

UPCOMING AGENDA ITEM: A

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: January 11, 2017
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize contracts with fully-licensed child care providers pursuant to the Child Care Services Program for the period October 1, 2016 through September 30, 2017 (list attached) and with other fully-licensed child care providers selected by eligible parents during the fiscal year - Not to exceed \$369,356 - Financing: 2016-17 Community Development Block Grant Funds

BACKGROUND

On June 22, 2016, City Council adopted the FY 2016-17 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds. The grant funds are available beginning October 1, 2016, contingent upon approval of the City's FY 2016-17 Action Plan and execution of grant agreements with HUD. The FY 2016-17 Consolidated Plan Budget includes a line item budget for the Child Care Services Program in the amount of \$488,826.

The Child Care Services Program promotes stability for low/moderate income working parents and high school students who are given limited assistance to become fully self-sufficient within a short period of time. Approximately 175 children will be subsidized for a one-year period.

The Child Care Services Program pays up to \$50 per week per child directly to contracted child care providers for child care services for working parents whose income falls in the low/moderate income range of Community Development Block Grant (CDBG) funding eligibility. Individuals in this income range are frequently labeled as the "working poor" because their income places them just above the level to be eligible for other forms of public assistance such as Child Care Management Assistance (CCMA) and Head Start of Greater Dallas. Currently, there is a waiting list at CCMA and Head Start of Greater Dallas that has a limited number of slots for children ranging from 3 1/2 - 5 years of age. There are very few infants or toddler slots available at Head Start of Greater Dallas and no summer programs.

BACKGROUND (continued)

This resolution will allow the City to enter into contracts with fully-licensed child care service providers listed in the Attachment and also allows the City to enter into a contract with other fully-licensed child care providers that are not listed in the Attachment, and subsequent to the passage of this resolution, as long as the child care provider meets the requirements of the Child Care Services Program. Parents are allowed to select their own provider for child care. If the provider agrees to accept the funds from the City of Dallas and follow all program requirements, they will be added to the list during the year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized contracts with child care providers for the Child Care Services Program on June 22, 2016, by Resolution No. 16-1066.

Information about this item will be provided to the Housing Committee on January 3, 2017.

FISCAL INFORMATION

\$369,356 - 2016-17 Community Development Block Grant Funds

January 11, 2017

WHEREAS, the Housing/Community Services Department is administering the Child Care Services Program which initially began in October 1985; and

WHEREAS, the FY 2016-17 Community Development Block Grant (CDBG) budget was approved by the City Council on June 22, 2016, by Resolution No. 16-1066, and included funding for the City Child Care Services Program; and

WHEREAS, the City will make monthly partial payments to the current and new child care providers (the current list of child care providers is attached); and

WHEREAS, the Child Care Services Program pays a portion of child care expenses for working parents whose income falls in the low/moderate range of CDBG eligibility; and

WHEREAS, it is necessary for the City Council to approve contracts with the providers to facilitate payment;

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 approve contracts with fully-licensed child care providers pursuant to the Child Care Services Program for the period October 1, 2016 through September 30, 2017 (list attached) and with other fully-licensed child care providers selected by eligible parents during the fiscal year, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to make payments to fully-licensed child care providers listed in the Attachment and with other fully-licensed child care providers who meet the requirements of the Child Care Services Program from Fund CD16, Dept. HOU, Unit 513A, Object Code 3099, in an amount not to exceed \$369,356.

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.

Child Care Services Provider Master List 2016- 17

Provider Name / Vendor Number	Contact	Address	Phone #
DBA Armadillos to Zebras Child Care (Knoll Kids, Inc.) VS0000027219	Cindy Knoll	14045 Waterfall Way 75240	972-231-6998
Betty Lin Early Childhood VS0000021867	Sherlene Anderson	1123 E. Ledbetter 75216	214-371-2333 F) 214375-2324
Dallas Can! Early Childhood Development Center VS0000026151	Carol Wentworth	4621 Ross Avenue 75204	214-584-2361 F)214-827-9503
Good Street Learning Center 169527	Gwendolyn Sneed	3126 Elsie Faye Heggins 75215	214-421-7504 F)214-421-2742
Heavenly Christian Academy VS0000013797	Tia Ward	11421 Shiloh Road 75228	972-681-7545
Heavenly Child Care 346147	Kathrene Ward	9625 Plano Rd. #1700 75238	214-343-0216
Jefferson Place Learning Center 343752	Charles Jefferson	3430 S. Marsalis Avenue 75216	214-375-1155 F) 972-230-1153
Kaleidoscope Child Dev. Center 513152	Diana Docherty	19310 Midway Road 75287	972-248-1543 F)972-248-0563
Kirby's Kreative Learning Center 337889	Tina Green	330 S. R.L. Thornton 75203	214-943-7309 F)214-943-4817
Kiddle Korner Private School 248963	Linda Peters	328 W. 12 th Street 75208	214-946-3151 F)214-946-2081
Lots of Luv Child Care VS0000053020	Nakeya Chism	9850 Walnut Hill Lane 75238	214-484-4200 F) 214-484-4250
Metropolitan Christian Academy 518139	Joey Allen	3430 South Polk Street 75224	214-375-2227
Spring Creek Private School 200426	Marcia Wentz	14855 Spring Creek Road 75248	972-239-0096 F)972-239-5949
Union Christian Academy VS000016546	Sylvia Martin	3312 S. Polk Street 75224	214-372-9822 F)214-372-9539

UPCOMING AGENDA ITEM: B

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 11, 2017
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65C

SUBJECT

Authorize a public hearing to be held on February 8, 2017 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to City Wide Community Development Corporation, 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 - Financing: No cost consideration to the City

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.

Properties eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deeds 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 properties 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. 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.

BACKGROUND (Continued)

City Wide Community Development Corporation (City Wide CDC), submitted a proposal to construct one (1) single-family home containing approximately 1,450 to 1,700 square feet on the one (1) unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyer at a proposed sales price of approximately \$130,000 to \$150,000 with construction to begin in April of 2017.

This item calls for a public hearing on February 8, 2017, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the one unimproved property to City Wide CDC. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to City Wide CDC 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 will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

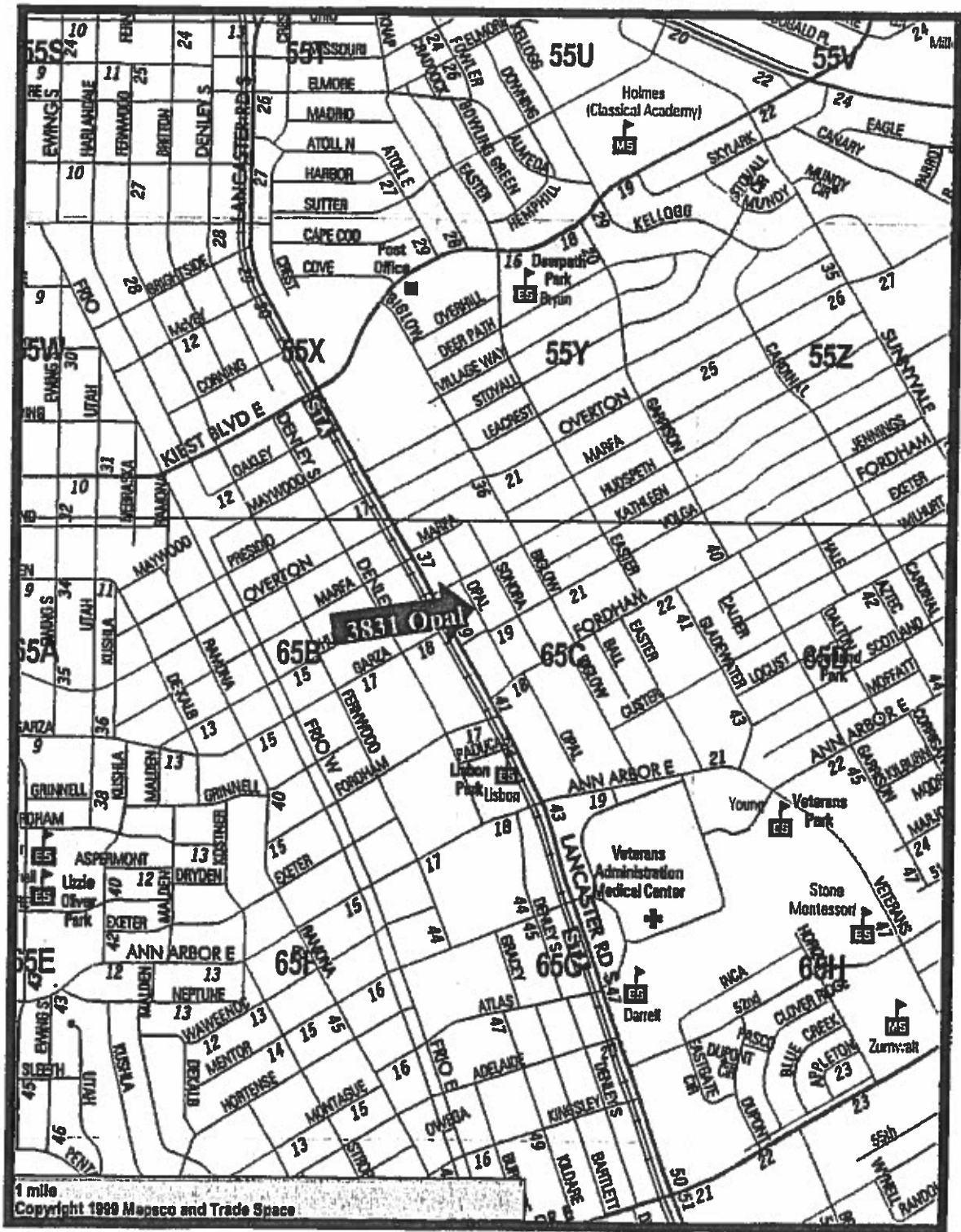
Information about this item will be provided to the Housing Committee on January 3, 2017.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached



MAPSCO 65C

January 11, 2017

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 deeds 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, City Wide Community Development Corporation, (City Wide CDC) submitted a proposal to construct one (1) single-family home containing approximately 1,450 to 1,700 square feet on the one (1) unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached hereto, for purchase by low to moderate income homebuyer at a proposed sales price from approximately \$130,000 to \$150,000 with construction to begin in April of 2017; and

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

January 11, 2017

NOW, THEREFORE,

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

Section 1. That the public hearing shall be held at 1:00 p.m. on February 8, 2017 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deed of one (1) unimproved property, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to City Wide CDC, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

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 TRANSFER PROPERTIES				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3831 Opal Lot 9, Hillview Addition Block 4/4334	City Wide Community Development Corporation	1	\$1,000.00
TOTAL				\$1,000.00

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 11, 2017
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46R 46Q

SUBJECT

Authorize a public hearing to be held on February 8, 2017 to receive comments on the proposed sale of four unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Innercity Community Development Corporation, 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 - Financing: No cost consideration to the City

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.

Properties eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deeds 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 properties 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. 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.

BACKGROUND (continued)

South Dallas Fair Park Innercity Community Development Corporation (ICDC), submitted a proposal to construct four (4) single-family homes containing approximately 1,300 to 1,400 square feet on the four (4) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price of approximately \$95,000 to \$105,000 with construction to begin in March of 2017.

This item calls for a public hearing on February 8, 2017, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the four unimproved properties to ICDC. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to ICDC by quitclaim deeds 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 will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Housing Committee on January 3, 2017.

FISCAL INFORMATION

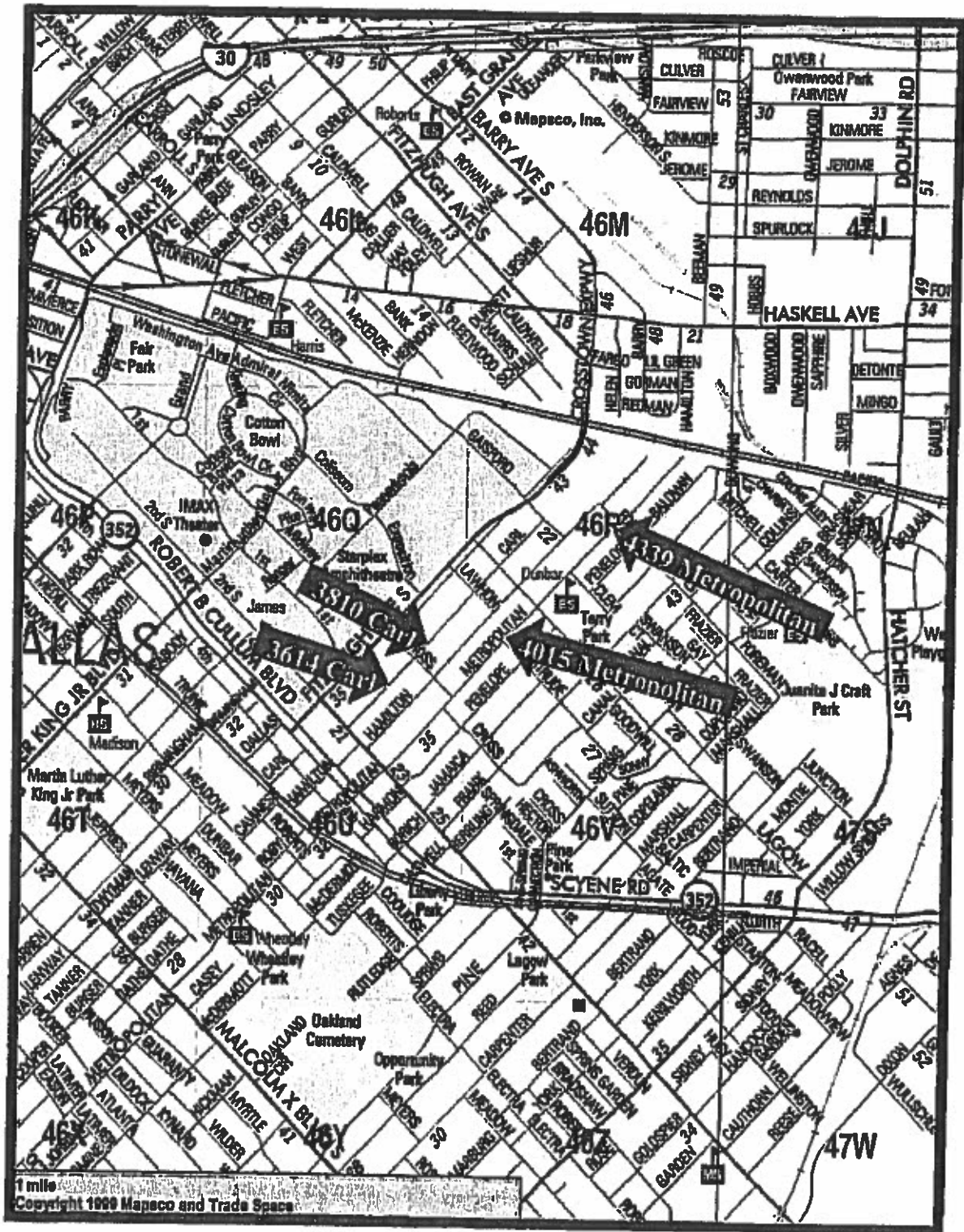
No cost consideration to the City

MAP

Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsc</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	4015 Metropolitan	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
2.	4339 Metropolitan	South Dallas Fair Park Inncity Community Development Corporation	46R	\$10,160	\$1,000.00	V	PD-595
3.	3614 Carl	South Dallas Fair Park Inncity Community Development Corporation	46Q	\$5,000	\$1,000.00	V	PD-595
4.	3810 Carl	South Dallas Fair Park Inncity Community Development Corporation	46Q	\$5,000	\$1,000.00	V	PD-595



MAPSCO 46Q & 46R

January 11, 2017

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 deeds 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 deeds 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 four (4) single-family homes containing approximately 1,300 to 1,400 square feet on the four (4) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto, for purchase by low to moderate income homebuyer at a proposed sales price from approximately \$95,000 to \$105,000 with construction to begin in March of 2017; and

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

NOW, THEREFORE,

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

January 11, 2017

Section 1. That the public hearing shall be held at 1:00 p.m. on February 8, 2017 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deeds of four (4) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to ICDC, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

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 TRANSFER PROPERTIES				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	4015 Metropolitan Lot 35, Camps Second Avenue Addition Block F/1817	South Dallas Fair Park Innerscity Community Development Corporation	1	\$1,000.00
2	4339 Metropolitan Lot 27, Camps Alex Addition Block G/1822	South Dallas Fair Park Innerscity Community Development Corporation	1	\$1,000.00
3	3614 Carl Lot 11 Block 2/1557	South Dallas Fair Park Innerscity Community Development Corporation	1	\$1,000.00
4	3810 Carl Lot 3, 50 x 125 Carl 100FR Cross Block O/1813	South Dallas Fair Park Innerscity Community Development Corporation	1	\$1,000.00
TOTAL				\$4,000.00