

# Housing Committee

## Meeting Record August 1, 2016

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

**Meeting Date:** August 1, 2016

**Meeting Start time:** 11: 08 A.M.

<p><b>Committee Members Present:</b>                  Scott Griggs (Chair)                  Carolyn King Arnold (Vice Chair)                  Tiffinni A. Young                  Monica R. Alonzo                  Mark Clayton                  Casey Thomas, II</p> <p><b>Other Council Members Present:</b>                  Philip Kington                  B. Adam McGough                  Adam Medrano</p>	<p><b>Staff Present:</b>                  Alan Sims, Chief of Neighborhood Plus                  Bernadette Mitchell, Director/H/CS                  David Cossum, Director/DEV                  Robin Bentley, CAO                  Art Hudman, CAO</p> <p><b>Other Presenters:</b></p>
---	--

**AGENDA:**

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

1. **Approval of June 20, 2016 Minutes of the Housing Committee**  
**Presenter(s): CM Scott Griggs**

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

Motion made by: CM Monica Alonzo	Motion seconded by: CM Mark Clayton
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. **Multifamily Rehabilitation Projects-All Districts**  
**Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services**

**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. Inclusionary Zoning Policies-All Districts**

**Presenter(s): Alan Sims, Chief of Neighborhood Plus/ Bernadette Mitchell, Director of Housing/Community Services/David Cossum, Director of Sustainable Development & Construction**

**Information Only:**

**Action Taken/Committee Recommendation(s):** Motion made to include discussed Zoning Amendments and Policies to the Housing Policy and move forward to full Council.

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

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

**Action Taken/Committee Recommendation(s):** Motion made to initiate the code amendment process to develop proposal for inclusionary zoning amendment, come back to the Housing Committee for discussion than to full Council for approval.

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

**Follow-up (if necessary)**

**4. Closed session to receive legal advice from City Attorney on the multifamily rehabilitation projects**

**Presenter(s): Alan Sims, Chief of Neighborhood Plus/ Bernadette Mitchell, Director of Housing/Community Services/Robin Bentley, Senior City Attorney, City Attorney's Office**

**Information Only:**

**Action Taken/Committee Recommendation(s):** Executive Session 11:33 A.M. – 11:55 A.M

<b>Motion made by:</b>	<b>Motion seconded by:</b>
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**

**August 3, 2016**

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

**Housing Committee  
August 1, 2016  
Meeting Record**

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

**August 10, 2016**

- D. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; and (2) the exchange of deed restrictions from 2 lots previously purchased from the Dallas Housing Acquisition and Development Corporation to 2 comparable lots owned by the developer (list attached) – *District 6*
- E. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by JDS-Q Services, LLC for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to JDS-Q Services, LLC; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – *Districts 4,5*
- F. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 4*
- G. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Marcer Construction Company, LLC for the construction of affordable houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Marcer Construction Company, LLC; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City – *Districts 4, 5*
- H. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 2*
- I. Authorize an amendment to Resolution No. 16-0275, previously approved on February 10, 2016, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions,

**Housing Committee  
August 1, 2016  
Meeting Record**

Inc. to change the proposed square footage and price range for the construction of an affordable house on 1 lot acquired from the Dallas Housing Acquisition and Development Corporation (list attached) – *District 6*

- J. Authorize a public hearing to be held on September 14, 2016 to receive comments on the proposed sale of eight unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 6*
- K. Authorize (1) a public hearing to be held October 11, 2016 to receive comments on the proposed City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan; and (2) at the close of the public hearing, consideration of approval of the City of Dallas FY 2016-17 Urban Land Bank Demonstration Program Plan – *Districts 1,2, 3, 4, 5, 6, 7, 8*
- L. Authorize an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, to extend the loan agreement with Builders of Hope CDC in the amount of \$225,000 from May 27, 2016 to May 31, 2017 for the Creekside project – *District 8*
- M. Authorize an amendment to Resolution No. 15-1080, previously approved on June 10, 2015, for a housing development loan in an amount not to exceed \$320,000 with South Dallas Fair Park/Innecity Community Development Corporation (ICDC), a certified Community Housing Development Organization, for construction of five scattered sites homes located in the Fair Park area to extend the loan agreement from August 20, 2016 to March 30, 2017 – *District 7*
- N. Authorize a conditional grant agreement with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at 3834 ~~4400~~ North Prairie Creek Road – *District 7*
- O.
- P. Authorize an Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017 – *Districts All*
- Q. Authorize a second amendment to the contract with the Department of State Health Services to accept additional grant funds for the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2015 through September 30, 2016 – *Districts All*

**August 10, 2016  
Fair Housing**

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

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

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

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

**Meeting Adjourned:** 12:30 P.M.

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