings where housing items are scheduled, all Housing Committee meetings, and all Neighborhood Plus community/stakeholder meetings.
- Work with city staff to develop an Assessment of Fair Housing and implementation strategy with key steps to transform the housing policies.
- Collaborate with the consultant team and staff to analyze Housing procedures and programs and make recommendations to implement the Neighborhood Plus plan consistent with HUD and FHEO requirements.
- Facilitate meetings and discussions between the City and governmental partners including HUD, Environmental Protection Agency, Department Of Transportation, and other agencies as requested.
- Facilitate discussions with elected and appointed officials and community leaders regarding housing programs and national best practices.
- Undertake other duties related to the Neighborhood Plus Plan and policies with regard to Affirmatively Furthering Fair Housing as requested by the City Manager, or any Assistant City Managers, the Housing Department Director, or the Planning and Neighborhood Vitality Director.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 13, 2014, City Council authorized a one-year professional services contract with Babers Group, Inc., by Resolution No. 14-1309.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

Current Funds (subject to appropriations) - \$70,000

August 26, 2015

WHEREAS, Mr. Babers's consulting firm, Babers Group, Inc., is uniquely and ideally qualified to provide expertise in communicating with HUD offices in Washington D.C. and Fort Worth; and

WHEREAS, Babers Group, Inc. will provide consulting services to the City including attending Council meetings; working with other consultants and city staff to develop an Assessment of Fair Housing and implementation strategy; collaborating with the consultant team and staff to analyze housing programs and make recommendations to implement the Assessment of Fair Housing plan consistent with HUD and Office of Fair Housing and Equal Opportunity requirements; facilitating meetings and discussions between the City and governmental partners; and facilitating discussions with elected and appointed officials and community leaders regarding housing programs and national best practices to Affirmatively Further Fair Housing; and

WHEREAS, the City wishes to enter into a professional service contract with Babers Group, Inc.

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 professional services contract with Babers Group, Inc. for a term of one year from the date of execution of the agreement in an amount not to exceed \$70,000.

SECTION 2. That the Chief Financial Officer is hereby authorized to make periodic payments in accordance with the terms and conditions of the contract in an amount not to exceed \$70,000 (subject to appropriations) from:

Babers Group, Inc. VENDOR # VC0000012753

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
0001	HOU	5510	3070	HOU551J999	\$70,000

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: Economic Vibrancy
AGENDA DATE: August 26, 2015
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 55F

SUBJECT

Authorize an amendment to Resolution No. 15-1200, previously approved on June 17, 2015, for a conditional grant agreement with Sphinx Development Corporation to change the name of the developer to SDC Compton Housing, LP (SDC) to pay for a portion of the construction costs for a single family development for 49 homes in South Dallas located on Eighth and Corinth Streets – Financing: No cost consideration to the City

BACKGROUND

In 2006, a master plan was created for the Fiji-Compton Area that would guide the implementation of several redevelopment components. The Fiji-Compton Area is a 23.43 acre site located along Corinth Street between two DART light rail stations. The economic development goals for the Fiji-Compton area include: 130 units of new senior housing, a new 60 room assisted living facility (34,500 square foot), 49 new townhomes, 19,200 sq. ft. of office space, and a mixed use building with 12,200 sq ft. of commercial/retail space with 74 one and two bedroom apartments above. The 130 units of senior housing have provided the impetus for spin-off development within the Fiji-Compton Area.

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) in the amount of \$4M, of which \$2M was 2012 General Obligation Bond Funds. The NOFA requested proposals from developers to build single family homes in the city limits of Dallas. Sphinx Development Corporation (SDC) submitted a proposal to the City of Dallas for the development of 49 single family townhomes to be developed.

The proposal includes a grant of \$1,225,000 in general obligation bond funds for the remaining development cost gap. The units will be 3 and 4 bedroom at approximately 1400 sq. ft. The developer has obtained private financing with Texas Legacy Bank for the balance of the development costs.

BACKGROUND (continued)

The developer currently owns the property under SDC Compton Housing, LP and this item will amend the developer name from Sphinx Development Corporation to SDC Compton Housing, LP to allow the development to move forward for contract execution.

Liens and deed restrictions will be filed on each phase of development for performance purposes. The \$25,000 in gap funds will be released as each is built. As each home is sold to a buyer at or below 140% AMFI, liens and deed restrictions will be released.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 17, 2015, City Council approved the conditional loan agreement to Sphinx Development Corporation, by Resolution No. 15-1200.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

No cost consideration to the City

OWNER

SDC Compton Housing, LP

Jay Oji

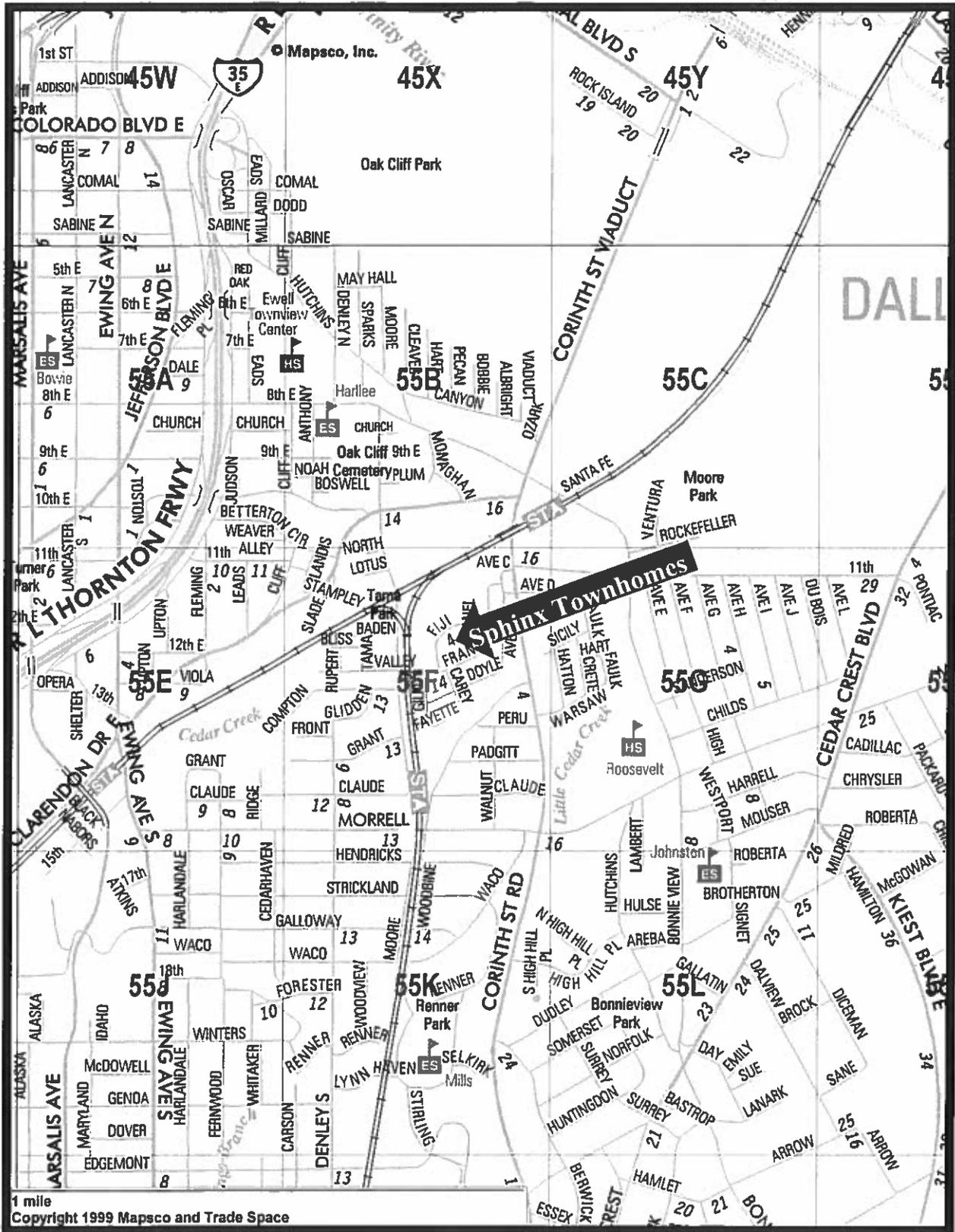
DEVELOPER

SDC Compton Housing, LP

Jay Oji

MAP

Attached



MAPSCO 55F

August 26, 2015

WHEREAS, affordable housing is a high priority of the City of Dallas; and

WHEREAS, the City of Dallas seeks to support economic growth in the Southern area of the city and economic development in connection with transit-oriented developments; and

WHEREAS, the City Council finds that it is in the best interest of the City to promote local economic development and to stimulate development activity in the city, in particular, the Fiji-Compton area; and

WHEREAS, on June 15, 2015, the Housing Committee was briefed on the project and the recommended proposal for City Council consideration; and

WHEREAS, the redevelopment of the Property will further the City's goals for development in the Southern Sector; and

WHEREAS, the City desires for Sphinx Development Corporation to develop 49 single family townhomes to sell to buyers below 140% AMFI;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute an amended conditional grant agreement with SDC Compton Housing, LP (SDC) to pay for a portion of the construction costs for a single family development in South Dallas located on Eighth Street and Corinth Street.

Section 2. The terms of the grant agreement include:

- (a) SDC or its wholly owned subsidiary will execute a lien through a Deed of Trust and Deed Restriction for performance.
- (b) SDC will start construction by October 31, 2015 and have until December 31, 2016 to complete the build out and sales to buyers.
- (c) Funds will be used for gap construction subsidy up to \$25,000 for up to 49 units.
- (d) SDC must build and sell homes to families with incomes at or below 140% of area median family income.
- (e) The City will release SDC's lien and deed restrictions upon sale.
- (f) The City will subordinate lien and deed restrictions to other interim finance lenders.

August 26, 2015

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

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: August 26, 2015
COUNCIL DISTRICT(S): 4, 5, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 43K 46R,V 54R 55F,N,S 56X 58Z 59J 65D 66A

SUBJECT

Authorize on-site reconstruction of twelve homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4505 Bonnie View Road in the amount of \$103,000; 2936 East Ann Arbor Avenue in the amount of \$103,000; 2311 Custer Drive in the amount of \$103,000; 3811 Elsie Faye Heggins Street in the amount of \$103,000; 8309 Ryoak Drive in the amount of \$103,000; 8810 Briley Drive in the amount of \$103,000; 1207 Morrell Avenue in the amount of \$103,000; 3602 Gallagher Street in the amount of \$103,000; 510 East Woodin Boulevard in the amount of \$103,000; 322 East Woodin Boulevard in the amount of \$103,000; 3822 Metropolitan Avenue in the amount of \$103,000; and 2507 Harlandale Avenue in the amount of \$103,000 - Total not to exceed \$1,236,000 - Financing: 2009-10 HOME Investment Partnership Program Grant Funds (\$7,927); 2011-12 HOME Investment Partnership Program Grant Funds (\$99); 2012-13 HOME Investment Partnership Program Grant Funds (\$94,974); 2012-13 Community Development Block Grant Reprogramming Funds (\$94,389); 2013-14 Community Development Block Grant Funds (\$8,611); 2013-14 HOME Investment Partnership Program Grant Funds (\$22,922); 2014-15 HOME Investment Partnership Program Grant Funds (\$904,078) and 2014-15 Community Development Block Grant Funds (\$103,000)

BACKGROUND

The homeowners and the properties herein described are eligible for Reconstruction Program loans. The homeowners are below 80% AMFI and their names, ages and property addresses are as follows: Bobbie Lee Williams, an elderly female, 78 years old, residing at 4505 Bonnie View Road; Willie L. Burks Sr., an elderly male, 79 years old, residing at 2936 East Ann Arbor Avenue; Janeal Potts, an elderly female, 66 years old, residing at 2311 Custer Drive; Debra Calico, a disabled female, 59 years old, residing at 3811 Elsie Faye Heggins Street; Jimmy Isbell & Deborah Isbell, an elderly couple, 73 & 56 years old, residing at 8309 Ryoak Drive; Mary R. Hollis, an elderly female, 82 years old, residing at 8810 Briley Drive; Mary Jones & Wilmer Sterling Jr., an elderly couple, 69 & 67 years old, residing at 1207 Morrell Avenue; Lillie Perry, an elderly female, 94 years old, residing at 3602 Gallagher Street;

BACKGROUND (continued)

Gwendolyn Pipkins, an elderly female, 66 years old, residing at 510 East Woodin Boulevard ; Bennie Smith & Mattie Smith, an elderly couple, 76 & 76 years old, residing at 322 East Woodin Boulevard; and Ruby Smith, an elderly female, 68 years old, residing at 3822 Metropolitan Avenue.

On September 22, 2010, City Council authorized 10% of funds to be used to assist persons younger than 62 years of age, or without a disability, and still meeting all other loan criteria. The homeowner, Sharon Beard, a 55 year old female, residing at 2507 Harlandale Avenue, has been found eligible for the Reconstruction Program.

Authorization by City Council is required before proceeding with on-site reconstruction of a home when all of the following conditions exist: (a) repairs necessary to meet the Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the condition of the home creates an imminent danger to the life, health and/or safety of the residents, and/or the neighborhood; and (c) repairs are not feasible to extend the life of the repaired structure beyond 15 years.

This action provides the authority to proceed with on-site reconstruction of twelve (12) single-family homes. Homeowners are allowed to select their builder from a certified list of contractors. The City provides the financing for the complete demolition and reconstruction for eligible homeowners. A lien and deed restriction is placed on the home for twenty years to ensure occupancy.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 22, 2010, City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program including using 10% to assist persons younger than 62 years of age, or without a disability, and still meeting all other loan criteria, by Resolution No. 10-2465.

On November 10, 2010, City Council authorized an amendment to the Home Repair Program Statement for Reconstruction/SHARE Program Statement previously approved on September 22, 2010 by Resolution No. 10-2465; allow payoff of liens up to the amount of the amenities package of \$5,900 amended to: allow refinancing of liens up to the amount of the amenities package of \$5,900, by Resolution No. 10-2884.

On May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000, by Resolution No. 11-1349.

On January 22, 2014, City Council authorized modifications to the Reconstruction Program Statement to provide assistance as a twenty-year forgivable loan, by Resolution No. 14-0180.

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

Information about this item will be provided to the Housing Committee on August 17, 2015.

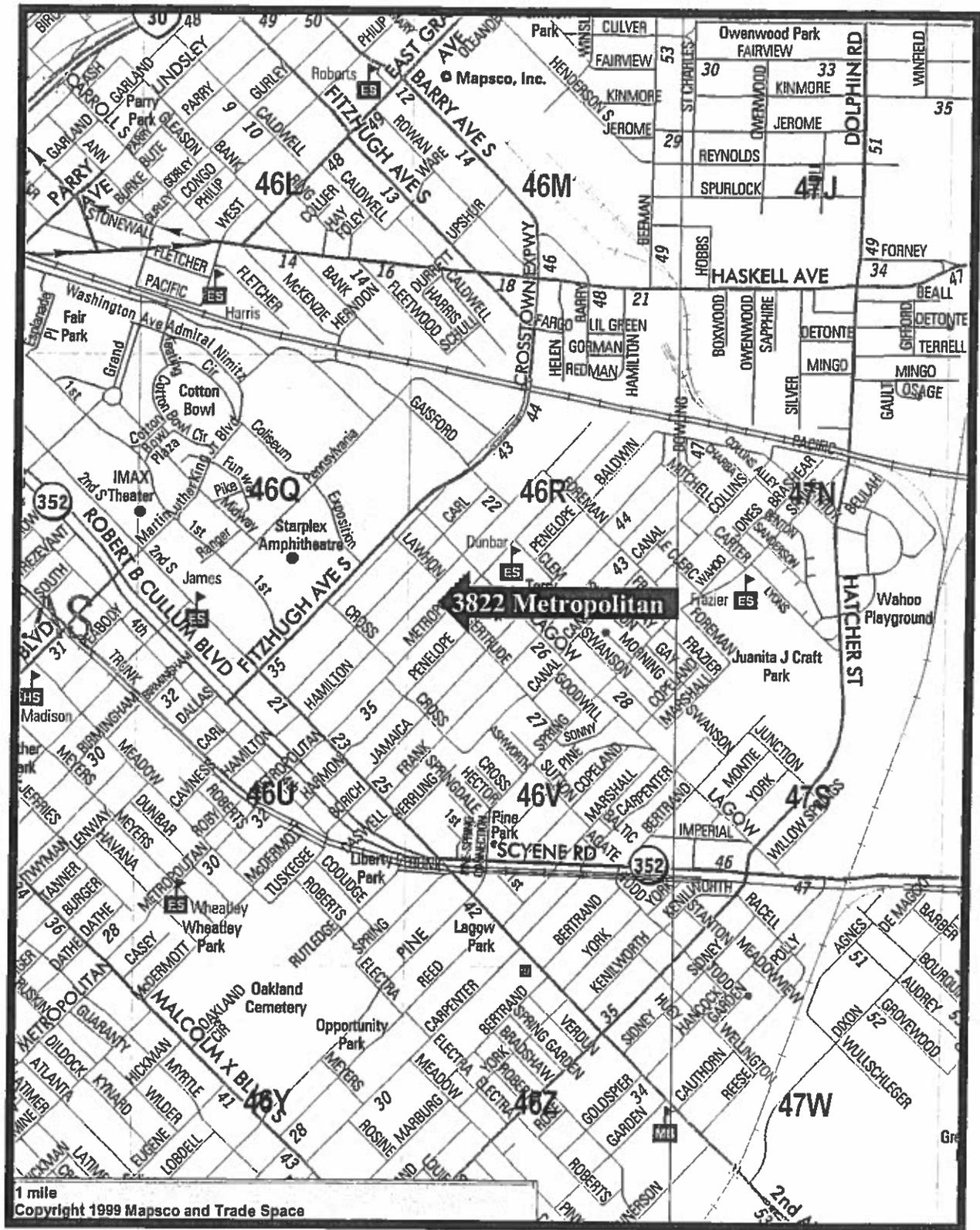
FISCAL INFORMATION

2009-10 HOME Investment Partnerships Program Grant Funds - \$7,927
2011-12 HOME Investment Partnerships Program Grant Funds - \$99
2012-13 HOME Investment Partnerships Program Grant Funds - \$94,974
2012-13 Community Development Block Grant Reprogramming Funds - \$94,389
2013-14 Community Development Block Grant Funds - \$8,611
2013-14 HOME Investment Partnerships Program Grant Funds - \$22,922
2014-15 HOME Investment Partnerships Program Grant Funds - \$904,078
2014-15 Community Development Block Grant Funds - \$103,000

<u>Council District</u>	<u>Amount</u>
4	\$721,000
5	\$103,000
6	\$103,000
7	\$206,000
8	<u>\$103,000</u>
Total	\$1,236,000

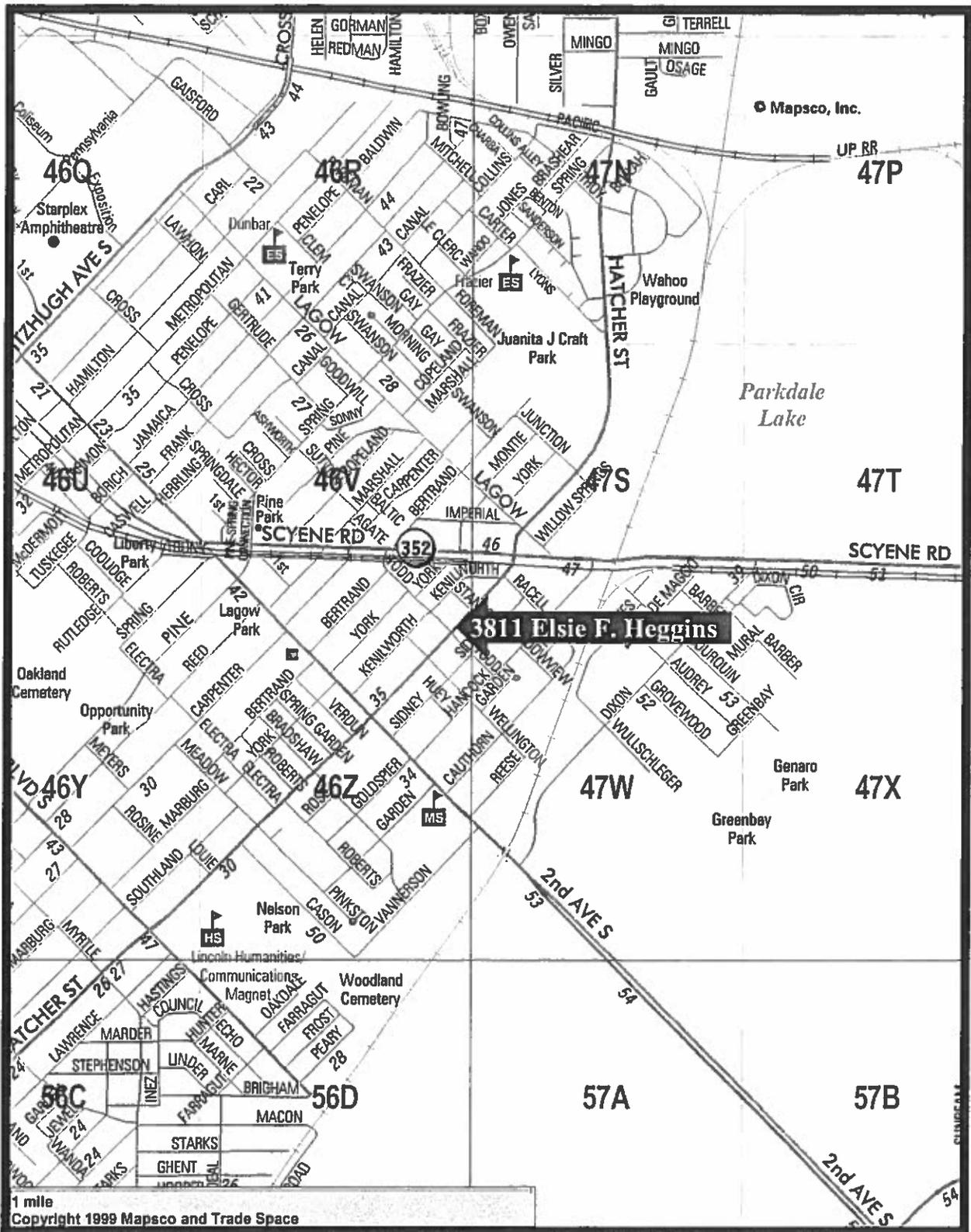
MAPS

Attached

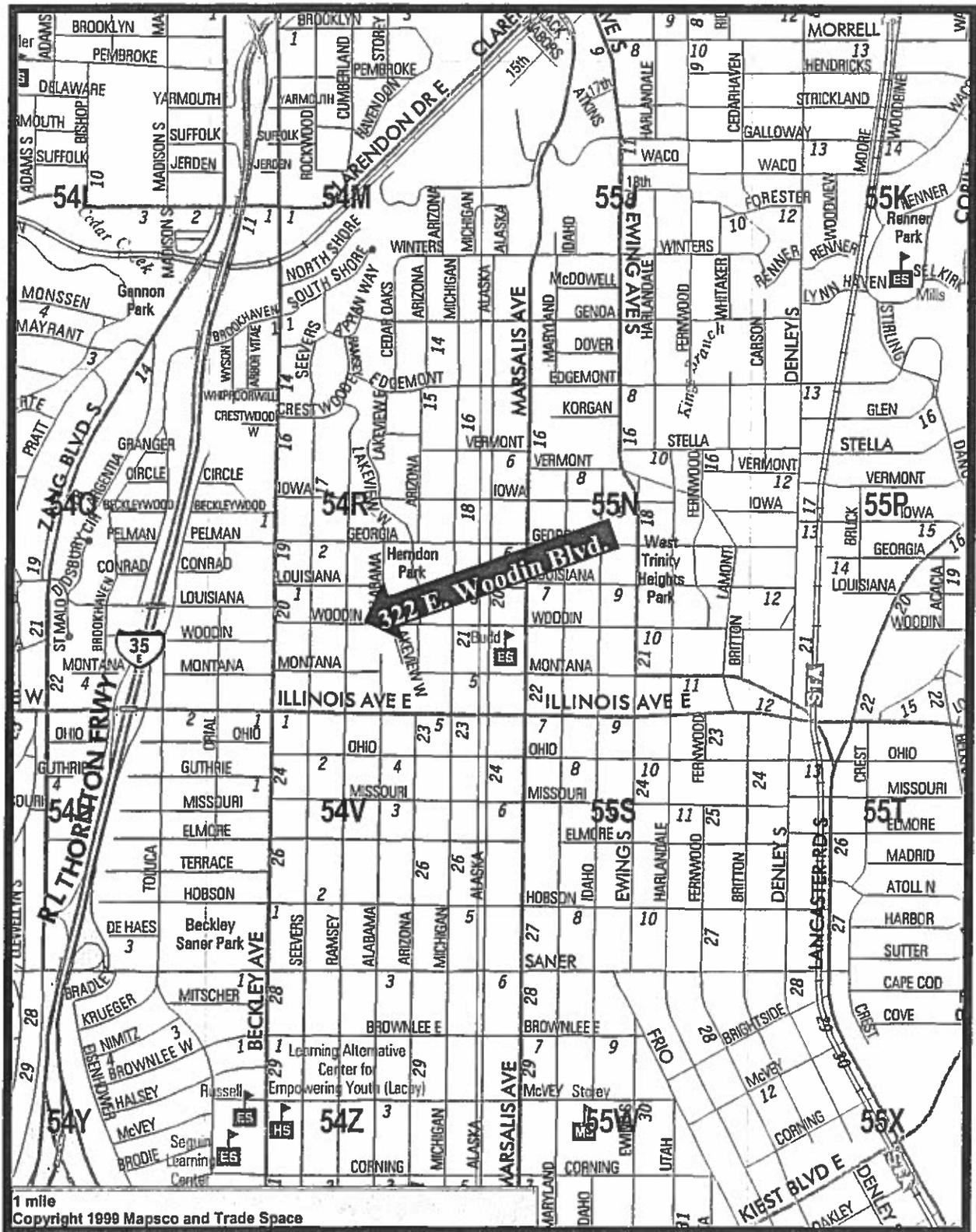


1 mile
 Copyright 1999 Mapsco and Trade Space

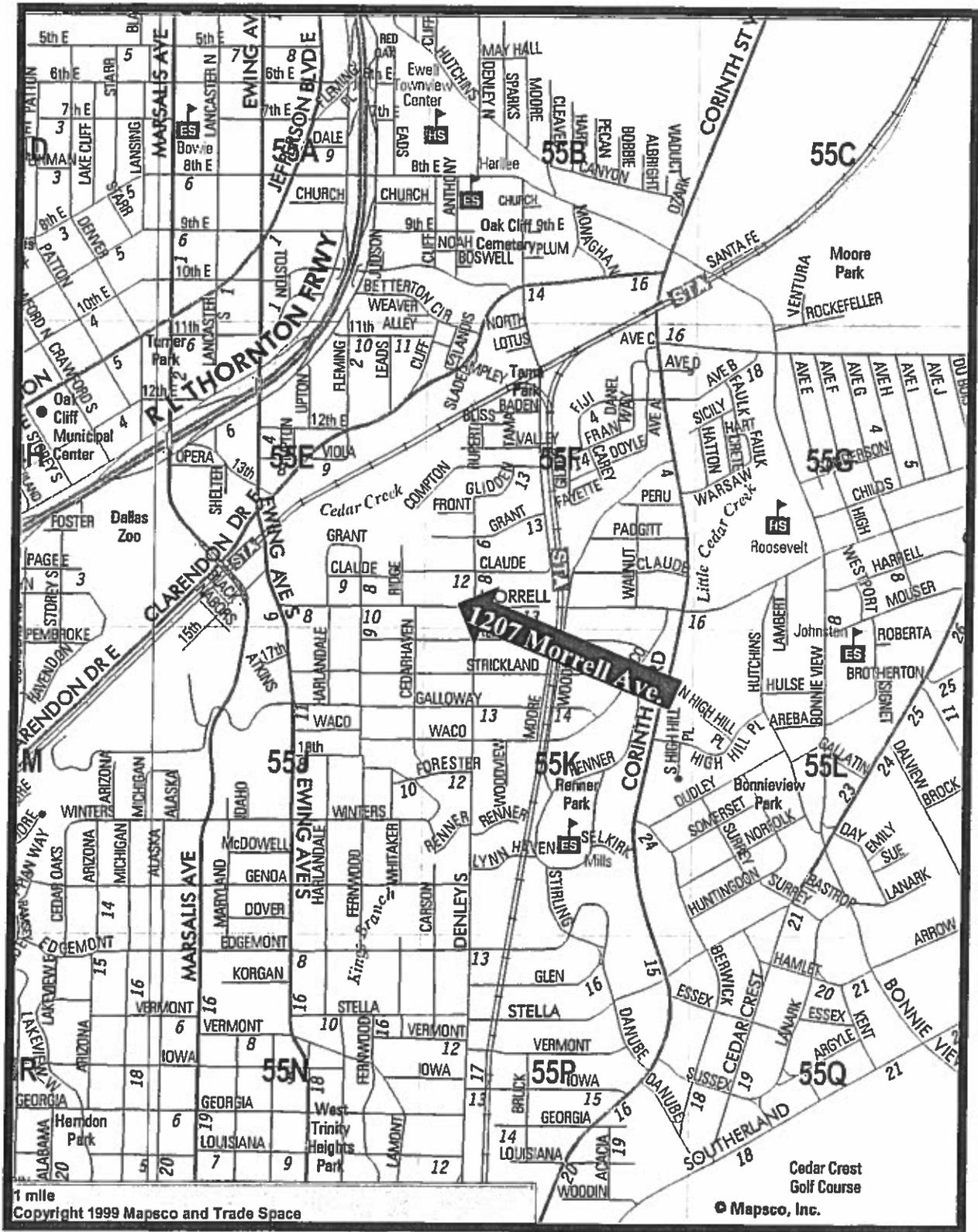
MAPSCO 46R



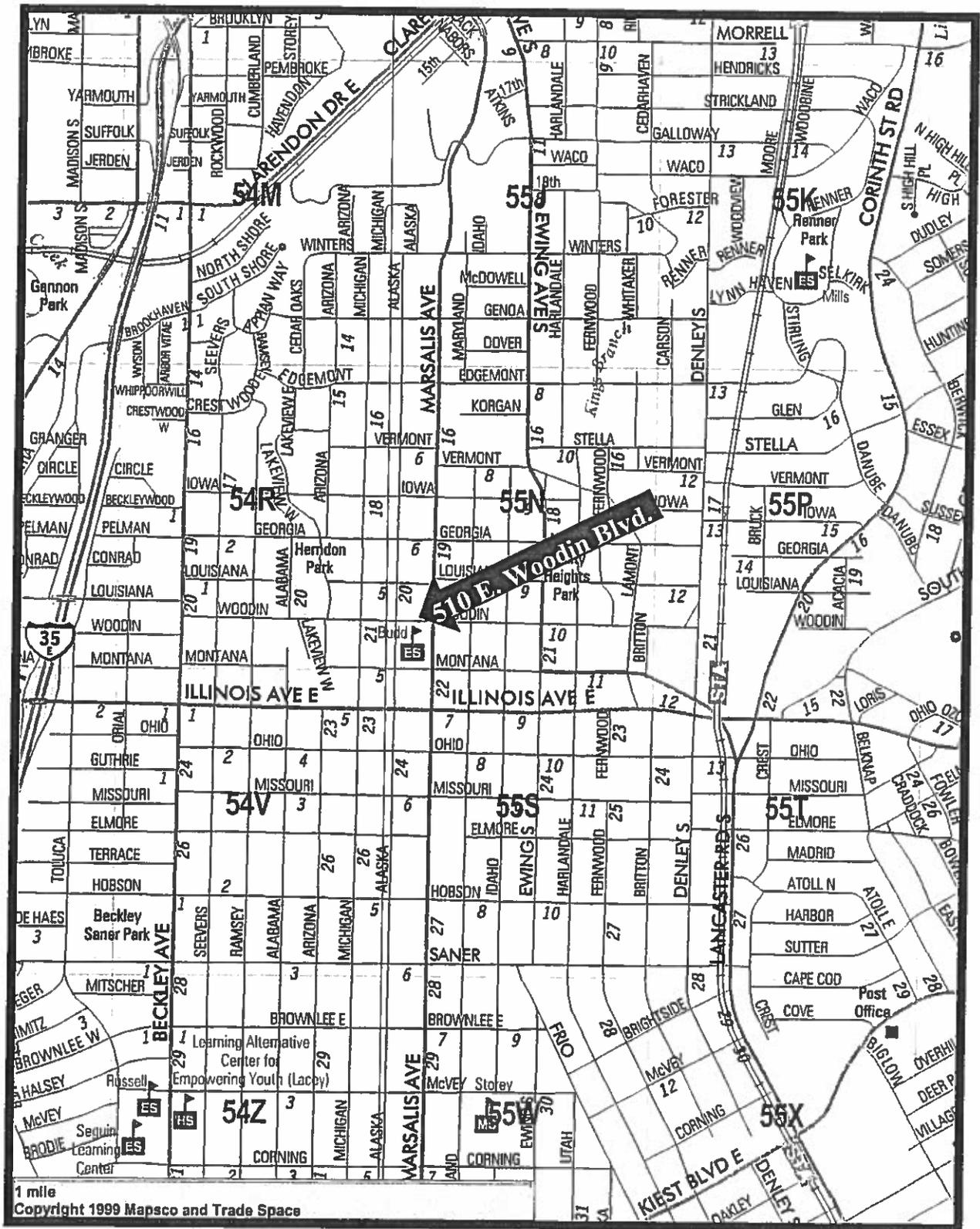
MAPSCO 46V



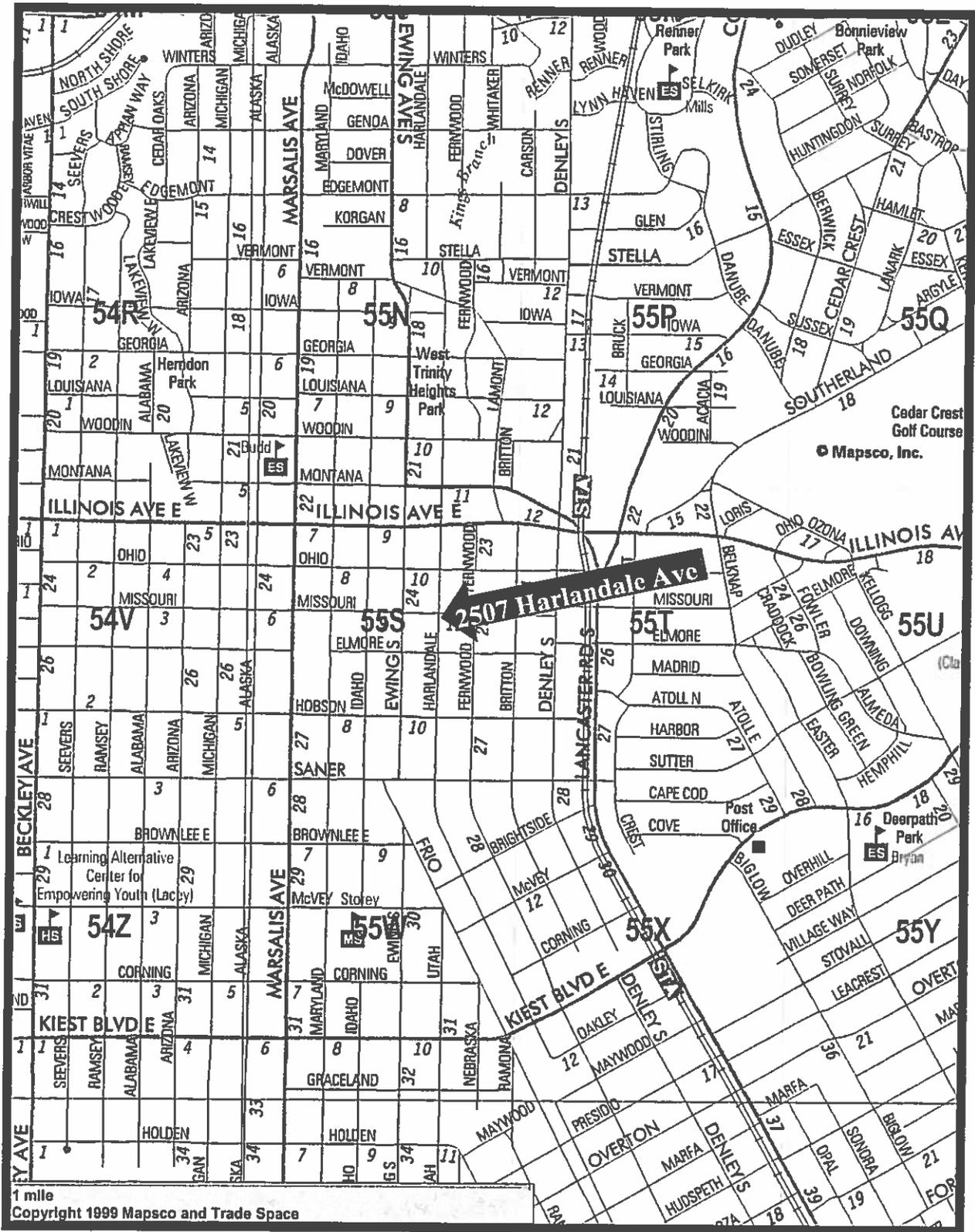
MAPSCO 54R



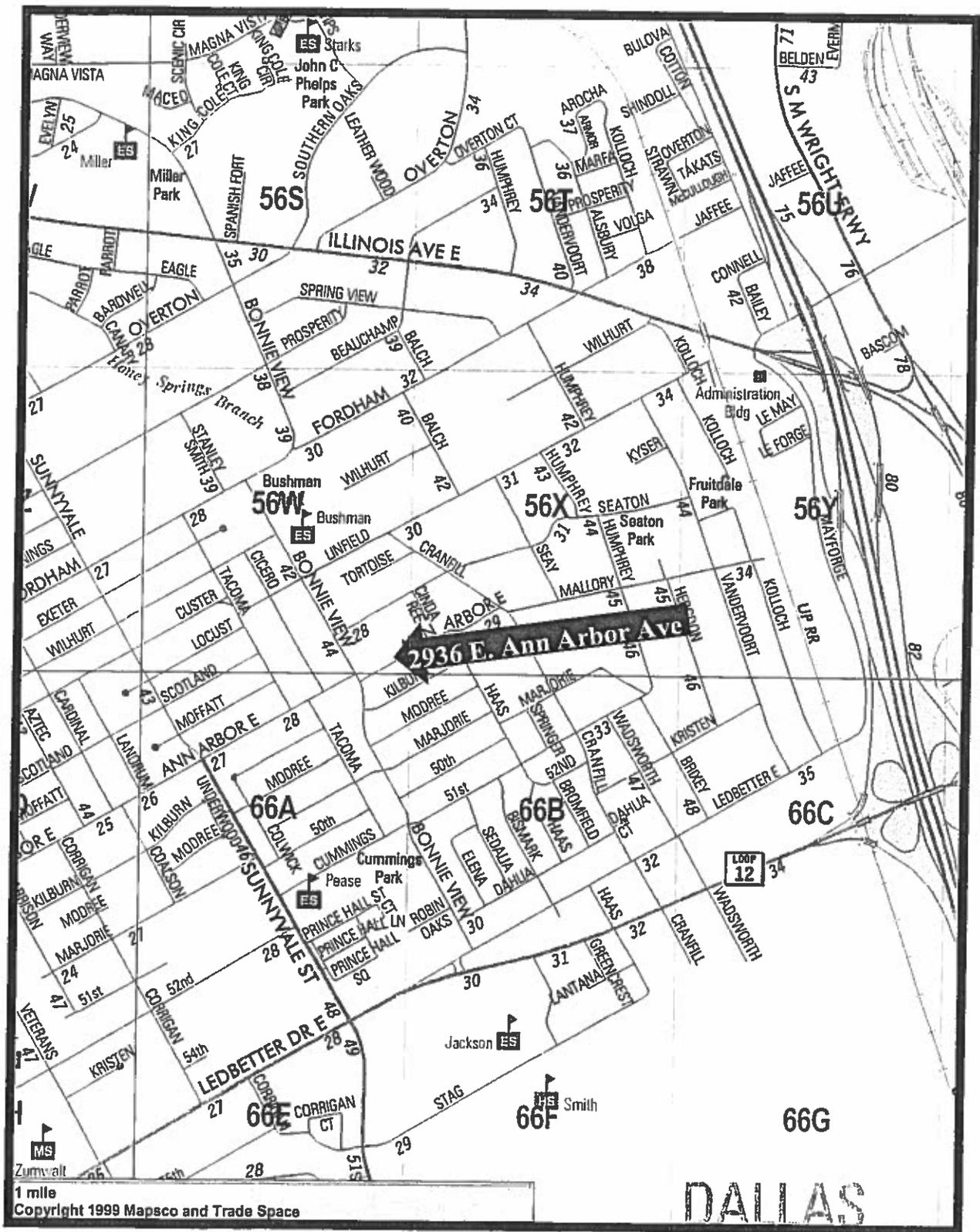
MASPCO 55F



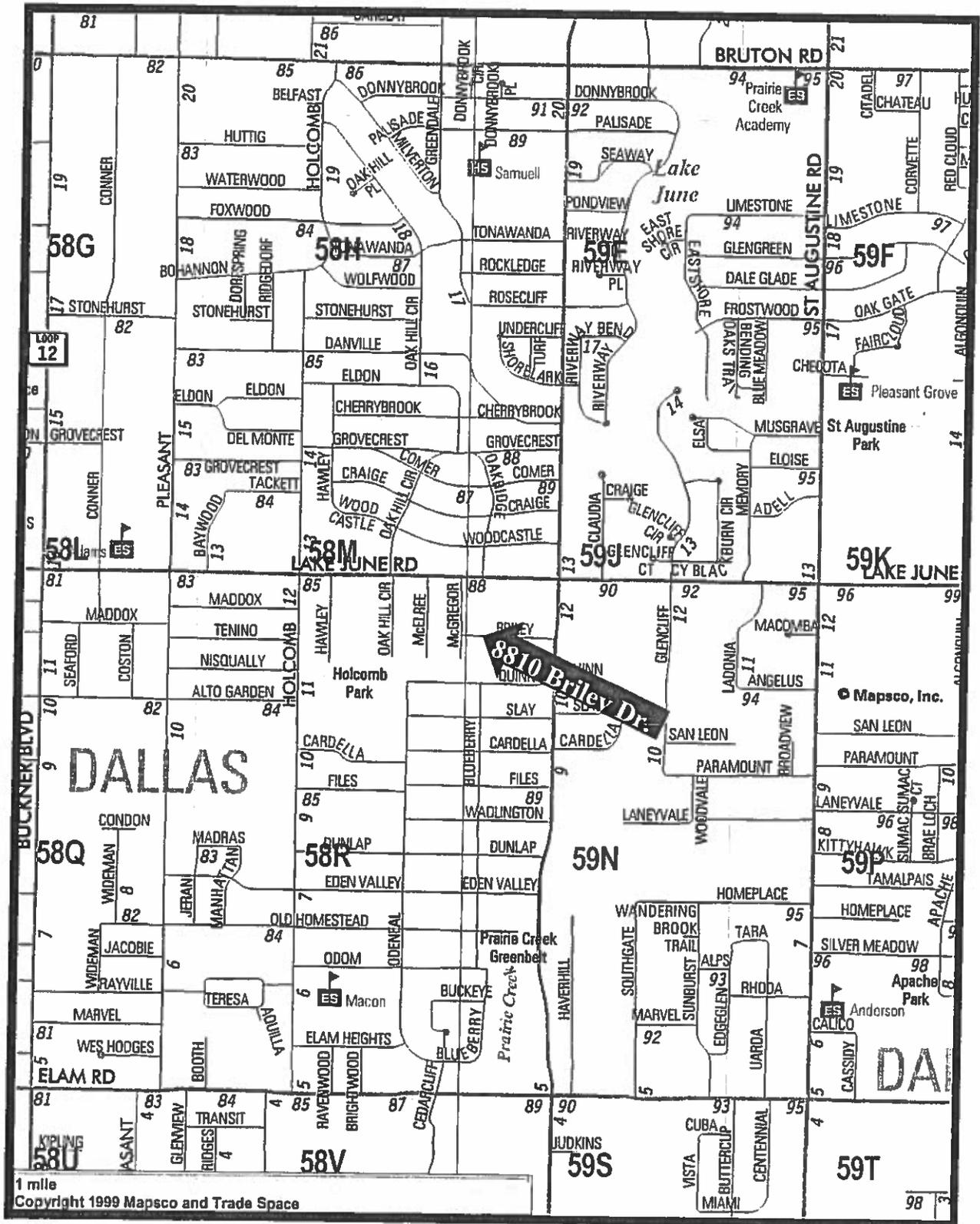
MAPSCO 55N



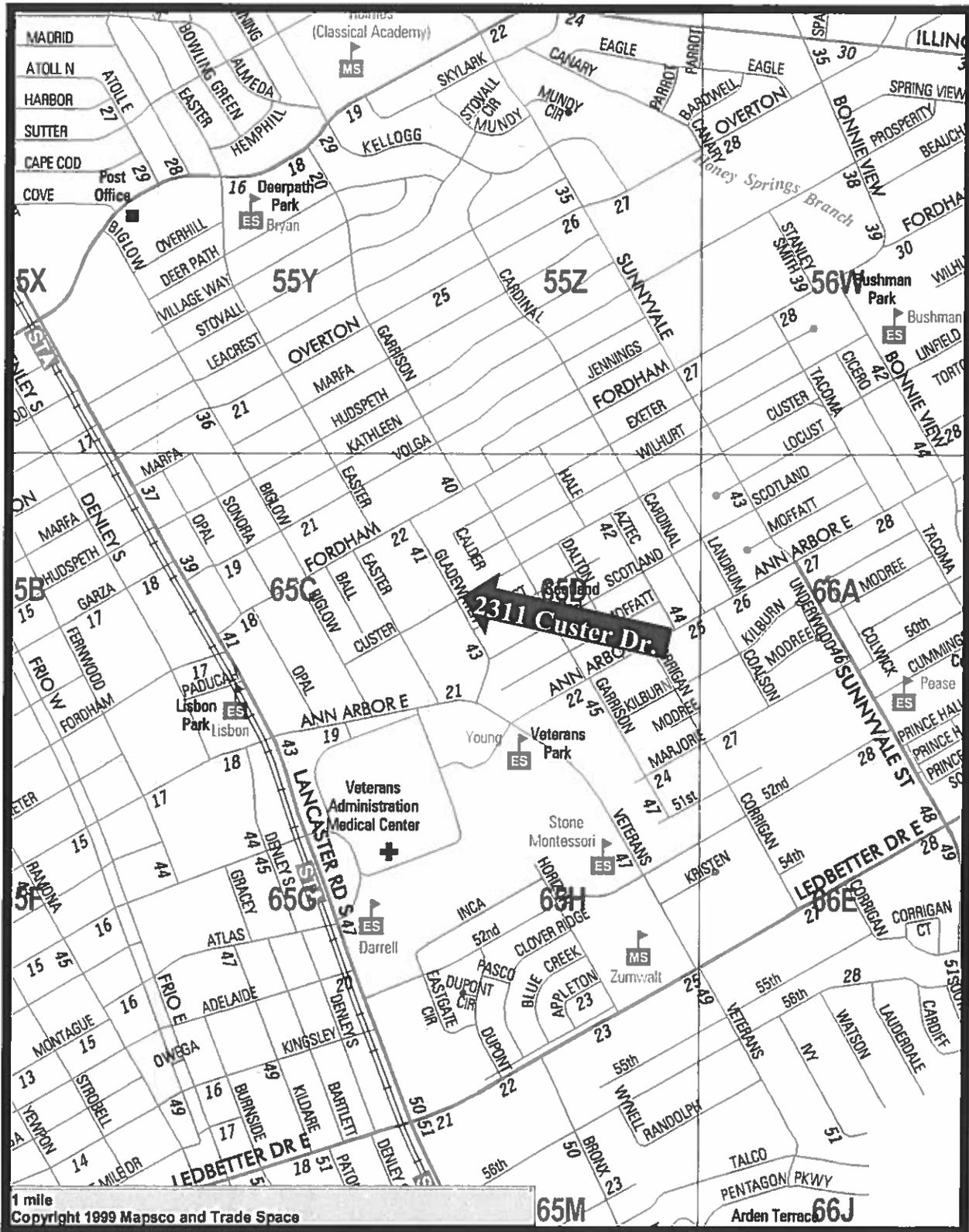
MAPSCO 55S



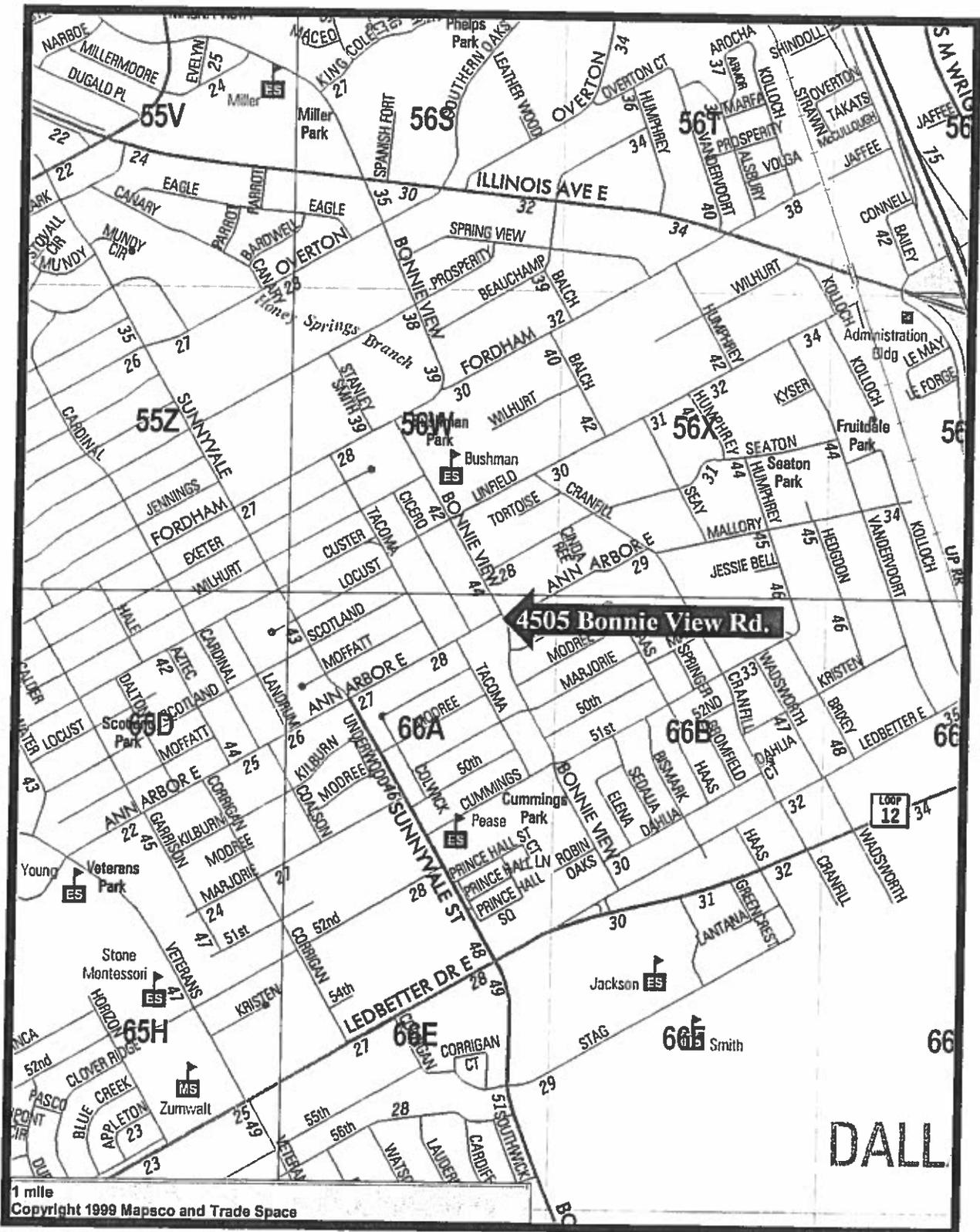
MAPSCO 56X



MAPSCO 59J



MAPSCO 65D



MAPSCO 66A

August 26, 2015

WHEREAS, on September 22, 2010, the City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program to allow for 10 % of available funding to be used for homeowners that are not seniors or disabled by Resolution No. 10-2465; and

WHEREAS, on May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000 by Resolution No. 11-1349; and

WHEREAS, on January 22, 2014, City Council authorized modifications to the Reconstruction Program Statement to provide assistance as a twenty-year forgivable loan by Resolution No. 14-0180; and

WHEREAS, the homeowners at the addresses herein described have made applications to the Home Repair Program: Bobbie Lee Williams at 4505 Bonnie View Road; Willie L. Burks Sr. at 2936 East Ann Arbor Avenue; Janeal Potts at 2311 Custer Drive; Debra Calico at 3811 Elsie Faye Heggins Street; Jimmy Isbell & Deborah Isbell at 8309 Ryoak Drive; Mary R. Hollis at 8810 Briley Drive; Mary Jones & Wilmer Sterling Jr. at 1207 Morrell Avenue; Lillie Perry at 3602 Gallagher Street; Gwendolyn Pipkins at 510 East Woodin Boulevard; Bennie Smith & Mattie Smith at 322 East Woodin Boulevard; Ruby Smith at 3822 Metropolitan Avenue; and Sharon Beard at 2507 Harlandale Avenue; and

WHEREAS, all three conditions outlined in the Reconstruction Program Statement for on-site reconstruction of the homes were met for the property owners: Bobbie Lee Williams; Willie L. Burks Sr.; Janeal Potts; Debra Calico; Jimmy Isbell & Deborah Isbell; Mary R. Hollis; Mary Jones & Wilmer Sterling Jr.; Lillie Perry; Gwendolyn Pipkins; Bennie Smith & Mattie Smith; Ruby Smith; and Sharon Beard; **NOW, THEREFORE,**

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

SECTION 1. That the City Manager, can approve the on-site reconstruction of twelve homes in accordance with the requirements of the Reconstruction Program Statement for properties for: Bobbie Lee Williams at 4505 Bonnie View Road; Willie L. Burks Sr. at 2936 East Ann Arbor Avenue; Janeal Potts at 2311 Custer Drive; Debra Calico at 3811 Elsie Faye Heggins Street; Jimmy Isbell & Deborah Isbell at 8309 Ryoak Drive; Mary R. Hollis at 8810 Briley Drive; Mary Jones & Wilmer Sterling Jr. at 1207 Morrell Avenue; Lillie Perry at 3602 Gallagher Street; Gwendolyn Pipkins at 510 East Woodin Boulevard; Bennie Smith & Mattie Smith at 322 East Woodin Boulevard; Ruby Smith at 3822 Metropolitan Avenue; and Sharon Beard at 2507 Harlandale Avenue.

August 26, 2015

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the loan documents with each of the reconstruction eligible homeowners.

SECTION 3. That the Chief Financial Officer is authorized to make payments for reconstruction of the homes in accordance with the following funding information:

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ166 (\$103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 4505 Bonnie View Road

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ167 (\$103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 2936 East Ann Arbor Avenue

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ169 (\$103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 2311 Custer Drive

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ168 (\$103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 3811 Elsie Faye Heggins Street

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ170 (\$103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 8309 Ryoak Drive

Fund CD14, Dept HOU, Unit 455G, Obj 3100 CT HOU455GJ176 (\$103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 8810 Briley Drive

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ171 (\$80,078)
Fund HM13, Dept HOU, Unit 509G, Obj 3100 CT HOU510GJ171 (\$22,922)
Vendor # VC14407 – Dry Quick Restoration LLC – 1207 Morrell Avenue

Fund 12R1, Dept HOU, Unit 954E, Obj 3100 CT HOU510GJ175 (\$94,389)
Fund CD13, Dept HOU, Unit 225F, Obj 3100 CT HOU510GJ175 (\$8,611)
Vendor # VC14424 – Nickerson Construction Company – 3602 Gallagher Street

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ172 (\$103,000)
Vendor # VC14407 – Dry Quick Restoration LLC – 510 East Woodin Boulevard

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ173 (\$103,000)
Vendor # 337798 – Torres Construction – 322 East Woodin Boulevard

Fund HM14, Dept HOU, Unit 510G, Obj 3100 CT HOU510GJ174 (\$103,000)
Vendor # 337798 – Torres Construction – 3822 Metropolitan Avenue

August 26, 2015

Fund HM09, Dept HOU, Unit 663B, Obj 3100 CT HOU896EF094A (\$7,927)
Fund HM11, Dept HOU, Unit 744D, Obj 3100 CT HOU896EF094A (\$99)
Fund HM12, Dept HOU, Unit 896E, Obj 3100 CT HOU896EF094A (\$94,974)
Vendor # VC14424 – Nickerson Construction Company – 2507 Harlandale Avenue

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 26, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 56V Z 57S

SUBJECT

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

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, 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 be sold by quitclaim deed 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 quitclaim deed. The quitclaim deed 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 quitclaim deed in the real property records.

BACKGROUND (continued)

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.

Dallas Neighborhood Alliance for Habitat, Inc. (DNAH) submitted a proposal to construct nine (9) single-family homes with the homes containing approximately 1,691 square feet on the nine 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 of \$85,000 - \$95,000 with construction to begin in August 2018.

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

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On June 17, 2015, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of nine unimproved properties acquired by the taxing jurisdictions from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc. by Resolution No. 15-1147.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

Revenue - \$9,000

OWNER

Dallas Neighborhood Alliance for Habitat, Inc.

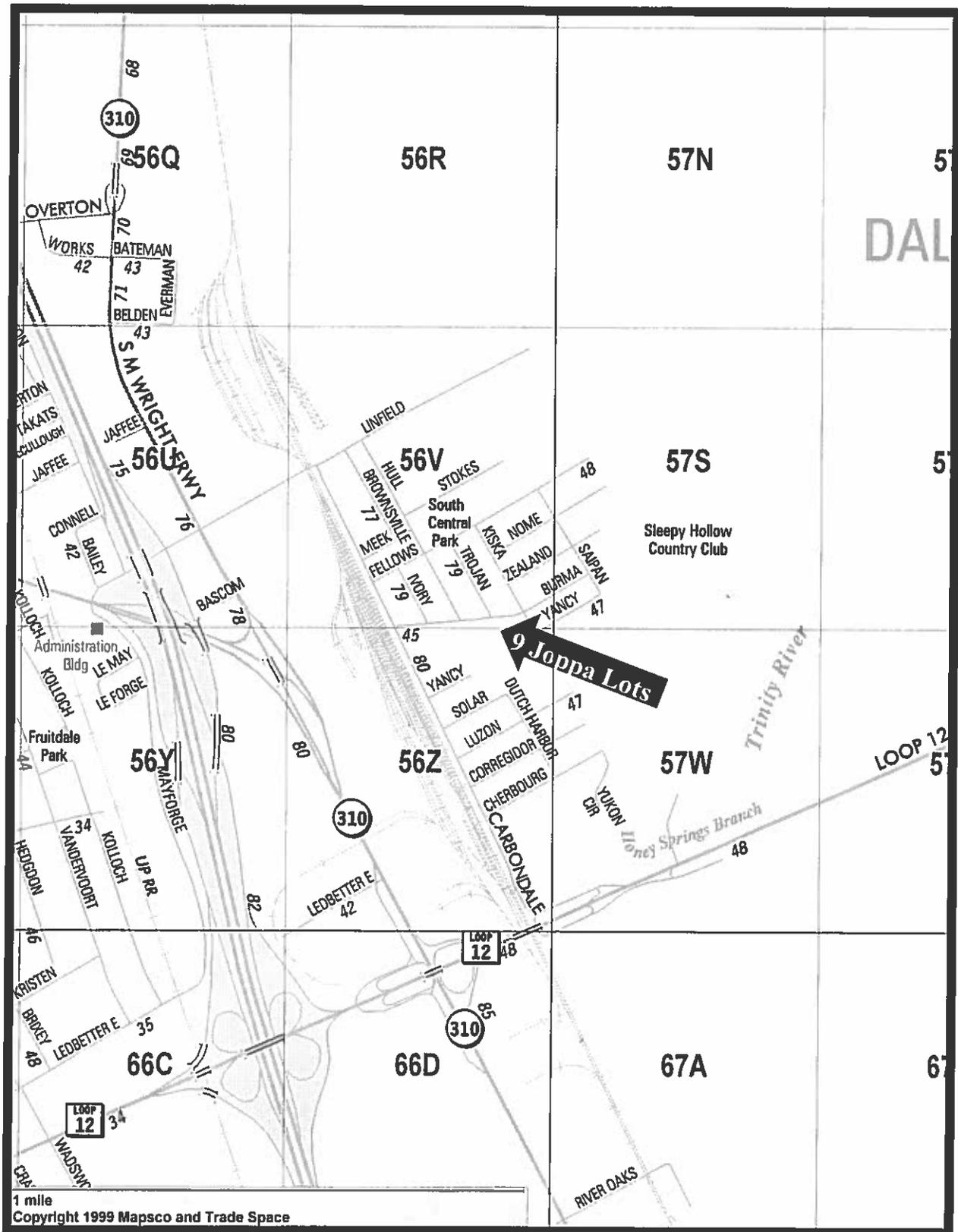
William D. Hall, Chief Executive Officer

MAP

Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Non-Tax Liens</u>	<u>Council District</u>
1.	4749 Yancy	Dallas Neighborhood Alliance for Habitat, Inc.	57S	\$2,000	\$1,000.00	V	\$9,517.48	7
2.	4528 Luzon	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	\$2,000	\$1,000.00	V	\$7,273.19	7
3.	4812 Nome	Dallas Neighborhood Alliance for Habitat, Inc.	57S	\$2,000	\$1,000.00	V	\$3,135.55	7
4.	4832 Fellows	Dallas Neighborhood Alliance for Habitat, Inc.	57S	\$2,000	\$1,000.00	V	\$8,096.08	7
5.	7920 Saipan	Dallas Neighborhood Alliance for Habitat, Inc.	56V	\$2,000	\$1,000.00	V	\$1,180.49	7
6.	7927 Ivory	Dallas Neighborhood Alliance for Habitat, Inc.	56V	\$2,000	\$1,000.00	V	\$4,891.29	7
7.	4550 Solar	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	\$2,000	\$1,000.00	V	\$8,559.68	7
8.	4742 Zealand	Dallas Neighborhood Alliance for Habitat, Inc.	56V	\$2,000	\$1,000.00	V	\$0.00	7
9.	4561 Cherbourg	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	\$2,000	\$1,000.00	V	\$10,941.56	7



1 mile
 Copyright 1999 Mapsco and Trade Space

MAPSCO 56V, Z 57S

August 26, 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 quitclaim deed 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 quitclaim deed; and

WHEREAS, the quitclaim deed 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 quitclaim deed 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 nine (9) single-family homes with the home containing approximately 1,691 square feet on nine unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto and made a part hereof (hereinafter the "property"), for purchase by a low to moderate income homebuyer at a proposed sales price of \$85,000 - \$95,000, with construction to begin in August 2018; and

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

NOW, THEREFORE,

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

August 26, 2015

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

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

Section 3. That the non-profit organization’s proposal for the development of affordable housing on the property, described in Exhibit A, is hereby approved.

Section 4. That the quitclaim deed shall contain:

(a) A copy or summary of the proposal from the non-profit organization for the property and a requirement that the property be developed by the non-profit organization in accordance with the proposal, including the timetable specified in the proposal.

(b) A possibility of reverter with right of re-entry if the director determines that the non-profit organization:

(i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;

(ii) has failed to complete construction of affordable housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;

(iii) is not developing the property in compliance with the timetable specified in the non-profit organization’s proposal;

(iv) is unable to develop the land in compliance with its proposal because a request for a zoning change has been denied;

(v) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed; and

August 26, 2015

(vi) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.

(c) Deed restrictions requiring the purchaser to:

(i) restrict the sale and resale of owner-occupied property to low-income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;

(ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the Deed without Warranty or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and

(iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.

(d) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.

(e) A statement and acknowledgment that the property is quitclaimed subject to all redemption rights provided by state law.

(f) The non-profit organization's representation and agreement that it did not purchase the property on behalf of a "prohibited person" and will not sell or lease the property to a "prohibited person" for five years from the date of the quitclaim deed. A "prohibited person" is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

August 26, 2015

Section 5. That the City Manager is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

Section 6. That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.

Section 7. That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

Section 8. That the monetary consideration received from the non-profit organization shall be distributed pursuant to the Section 34.06 of the Texas Tax Code.

Section 9. That any and all proceeds for the City's sale of the property to the non-profit organization be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519.

Section 10. That upon receipt of the monetary consideration from the non-profit organization, the Chief Financial Officer is authorized to disburse proceeds of the sale of the property in accordance Section 34.06 of the Texas Tax Code, which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 9 above.

Section 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	4749 Yancy Lot 22, Central Avenue # 5 Addition Block G/7650	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
2	4528 Luzon Lot 7, Central Avenue Addition Block D/7647	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
3	4812 Nome Lot 3, Central Avenue Addition Block D/7648	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
4	4832 Fellows Lot 8, Central Avenue #3 Addition Block B/7648	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
5	7920 Saipan Lot 15, Central Avenue #3 Addition Block B/7648	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
6	7927 Ivory Lot 14, Central Avenue Addition Block A/7646	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
7	4550 Solar Lot 12, Central Avenue Addition Block B/7647	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
8	4742 Zealand Lot 10, Central Avenue #3 Addition Block F/7648	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
9	4561 Cherbourg Lot 30, Central Avenue #2 Addition Block F/7647	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$1,000.00
TOTAL				\$9,000.00

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 26, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 46T

SUBJECT

A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim one unimproved property to South Dallas Fair Park Inncity Community Development Corporation under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: \$1,000

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, 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 may be sold by quitclaim deed 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 quitclaim deed. The quitclaim deed 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 quitclaim deed in the real property records.

BACKGROUND (continued)

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.

South Dallas Fair Park Inncity Community Development Corporation (ICDC), submitted a proposal to construct one (1) single-family home with the home containing approximately 1,350 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyer at a proposed sales price of \$105,000 with construction to begin in October 2015.

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

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On June 17, 2015, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of one unimproved property acquired by the taxing jurisdictions from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation, by Resolution No. 15-1148.

Information about this item will be provided to the Housing Committee on August 17, 2015.

FISCAL INFORMATION

Revenue - \$1,000

OWNER

South Dallas Fair Park Inncity Community Development Corporation

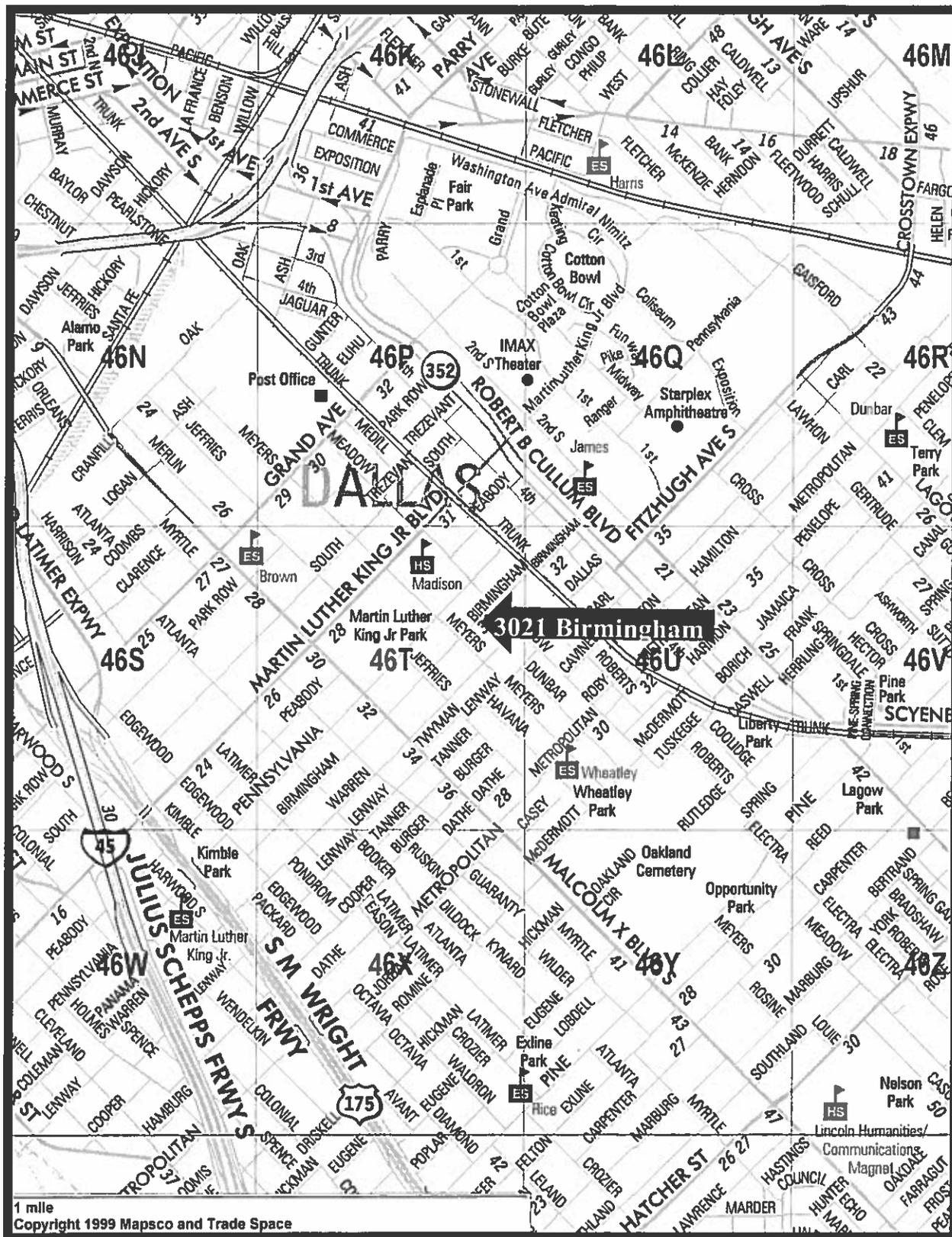
Diane Ragsdale, Managing Director

MAP

Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Non-Tax Liens</u>	<u>Council District</u>
1.	3021 Birmingham	South Dallas Fair Park Innecity Community Development Corporation	46T	\$5,000	\$1,000.00	V	\$0.00	7



MAPSCO 46T

August 26, 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 quitclaim deed 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 quitclaim deed; and

WHEREAS, the quitclaim deed 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 quitclaim deed 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, South Dallas Fair Park Inncity Community Development Corporation (ICDC) submitted a proposal to construct one (1) single-family home with the home containing approximately 1,350 square feet on one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached hereto and made a part hereof (hereinafter the "property"), for purchase by a low to moderate income homebuyer at a proposed sales price of \$105,000 with construction to begin in October 2015; and

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

NOW, THEREFORE,

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

August 26, 2015

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

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

Section 3. That the non-profit organization’s proposal for the development of affordable housing on the property, described in Exhibit A, is hereby approved.

Section 4. That the quitclaim deed shall contain:

(a) A copy or summary of the proposal from the non-profit organization for the property and a requirement that the property be developed by the non-profit organization in accordance with the proposal, including the timetable specified in the proposal.

(b) A possibility of reverter with right of re-entry if the director determines that the non-profit organization:

(i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;

(ii) has failed to complete construction of affordable housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;

(iii) is not developing the property in compliance with the timetable specified in the non-profit organization’s proposal;

(iv) is unable to develop the land in compliance with its proposal because a request for a zoning change has been denied;

(v) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed ; and

August 26, 2015

(vi) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.

(c) Deed restrictions requiring the purchaser to:

(i) restrict the sale and resale of owner-occupied property to low-income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;

(ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and

(iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.

(d) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.

(e) A statement and acknowledgment that the property is quitclaim deed subject to all redemption rights provided by state law.

(f) The non-profit organization's representation and agreement that it did not purchase the property on behalf of a "prohibited person" and will not sell or lease the property to a "prohibited person" for five years from the date of the quitclaim deed. A "prohibited person" is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

August 26, 2015

Section 5. That the City Manager is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

Section 6. That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.

Section 7. That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

Section 8. That the monetary consideration received from the non-profit organization shall be distributed pursuant to the Section 34.06 of the Texas Tax Code.

Section 9. That any and all proceeds for the City's sale of the property to the non-profit organization be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519.

Section 10. That upon receipt of the monetary consideration from the non-profit organization, the Chief Financial Officer is authorized to disburse proceeds of the sale of the property in accordance Section 34.06 of the Texas Tax Code, which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 9 above.

Section 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND TRANSFER PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3021 Birmingham Lots 30 & 31, Winchester Place Addition Block 18/1372	South Dallas Fair Park InnerCity Community Development Corporation	1	\$1,000.00
TOTAL				\$1,000.00