

**HOUSING COMMITTEE**  
**DALLAS CITY COUNCIL COMMITTEE AGENDA**

RECEIVED

TUESDAY, FEBRUARY 21, 2017  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA  
DALLAS, TEXAS 75201  
11:00 A.M. – 12:30 P.M.

2017 FEB 16 PM 12:05

CITY SECRETARY  
DALLAS, TEXAS

*Chair*, Councilmember Scott Griggs  
*Vice-Chair*, Councilmember Carolyn King Arnold  
Mayor Pro Tem Monica R. Alonzo  
Councilmember Tiffinni A. Young  
Councilmember Mark Clayton  
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

**BRIEFINGS**

2. Emergency Solutions Grant  
*All Districts*  
Bernadette Mitchell  
Director  
Housing/Community Services
3. Gateway To Permanent Supportive  
Housing Program  
*All Districts*  
Bernadette Mitchell  
Director  
Housing/Community Services

4. **UPCOMING AGENDA ITEMS**

**Housing**  
**February 22, 2017**

- A. Agenda Item #37 - Authorize (1) acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$288,401, to provide permanent supportive Housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalls Avenue, for the period May 1, 2017 through April 30, 2018; (2) an amendment to the grant agreement for the substitution of PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as recipient grantee, in place of the City of Dallas, with their assumption of all rights and obligations under the grant; and (3) execution of any and all documents required by the grant and the grantee substitution – *District 1*
- B. Agenda Item #39 - Authorize (1) Supplemental Agreement No. 1 to the contract with Association of Persons Affected by Addiction to revise the budget amount and increase the contract amount from \$100,000 to \$250,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative

A quorum of the City Council may attend this Council Committee meeting

Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract - Not to exceed \$150,000, from \$100,000 to \$250,000 – *Districts All*

- C. Agenda Item #40 - Authorize (1) Supplemental Agreement No. 1 to the contract with Bridge Steps to revise the budget amount and increase the contract amount from \$1,799,735 to \$2,145,819 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for FY 2017 allocation for the period August 1, 2016 through August 31, 2017, in the amount of \$346,084, from \$299,735 to \$645,819; and (2) execution of any and all documents required by the contract – *Districts All*
- D. Agenda Item #41 - Authorize (1) Supplemental Agreement No. 1 to the contract with CitySquare to revise the budget amount and decrease the contract amount from \$1,508,192 to \$857,725 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract - Not to exceed (\$650,467), from \$1,508,192 to \$857,725 – *Districts All*
- E. Agenda Item #42 - Authorize (1) Supplemental Agreement No. 1 to the contract with Shelter Ministries of Dallas dba Austin Street Center to revise the budget amount and increase the contract amount from \$500,000 to \$654,383 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and (2) execution of any and all documents required by the contract – *Districts All*
- F. Agenda Item #43 - Authorize an amendment to Resolution No. 15-0779, previously approved on April 22, 2015, for a development loan with East Dallas Community Organization, a certified Community Housing Development Organization and a Community Based Development Organization to (1) reduce the number of units to be developed from seven to five; and (2) extend the completion date from December 31, 2016 to February 22, 2018 for the Bexar Street Senior Project to be located on Macon Street and Starks Avenue – *District 7*
- G. Agenda Item #44 - Authorize an amendment to Resolution No. 15-1380, previously approved on August 12, 2015, with 2000 Roses Foundation, Inc. to (1) allow the unit to be rented to a qualified household; and (2) extend the agreement to May 30, 2017 to complete final paperwork for renovation of 220 North Cliff Street – *District 4*
- H. Agenda Item #45 - Authorize an amendment to Resolution No. 16-0168, previously approved on January 27, 2016, to extend the completion date of each agreement to May 30, 2017, for two

separate loan agreements with Builders of Hope CDC for two separate phases of the Prairie Creek project to complete final paperwork – *District 7*

- I. Agenda Item #46 - Authorize an amendment to Resolution No. 16-0169, previously approved on January 27, 2016, to extend the completion date of each agreement to December 31, 2017, for two separate loan agreements with Builders of Hope CDC for two separate phases of the West Dallas project to complete final paperwork – *District 6*
- J. Agenda Item #47 - Authorize an amendment to Resolution No. 16-0279, previously approved on February 10, 2016, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2016 to August 31, 2017 – *District 7*
- K. Agenda Item #48 - Authorize an amendment to Resolution No. 16-0841, previously approved on May 25, 2016, for a conditional grant agreement with Camden Homes at Shady Oaks, LLC for construction of single family homes for the Shady Oaks Project located at Highway 175 and South Woody Road to (1) reduce the number of houses to be built from 40 to 19; and (2) reduce the conditional grant amount by \$630,000, from \$1,200,000 to \$570,000 – *District 8*
- L. Agenda Item #75 - Authorize on-site reconstruction of two homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4227 Opal Avenue in the amount of \$103,000; and 3811 Hamilton Avenue in the amount of \$103,000 – *Districts 4, 7*
- M. Agenda Item #76 - Authorize an amendment to Resolution No. 15-0778, previously approved on April 22, 2015, for a housing development loan with City Wide Community Development Corporation, a certified Community Housing Development Organization, to (1) provide General Obligation Bond funds as a conditional grant for two of the units in the amount of \$80,000; and (2) extend the contract from December 31, 2016 to February 22, 2018 for construction of single family homes located on scattered sites – *District 8*
- N. Agenda Item #77 - Authorize an amendment to Resolution No. 16-1361, previously approved on August 24, 2016, to change the awarded reconstruction contractor of one home located at 2612 Stephenson Street from Bethel Enterprise, Inc. to Miko Trucking Inc. – *District 7*

**Office of Economic Development  
February 22, 2017**

- O. Agenda Item #34 - Authorize a public hearing to be held on March 22, 2017, to receive comments concerning the application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of \$7,705,000 with tax exempt bonds in the approximate amount of \$15,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the Silver Gardens Apartments, an existing senior apartment community comprised of 202 units for seniors, located at 2620 Ruidosa Avenue, and at the close of the public hearing, authorize: (1) DHFC to issue the tax exempt bonds in an amount not to exceed \$15,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and rehabilitation of 202 units for seniors by Dominion Development & Acquisition, LLC ("Dominium"), on behalf of Dallas Leased Housing Associates IV, LLP (the "Applicant"), referred to as the Silver Gardens; and (2) a resolution to support the TDHCA's award of Low Income Housing Tax Credits for the acquisition and rehabilitation of the existing Silver Gardens housing development located at 2620 Ruidosa Avenue, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors – District 9
- P. Agenda Item #35 - Authorize a public hearing to be held on March 22, 2017, to receive comments concerning an application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of \$7,579,038 with tax exempt bonds in the approximate amount of \$14,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the Flora Lofts, an existing apartment community comprised of 52 units for families, located at 2121 Flora Street, and at the close of the public hearing, authorize: (1) DHFC to issue the tax exempt bonds in an amount not to exceed \$14,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and new construction of 52 units for families by La Reunion and GREENarc CORP, on behalf of Flora Street Lofts, Ltd. (the "Applicant"), referred to as the Flora Street Lofts; and (2) a resolution supporting the TDHCA's award of Low Income Housing Tax Credits for the acquisition and new construction of the Flora Street Lofts, Ltd. development located at 2121 Flora Street, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §. 11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors – District 14

**Office of Financial Services  
February 22, 2017**

- Q. Agenda Item #54 - Authorize (1) an extension through September 30, 2017 for Community Development Block Grant (CDBG) funded projects which have not met the twelve-month obligation or twenty-four-month expenditure requirement; (2) preliminary adoption of Reprogramming Budget No. 1 to the FY 2016-17 Action Plan to use unspent prior year CDBG funds in the amount of \$1,413,595 for the Major Systems Repair Program; and (3) a public

hearing to be held on March 22, 2017 to receive comments on the proposed use of funds for  
Reprogramming Budget No. 1 to the FY.2016-17 Action Plan

Adjourn



Scott Briggs, Chair  
Housing Committee

#### EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

#### Handgun Prohibition Notice for Meetings Of Governmental Entities

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a propiedad con una pistola a la vista."*