

Housing Committee

Meeting Record

November 16, 2015

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

Meeting Date: November 16, 2015

Meeting Start time: 11:08 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> Alan E. Sims-Chief of Neighborhood Plus Bernadette Mitchell-Director/H/CS Don Babers-H/CS Charles Brideau-Assistant Director-H/CS Beverly Davis-Assistant Director/FHO Cobbie Ransom-H/CS Cynthia Rogers-Ellickson-H/CS Charletra Sharp-H/CS Candy Coblyn-H/CS Jeff Chesnut-CAO Robin Bentley-CAO Michael Bostic-CAO Cassandra Luster-H/CS Doris Edmon-H/CS Alida Allen-H/CS</p>
<p><u>Other Council Members Present:</u> Councilmember Philip Kingston</p>	<p><u>Other Attendees</u> Nanci Williams-Austin Street Center Christina Melton Crain-Unlocking Doors Texas Reentry Network</p>
<p><u>Committee Members Absent:</u></p>	<p><u>Other Attendees</u> Nanci Williams-Austin Street Center Christina Melton Crain-Unlocking Doors Texas Reentry Network</p>

AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. Approval of November 2, 2015 Minutes of the Housing Committee

Presenter(s): Council Member Scott Griggs, Chair

Action Taken/Committee Recommendation(s)

<p>Motion made by: CM Tiffinni A. Young</p>	<p>Motion seconded by: CM Casey Thomas, II</p>
<p>Item passed unanimously: <u>X</u></p>	<p>Item passed on a divided vote: <u> </u></p>
<p>Item failed unanimously: <u> </u></p>	<p>Item failed on a divided vote: <u> </u></p>

Follow-up (if necessary):

2. Unlocking Doors Texas Reentry Network-All Districts

Presenter(s): Alan E. Sims Chief of Neighborhood Plus /Bernadette Mitchell, Director/Don Babers, HOU/Christina Melton Crain, Esq. / President/CEA Unlocking Doors Texas Reentry Network

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. Upcoming Agenda Items

December 9, 2015

- A. Agenda Item: Authorize (1) amendment of the Loan Agreement between TEOF Hotel LP, a Texas limited partnership, and the City of Dallas to provide for refinancing of the developer's first lien loan and third lien (mezzanine) loan for development of the Lorenzo Hotel project located at 1011 South Akard Street.; (2) incorporation of the mezzanine loan into first lien place together with the Construction Loan and increasing the total senior loan from \$12,912,615 to \$18,000,000 including an increase of \$1,997,572 in total project cost in return for which Lawrence E. Hamilton, Lawrence E. Hamilton III, and Texas Educational Opportunity Fund will convert \$415,000 of mezzanine debt into additional equity, Lawrence E. Hamilton, Lawrence E. Hamilton III, and TEOF Hotel LP will forego \$350,000 of mezzanine loan payments, and Lawrence E. Hamilton will provide the City with a personal performance and completion guaranty; and (3) the City Manager or his designee to execute any necessary documents related to amending the Loan Agreement with TEOF Hotel LP – *District 2*
- B. Agenda Item: Authorize an amendment to Resolution No. 15-1586, previously approved on August 26, 2015, to change the awarded reconstruction contractor of one home located at 3602 Gallagher Street from Nickerson Construction Company to Torres – *District 6*
- C. Agenda Item: A public hearing to receive comments on the proposed sale of 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) convey by Deed without Warranty four 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*
- D. Agenda Item: A public hearing to receive comments on Substantial Amendment No. 4 to: (1) the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) authorize adoption of Substantial Amendment No. 4; and (3) increase established appropriations from \$4,000,000 to \$4,350,000 to be used for similar eligible activities – *Districts All*

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

- F. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *Districts 4, 6, 7*

- G. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of affordable houses; (2) the sale of 3 vacant lots from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and (3) execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City – *Districts 2, 4*

- H. Agenda Item: Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *Districts 2, 4, 5*

Information Only: _____

Action Taken/Committee Recommendation(s)

Motion made by: CM Mark Clayton	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):

Meeting Adjourned by CM Scott Griggs

Meeting Adjourned: 12:27 P.M.

Approved By: _____