

Memorandum



CITY OF DALLAS

DATE May 6, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Follow Up to the Questions from the Housing and Homelessness Solutions Committee on April 25, 2022**

On April 25, 2022, the Department of Housing & Neighborhood Revitalization staff briefed the Housing and Homelessness Solutions Committee on the state of the Department and several upcoming agenda items. This memorandum is to respond to the questions and comments from the meeting.

1. Can Staff provide an overview of the Tangled Title Program?

The Title and Property Assistance (TAPA) program provides legal assistance to low-to-moderate income families on a variety of title and property issues. TAPA strives to help establish marketable titles, encourage neighborhood stability, and enable homeowners to become eligible for various funding to invest in their homes. The program launched in early June 2020, and is available on a first-come, first-served basis, until the \$200,000.00 in allocated funds have been utilized.

When a relative perishes, or income is a problem, it is often difficult for heirs or owners to fix title issues with their homes. The TAPA program is designed to provide legal aid to residents to help them determine and document ownership of their homes.

Some of the services provided by TAPA include:

- Affidavit of Heirships
- Disclaimer Deeds
- Warranty Deeds
- Muniment of Title (evidence of ownership)
- Small Estate Affidavit
- Probate (if necessary and within the statute of limitations (with some exceptions))
- Mediation between heirs to a property

2. What is the City's progress to date in serving residents with title issues?

Please refer to the chart below for the TAPA progress status and the corresponding number of residents served:

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TAPA Progress Status	TAPA <i>Total</i>
Legal Screenings	120
TAPA Non-Qualified/Hired	13
Advised No Services	30
No Show for Consultation	11
Cases not in the Scope of Work	8
Referred to other Org.	2
No Case	27
Insurable	1
Affidavit of Heirship	36
Lady Bird Deed	6
Gen Warranty Deed	15
Correction Affidavit	1
Title Report	1

3. Can Staff provide a progress update on the Historic Tenth Street Repair Program?

Since January of 2021, progress on the Historic Tenth Street Repair Program is as follows:

2021

- January - Started taking applications, six (6) received
- February to April - Eligibility, inspection, bid walk
- April - Started Certificate of Appropriates process, was told we needed engineer report
- May - Procurement stated housing needed to procure engineers and housing could manage the process
- June - Engineer RFQ was launched
- August - Engineer Contract was executed
- September - City Council amended program from \$20k to \$50k and 80% AMI to 120% - no new applicants
- October- Engineer conducted site assessments
- October - City Council Created ARPA NRP
- December - City Council Approved ARPA Program

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2022

- January to Present - working on standing up ARPA, hiring staff, communications
- May 12 - 1st community meeting on ARPA and update on home repair in general
- May - Ready to accept new applications, continue Certificate of Appropriateness Process and start agreements for construction on first homes already in the pipeline

4. Are there other Major Texas Cities with both Housing Finance Corporations (HFC) and Public Facility Corporations (PFC)?

The City of Dallas is currently served by both a PFC that was authorized by City Council on June 24, 2020 by Resolution No. 20-1035, pursuant to Chapter 303 of the Texas Local Government Code - the Texas Public Facility Corporation Act (PFC Act), and an HFC that was authorized by City Council on April 25, 1984, by Resolution No. 84-1458, pursuant to Chapter 394 of the Texas Local Government Code - the Texas Housing Finance Corporation Act (HFC Act). Staff was asked if other Texas cities were served by both types of corporations and have confirmed that every City with a population of over 500,000 is served by both an HFC and a PFC.

As seen in the table below, all Texas cities with a population over 500,000 are served by HFCs and PFCs created by various entities including the City itself, the County, and Housing Authorities. The PFC Act authorizes housing authorities to create one or more PFCs so long as the multi-family development reserves at least 51% of the units for residents earning at or below 80% of the area median income (AMI).

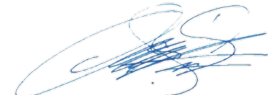
Texas Cities Served by HFCs and PFCs (500,000+ Population)			
City	Type	Name	Incorporator
Houston	HFC	City of Houston HFC	City of Houston
Houston	PFC	HHA Foutainview PFC	Houston Housing Authority
Houston	PFC	Victory Street PFC	Houston Housing Authority
San Antonio	HFC	San Antonio Housing Trust HFC	San Antonio Housing Trust/City of San Antonio
San Antonio	PFC	San Antonio Housing Trust PFC	San Antonio Housing Trust/City of San Antonio
Austin	HFC	City of Austin HFC	City of Houston
Austin	HFC	Travis County HFC	Travis County
Austin	PFC	Travis County Facilities Corporation	Housing Authority of Travis County
Austin	PFC	Austin Affordable PFC, Inc.	Housing Authority of the City of Austin
Fort Worth	HFC	Fort Worth HFC	City of Fort Worth
Fort Worth	PFC	Trinity River PFC	Fort Worth Housing Solutions
El Paso	HFC	El Paso Housing Authority	City of El Paso
El Paso	PFC	Housing Opportunity Management Enterprises, PFC	Housing Authority of El Paso

Numerous HFCs and PFCs have been created to serve the specific affordable and workforce housing needs of the State’s largest Cities. Given the need for affordable and workforce housing at all income bands (including market-rate units) throughout the City, Staff recommends the continued support of both the Dallas HFC and the Dallas PFC.

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Should you have any questions, please contact David Noguera, Director, Department of Housing & Neighborhood Revitalization, at david.noguera@dallascityhall.com or (214) 670-3619.



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Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Interim Assistant City Manager
Carl Simpson, Interim Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors