

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

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CITY SECRETARY
DALLAS, TEXAS

TUESDAY, SEPT 6, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

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. Homeless Services and Encampment Protocol
All Districts

Bernadette Mitchell
Director
Housing Department

Cindy Crain
President/CEO
Metro Dallas Homeless Alliance

3. **UPCOMING AGENDA ITEMS**

Housing
September 14, 2016

- A. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Carrcomm Enterprises LLC for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Carrcomm Enterprises LLC; 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
- B. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of houses; (2) the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; 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 – District 7
- C. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation

to King Home Builders, LLC; 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 6

- D. Authorize an amendment to Resolution No. 13-1795, previously approved on October 8, 2013, on an economic development loan with South Dallas/Fair Park Innercity Community Development Corporation for the acquisition of improved and unimproved properties, located within the Frazier Neighborhood Investment Program area, including associated closing costs, relocation, environmental remediation, demolition costs, predevelopment costs and development costs for the purpose of constructing residential, retail, commercial, or mixed-use redevelopment as part of the Economic Development Plan for the Frazier area to (1) change the economic development loan to a conditional grant agreement; and (2) extend the completion date from September 2, 2015 to December 31, 2018 – District 7
- E. Authorize an amendment to Resolution No. 14-1056, previously approved on June 25, 2014, for an existing development loan with City Wide Community Development Corporation for acquisition, demolition, relocation, and other related costs for Lancaster-Opal Project to (1) change the development loan to a conditional grant agreement; and (2) extend the completion date from September 12, 2016 to September 12, 2018 – District 4
- F. Authorize an amendment to Resolution No. 15-1078, previously approved on June 10, 2015, for a housing development loan in an amount not to exceed \$540,000 with Dallas Area Habitat for Humanity for construction of 18 single family homes to be located on scattered sites in the Joppa Neighborhood area to extend the completion date from August 26, 2016 to August 31, 2017 – District 7
- G. Authorize an amendment to Resolution No. 15-1379, previously approved on August 12, 2015, for the conditional grant agreement in the amount of \$1,150,000 with Urban Mixed Use, LLC to extend the completion date from June 30, 2016 to June 30, 2017 for the predevelopment and construction of the 38-unit multifamily project located at 3221 Elihu Street – District 7
- H. A public hearing to receive comments on the proposed sale of eight 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) quitclaim eight unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc., using the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment together with post-judgment non-tax liens, if any (list attached) – District 6

City Attorney's Office
September 14, 2016

- I. Authorize a third amendment to the professional services contract with Sims Moore Hill & Gannon, L.L.P. f/k/a Sims Moore Hill Gannon & Crain, L.L.P. for legal services in connection with the operation of the Mortgage Assistance Program in the City's Housing/Community Services Department to extend the term of the contract through September 30, 2018 - Not to exceed \$100,000, from \$150,000 to \$250,000 – Districts N/A

**Housing
September 14, 2016**

- J. DRAFT Addendum Item - This item authorizes an amendment to Resolution No. 16-0847 approved on May 25, 2016 for a housing development loan with City Wide Community Development Corporation, a certified Community Housing Development Organization, to (1) increase the number of units from five to eleven; (2) increase funds from \$225,000 to \$975,000; and (3) extend the completion date from May 25, 2016 to May 25, 2018 for construction of single family homes located on scattered sites in the Lancaster Corridor – Districts 4,8
- K. DRAFT Addendum Item - This item authorizes an amendment to Resolution No. 16-1224 approved on August 10, 2016 for a housing development loan in an amount not to exceed \$320,000 with South Dallas Fair Park/Innercity Community Development Corporation (ICDC), a certified Community Housing Development Organization, to (1) increase the number of units from five to eleven; (2) increase funding from \$320,000 to \$1,220,000; and (3) to extend the contract from March 30, 2017 to March 30, 2018 for scattered sites homes located in the Fair Park area – District 7

Adjourn



Scott Griggs, Chair
Housing Committee

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

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. "