

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

MONDAY, SEPTEMBER 21, 2015
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. | Land Bank Program
<i>All Districts</i> | Bernadette Mitchell
Interim Director
Housing/Community Services |
| 3. | Tax Foreclosed Properties
<i>All Districts</i> | David Cossum
Director
Sustainable Development & Construction |

4. **UPCOMING AGENDA ITEMS**

September 22, 2015

- A. Agenda Item 21: Authorize an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Dallas Housing Acquisition and Development Corporation's (Land Bank) acquisition of unimproved tax foreclosed properties for sale to qualified developers for the development of affordable housing – *District All*
- B. Agenda Item 22: Authorize a Memorandum of Understanding between the City of Dallas and Metro Dallas Homeless Alliance (MDHA) to provide homeless continuum of care operations and planning services for the period October 1, 2015 through September 30, 2016 – *District All*
- C. Agenda Item 23: Authorize (1) the sale of one vacant lot located at 1437 Barry Avenue from the Dallas Housing Acquisition and Development Corporation to Marcial and Benita Martinez; and (2) the execution of a release of lien for any non-tax liens that may have been filed by the City – *District 2*

- D. Agenda Item 24: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Carrcomm Enterprises LLC for the construction of affordable houses; **(2)** the sale of 3 vacant lots (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 3 properties that may have been filed by the City – *District 6*
- E. Agenda Item 25: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Investments by JJJ, LLC for the construction of affordable houses; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Investments by JJJ, 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 8*
- F. Agenda Item 26: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Santos Coria; 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 6*
- G. Agenda Item 27: Authorize Dallas Housing Acquisition and Development Corporation (DHADC) to enter into a twelve-month contract commencing as of October 1, 2015, with two one-year renewal term options with Consolidated Consulting Group, LLC to provide environmental land analysis including a transaction screen analysis and other environmental services, if needed, on lots scheduled to be purchased by DHADC – *Districts 1, 2, 3, 4, 5, 6, 7, 8*
- H. Agenda Item 28: Authorize Dallas Housing Acquisition and Development Corporation (DHADC) to enter into a twelve-month contract commencing as of October 1, 2015, with two one-year renewal term options with Linebarger, Goggan, Blair, Sampson LLP to provide legal services for up to 300 lots acquired by DHADC during the one-year term of the contract and same number of lots for each subsequent renewal – *Districts 1, 2, 3, 4, 5, 6, 7, 8*
- I. Agenda Item 29: Authorize Dallas Housing Acquisition and Development Corporation to enter into a twelve-month contract commencing as of October 1, 2015, with two one-year renewal term options with Republic Title of Texas, Inc. to provide title abstract services for up to 300 title reports during the one-year term of the contract and same number of lots for each subsequent renewal - *Districts 1, 2, 3, 4, 5, 6, 7, 8*
- J. Agenda Item 30: Authorize an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the Program Statement with 2015 state statute changes including allowing the Land Bank to acquire and sell to a developer property intended for commercial use and removing grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption - *Districts 1, 2, 3, 4, 5, 6, 7, 8*
- K. Agenda Item 67: Authorize a housing development grant in an amount not to exceed \$1,500,000 to the Dallas Housing Acquisition and Development Corporation for construction of ten single family homes on land bank properties – *District 4*

- L. Agenda Item 68: Authorize an amendment to Resolution No. 15-0780, previously approved on April 22, 2015, to: (1) clarify the terms of the loan which will allow forgiveness to the nonprofit developer, Southfair Community Development Corporation; and (2) the eligibility of developer fees for construction of four affordable single family homes located at 2825 South Boulevard – District 7
- M. Agenda Item 69: Authorize (1) the first five-year renewal option to the Management Services Contract, Phase II (MSC), with Bridge Steps for the continued operation, programming, and management of The Bridge for the period October 1, 2015 through September 30, 2020; (2) funding for the first year of the five-year renewal term of the MSC with General Funds in an amount not to exceed \$3,800,000 for the period October 1, 2015 through September 30, 2016; (3) an Interlocal Agreement with Dallas County to accept \$1,000,000, to assist in providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps for the period October 1, 2015 through September 30, 2016; (4) an Interlocal Agreement with Dallas County to accept 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge in the amount of \$113,357 for the period October 1, 2015 through September 30, 2016; and (5) use of 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge from the Homeless Assistance Center - Operations line item in the amount of \$378 – Districts - All

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.