

Housing Committee

Meeting Record December 5, 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: December 5, 2016

Meeting Start time: 11:00 A.M.

<p>Committee Members Present: Scott Griggs (Chair) Carolyn King Arnold (Vice Chair) Tiffinni A. Young Monica R. Alonzo Mark Clayton Casey Thomas, II</p> <p>Other Council Members Present: Rickey D. Callahan Jennifer S. Gates Philip T. Kingston B. Adam McGough</p> <p>Committee Members Absent</p>	<p>Staff Present: Alan Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS M. Elizabeth Reich, Chief Financial Officer/OFS Chan Williams, Assist. Director/OFS</p> <p>Other Presenters:</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of November 7, 2016 Minutes of the Housing Committee Meeting**
Presenter(s): CM Scott Griggs

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

Motion made by: CM Monica R. Alonzo	Motion seconded by: CM Casey Thomas, II
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. **Community Development in Dallas-All Districts**
Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/M. Elizabeth Reich, Chief Financial Officer, Office of Financial Services/Chan Williams, Assist. Director of Office of Financial 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):

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Follow-up (if necessary):

3. **Multifamily Housing Development Notice of Funding Availability-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):

4. **Briefing Memo-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):

5. **UPCOMING AGENDA ITEMS**

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- A. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by C & C Corporation for the construction of houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to C & C Corporation; 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 – District 7,8
- B. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Confia Homes, L.L.C. for the construction of houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C.; 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 2, 5, 6, 7, 8
- C. 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 houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – Districts 4, 8

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- D. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a 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 4*
- E. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a 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 8*
- F. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Sterling Oasis Community and Economic Development Corporation for the construction of houses; (2) the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Sterling Oasis Community and Economic Development Corporation; and (3) execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City - *District 4*
- G. Agenda Item - Authorize an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, which funds programs that provide housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of \$165,175 to the housing activity to better reflect the nature of the services provided, with no change in the grant amount - *Districts All*

**Addendum Items
December 14, 2016**

- H. DRAFT Addendum Item - This item authorizes an amendment to Resolution No. 08-3056, previously approved on November 10, 2008 (1) to provide for refinancing of the developer's first lien loan for development of the Carpenter's Point Senior Apartments project located at 4645 Dolphin Rd. to increase the senior loan from \$2.1M to \$3.3M and authorize subordination of the City's lien to the first lender; (2) to accept partial payment of \$256,306.75 in principal and interest toward the City's current loan amount of \$995,478.73 for the seven and a half year period that has lapsed, note that this amount could change subject to closing on the loan; and (3) to change the terms of the loan to (a) a new loan balance of \$745,041.13 after the current payment of \$256,306.75; (b) include an annual accrued interest payment in the amount of \$7,450.41 due on January 15th starting January 15, 2018 and out of available cash flow for the term of the loan until 2040 and (b) increase the replacement reserves at closing of the refinance by \$110,000 for a total of \$250,000 to be maintained through the life of the loan - *District 7*
- I. DRAFT Addendum Item - This item authorizes an amendment to Resolution No. 11-1391, previously approved on May 25, 2011, to (1) consent to the sale of the property located at 4515 Live Oak Street to RP Wales Hotel Partnership; (2) allow RP Wales Hotel Partnership to assume the City's loan with LifeNet Community Behavioral Healthcare, (3) amend the Loan Agreement to require certain repairs to the property and additional reserve contributions by the purchaser; and (4) authorize subordination of the City's lien, as amended and assumed, to the new senior lender, Happy State Bank - *District 2*

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- J. DRAFT Addendum Item - Authorize an amendment to Resolution No. 10-0498, previously approved on February 10, 2010, for multifamily projects seeking City of Dallas support for Housing Tax Credit financing to include the Housing Placement Policy and to ensure the projects affirmatively further fair housing– *Districts All*

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

Motion made by: CM Monica R. 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):

Meeting Adjourned: 12:30 P.M.

Approved By _____

DRAFT