

RECEIVED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2016 DEC -2 AM 8:44

CITY SECRETARY
DALLAS, TEXAS

MONDAY, DECEMBER 5, 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. Community Development in Dallas
All Districts
M. Elizabeth Reich
Chief Financial Officer
Office of Financial Services
3. Multifamily Housing Development
Notice of Funding Availability
All Districts
Bernadette Mitchell
Director
Housing/Community Services
4. Briefing Memo
Dallas Commission on Homelessness
Final Report
All Districts
For Information Only

5. **UPCOMING AGENDA ITEMS**

December 14, 2016

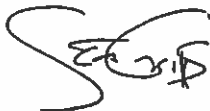
- A. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by C & C Corporation for the construction of houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to C & C Corporation; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City – *District 7,8*

- B. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Confia Homes, L.L.C. for the construction of houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C.; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City – *Districts 2, 5, 6, 7, 8*
- C. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – *Districts 4, 8*
- D. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; 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*
- E. Agenda Item - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; 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 - Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Sterling Oasis Community and Economic Development Corporation for the construction of houses; (2) the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Sterling Oasis Community and Economic Development Corporation; 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 4*
- G. Agenda Item - Authorize an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, which funds programs that provide housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of \$165,175 to the housing activity to better reflect the nature of the services provided, with no change in the grant amount – *Districts All*

**Addendum Items
December 14, 2016**

- H. DRAFT Addendum Item - This item authorizes an amendment to Resolution No. 08-3056, previously approved on November 10, 2008 (1) to provide for refinancing of the developer's first lien loan for development of the Carpenter's Point Senior Apartments project located at 4645 Dolphin Rd. to increase the senior loan from \$2.1M to \$3.3M and authorize subordination of the City's lien to the first lender; (2) to accept partial payment of \$256,306.75 in principal and interest toward the City's current loan amount of \$995,478.73 for the seven and a half year period that has lapsed, note that this amount could change subject to closing on the loan; and (3) to change the terms of the loan to (a) a new loan balance of \$745,041.13 after the current payment of \$256,306.75; (b) include an annual accrued interest payment in the amount of \$7,450.41 due on January 15th starting January 15, 2018 and out of available cash flow for the term of the loan until 2040 and (b) increase the replacement reserves at closing of the refinance by \$110,000 for a total of \$250,000 to be maintained through the life of the loan – *District 7*
- I. DRAFT Addendum Item - This item authorizes an amendment to Resolution No. 11-1391, previously approved on May 25, 2011, to (1) consent to the sale of the property located at 4515 Live Oak Street to RP Wales Hotel Partnership; (2) allow RP Wales Hotel Partnership to assume the City's loan with LifeNet Community Behavioral Healthcare, (3) amend the Loan Agreement to require certain repairs to the property and additional reserve contributions by the purchaser; and (4) authorize subordination of the City's lien, as amended and assumed, to the new senior lender, Happy State Bank – *District 2*
- J. DRAFT Addendum Item - Authorize an amendment to Resolution No. 10-0498, previously approved on February 10, 2010, for multifamily projects seeking City of Dallas support for Housing Tax Credit financing to include the Housing Placement Policy and to ensure the projects affirmatively further fair housing– *Districts All*

Adjourn



Scott Griggs, 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. "

Housing Committee

Meeting Record November 7, 2016

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department Staff Coordinator at 214-670-3906.

Meeting Date: November 7, 2016

Meeting Start time: 11:09 A.M.

<p>Committee Members Present: Scott Griggs (Chair) Carolyn King Arnold (Vice Chair) Tiffinni A. Young Monica R. Alonzo Mark Clayton Casey Thomas, II</p> <p><u>Other Council Members Present:</u> Philip Kington B. Adam McGough Lee Kleinman</p> <p><u>Committee Members Absent</u></p>	<p>Staff Present: Alan Sims, Chief of Neighborhood Plus Bernadette Mitchell, Director/H/CS Anna Lamberti Holmes-Intergovernmental Services Kris Sweckard, Director, CCO Connie Reese, CCO David Cossum, Assistant Director/DEV</p> <p><u>Other Presenters:</u></p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of October 17, 2016 Minutes of the Special Call Housing Committee Meeting**
Presenter(s): CM Scott Griggs

Action Taken/Committee Recommendation(s): Motion made to approve the minutes.

Motion made by: CM Mark Clayton	Motion seconded by: CM Casey Thomas, II
Item passed unanimously: <u> X </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

2. **Revisiting the Statue of Repose-All Districts**
Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Anna Lamberti Holmes, Legislative Manager, Intergovernmental Services

Information Only:

Action Taken/Committee Recommendation(s): Motion to move forward to full Council with proposed language.

Motion made by: CM Mark Clayton	Motion seconded by: CM Casey Thomas, II
	Opposed by: Tiffinni A. Young
Item passed unanimously: <u> </u>	Item passed on a divided vote: <u> X </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

3. **Executive session “Legal issues regarding boarding home facilities-All Districts**
 Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Kris Sweckard, Director of Code Enforcement

Information Only: X

Action Taken/Committee Recommendation(s): Executive Session from 11:18a.mM-11:39a.m.

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. **Boarding Homes Facilities-All Districts**
 Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Kris Sweckard, Director of Code Enforcement/Connie Reese, Manager, Code Compliance

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

5. **Community Centers Update-All Districts**
 Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services/Karen Rayzer, Assistant Director of Housing/Community Services/David Whitley, Consultant, drw Studio Planning

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

6. **Briefing Memo-Multifamily Notice of Funding Availability-All Districts**
 Presenter(s): Alan Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

7. UPCOMING AGENDA ITEMS

**Housing
 November 9, 2016**

- A. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by City Wide Community Development Corporation for the construction of a house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to City Wide Community Development Corporation; 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 Princess Palace, LLC for the construction of houses; **(2)** the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Princess Palace, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City – *Districts 4,8*

- C. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Life Changing Community Development Corporation for the construction of houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Life Changing Community Development Corporation; 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 – *Districts 4,8*

Action Taken/Committee Recommendation(s): Motion made to move items forward to full Council.

Motion made by: CM Casey Thomas, II	Motion seconded by: CM Mark Clayton
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 1:01 P.M.

Approved By _____

Memorandum



CITY OF DALLAS

DATE December 2, 2016

TO Honorable Members of the Housing Committee: Scott Griggs (Chair), Carolyn King Arnold (Vice-Chair), Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT **Community Development in Dallas**

On Monday, December 5, 2016, the Office of Financial Services, Neighborhood Plus and Housing/Community Services will brief the Housing Committee on Community Development in Dallas. We have attached the briefing for your review.

Please let me know if you have any questions.

A handwritten signature in blue ink that reads "M. Elizabeth Reich". The signature is fluid and cursive.

M. Elizabeth Reich
Chief Financial Officer

Attachment

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Larry Casto, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Community Development in Dallas

Housing Committee
December 5, 2016



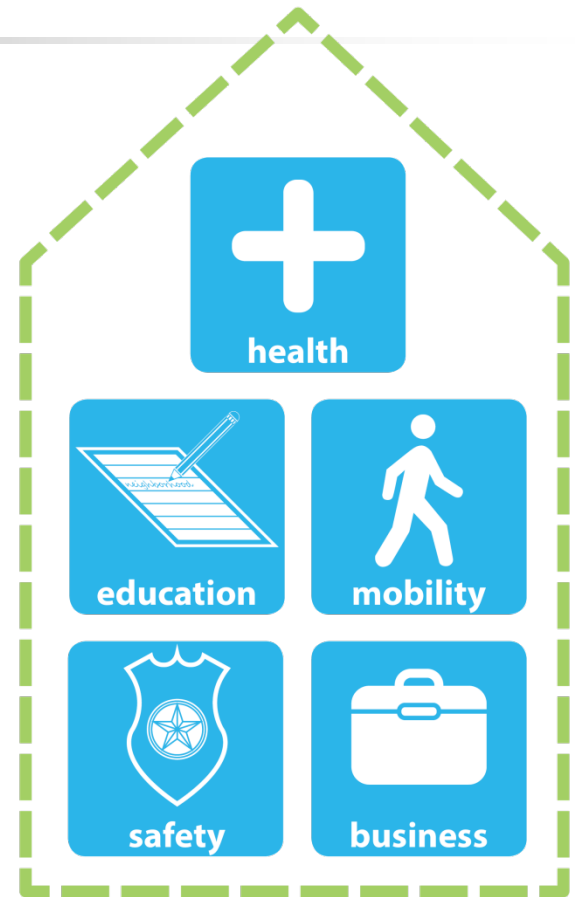


What we will cover

- Community development overview
- Funding community development
- HUD entitlement grants
- Path forward

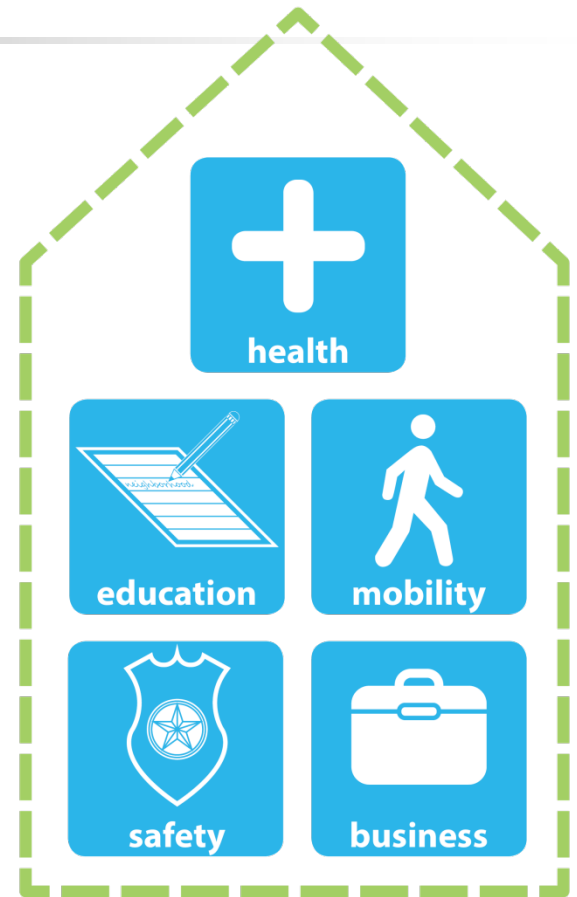
Holistic Community Development

- **Community Development** encompasses housing, education, health care, child care, mobility, business development, infrastructure, and safety



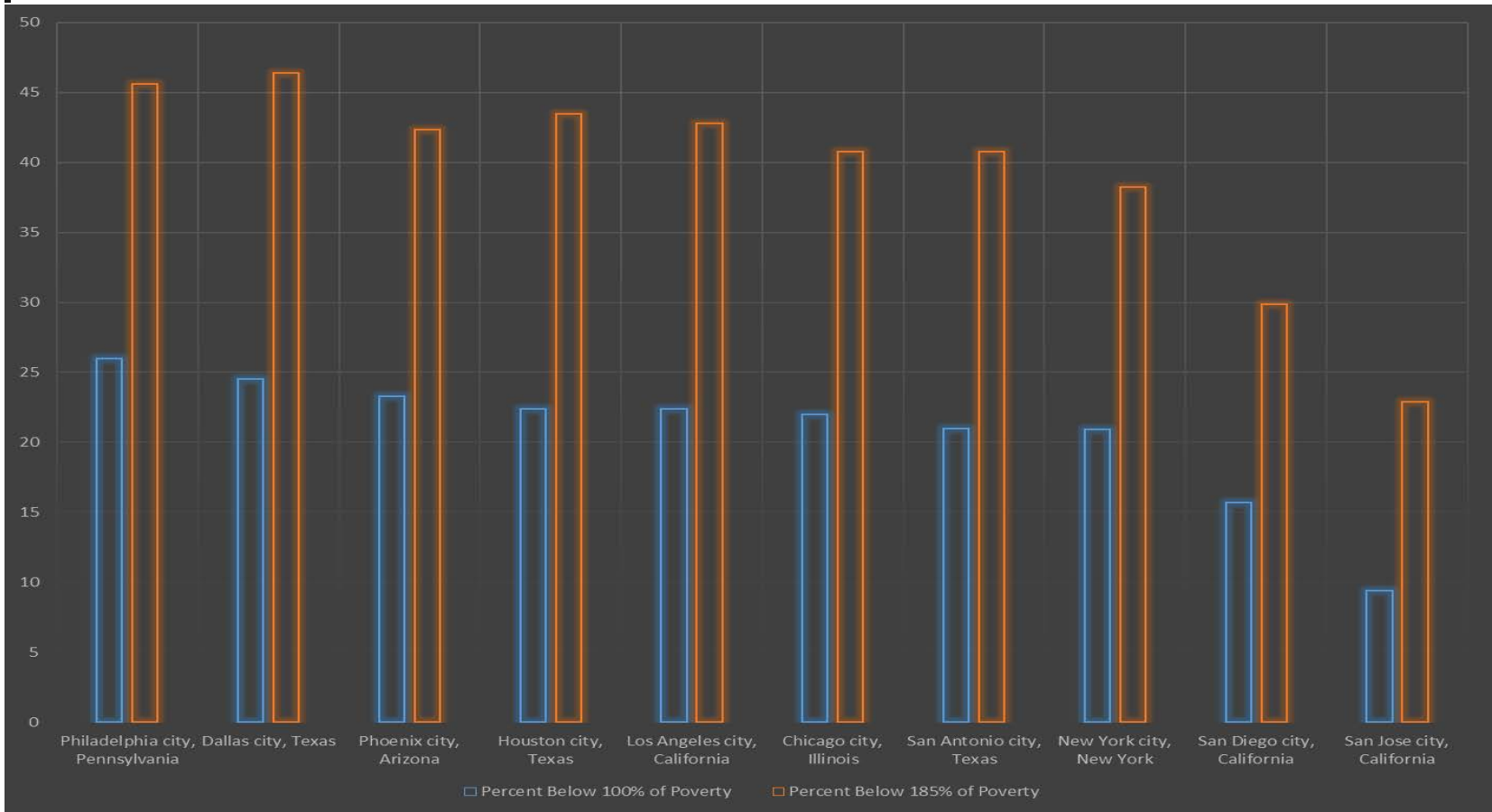
Community Development Needs to Address

- Declining income
- Mobility and access to jobs
- Low educational attainment
- Limited English proficiency
- Single mothers in poverty and high teen births
- Concentrated poverty
- Children in poverty
- Access to health care and healthy food



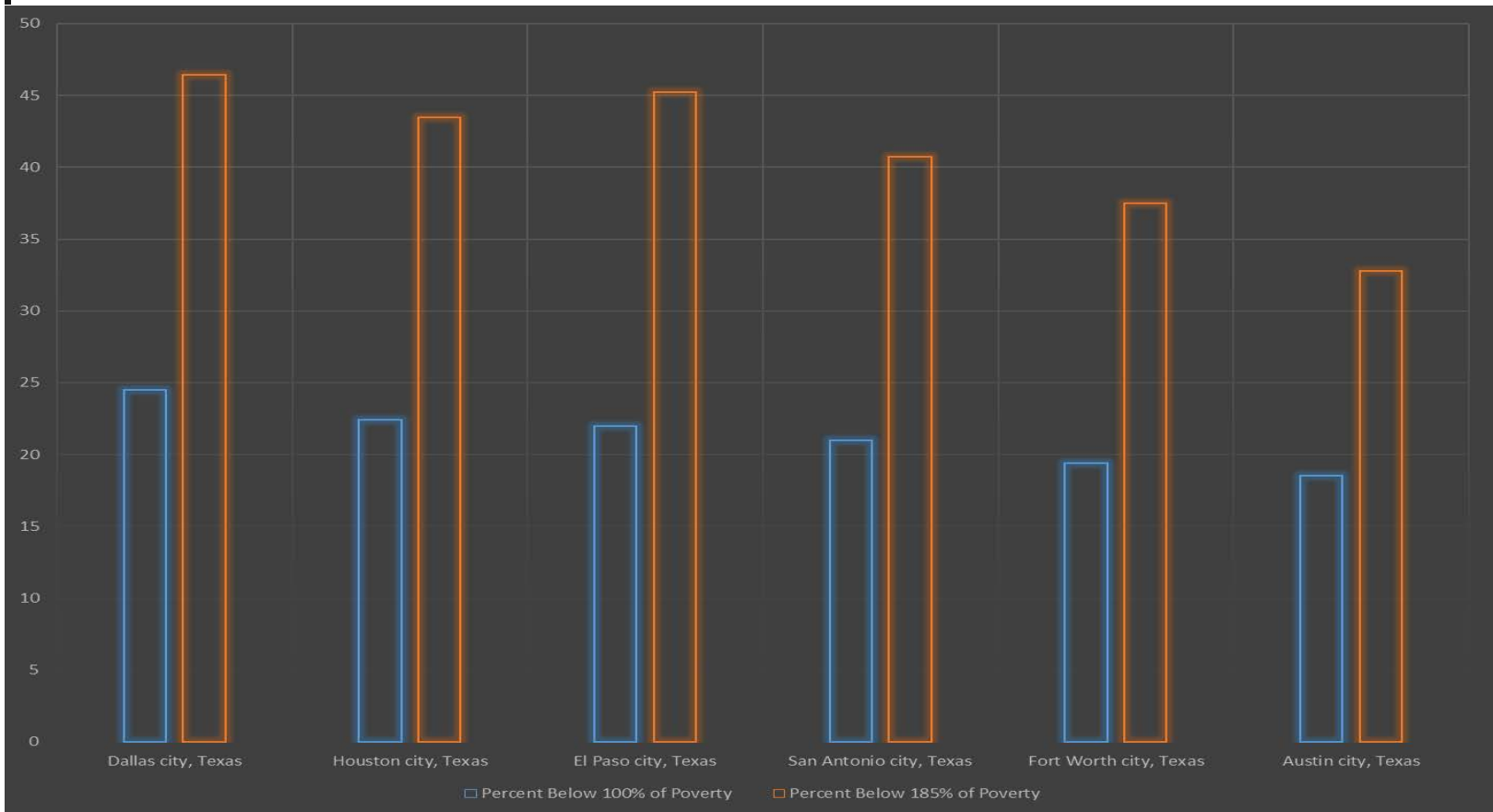
Dallas in National Context

Poverty in Major Cities



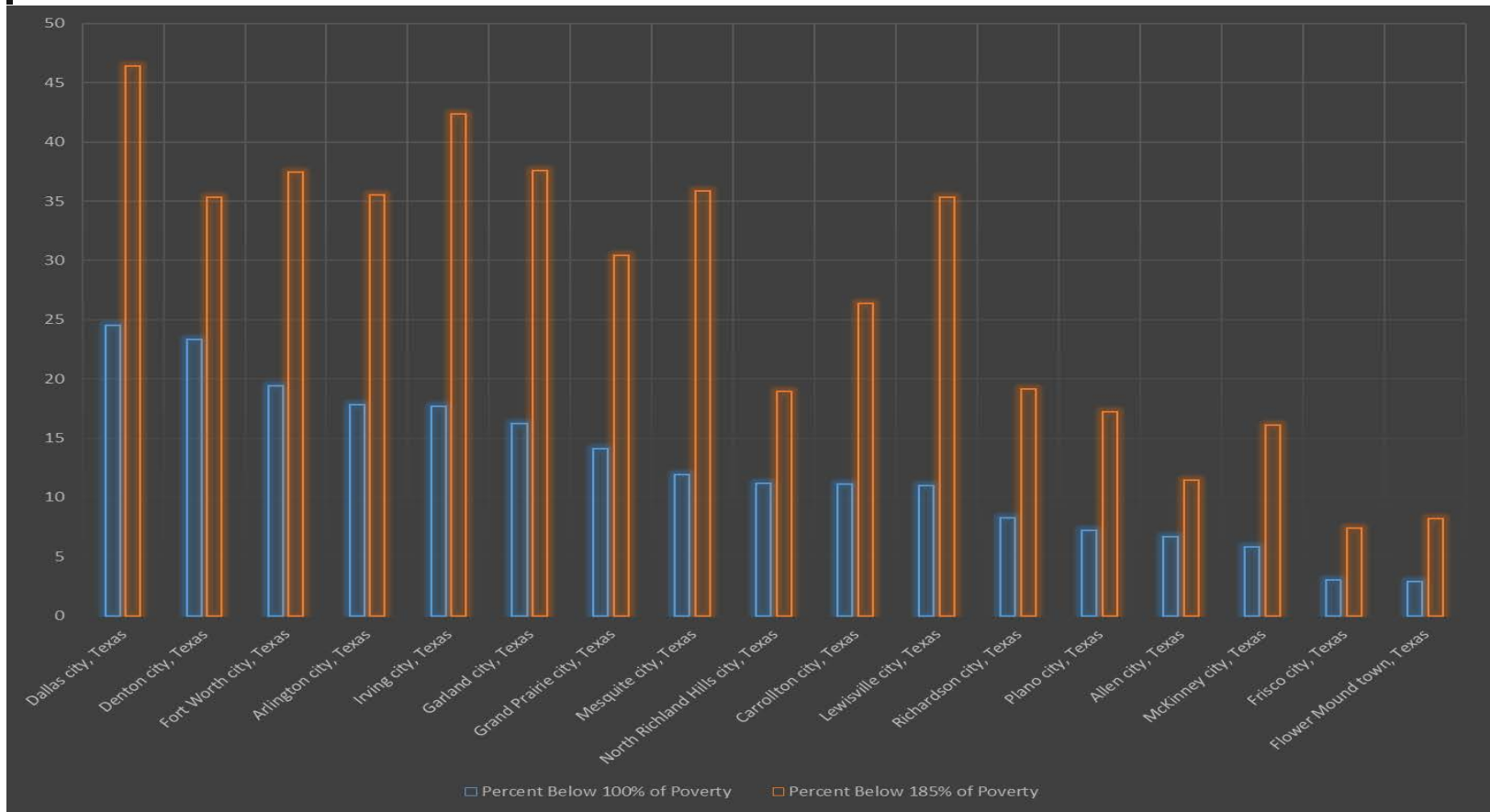
Dallas in State Context

Poverty in Major Cities



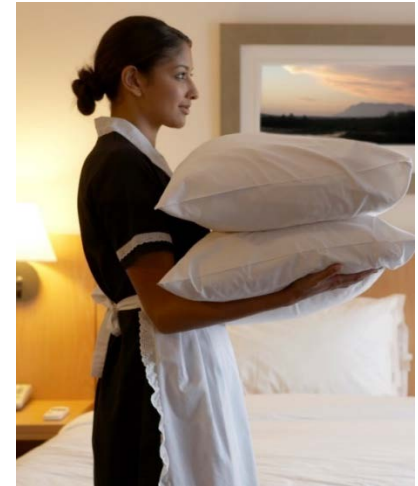
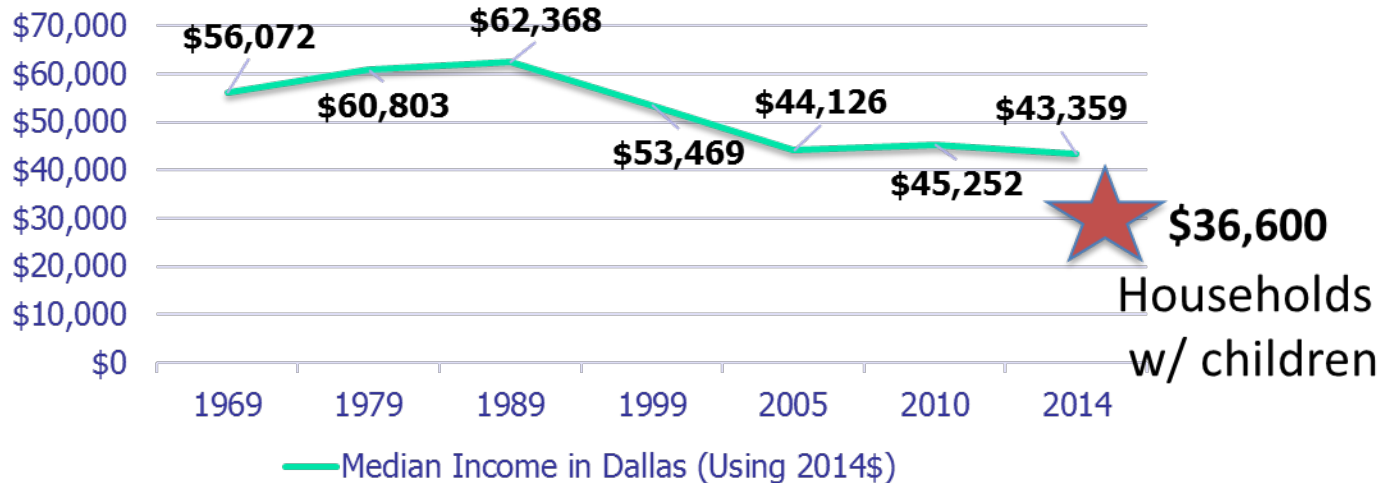
Dallas in Regional Context

Poverty in Major Cities



Declining Median Income

Median Income in Dallas (Using 2014 \$)

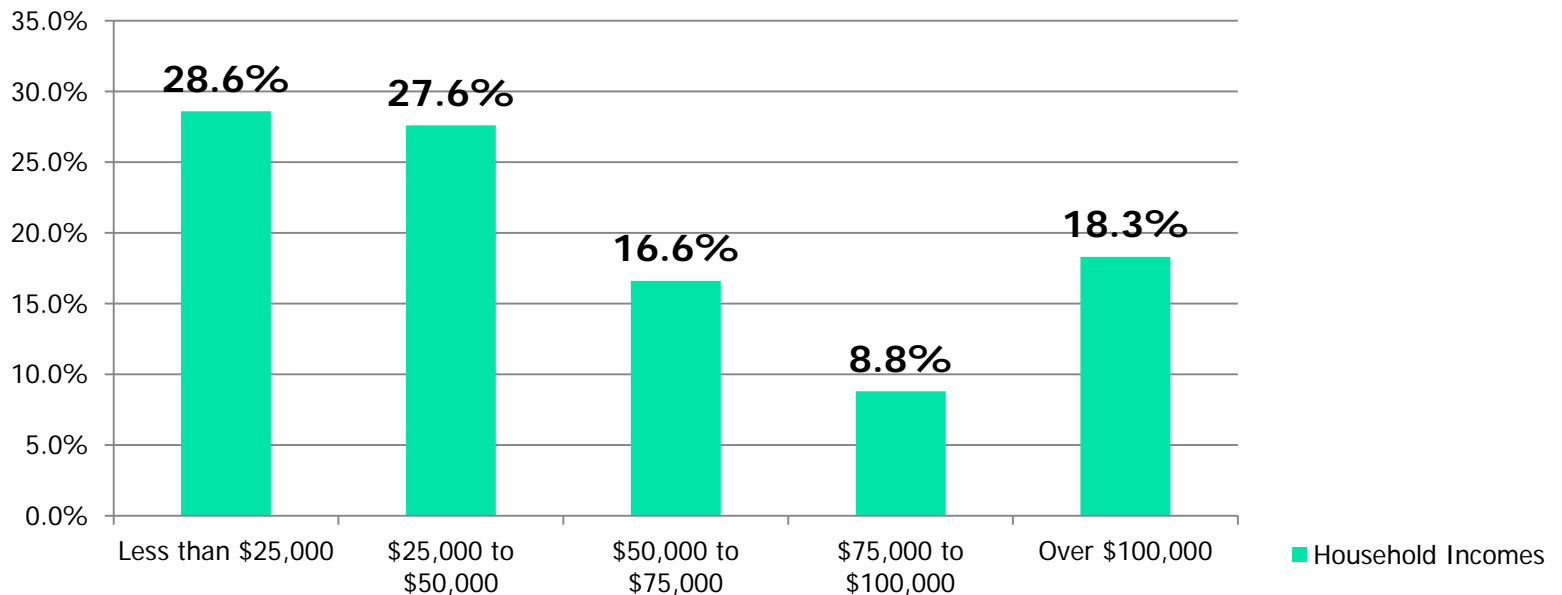


Despite the robust regional economy, Dallas median income has continued to decline.

Predominance of Lower Income Households

Dallas Household Incomes

Total Households	Less Than 25,000	25,000 to 50,000	50,000 to 75,000	75,000 to 100,000	Over 100,000
467,501	131,835	128,095	78,540	42,076	86,955



Over half of Dallas households make less than \$50,000 per year.

Mobility and Access to Jobs

- 263,000 workers leave Dallas everyday to fill low-skill jobs
- Less than 20% of jobs are accessible by transit in less than 90 minutes
- More than 70% of HUD assisted properties are **unaffordable** when housing and transportation costs are combined

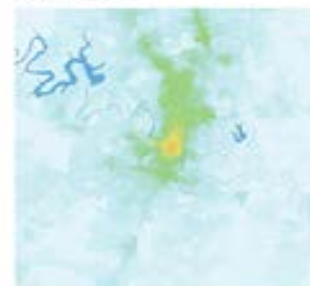
Jobs within 30 minutes by transit

Most of Dallas' jobs accessible by transit within 30 minutes are in downtown and surrounding areas, though some suburbs have job centers near public transportation routes. But while the Dallas-Fort Worth region as a whole ranks fifth nationally in terms of the number of jobs, it ranks 21st in how many of them can be reached by transit in under one hour.

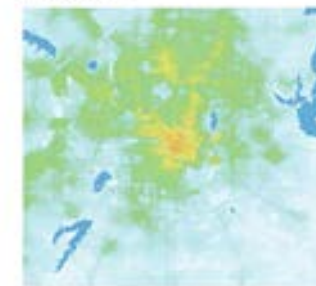
Averaged 7 - 9 A.M.



Austin



Dallas



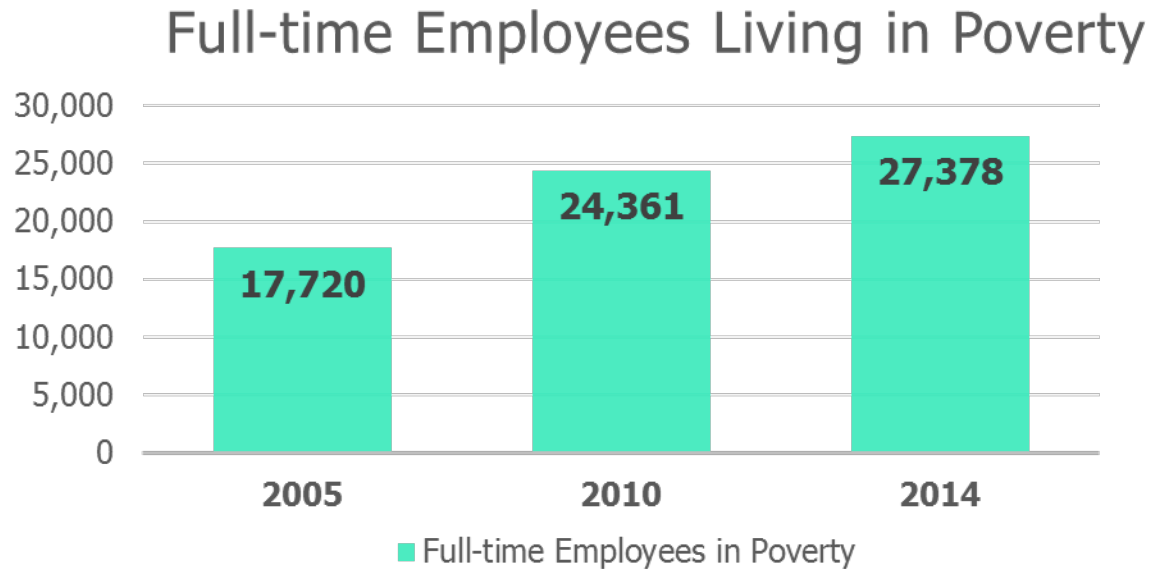
Houston



San Antonio

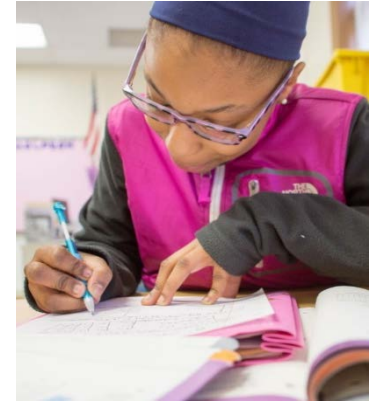
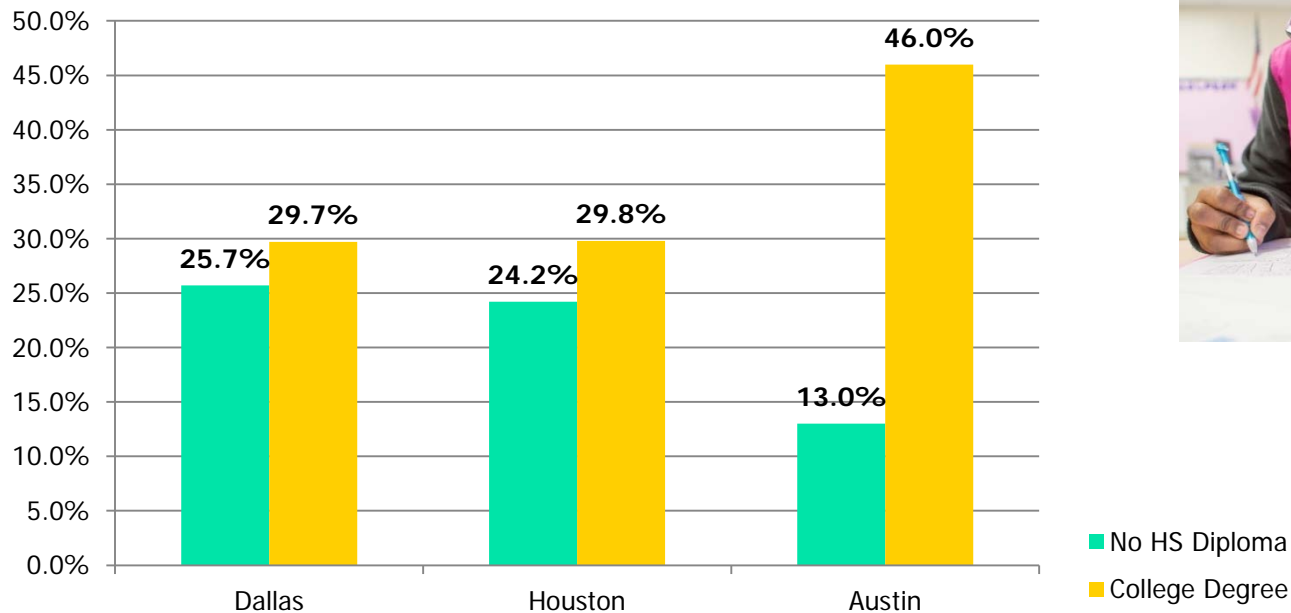


Employees in Poverty



Over 27,300 residents were living in poverty despite full-time employment.

Low Educational Attainment

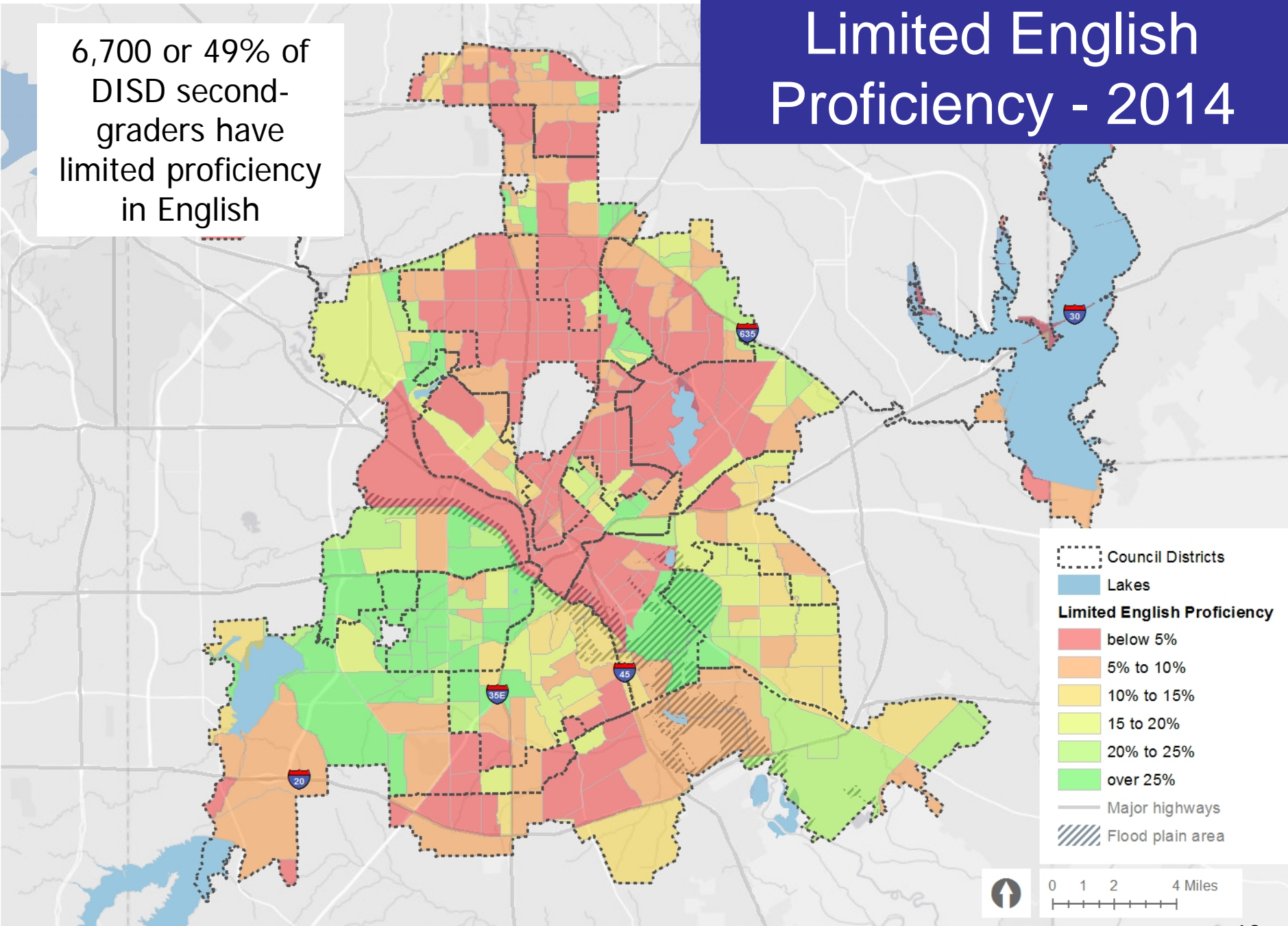


Dallas has the *highest* percent of individuals without a high school diploma and the *lowest* percentage of residents who hold a college degree

Unemployed and underemployed people often lack the education/skills/training necessary to prosper in this economy

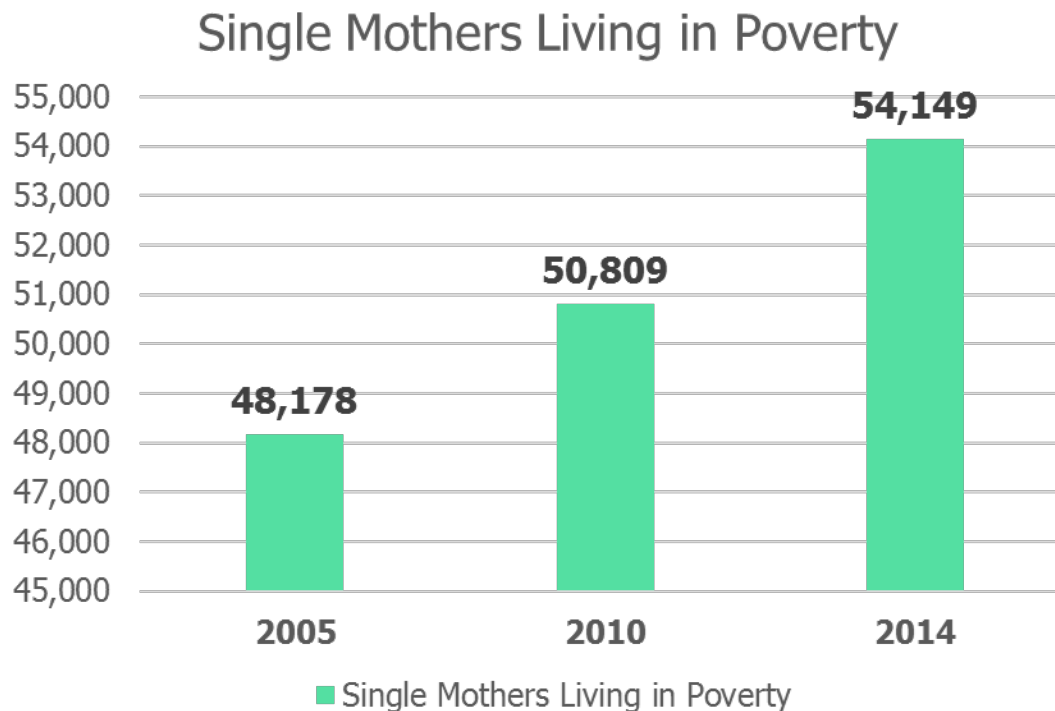
Limited English Proficiency - 2014

6,700 or 49% of DISD second-graders have limited proficiency in English

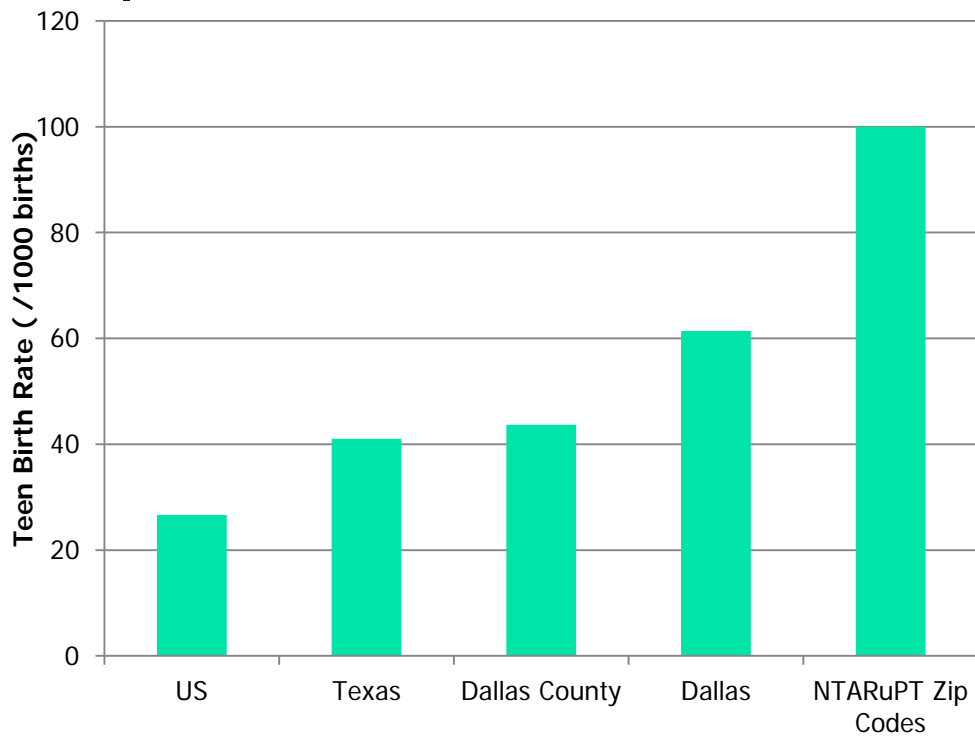


Single Mothers in Poverty

48% of Single Mothers in Dallas live in poverty



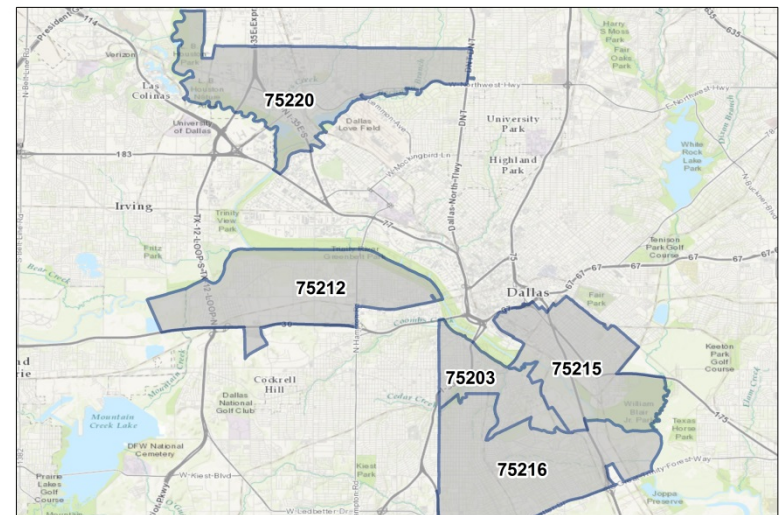
High Teen Births



Zip codes 75203, 75212, 75215, 75216, and 75220 have teen birth rates similar to Burkina Faso, the Gambia and Somalia.

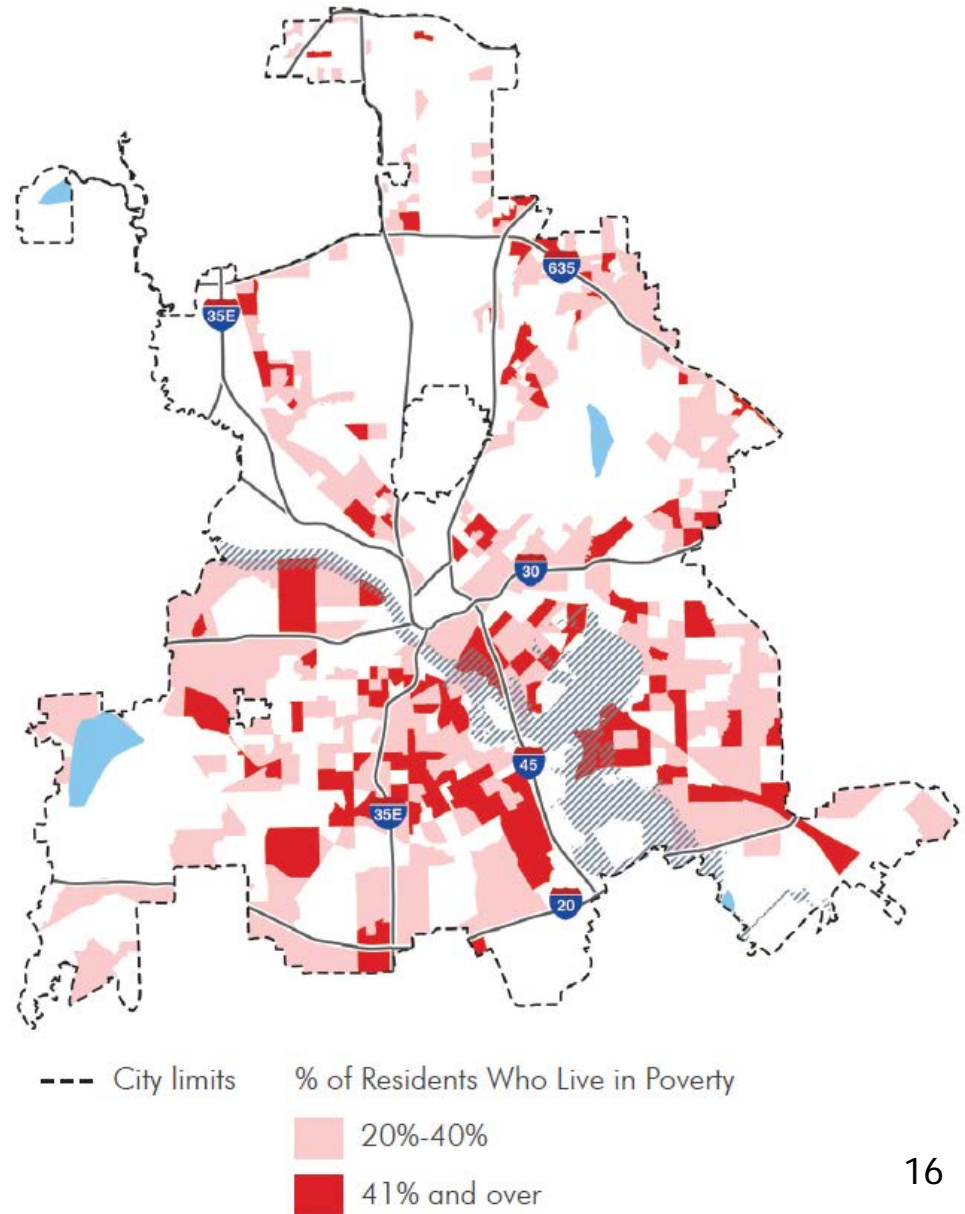
“...in certain zip codes, a teen girl has a higher chance of giving birth before age 19 than ever attending college.”

North Texas Alliance to Reduce Teen Pregnancy



Concentrated Poverty

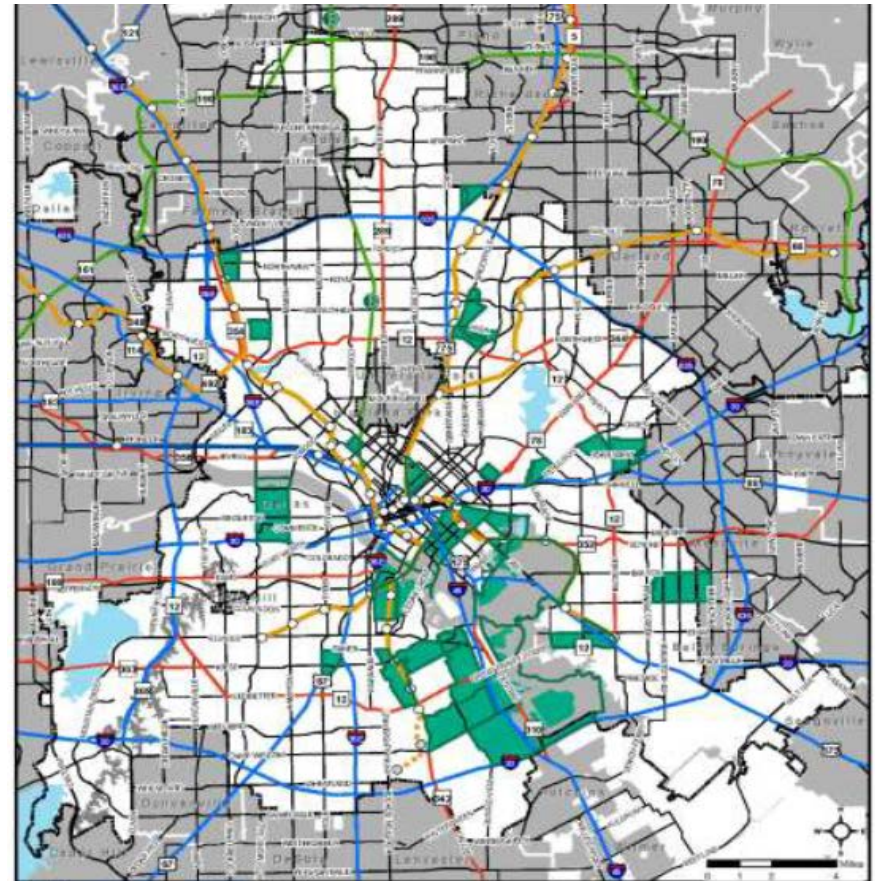
- Concentrated poverty is typically associated with blight conditions



HUD RE/CAP Areas

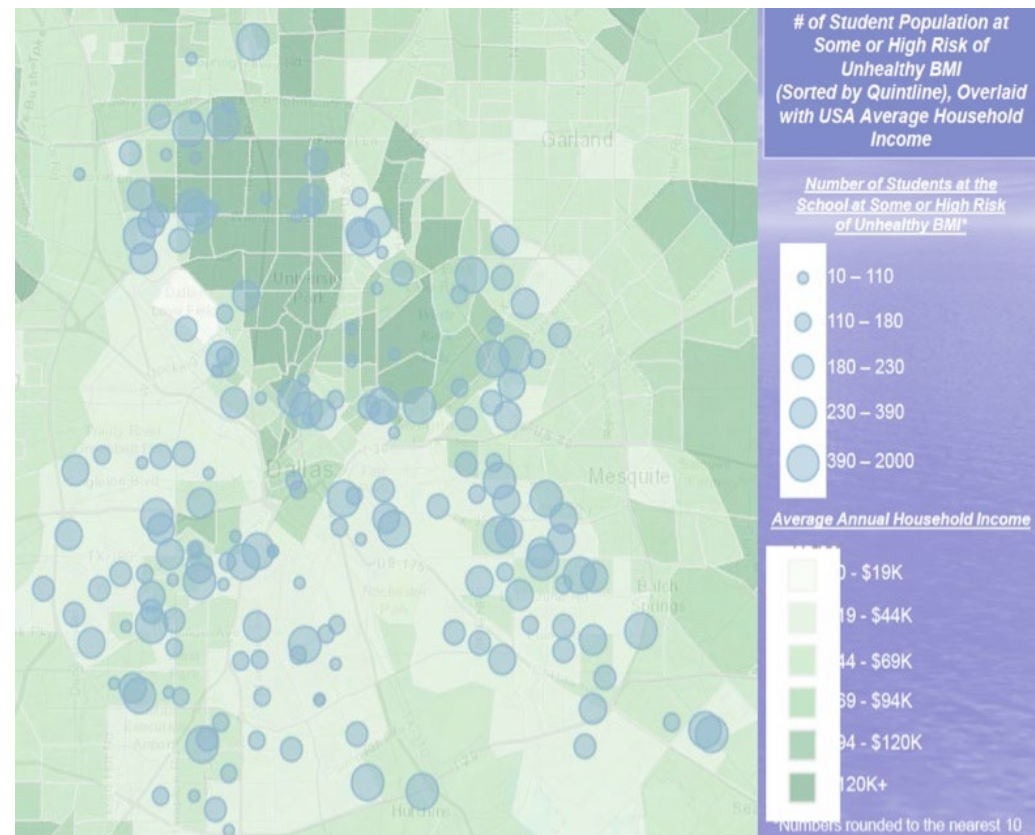
Challenges of education attainment, skills gap, language barriers, limited transportation options, and childcare costs have left many Dallas residents behind

- Per capita income is \$12,291
- Unemployment rate is 13%
- Adults not in the workforce can exceed 30% in some census tracts



Growing Up In Poverty

- 38% of Dallas children live in poverty
- 20% have no health insurance
- 28% have inadequate food and nutrition
- 160,000 children are obese
- 60,000 children have asthma





Dallas Housing Affordability - 2015

- 103,800 – Existing affordable housing units occupied by low/mod income households ¹
- 184,900 – Existing unaffordable housing units occupied by low/mod income households ²

Notes:

1. Low/mod income households earn up to \$56,320 (80% of the area median income for a family of four).
2. Housing is considered unaffordable if households pay more than 30% of their income on rent and utilities. This affordable housing need may be addressed through a variety of means including new housing construction, existing housing rehabilitation or rental assistance.



All These Factors Impact Drivers of Poverty

- Housing affordability
- Barriers to finding living wage employment and decline in median income
- Transportation access and costs
- Family structure
- Physical and environmental conditions found in neighborhoods with high concentrations of poverty



Funding for Community Development and Addressing Poverty

- Funds from a variety of sources are used to address community development needs
 - City funds including General Fund
 - State funds
 - Federal funds
 - Partnerships with other entities



City Funds

- City's total annual operating/capital budget is \$3.1 billion including \$1.2 billion in General Fund
 - City budget addresses numerous community development needs through Neighborhood Plus, social services, recreation services, code compliance, public safety, etc.
 - As HUD funds have declined, costs have been evaluated and transferred into General Fund
 - For public service and oversight costs that are capped within HUD grants, additional costs may be incurred within General Fund

Federal Funds available for Housing and Community Development

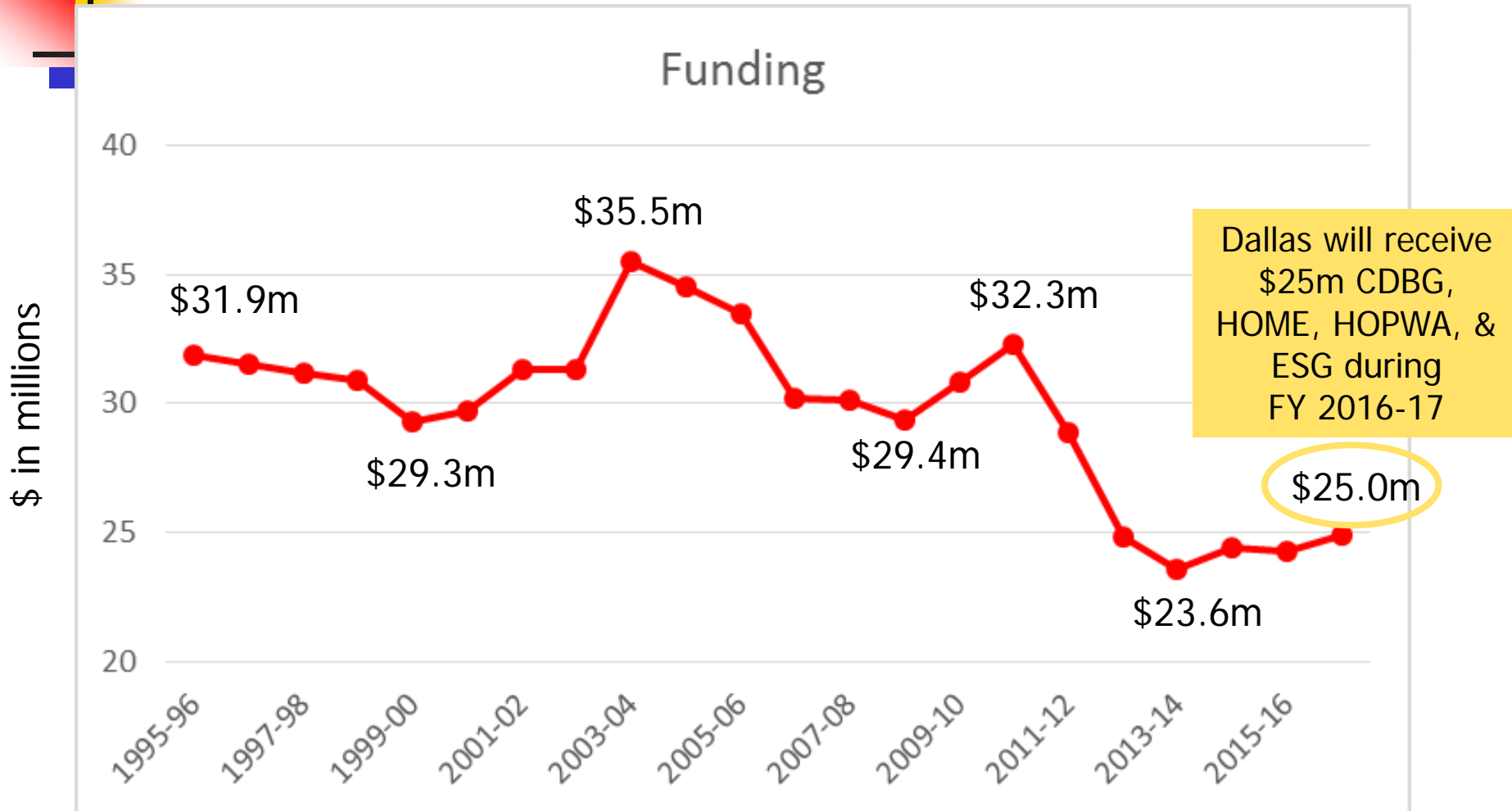
- U.S. Department of Housing and Urban Development (HUD) provides grant funds to cities to address housing and community development needs
- HUD's Consolidated Plan includes the following four grants:



Note: Details for each grant are included in appendix.

HUD Grant Funds – History

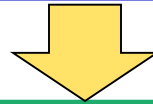
Amounts include CDBG, ESG, HOME, & HOPWA





Consolidated Plan

5-year Consolidated Plan
(Submitted to HUD Aug 2013)



Annual Action Plans

(Application/budget submitted to HUD to receive annual grant funds)

Year 1

FY 2013-14

(submitted
Aug 2013)

Year 2

FY 2014-15

(submitted
Aug 2014)

Year 3

FY 2015-16

(submitted
Aug 2015)

Year 4

FY 2016-17

(submitted
Aug 2016)

Year 5

FY 2017-18

(due to HUD
Aug 2017)



Consolidated Plan

- Formula grants are available to cities with population of 50,000 or more
 - Uses latest Census data
- HUD requires a comprehensive 5-year Consolidated Plan in order to receive four distinct grants and funds are highly regulated
 - Citizen participation
 - Environmental review
 - Davis-Bacon regulations
 - Administrative caps
 - Public Service caps
 - Timely expenditure thresholds
 - Long-term compliance and monitoring



Consolidated Plan

- Grants must be used for eligible activities, yet there is flexibility for each city to determine local needs and uses
- 5-year Consolidated Plan must be approved by HUD that identifies **needs** and provides **plan** for addressing needs



Consolidated Plan

Needs Assessment

- Identify need for:
 - Affordable housing
 - Homelessness solutions
 - Special needs
 - Other community development challenges
- We consider:
 - Public outreach
 - Consultation with local agencies
 - Demographic and economic data sets
 - Housing market analysis
 - Assessment of Fair Housing



Consolidated Plan

Strategic Plan

- Identify and describe how City will address needs including:
 - Rationale for establishing identified priorities (consistent with analysis in needs assessments and market analysis)
 - All funds that can be reasonably expected to be available, including from HUD and other federal, state, and local resources
 - Multiyear goals to address priorities
- Summarize priority non-housing community development needs



Current Consolidated Plan

- Submitted to HUD in August 2013
- Covers FY 2013-14 through FY 2017-18
- High priority needs identified in plan include:
 - Affordable housing
 - Homelessness
 - Public services
 - Public improvements and infrastructure
 - Economic development
 - Compliance monitoring and program oversight



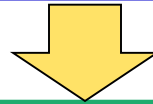
Annual Action Plan

- 5-year Consolidated Plan is carried out through Annual Action Plans (includes annual budget)
- Grant funds are budgeted by City and requested from HUD each fiscal year
- Budget must be developed consistent with needs and priorities identified in 5-year Consolidated Plan
- Action Plan must be submitted by August 15 of each year (for fiscal year beginning October 1)
 - Access to funds is denied if deadline is missed (statutory)



Consolidated Plan

5-year Consolidated Plan
(Submitted to HUD Aug 2013)



Annual Action Plans

(Application/budget submitted to HUD to receive annual grant funds)

Year 1

FY 2013-14

(submitted
Aug 2013)

Year 2

FY 2014-15

(submitted
Aug 2014)

Year 3

FY 2015-16

(submitted
Aug 2015)

Year 4

FY 2016-17

(submitted
Aug 2016)

Year 5

FY 2017-18

(due to HUD
Aug 2017)



Citizen Participation

- HUD requires that allocation of grant funds be based on citizen input and needs

HUD Requirements	City of Dallas
Citizen Participation Plan	Citizen Participation Plan
One public input meeting	(Minimum) Six public input meetings
One newspaper ad	(Minimum) Four newspaper ads
30-day review/comment period	30-day review/comment period
	Community Development Commission
	Postings on City cable channel, website and social media
	Postings at City libraries and recreation centers
	Other prior year engagement efforts included: Ads on Dart buses, TV commercials, water bill inserts, etc.



Community Development Commission (CDC)

- CDC is a 15 member advisory board; each appointed by a Council Member and Mayor
- Duties and functions of CDC include:
 - Carry out objectives of Citizen Participation Plan
 - Review and make recommendations on use of HUD Consolidated Plan funds
 - Review status of unspent funds and make recommendations

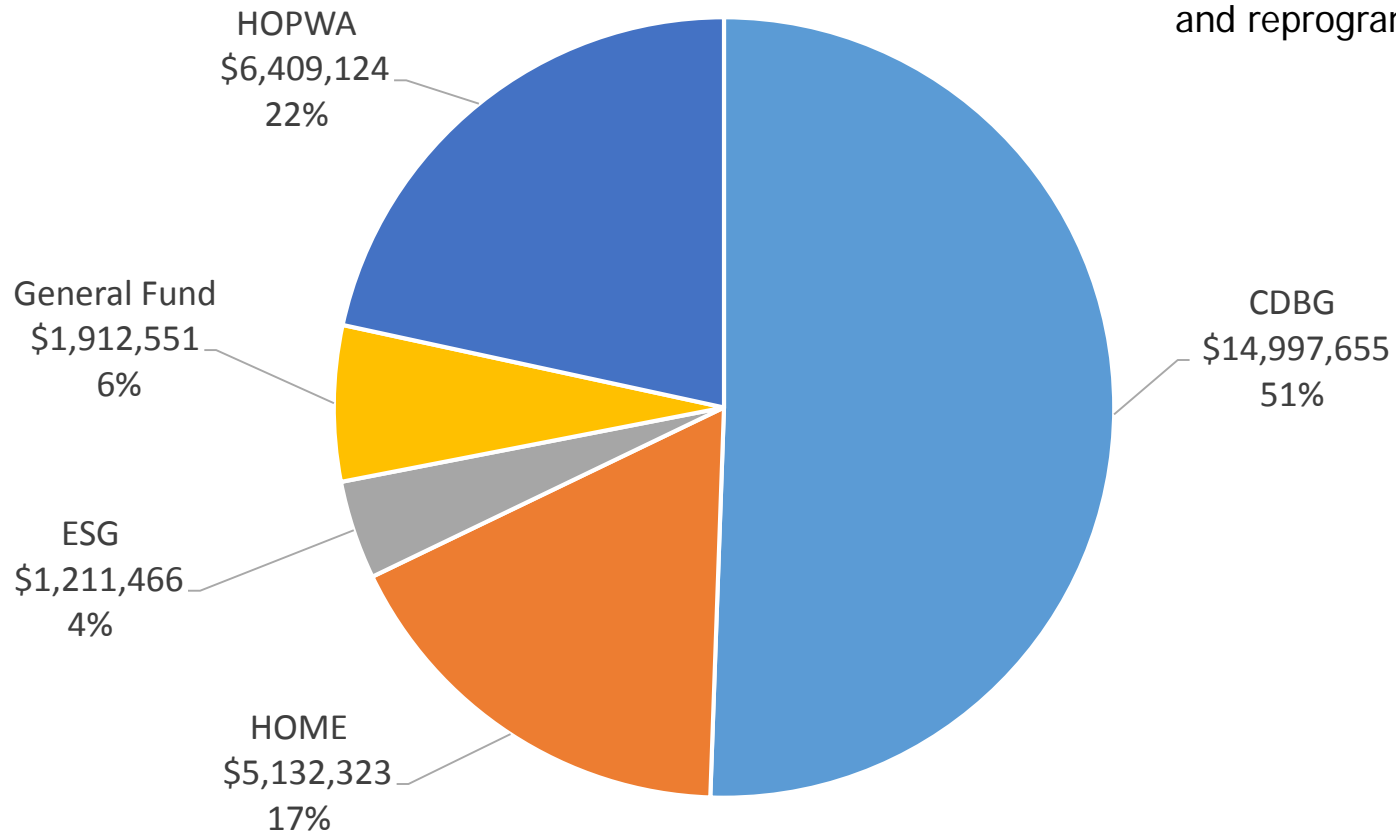


Community Development Commission (CDC)

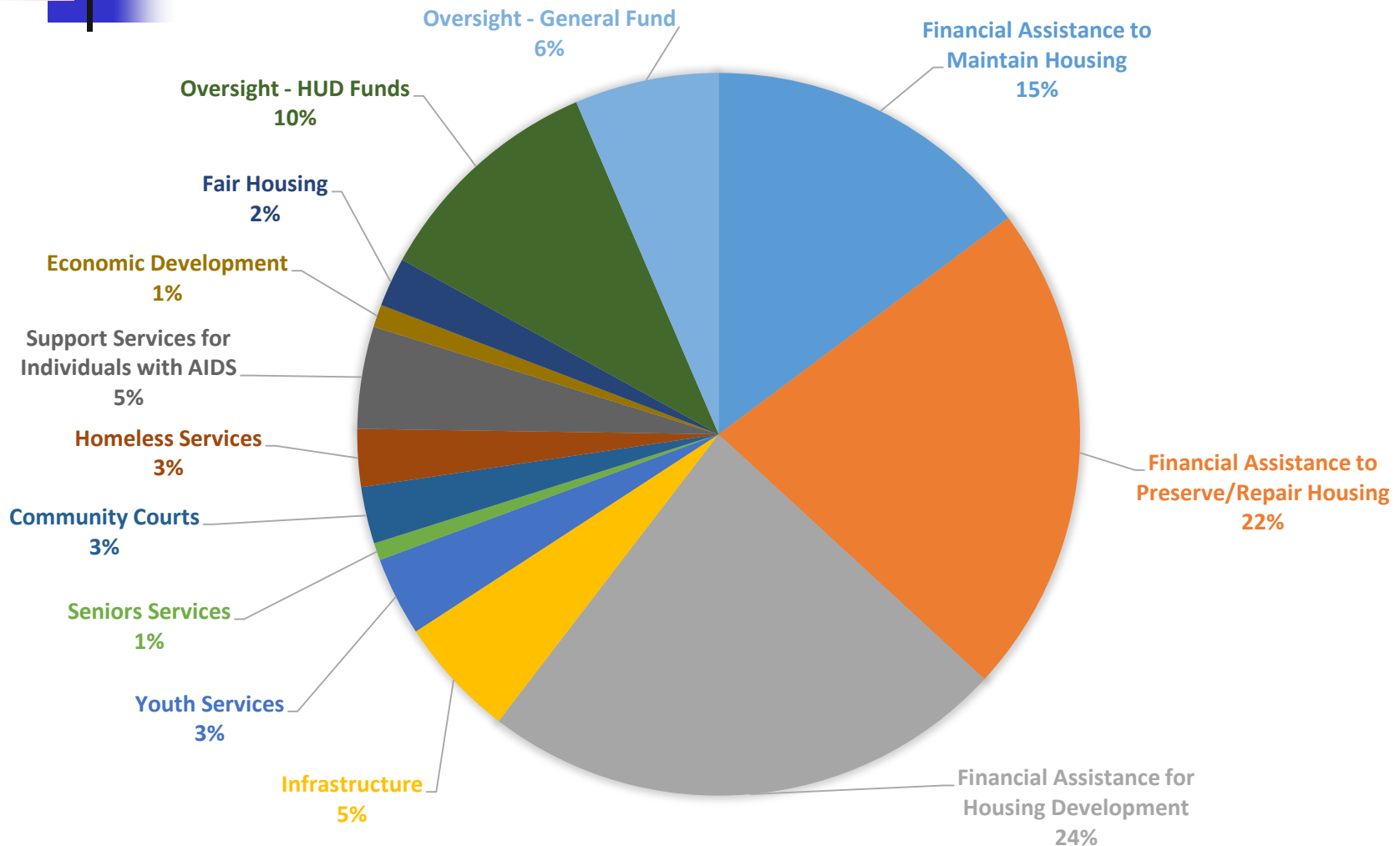
- CDC regular meetings are held on first Thursday each month (except July)
- CDC also has 6 committees
 - Citizen Participation/Policies and Procedures
 - Public Services, ESG and HOPWA
 - Housing and HOME
 - Economic Development
 - Public Improvement
 - Financial Monitoring and Performance Standards

FY 2016-17 Consolidated Plan Allocation (Source of Funds)

Note: Amounts include grant, program income, and reprogramming.



FY 2016-17 Consolidated Plan Allocation (Use of Funds)





Consolidated Annual Performance and Evaluation Report (CAPER)

- HUD regulations also require an annual report be submitted by City to HUD which includes:
 - Accomplishments and progress made toward Consolidated Plan goals during previous year
 - Full reconciliation of City's financial records with HUD financial reporting system
- CAPER due by December 30 of each year (90 days after end of fiscal year)



Housing Programs and Results

(FY 2013-14, FY 2014-15, & FY 2015-16)

- 29,000 seniors assisted
- 534 children assisted through child care
- 444 families became homeowners through mortgage assistance program
- 1,138 homeowners assisted with home repairs
- 249 affordable housing units developed
- 400 adults with disabilities have been trained for jobs and employed
- 22,951 homeless individuals and families assisted
- 6,333 person/families with HIV/AIDS assisted



Path Forward – Next Steps

- HUD requirements going forward include:
 - Submit 5th year Action Plan consistent with current 5-year Consolidated Plan
 - FY 2017-18 budget due to HUD August 2017
 - Submit new 5-year Consolidated Plan that identifies current needs & strategic plan for addressing needs
 - FY 2018-19 through FY 2022-23 due to HUD August 2018
 - Submit 1st year Action Plan consistent with new 5-year plan
 - FY 2018-19 budget due to HUD August 2018

Path Forward: Timeline for developing new 5-Year Plan & Action Plans

	Annual Action Plan for FY 2017-18	5-year Consolidated Plan for FY19, FY20, FY21, FY22, & FY23	Annual Action Plan for FY 2018-19
Fall 2016	CDC deep-dive and feedback		
Jan 2017	Citizen input	Hire consultant	
Feb 2017	City Manager develops budget	Briefing to Council – status and plans	
Mar 2017	CDC deliberations	Data collection and stakeholder input	
Apr 2017	Council deliberations	Data collection and stakeholder input	
May 2017	Council deliberations	Data collection and stakeholder input	
Jun 2017	Council adoption of budget	Data analysis and compilation	
Jul 2017	Staff prepare documents for HUD	Data analysis and compilation	
Aug 2017	Due to HUD 8/15/17	Briefing to Council – update	
Sep 2017		Identifying gaps and develop strategies	
Oct 2017		Prepare draft plan	
Nov 2017		Briefing to Council – draft plan	
Dec 2017		Citizen input on draft plan	
Jan 2018		Council adoption of plan	Citizen input
Feb 2018			City Manager develops budget
Mar 2018			CDC deliberations
Apr 2018			Council deliberations
May 2018			Council deliberations
Jun 2018			Council adoption of budget
Jul 2018			Staff prepare documents for HUD
Aug 2018		Due to HUD 8/15/18	Due to HUD 8/15/18

Path Forward: How Do You Picture Dallas Housing & Community Development?





Path Forward

- Council and citizen input
- Additional briefings
 - Housing Committee – December 5th
 - Council – January 2017
- Upcoming input opportunities
 - Feedback from Council – now through Spring when City Manager recommends FY 2017-18 Consolidated Plan budget
 - Feedback from CDC – already underway
 - Feedback from citizens – community meetings scheduled for January



Council Input and Questions



Appendix A

Additional information for each of
the four grants: CDBG, HOME,
ESG, and HOPWA



CDBG – What is the purpose?

- To develop viable urban communities by providing decent housing and suitable living environment, and by expanding economic opportunities
- Must meet at least 1 of 3 CDBG national objectives:
 - Principally benefit low to moderate income persons
 - Aid in prevention or elimination of slum and blight
 - Meet needs having a particular urgency



CDBG – Who is eligible?

- Eligibility is based on specific program requirements and must meet national objective
- May include:
 - Low and moderate income persons who may apply directly for various services
 - Low and moderate income areas
 - Services may be provided by both non-profit 501(c)3 organizations and for-profit businesses



CDBG – What are eligible uses?

(Common) Eligible Uses	City Program
Public Services (Not to exceed 15% of grant)	
Senior Services	Yes
Clinical Health	Not in FY 2016-17
Youth Services (Childcare, Afterschool and Summer)	Yes
Homeless Services	Not in FY 2016-17
Community Courts	Yes
Job Training/Workforce Development	Yes
English as Second Language	Not in FY 2016-17
Offender Re-entry Programs	Not in FY 2016-17
Financial Literacy/Education	Not in FY 2016-17
Transportation	Not in FY 2016-17

CDBG – What are eligible uses?

Eligible Uses	City Program
Homeownership Assistance/Mortgage Assistance	Yes
Housing Rehabilitation	
Home Repairs	Yes
Reconstructions	Yes
Acquisition of Real Property	Yes
Public Facilities and Improvements	
City Infrastructure Improvements	Yes
City Facilities Improvements	Yes
Non-Profit Public Improvements	Not in FY 2016-17
Commercial or Industrial Improvements	Not in FY 2016-17
Relocation Assistance	Not in FY 2016-17



CDBG – What are eligible uses?

Eligible Uses	City Program
Economic Development	
Technical Assistance & Business Loans	Not in FY 2016-17
Job Creation	Yes
Elimination of Blight on a Spot Basis	Not in FY 2016-17
Planning and Program Oversight (not to exceed 20% of grant)	
Plans and studies	Not in FY 2016-17
Fair Housing	Yes
Program Management and Oversight	Yes



HOME – What is the purpose?

- To provide, develop, support, produce and expand the supply of decent and affordable housing
- To serve low and very low-income persons
 - Households at 60% of Area Median Income and below



HOME – Who is eligible?

- Eligibility is based on specific program requirements
- May include:
 - Non-profit (501(c)3) organizations
 - Developers
 - Low-income individuals seeking financial assistance to purchase a home



HOME – CHDOs

- Community Housing Development Organizations (CHDOs) are nonprofit housing developers
- HOME regulations require that no less than 15% of HOME grant funds be reserved for CHDOs
 - Funds for operating assistance are limited to no more than 5% of HOME grant funds
- CHDOs must be certified
 - HUD specifically prescribes criteria for certification



HOME – What are eligible uses?

Eligible Uses	City Program
Mortgage assistance for purchase of single family homes for low-income persons	Yes
Housing Development for single family or multi-family, may include:	
Acquisition	Yes
Rehabilitation	Yes
New Construction	Yes
Tenant Based Rental Assistance	Not in FY 2016-17
CHDO Development Loans (required minimum of 15% of grant)	Yes
CHDO Operating Assistance (not to exceed 5% of grant)	Yes
City Program Management and Oversight (not to exceed 10% of grant)	Yes



ESG – What is the purpose?

- To prevent homelessness and to assist those already homeless



ESG – Who is eligible?

- To qualify for assistance individuals must be homeless or at great risk of becoming immediately homeless
- Individuals cannot receive funds directly; must apply through a contracted organization
- Non-profit agencies, 501(c)3 required



ESG – What are eligible uses?

- Renovation or conversion for use as emergency shelter
- Rental and utility payments to prevent homelessness
- Operational costs for shelter or transitional facilities
- Direct services to clients: drug treatment, legal assistance, child care, dental/health care, psychiatric services, and medications



ESG – What are eligible uses?

Eligible Uses	City Program
Renovation or conversion for use as emergency shelter	Not in FY 2016-17
Rental and utility payments to prevent homelessness	Yes
Operational costs for shelter or transitional facilities	Yes
Rapid Re-housing	Yes
Street Outreach	Yes
Direct services to clients: legal assistance, childcare, drug treatment, etc.)	Yes
HMIS Data Collection	Yes
Program Administration (not to exceed 7.5% of the grant)	Yes



HOPWA – What is the purpose?

- To provide housing and supportive services to individuals with AIDS, persons who are HIV positive, and their families living in the Dallas Eligible Metropolitan Statistical Area (EMSA)
- Dallas EMSA includes 7 counties: Collin, Dallas, Denton, Ellis, Hunt, Kaufman, and Rockwall



HOPWA – Who is eligible?

- Eligible beneficiaries are low income persons with AIDS, individuals infected with HIV, and their families
- Individuals cannot receive funds directly; must apply through a contracted organization
- Non-profit agencies, 501(c)3 required

HOPWA – What are eligible uses?

Eligible Uses	City Program
Financial assistance for rent, mortgage and utilities	Yes
Operations costs for housing facilities	Yes
Acquisition and repair of facilities to provide housing and services	Yes
HIV/AIDS Housing Information and Resource Identification	Yes
Support Services (i.e. childcare, adult care, case management, meals/nutrition, health care, etc.)	Yes
Program Administration/Project Sponsors (not to exceed 7% of funds awarded)	Yes
Program Administration/City of Dallas (not to exceed 3% of the grant)	Yes



Appendix B

Living wage in Dallas

What about a Living Wage?

Costs for a Family of Three in Dallas County

13%	\$6,704	Food
15%	\$7,977	Childcare
13%	\$6,534	Medical
21%	\$10,956	Housing
19%	\$9,859	Transportation
8%	\$4,285	Other
	\$46,315	Required Income
10%	\$5,335	Taxes
	\$51,650	Income Before Taxes
	\$24.83	Required Hourly Wage

Typical Annual Wages

Education, Training, and Library - \$47,200

Healthcare Support - \$24,600

Protective Service - \$37,000

Food Prep, Serving , & Related - \$18,620

Office & Administrative Support - \$30,920

Production - \$30,460

Community & Social Service - \$42,580



Appendix C

Additional information regarding
senior services and programs



Office of Senior Affairs (OSA)

Purpose of OSA

- To enhance the quality of life for seniors and provide activities & opportunities that promote active and healthy aging:
 - Resource for seniors, providing outreach and information on community services
 - Case management and referrals to APS, Dallas County Health & Human Services and other service agencies
 - Training and educational programming
 - Staff support to 15 member Senior Affairs Commission



Office of Senior Affairs (OSA)

OSA Programs

- Senior Service Program (CDBG)
 - Provides outreach, case management, training, and education programming
 - FY 16-17 Goal: Outreach to 2,000 seniors
 - Funding support for Manager I + Caseworker II
- Senior Ombudsman Program (CDBG)
 - Provides an organized source for nursing home and long term care facility residents to voice their concerns and seek resolution to problems
 - Informal solicitation underway w/ vendor selection estimated by January 2017
 - FY 16-17 funding: \$50,000



Office of Senior Affairs (OSA)

OSA Programs

- Senior Dental Program (General Fund)
 - Provides dental services to low and moderate-income seniors, aged 60 and above within the city of Dallas
 - Implementation by Texas A&M College of Dentistry at:
 - **Agape Clinic**
4104 Junius Street, Dallas, TX 75246
 - **Dallas Shared Ministries**
2875 Merrell Road, Dallas, TX 75229
 - Additional location(s) to be consider by vendor
 - Contract execution est. December 2016 w/ program start in January 2017
 - FY 15-16 funding: \$64,000 – Goal is to serve 330 clients and 660 patient visits
 - FY 16-17 funding: \$300,000 – Contract award pending expenditure and evaluation of FY 15-16



Office of Senior Affairs (OSA)

OSA Programs

- Senior Medical Transportation Program (General Funds)
 - Provides door-to-door transportation services to medical appointments for low-to-moderate income seniors age 60 and above w/in the city of Dallas
 - RFSCP underway w/ bids due by December 15, 2016. Program implementation estimated by February 2017
 - Service will provide for up to 25 wheelchair &/or ambulatory passenger trips per day (5 days/week, 7am-6pm)
 - Existing Senior Medical Transportation Program was provided in-house and was terminated September 30, 2016. New program being outsourced to achieve greater operating efficiencies
 - FY 16-17 funding: \$190,000 (RFCSP)



Office of Senior Affairs (OSA)

OSA Programs

- Senior Employment Training Program (General Funds)
 - Provides employment assistance to older adults, age 60 and above, including:
 - Job search training seminars
 - Job search referrals
 - Community presentations
 - Employer/Business presentations
 - RFCSP estimated late December 2017. Program implementation estimated by February 2017
 - FY 16-17 funding: \$88,000
- Home Repair
 - Major Systems Repair Program (MSRP) and People Helping People Program– CDBG funds
 - provides up to \$20,000 in repairs for roof, electrical, plumbing and heating & air
 - FY 13-14 funding: \$2,374,983 served: 296 seniors
 - FY 14-15 funding: \$2,405,492 served: 316 seniors
 - FY 15-16 funding: \$2,405,492 served: 314 seniors
 - Emergency repair for seniors and disabled – General Funds
 - provides assistance to respond to living situations which call for immediate actions to protect health and safety
 - FY 16-17 funding: \$1,050,604
 - FY 16-17 Goal: 140 clients served @ \$7,500/client



Appendix D

Additional information on the total number of housing units developed in past 3 year



Housing Development

249 total units developed in 3 years

- **FY 2013-14 = 106 units**

- **Heroes House I** **20 Multifamily Units**
- **Pleasant Oaks** **13 Single Family Units**
- **Greenleaf** **10 Single Family Units**
- **Thornton Heights** **6 Single Family Units**
- **Fair Park Estates** **9 Single Family Units**
- **West Dallas Scattered Sites** **10 Single Family Units**
- **Ten Land Bank Lots** **10 Single Family Units**
- **Prairie Creek** **15 Single Family Units**
- **Pittman Place** **6 Single Family Units**
- **Harding** **2 Single Family Units**
- **West Dallas Project** **5 Single Family Units**



Housing Development

- **FY 2014-15 = 59 units**
 - **Heroes House I 11 Multifamily Units**
 - **Fowlers Place 6 Multifamily Units**
 - **Habitat Jimmy Carter 15 Single Family Units**
 - **West Dallas Project 5 Single Family Units**
 - **Thornton Heights 5 Single Family Units**
 - **Fair Park Estates 4 Single Family Units**
 - **Prairie Creek 10 Single Family Units**
 - **Builders of Hope Rees Jones 3 Single Family Units**



Housing Development

- **FY 2015-16 = 84 units**
 - **Serenity Place** **23 Multifamily Units**
 - **Habitat Joppa** **11 Single Family Units**
 - **Thornton Heights** **14 Single Family Units**
 - **Prairie Creek** **18 Single Family Units**
 - **West Dallas Project** **8 Single Family Units**
 - **Pittman Place** **10 Single Family Units**
- **Private Leveraging \$26,524,363**



Appendix E

FY 2016-17 HUD Consolidated Plan Budget

Memorandum



CITY OF DALLAS

DATE December 2, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Multifamily Housing Development Notice of Funding Availability

On Monday, December 5, 2016, you will be briefed on the Multifamily Housing Development Notice of Funding Availability. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Larry Casto, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Multifamily Housing Development Notice of Funding Availability

A Briefing to the Housing Committee
Housing/Community Services Department
December 5, 2016



Purpose

- ▶ Discuss the Notice of Funding Availability (NOFA) for Multifamily Housing Development Projects
- ▶ Update Housing Committee on Texas Department of Housing and Community Affairs (TDHCA) Housing Tax Credit (HTC) program
- ▶ Discuss next steps

Multifamily NOFA

- ▶ On November 11, 2016, Housing and Community Services issued a Multifamily NOFA to solicit proposals for all types of multifamily projects, including projects applying for TDHCA Housing Tax Credits
- ▶ On November 21, 2016, a Proposer's Conference was held with developers
- ▶ On December 12, 2016, the NOFA submission period closes
- ▶ It was important to begin this process as TDHCA will have pre-applications for the 9% Housing Tax Credits due within the first two weeks of January 2017

Texas Department of Housing & Community Affairs (TDHCA) Housing Tax Credit (HTC) program

- ▶ The Housing Tax Credit (HTC) Program was created by the Tax Reform Act of 1986. Section 42 of the Internal Revenue Code of 1986, as amended (the Code), is the federal law that governs the HTC program
- ▶ For 2015 and 2016, the tax credit availability was approximately \$11 million for the region
- ▶ The Region includes Dallas, Denton, Collin, Tarrant, and Grayson Counties
- ▶ The Texas Department of Housing and Community Affairs (TDHCA) is the only entity in the state of Texas with the authority to allocate tax credits under this program

Housing Tax Credit (HTC) program

- ▶ The HTC program is one of the primary means of directing private capital toward the creation of affordable rental housing
- ▶ The HTC program provides investors of affordable rental housing with a benefit that is used to offset a portion of their federal tax liability in exchange for the production of affordable rental housing
- ▶ The HTC program allows qualified families to lease the developed units at below market rate rents
- ▶ From 1990 to 2015, there have been 133 projects awarded tax credits in Dallas (both 4% and 9%) which have created 20,325 housing units
- ▶ LIHTC projects are required to offer funded units to households at or below 60% of Area Median Family Income for a minimum of 30 - 35 years

2017 TDHCA Housing Tax Credit program timeline

▶ 9% Competitive

- ▶ December 2016- TDHCA releases the Qualified Allocation Plan and Rules to allow for developers to apply for 9% HTC program
- ▶ January 2017- Pre-applications from developers are due to TDHCA
- ▶ March 1, 2017- Full applications from developers must be submitted to TDHCA with support resolutions from the City of Dallas
- ▶ Mid-May 2017- Final scoring notices will be issued
- ▶ July 2017- TDHCA Board makes final awards

▶ 4% Non-competitive

- ▶ Applications can be submitted anytime throughout the year
- ▶ Must also have City support resolutions

HTC Qualified Allocation Plan for 2017

- ▶ TDHCA develops an annual plan for the selection of developments known as the Qualified Allocation Plan (QAP)
- ▶ The 2017 QAP includes a point based scoring system with the following criteria:
 - ▶ Size & Quality of the Units
 - ▶ Sponsor Characteristics
 - ▶ Income Levels of Tenants
 - ▶ Rent Levels of Tenants
 - ▶ Tenant Services
 - ▶ Opportunity Index
 - ▶ Noted change: Poverty rate threshold for high opportunity index from 15% to 20%
 - ▶ Educational Quality
 - ▶ Underserved Area
 - ▶ Tenant Populations with Special Housing Needs
 - ▶ Proximity to Urban Core
 - ▶ Local Government Support
 - ▶ Commitment of Development Funding
 - ▶ Declared Disaster Area

HTC QAP continued

▶ QAP Criteria (continued)

- ▶ Quantifiable Community Participation
- ▶ Community Support from State Representative
- ▶ Input from Community Organizations
- ▶ Concerted Revitalization Plan (CRP)
- ▶ Financial Feasibility
- ▶ Cost of Development per Square Foot
- ▶ Pre-application Participation
- ▶ Leveraging of Private, State, and Federal Resources
- ▶ Extended Affordability
- ▶ Historical Preservation
- ▶ Right of First Refusal
- ▶ Funding Request Amount

*Note: In addition to the graded criteria, TDHCA also has threshold site and development requirements and restrictions

TDHCA Components of a CRP

- ▶ An area that was once vital and has lapsed into a situation requiring concerted revitalization, and where a concerted revitalization plan has been developed and executed
- ▶ The area targeted for revitalization must be larger than the assisted housing footprint and should be a neighborhood or small group of contiguous neighborhoods with common attributes and problems
- ▶ Criteria include:
 - ▶ Plan has been adopted by the municipality
 - ▶ Problems must be identified through a community engagement process to include recommended solutions
 - ▶ Long-term disinvestment, housing, blight, infrastructure, etc.
 - ▶ Declining quality of life for residents, crime, criminal activity
 - ▶ Efforts to address problems
 - ▶ Creation of affordable housing
 - ▶ Attracting private sector development
 - ▶ Developing health care or recreational facilities
 - ▶ Providing public transportation
 - ▶ Improving underperforming schools

Housing Placement

- ▶ As adopted by the Housing Committee, the Placement Policy guides the development community to carefully select the site for Housing Tax Credit (HTC) projects that desire City support, allowing the City to:
 - ▶ Be attentive to concentrations of poverty
 - ▶ Create opportunities for housing choices
- ▶ Multifamily rental units seeking to be developed as new construction using housing tax credits shall not receive City support, including a resolution for “no objection” unless they are in census tracts meeting all of the criteria for “High Opportunity” defined below:
 - ▶ Dallas census tracts with less than 15% poverty rate (TDHCA proposing 20%); and
 - ▶ In the attendance zone of an elementary school that has a state accountability rating of “Met Standard” from the Texas Education Agency
- ▶ Multifamily rentals seeking to be developed as a rehabilitation project using housing tax credits shall be considered city wide, subject to the City’s obligations to affirmatively further fair housing and uphold the Fair Housing Act, and shall not receive City support, including a resolution of “no objection” without proposed increased capital improvements, investment, and maintenance
- ▶ Allow support for all HTC projects if located in census tracts covered by an approved and funded Concerted Revitalization Plan

Previously Adopted CRPs

- ▶ South Dallas- Ideal/Rochester Park
- ▶ South Dallas- Greater Fair Park
- ▶ Lancaster Corridor/Cigarette Hill
- ▶ West Dallas (Census Tract 101.02)
- ▶ Wynnewood Neighborhood
- ▶ Skyline Area CRP (in progress)

Note: TDHCA has stated at public workshops that Tax Increment Financing Areas can also be designated as CRP areas and would recommend that language to include them be in the final adoption of the Placement Policy on December 14, 2016.

Funds Available for Multifamily Housing Development

- ▶ The Housing/Community Services Department has approximately \$5.4 million in funds available to commit to gap financing
 - ▶ \$2.4M in HOME Investment Partnership Program - Housing Development Loan
 - ▶ \$3M in general obligation bond funds specific to southern Dallas projects and transit oriented development projects
- ▶ Other sources may include:
 - ▶ Tax Increment Financing District Funds
 - ▶ Section 108 Loan Funds
 - ▶ EB5
 - ▶ New Market Tax Credits

Next Steps

- ▶ Proposals will be due on December 12, 2016
- ▶ Review Committee will convene meetings with Developers/Consultants in late December to discuss proposals and ask questions
 - ▶ Office of Fair Housing will evaluate each project to ensure compliance with City's obligation under the Fair Housing Act
 - ▶ Review committee consists of staff from Housing, Economic Development, Planning & Urban Development, and private lenders from the community
- ▶ December 14, 2016, City Council consideration of the Placement Policy for HTC projects and Fair Housing evaluation for all projects
- ▶ Presentation of all proposals to Housing Committee January 2017
- ▶ Presentation of recommended projects to City Council January/February 2017

Memorandum



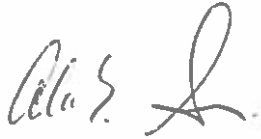
DATE December 2, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Dallas Commission on Homelessness Final Report

On Monday, December 5, 2016, the Dallas Commission on Homeless Final Report will be available to the Housing Committee for discussion. A copy of the report is attached. With the report having been issued on November 23, 2016, staff has just begun the process of developing recommendations for consideration, including a possible formal City commission on homelessness. Staff will be briefing the Housing Committee on their recommendations in January 2017.

Please let me know if you have any questions.



Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Larry Casto, City Attorney
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DALLAS COMMISSION
ON HOMELESSNESS

FINAL REPORT

November, 2016

I. Introduction

On May 9, 2016, Dallas Mayor Mike Rawlings and other community leaders announced the formation of the Dallas Commission on Homelessness (the “Commission”), created in response to concerns about the current level of homelessness in Dallas. The Commission is not a public body, but rather an ad hoc group of community representatives studying homelessness. It was charged with the following: 1) analyzing the community’s current system of addressing homelessness, 2) comparing it to best practices in similar communities, and 3) delivering a focused set of strategies and recommendations for the city and county to consider going forward. The Commission’s charge did not include detailed operational planning, which is the responsibility of organizations that fund and implement strategies.

MEMBERSHIP AND SUPPORTING ORGANIZATIONS

The 40 Commission members represent a diverse cross-section of community members, including property owners, real estate developers, business leaders, managers and volunteers of local nonprofit organizations, and people who have experienced homelessness. Each city council district also appointed a representative on the Commission. The Commission met as a full group five times, and much of its work has been completed through six subcommittees: 1) community engagement; 2) homelessness prevention and discharge planning; 3) technology, data, and innovation; 4) street outreach, unsheltered homeless, and health and supportive services; 5) shelters and related services; and 6) housing and financing of supportive housing. The resulting recommendations and subcommittee objectives were validated by a majority vote of the Commission members.

The Commission’s work has been generously supported by staff from the Office of the Mayor, United Way of Metropolitan Dallas, the Meadows Mental Health Policy Institute, the United States Interagency Council on Homelessness, Corporation for Supportive Housing, and many volunteers. No city or county funds were expended to support this work or produce this report.

Consistent with its charge, the Commission created this report to detail Dallas’ current environment in relation to homelessness, best practices gleaned from similar cities, and the Commission’s overarching recommendations, as well as to outline the subcommittees’ specific recommended strategies for improvement.

II. Community Perspectives

The Commission actively engaged the community to better understand the opinions held by those affected by homelessness and to afford an opportunity for Dallas residents to offer solutions. The engagement strategies included a design-thinking-inspired series of structured charrettes, six topical forums held across the city, meetings with people experiencing homelessness, public surveys, and social media.

Dallas citizens and decision-makers have legitimate public health and safety concerns about homelessness and encampments; not surprisingly, many of these concerns align with those voiced by the city's homeless population.

CHARRETTES

During the week of July 18, 2016, four charrettes were held, all of which were open to the public. Participants were led through a series of exercises to offer qualitative feedback to the Commission. Several themes emerged from the exercises, and the following are some of the most telling findings:

- Participants tended to view homelessness as caused by a lack of a strong social fabric or community, versus financial instability.
- Participants most often viewed homelessness through their perspective, rather than trying to place themselves in the situation of people experiencing homelessness.
- Participants were clear that providing human support, rather than just money/funding, could be the best and most effective way to combat homelessness.
- Participants were largely pessimistic about the current state of homelessness in Dallas.

When asked what the city should start, stop, and continue to do about homelessness, the following themes were most common.

“Start” themes were 1) utilize better interagency communication, 2) address mental illnesses along with housing solutions, 3) implement prevention initiatives to keep people from losing their homes, and 4) diversify affordable housing.

The four major “Stop” themes that emerged were 1) stop wasteful spending on initiatives that are not effective, 2) stop the criminalization of homelessness, 3) stop a lack of accountability, and 4) stop closing encampments without having any alternatives ready.

The two things participants felt should be continued were efforts to create affordable housing options and raising awareness around issues related to homelessness. Two additional themes that arose were to continue creating awareness and utilizing effective best practices. The other exercises demonstrated that community members desire innovative solutions. Some believe it is better to tackle the issue systemically with policy changes and large-scale solutions, whereas others want solutions tailored to the individual, such as addressing mental health issues or empowering and enabling people experiencing homelessness to help themselves.

PUBLIC FORUMS

To give citizens an opportunity to voice their thoughts, the Commission hosted multiple forums around the city to inform, educate, and garner more public feedback. The events were well attended, with more than 550 people present at the six public meetings. Common themes that emerged from the public meetings included the following:

- All North Texans—nonprofits, city and county government, businesses, and community members—must coordinate to address homelessness as a community.
- To effectively address homelessness, Dallas must make it a civic priority.
- Dallas must establish a centralized system of accountability to ensure that this work advances, organizations align, and resources are wisely spent.
- There is not just one solution to end homelessness, and the community must continually analyze an array of strategies as well as review and implement them based on the needs of the community and, most importantly, those experiencing homelessness.

More specific concerns of attendees included littering, harassment and obstruction, public intoxication, and not having a place for people experiencing homelessness to go during daytime hours.

Attendees ranked the top community challenges related to homelessness by order of importance. The results were as follows: lack of shelter, concentration of homeless services in one geographic area, lack of housing, lack of available mental health care, lack of substance use care, ex-offenders/sex offenders, and lack of a Dallas Police Department presence.

Attendees at Public Forums



MEETING WITH THOSE EXPERIENCING HOMELESSNESS

At least two meetings took place with those experiencing homelessness. Approximately 45 people who are currently homeless attended the meeting on August 22, 2016, along with five social services representatives. Most in attendance were currently on the waiting list for housing and were experiencing homelessness for the first time. When asked whether they had been denied housing, when the answer was yes, criminal history was identified as the top reason (60 percent) and no income as the second (47 percent)—participants could select more than one answer. When asked about the most important thing they would want to share with the Dallas mayor, two themes emerged:

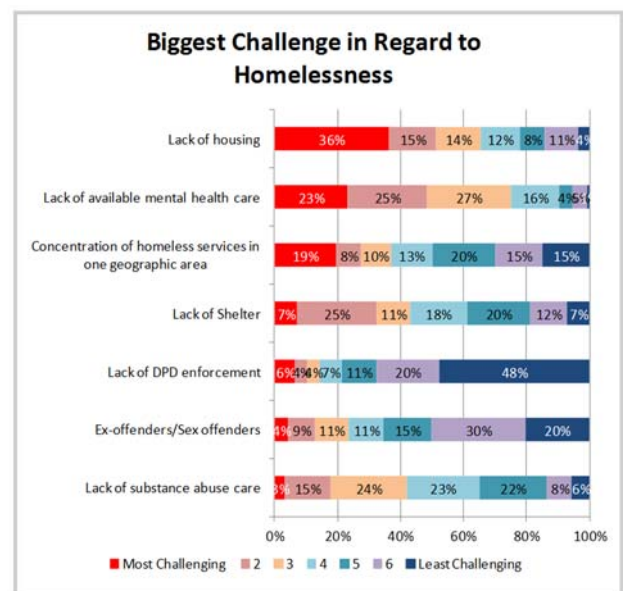
- **The need for help and more housing**, including comments such as “help us,” “We need more housing for the homeless,” “Help us, please,” “Tent city should have been left open,” and “I need housing, not more referrals.”
- **Avoiding negative judgement of people experiencing homelessness**, including comments such as “Not all homeless people are chronically or mentally unstable,” and “. . . not everyone is on drugs, alcohol, MHMR, etc. The new face of homelessness is women and children. People need a hand up, not a hand out.”

By far the top *urgent need* expressed by people experiencing homelessness was to [find affordable housing](#). Other urgent needs included income/employment, mental health services, clothes and a place to shower, identification, and transportation.

The need for housing is particularly pressing with the closing of encampments because many people in the encampments are on housing waiting lists and have nowhere else to go. As a woman in the encampment stated in a WFAA8/ABC broadcast about the encampment closure, “If they shut it down, do they realize we're going to pack up—those that don't have a place to go—and they are going to move to other places?” Clearly, the need for increased affordable housing is a pressing concern held by citizens and the homeless population alike.

SURVEY RESULTS

The Commission also developed and conducted a public survey over the course of several weeks, and those results are summarized here. The primary objectives of this study were to discover the biggest challenges Dallas communities face regarding homelessness and how the effects of homelessness affect these communities, as well as to identify solutions to these challenges. According to survey results, three challenges were ranked much higher than the others. By far the top challenge selected was the lack of housing, with lack of mental health care ranking second and homeless services being concentrated in one area ranking third.



SOLUTIONS

The most recommended solution was Housing First, spread throughout the City.

The most recommended solution was Housing First (spread throughout the city), cited by 36 percent with a plurality in each of the areas with a sufficient sample size to report. None of the other proposed solutions drew more than 13 percent of mentions.

Housing First is an evidenced-based homeless assistance approach that prioritizes providing

people experiencing homelessness with housing as quickly as possible and then afterward providing voluntary supportive services as needed. As a model, it has been adopted by numerous cities and is endorsed by all federal agencies involved in homelessness.

By far, the most impactful effect of homelessness selected was *quality of life issues*, with 62 percent ranking it number one and only 5 percent ranking it fourth of four issues. The next most impactful effect was *crime* (31 percent). In contrast, 60 percent ranked *public intoxication* third or fourth, and 59 percent ranked *encampments* third or fourth.

EFFECTS

The most impactful effect of homelessness reported by survey participants was *quality of life issues*.

SOCIAL MEDIA

Community members engaged online with the Solutions for Dallas Homeless Facebook page and following the Twitter account (@solutionsforDallasHomeless). In one week alone, there were more than 5,500 visits to the Facebook page.



Solutions for Dallas Homeless
Dallas Homeless @dfwhomeless

TWEETS	FOLLOWING	FOLLOWERS	LIKES
447	335	158	149

Tweets Tweets & replies Media

Dallas Homeless @dfwhomeless · 2h

III. Current Environment

THE CONTEXT

POVERTY AND ECONOMIC DISPARITY

Surprisingly, Dallas is among the most impoverished cities in the United States. A 2014 study conducted by Dr. Tim Bray showed that more than 300,000 citizens live in poverty and nearly 600,000 more live in housing-distressed households. Dallas also leads the nation in children living in poverty. The African American and Hispanic communities south of Interstate 30 suffer by far the worst effects of poverty. According to a 2015 study by the Urban Institute, Dallas also leads the nation in neighborhood inequality among major U.S. cities. The main reason cited was the extremely low average wages of those living in the poorest neighborhoods.

DISCRIMINATION AND FAIR HOUSING

The City of Dallas has a long and challenging history regarding the provision of affordable housing. Several court decisions provide evidence of decades-long housing discrimination against minorities and low-income individuals. In the *1987 Walker Consent Decree*, the U.S. Department of Housing and Urban Development (HUD) and Dallas Housing Authority (DHA) were found liable for knowingly and willingly perpetuating and maintaining racial segregation in DHA's low-income housing programs. In the *2013 HUD Letter of Findings of Noncompliance and Voluntary Compliance Agreement*, HUD accused Dallas of discriminatory affordable housing practices, citing the city's policies and procedures that have negatively affected low-income housing downtown. In June 2015, in *Texas Department of Housing and Community Affairs vs. The Inclusive Communities Project, Inc.*, the U.S. Supreme Court ruled that Dallas policies that segregate minorities in poor neighborhoods, even if they do so unintentionally, violate the Fair Housing Act.

These past activities by the city and DHA, along with the Supreme Court's application of a "disparate-impact test" to the Fair Housing Act, have created challenges in efforts to increase affordable housing units in Dallas and develop supportive housing for those exiting homelessness. If not addressed going forward, these underlying issues related to fair and affordable housing will likely heighten the risk of a more extreme and challenging environment surrounding homelessness in the future.

HOMELESSNESS IN DALLAS

The impact of homelessness in Dallas is severe and pervasive. It wears on our neighborhoods, depresses our businesses, and shocks our visitors when they see such extreme deprivation alongside extreme prosperity. The human condition in our numerous tent encampments is deplorable, yet there is little excess shelter capacity, a lack of affordable housing, and no community-wide supportive housing plan to relieve the pressure on the system and move people experiencing homelessness into housing.

PERVASIVENESS OF HOMELESSNESS

There is no debating the fact that homelessness is pervasive in Dallas. On the day of the 2016 point-in-time (PIT) count, 3,810 individuals experiencing homelessness were identified. Of those, 739 were unsheltered. Among the 304 veterans identified, 54 were unsheltered. Other subpopulations include 1,177 individuals in families and 713 unaccompanied youth under the age of 18. African Americans made up 55 percent of those identified, and Whites accounted for 43 percent. In addition, males far outnumbered females, at 78 versus 21 percent; 1 percent were transgender. Annualized, the PIT numbers suggest that more than 10,000 individuals experience homelessness at some point throughout the year. Dallas' primary intake shelter, The Bridge, reported that 9,147 individuals were provided shelter services in 2015. Also, the number of people experiencing homelessness in Dallas County has increased 21 percent over the last year; in contrast, national data show an overall decline in homelessness of 6.5 percent. The issue of homelessness affects all council districts.

In the 2016 point-in-time count, the number of people experiencing homelessness in Dallas County increased 21 percent over the last year.

As noted elsewhere, the number of affordable housing units in Dallas is inadequate for meeting the needs of households in poverty. Permanent supportive housing (PSH) is in even shorter supply. In 2015, combining all dedicated housing for people experiencing homelessness including SafeHaven, Transitional Housing, Rapid Rehousing, PSH, and project-based HCV homeless preference permanent housing, only 2,426 persons were housed. Of those, 72 returned to emergency shelter within a year, two people died, and 720 exited to other permanent housing situations. The outcome for the remainder is unknown.

PIT counts typically underestimate homelessness, and Dallas is no exception. Other data sources strongly suggest the number of people experiencing homelessness in Dallas may be even greater:

- Individuals experiencing homelessness in Dallas often reside in encampments—some as small as three people, some with more than 50 people. The largest encampment under I-45 had in excess of 200 people at one point prior to its closure. According to the Dallas Police Department Crisis Intervention unit, in August, there were more than 50 homeless encampments throughout the city.
- The Dallas Independent School District (ISD) reports that nearly 3,700 enrolled, homeless students, and youth-serving shelters turn away 20 to 25 youth per month, and children- and family-serving shelters turn away 30 to 40 families a month.
- The 2015 Domestic Violence Task Force Report revealed that, on average, 631 victims of domestic violence are turned away each month.
- The five largest shelters in the city indicate they are at or near maximum capacity.

Homelessness among veterans has been systematically reduced nationwide over the last half decade. Houston achieved “Functional Zero” for veteran homelessness in June 2015, and Austin achieved this goal in mid-August 2016. These massive reductions in homelessness among veterans were achieved by finding housing for veterans and making ending veteran homelessness an administrative priority. Dallas, unfortunately, has not seen declines in homelessness among veterans. In fact, in 2016 there was a 24 percent *increase* in the total number of veterans counted.

Among the homeless population in Dallas, there are approximately 600 people experiencing chronic homelessness, meaning they have a disability and have been homeless for a year or longer or that they have had frequent episodes of homelessness over time. Many people who experience chronic homelessness are super-utilizers of public systems, including health care, criminal justice, and emergency response services. Experts estimate that the costs to a community for providing reactive services for these super-utilizers is between \$40,000 and \$80,000 per year, per individual. Thus, *the total cost to Dallas for providing these services to the chronically homeless population is in the tens of millions of dollars a year and is significantly more expensive than the cost of creating and sustaining an adequate supply of supportive housing.*

Dallas has seen an increase in the number of veterans who are homeless. In fact, the 2016 data show a 24% increase in the number of veterans counted.

EMERGENCY SHELTERS

The five largest shelters that provide services to people experiencing homelessness are: The Bridge, Austin Street Center, Dallas Life, Union Gospel Mission, and the Salvation Army. These shelters have various barriers to participation, including limits on pets, couples, and rules against alcohol use. Despite these restrictions, the shelters are utilized to near capacity on any given night—with four of the five reporting maximum capacity. The average stay in The Bridge is around four months; it also provides day shelter and a variety of homeless services. There is a system log jam in the shelters, given the lack of a successful housing placement strategy. This restricts shelter capacity and prevents much of the city’s chronically homeless population and/or super-utilizers from being sheltered and then moving on to supportive housing.

CRIMINAL JUSTICE, BEHAVIORAL HEALTH DISORDERS, AND HOMELESSNESS

People in the Dallas criminal justice system are disproportionately likely to have received publicly funded mental health services; one in four people in jail are also clients of the public mental health system. In a survey of unsheltered individuals, the Metro Dallas Homeless Alliance (MDHA) received 358 responses to a query about previous contact with the criminal justice system. Of those responding, 267 (75 percent) had served time in jail or prison. It should be noted that responses were received from fewer than half of the 739 unsheltered individuals, meaning that it is quite possible that the overall percentage of unsheltered individuals with criminal justice involvement is even higher.

There is also a strong correlation between mental health and homelessness. Per the county sheriff, the Lew Sterrett Justice Center is home to the second largest mental health treatment facility in the state. In the Dallas/Irving continuum of care, 599 adults, or about 20 percent, reported having a serious mental illness during the 2016 PIT count. Statewide, about 3.3 percent of people receiving publicly funded mental health services are experiencing homelessness (including those staying in shelters), which is consistent with the national average. People experiencing homelessness who also experience mental illness and/or involvement with criminal justice are at a high need for services, and many are residents of encampments.

HEALTH

Chronic and acute health conditions are prevalent among people experiencing homelessness. Providers see acute infections such as viruses or scabies spreading rapidly in shelters and encampments. Contributing factors include crowded settings, sleep deprivation, and limited opportunity for common prevention measures such as hand washing. At the same time, flu vaccines are widely available and primary health care slots go unutilized. The treatment of chronic conditions such as diabetes or HIV is compromised by limited access to health care; the inability to store medications; complications in following a treatment regimen; and the lower priority that people might give health and wellness when compared to food, shelter, and safety.

AFFORDABLE HOUSING

The rental vacancy rate in Dallas is reported as very low, resulting in a market where landlords have little financial incentive to rent to individuals exiting homelessness and/or the criminal justice system. A report released in 2016 from the New York University Furman Center provides details:

- Between 2006 and 2014, the number of renter households in Dallas central city increased from 43 to 51 percent, and in Dallas suburbs the number increased from 29 to 34 percent.
- Overall, the number of renter households in the metro area increased by 35 percent; the number of rental units in the same area increased by 25 percent. Further, households with the lowest incomes cannot afford to rent most of the recently vacant housing units; in Dallas, 80 percent of the lowest income renter households face a severe cost burden.
- The Dallas vacancy rate fell from 13 percent in 2006 to 8 percent in 2014.
- The median gross rent is \$950. This increased by less than 1 percent per year between 2006 and 2013. In the 12 months between 2013 and 2014, the median rent increased by nearly 4 percent.

There is also the issue of meeting the housing needs of people experiencing serious mental illness. Housing needs for this population are driven primarily by poverty; that is, the median gross rent of \$950 exceeds the federal Supplemental Security Income (SSI) payment of \$733.

In 2014, there were 65,546 people receiving SSI benefits in Dallas County; 57,490 were considered “blind or disabled.” More specifically, the Caruth Smart Justice Planning Grant report estimated that there are 54,483 individuals experiencing serious mental illness who are at or below 200 percent of poverty. A review of supported housing providers revealed an inventory of 1,383 supported housing units. Even if only 20 percent of people with serious mental illness living in poverty have service needs that warrant PSH, Dallas needs more than 10,000 PSH units. The overall need for affordable housing is unmet, and the need for housing that is linked to supports and services is in even shorter supply.

Dallas simply does not have enough affordable housing to meet the needs of households in poverty, and this fact contributes to new households entering homelessness and complicates ending the homelessness of individuals on the streets and in shelters. Further, Dallas has had virtually *no net increase in its supply of PSH in two years*. PSH is an effective approach to the housing needs of people with significant disabilities, including mental illness and substance use disorders. To make matters worse, the tight housing market takes units formerly available for housing choice vouchers off the market every day. The DHA estimates that 1,100 housing vouchers available specifically for the homeless population (including veterans) went unused, primarily because of the generally high market demand and high occupancy rate that makes affordable housing difficult to find. This unused resource is worth \$8 million per year.

The Dallas Housing Authority made vouchers available for the homeless population, including veterans; 1,100 housing vouchers, worth \$8M, went unused.

CONTINUUM OF CARE

The MDHA is an association of organizations devoted to ending homelessness in Dallas and Collin Counties. It directly facilitates the distribution of funds and performance reporting for Dallas’ annual federal HUD Continuum of Care (CoC) and Emergency Solutions Grant funding. Metro Dallas Homeless Alliance (MDHA) administers the core infrastructure of the homeless response system as the Continuum of Care Collaborative Applicant and manages both the Homeless Management Information System (HMIS) and the Coordinated Assessment System (CAS).

PROJECTS NOT FUNDED IN 2015	
NAME OF PROJECT	AMOUNT
22-bed	\$201,811
8-bed	\$43,246
APTS II	\$361,854
Brighter Tomorrows	\$180,304
Dallas/Collin HMIS	\$180,687
Home and Hope	\$355,530
Homeshare CARE	\$95,172
Suburban Homeless Outreach	\$196,712
SH for Victims of DV	\$235,618
TH-20	\$153,572
TX-600 Shelter Plus Care	\$158,522
Total non-funded projects	\$2,163,028
NEW IN 2015	
CoC HMIS	\$409,588
Coordinated Access	\$332,256
Rapid Rehousing	\$363,236
TOTAL NEW IN 2015	\$1,105,080

The CoC homeless agencies received \$17 million in federal funding in 2014. This funding is contingent on meeting certain requirements. Communities that do not take systematic approaches to ending homelessness, with a focus on chronic homelessness, or that do not use evidenced-based practices to serve those most in need are at risk of losing this federal funding. Conversely, communities that align their priorities and perform well can and will increase their share of federal dollars. For example, Houston, as a high-performing CoC, realizes more than twice the funding that Dallas receives (\$33 million).

CoCs are scored and ranked annually by HUD, and Dallas is among the lower performing CoCs in the United States. The most critical performance metrics in this national competition involve demonstrating progress in reducing chronic homelessness, improving coordination, increasing housing stability, fully embracing best practices of Housing First to remove barriers to housing, and building a data-driven performance-based system of care including both HUD-funded and mainstream service and housing systems. Weaknesses in our system’s performance included incomplete implementation of a community-wide client data system, lack of priorities aligned with national objectives, and lack of system-wide accountability. In 2015, the Dallas community had \$2.1 million in programs that were not re-funded by HUD. To avoid future funding cuts, the efficiency and performance of the current CoC system must be improved.

LACK OF LOCAL GOVERNMENT OVERSIGHT

The homeless response system in Dallas is aligned primarily through HUD funding and historically has not been a model of collaboration. Neither the city nor the county has taken meaningful steps to provide local governmental oversight of the system, such as creating a department dedicated to managing this work. There are numerous examples of cities and counties that have dedicated functionality, including New York, San Francisco, and Los Angeles, and that achieve government oversight through a function in the mayor’s office. Without a structure that fosters alignment, including a specific and prioritized plan backed by the authority of the city and county, the Dallas response to homelessness has been consistently insufficient.

HUD requires communities to develop a governance structure to guide the planning, development, and implementation of a CoC system. MDHA is the lead agency and collaborative applicant for HUD CoC funding and is, from HUD’s perspective, functioning as the governance structure for the community. Examples of governance structures are found in Appendix D.

COMMUNITY INVESTMENT IN HOMELESSNESS

Currently, substantial investment is being made into the community’s homeless response system, however, it is a relatively small investment compared to other communities. Investments in Dallas are primarily being made with federal funds and federal housing subsidies, with relatively small local investments. There are significant local philanthropic resources, as well as federal, state, and local mainstream funding.

According to the 2015-16 budget, excluding pass-through funding from others, the City of Dallas dedicated approximately \$7 million from the General Fund to address homelessness. The total budget for the City exceeded \$3 billion dollars. Thus, the local investment represents substantially less than 1 percent of the budget. By contrast, communities throughout the United States are dramatically increasing their levels of community investment in homelessness.

For example, San Francisco's current budget allocated \$241 million from general operating to fund a variety of homeless programs, most which involve provision of supportive housing and eviction prevention.

Since 1993, the Miami-Dade County Homeless Trust has developed or facilitated development of more than 8,000 emergency, transitional, and permanent housing beds. Among its other responsibilities, the Trust administers proceeds of a food and beverage tax made possible by the Florida legislature with the support of Governor Lawton Chiles and the Miami-Dade County Commission. Establishments in Miami-Dade County licensed by the State of Florida (excluding hotels and motels) that generate more than \$400,000 in gross receipts annually are required to collect a 1 percent Homeless and Domestic Violence Tax. All but 15 percent of these tax receipts are dedicated to addressing homelessness. For fiscal year 2015-16, this source of revenue is expected to exceed \$22 million.

Just this month, voters in Los Angeles approved a measure to raise property taxes to pay for homeless housing. The measure received the support of the LA City Council and 70% of the voters, and will raise \$1.2 billion to pay for PSH and shelters for the homeless population.

LOCAL INVESTMENT

Strategic investment in a set of aligned priorities is essential to a successful homeless response system.

STRENGTHS IN THE DALLAS COMMUNITY

Dallas has recently become more engaged in addressing the problem of homelessness and has many strengths that can contribute to the solutions, including the following.

- Elected leaders of the city and county have voiced a strong interest in making measurable progress toward ending homelessness. Mayor Mike Rawlings was proactive and purposeful in creating the Commission and has set a high bar for the community to craft workable solutions with measurable results. County Judge Clay Jenkins is an active partner, engaged in the search for meaningful action and committed to the overall goal of addressing the issue. Dr. Theresa Daniel (Commissioner, District 1) chairs the Dallas County Behavioral Health Housing Work Group, providing leadership regarding the intersection of homelessness, behavioral health, and criminal justice.
- MDHA has developed a strong provider network and has been successful in meeting significant challenges, such as closing encampments. Also, MDHA has recently taken steps to address system issues. For example, the implementation of a coordinated entry system that includes a standardized assessment is underway. MDHA instituted a performance review system that is part of the process for ranking and rating proposed CoC projects. An increasing level of collaboration is evident in provider support for these system improvements.
- Dallas has a strong private philanthropic community that has made significant commitments designed to address the subset of individuals who experience behavioral health disorders and who cycle in and out of jail, hospital emergency departments, crisis services, homeless

shelters, and homeless encampments. For example, the W.W. Caruth Jr. Foundation has made a significant investment through the Smart Justice Initiative, which includes a county-wide planning project to identify strategies to improve outcomes for people with mental illnesses within the Dallas County justice system.

- The Dallas community has a strong network of providers, many of whom deliver exemplary and evidence-based services. For example, The Bridge provides comprehensive services to thousands of individuals experiencing homelessness every year and has been a powerful voice for people experiencing homelessness.
- The Dallas Regional Chamber reports strong growth in key economic indicators for the Dallas-Fort Worth metro region. A growing population, increasing employment, increasing personal income, and steady growth in the housing market all indicate that Dallas has a strong economy and a growing tax base.

IV. Effective Practices in Other Communities

Several communities have distinguished themselves in addressing homelessness. The Commission reviewed many outstanding accomplishments across the nation, and in Appendix B specifically summarizes the key elements and notable practices of the solution to homelessness in Houston, Salt Lake City, Austin, Orlando, and Denver. Each of these communities has seen substantive improvement, and all them invested in a system to address homelessness that included financing strategies, significant investments in housing, and evidence-based practices. Perhaps the best example is Houston, which in the past 5 years has accomplished a significant transformation. We hope to adapt these best practices to our strategies going forward. Highlights are offered here.

OUTCOMES — HOUSTON

From January 2011 to January 2016, Houston has achieved the following reductions in homeless populations:

- Veterans – down 99%, at functional zero
- Chronically homeless – down 76%
- Families – down 61%
- Unsheltered – down 76%
- Overall – down 57%

LEADERSHIP, ACCOUNTABILITY, AND SYSTEM IMPROVEMENTS

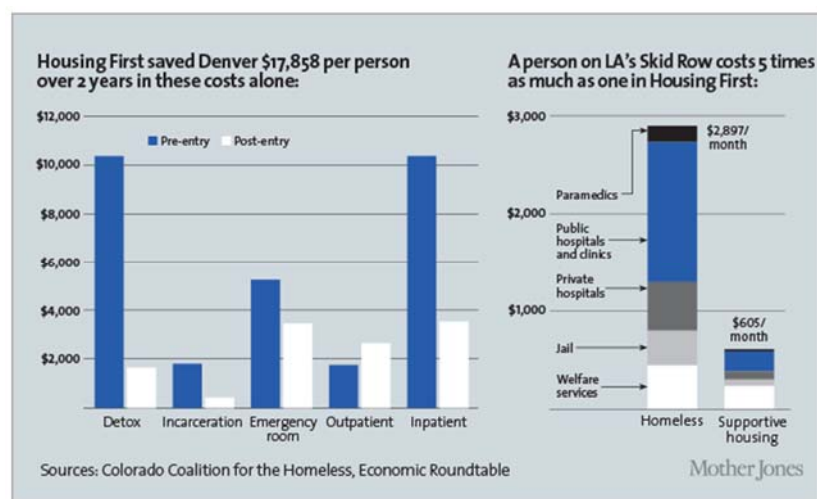
Each of the highlighted communities has a clear leadership structure. In Houston, as part of a full-system transformation, the redesigned leadership structure is led by a Steering Committee comprising stakeholders who are the decision-making authority for the system. The Steering Committee designates a CoC lead agency that operates the system. In Austin, the Ending Community Homeless Coalition (ECHO) Board is comprised of community leaders—business owners, public relations and media representatives, attorneys, and experts on housing and homelessness. The Board works with city and county leaders to coordinate and bring resources to bear beyond HUD funding, such as two rounds of General Obligation (GO) bonds and a Pay-for-Success initiative. The ECHO Membership Council functions as the decision-making body for CoC purposes, but decisions must be reviewed and ratified by the Board. Orlando's system structure is supported by a full-time senior advisor to the mayor.

HOUSING

Utah adopted a statewide policy of Housing First, and since 2005, the number of chronically homeless people has dropped by an estimated 91 percent. Utah invested in permanent supportive housing (2,281 beds), transitional housing (1,174 beds), and rapid re-housing (646 beds). There are also 2,268 beds in shelters. Austin has used GO bonds to fund affordable housing development, with a subset of PSH. In Orlando, the Orange County government and Florida Hospital led the way with investments in PSH.

EVIDENCE-BASED PRACTICES

Denver used a Pay-for-Success social impact bond to move from short-term strategies to a long-term sustainable solution based on supportive housing, the implementation of Housing First, and a modified Assertive Community Treatment team (intensive case management). Several communities have reported cost savings associated with the implementation of PSH approaches. The illustration below provides data on Denver and Los Angeles.



NOTABLE PRACTICES

In addition to the featured communities that have made broad and measurable improvements, the Commission also identified specific practices that might be adapted for use in Dallas.

- San Francisco:
 - **Navigation centers:** This pilot project brings together service providers in a central location and allows people experiencing homelessness to access a wide variety of services in one place.
 - **Master leasing:** The city master leases single-room occupancy units using a network of providers and more than 30 different properties. The agreement specifies provider obligations, including supportive services and property management. Property management includes signing rental agreements, screening and placing tenants, HQS inspections, and rent certification. Prospective tenants are referred through the coordinated entry system.
- Columbus, OH: The Community Shelter Board oversees a navigator program. Case managers called “navigators” provide intensive services to single men and women, which are focused on ending the homelessness crisis quickly and stabilizing people in housing. Navigators link people to services such as employment and job training, medical care, and mental health and housing resources.
- Miami-Dade County Homeless Trust: Funded by a 1 percent food and beverage tax, the Homeless Trust is responsible for the implementation of policy initiatives developed by the Miami-Dade County Homeless Trust Board and the performance monitoring of agencies funded by the county to deliver housing and services to people experiencing homelessness.

V. Taking Action - Recommended Strategies

The Commission expressed support for all recommendations developed through the diligence and hard work of its subcommittees. A detailed description of those recommendations and, when available, funding projections, can be found in Appendix C. The following are recommended strategies that incorporate their work.

Get organized and aligned

Develop a Community-Wide System of Leadership, Accountability, and Sustainable Funding.

This strategy is immediate. The City of Dallas and Dallas County should develop a formal and ongoing collaborative structure that provides overarching leadership and sustainable funding, coordinates community investments, develops and oversees the implementation of a comprehensive plan, and guides and directs improvements in the homelessness service system. This system of leadership accountability should hold all organizations responsible for performance against agreed-upon plan metrics.

An effective structure is one that addresses ending homelessness from the broader community perspective, identifying priorities, establishing alignment, and bringing resources to bear from many sources: federal, state, local, and private sectors. Fully utilizing existing resources, maximizing new opportunities, and identifying sustainable funding streams is essential.

The new organizational structure should complement the existing work of MDHA and the CoC. It would also benefit from the advice of our citizens. See Appendix D for a description of the structures in place in other communities.

Act now

Increase Targeted Street Outreach, Housing Placement, and Supportive Services to Manage Encampments and Unsheltered Individuals. This strategy is immediate and should continue until the Dallas street population is under better control. The city and other community stakeholders should develop a formal protocol for encampment closures with expectations that there are housing options available to those being displaced. It also expects an immediate, aggressive, and persistent street outreach, with apartment unit acquisition for PSH through an existing inventory scattered-site model. This will require financial incentives for apartment managers and expanded case management support to place the maximum number of clients in housing with supportive services.

The immediate short term goal is to house 600 homeless individuals, including all veterans. State funding has been awarded to four organizations to implement this strategy. Since the work under this program began, approximately 75 homeless individuals have been housed.

Use technology

Convert to Community-Wide Coordinated Entry and Single System HMIS. This is a critical immediate strategy to achieve alignment among organizations around priorities and will result in an automated homeless response system. Once built and fully deployed, all clients will be matched with housing and related services based on an established priority system. A key first step is to set up a single-system HMIS platform, with maximum community participation, to meet client and agency needs. The HMIS platform should include dashboard support for performance analysis. In addition to participation from all homeless housing and service providers, platform participants should include major health providers and criminal justice facilities.

The efficiency of the current CoC system will be increased by:

- A single data platform: All agencies responsible for homeless services must use a common data platform; agencies with shared responsibility for the high-need, high-utilizer group (hospitals, criminal justice, behavioral health) must have access to common data platform.
- A full commitment to ending chronic homelessness, evidenced by prioritization of resources.
- The implementation of a comprehensive performance-based evaluation system focused on HUD and Dallas' priorities. Funding must be linked to performance, including rating and ranking within the CoC.
- Full implementation of a coordinated entry system across the CoC and linking to efforts within the criminal justice system, hospitals, and behavioral health communities.
- Reducing the number of people discharged into homelessness from the criminal justice system, hospitals, health care facilities, and behavioral health treatment through screening for housing stability before discharge and making a definite and measurable connection to post-discharge housing and services.

Address Capacity

Facility Development and Shelter Capacity. This strategy is both immediate and intermediate and subject to feasibility analysis for each potential project. Expanding shelter capacity, create respite facilities for those discharged from hospitals, increase transitions from shelter to housing, and explore temporary housing options. Increase the number of people making a transition from shelter to housing by 300.

Increase shelter capacity/utilization by 150 slots. Develop temporary housing options. This action expects the full utilization of available shelter capacity and expanding shelter capacity as needed. It also considers expanded day and inclement weather shelter.

Add housing

Increase Supportive Housing to Correspond to the Demand. This strategy requires immediate action to begin a 5-year effort that includes intermediate and long-term actions. The end goal is to add at least 1,000 new PSH units to existing inventory by 2021. These units will be added through five approaches: 1) scattered-site apartment location through housing navigation; 2) single-manager, multi-unit leasing of apartment blocks through a master leasing program; 3) aligned city development and zoning policies; 4) acquisition and conversion of existing complexes throughout the city and county; and 5) new PSH development.

Homelessness cannot be addressed without an adequate supply of affordable housing. A subset of people experiencing chronic homelessness, including many living in encampments, may require the additional supports and services offered by the evidence-based practice of PSH. Some may be better served through the practice of Rapid Re-Housing (RRH). The Housing and Financing of Supportive Housing subcommittee, working with Corporation for Supportive Housing, has identified a need for 995 PSH units, with 950 for individuals and 45 for families. The subcommittee report includes an analysis of the funding necessary to support the development or leasing of these units. Also, using the RRH tactic allows the system to offer shorter-term housing and service assistance to an estimated 4,000 individuals and families.

Prevent homelessness

Create System Navigator Program within Criminal Justice and Treatment Facilities. This strategy is immediate. Add system navigator staff to correctional facilities and treatment settings to assist in preventing homelessness and streamlining access to medical, mental health, substance abuse, and respite care services.

Develop and implement system-wide protocols to ensure that all persons entering treatment and correctional facilities are screened for housing stability upon intake and at release. Also, staff these facilities with dedicated homeless system navigators who link those identified as experiencing homelessness with housing (temporary or permanent) and supportive services.

The expected time horizon for full implementation of these strategies is five years, however, annual review is essential to understand the need for course corrections.

The Commission respectfully encourages the community to take action.

II. AFFORDABLE HOUSING

Efforts to increase access to existing housing units may include the following:

- Landlord outreach/incentive program
- Master leasing
- Eviction prevention
- Increased availability of tenant-based rental assistance

Efforts to increase the development of affordable supportive housing units may include the following:

- Targeting and coordinating a portion of city, county, and DHA funds to new development
- Project-based rental assistance
- Aligning development and zoning policies
- Acquiring and converting existing complexes
- Developing new PSH units

VI. Conclusions

The many months of work were truly enlightening, and the Commission respectfully submits this Final Report in furtherance of its charge.

Through this process and after engaging the community through several methods, we learned that with our diversity comes different perspectives about homelessness. Many people view the situation from a humanitarian perspective and others have a more pragmatic perspective. Both are valid. Most people can see both perspectives and appreciate the tremendous value our community would realize from the creation of meaningful short term solutions as well as sustainable longer term strategies. Virtually everyone sees this as an important issue for Dallas and wants it to be solved.

Our sincere efforts notwithstanding, we have not been well aligned and the problem has worsened over the years. This past year we saw a significant spike in the overall number of homeless in our community. We believe the actual number of homeless to be over ten thousand. It is pervasive but concentrated and hits those hardest who are in extreme poverty and most vulnerable. Families, youth, veterans and the many considered chronically homeless are in our shelters and in encampments. The public service costs we all share to support our neighbors living on the streets is remarkable, and likely exceeds what it would cost to simply house them. Unfortunately, we have a severe shortage of affordable and supportive housing, which restricts access to those in our shelters and the many living unsheltered. Over a thousand of our homeless have qualified for rent subsidies, that couldn't be used due to the affordable housing shortage.

While our situation has gotten worse, many communities across the nation and in Texas have made progress. Over the last five years Houston has seen dramatic reductions in their homeless population. There is much to learn from others, including the way cities and counties have formally organized and aligned to drive agreed upon outcomes. It is also apparent that no city can make great progress without an aggressive supportive housing plan.

We have offered many strategic recommendations in various areas including prevention, health, technology, shelters and housing. However, at the core of our work we see a need for an ongoing and formal organizational structure that fosters collaboration and leadership in our community and at the highest levels. While progress in the short term is clearly expected, without an ongoing organizational leadership strategy we should not expect meaningful or sustainable progress over time.

We recognize Dallas is faced with many challenges, and homelessness is one of our greatest. We also know that if other cities can do it, so can we, provided we have the will to make solving homelessness one of our highest priorities.

APPENDIX A: Community Engagement

The Commission used two targeted methods, charrettes and a survey, to elicit community members' opinions and garner information about homelessness in Dallas.

Charrettes. During the week of July 18, 2016, four charrettes were held, all of which were open to the public. Participants were led through a series of exercises to offer qualitative feedback to the Commission. Several themes emerged from the exercises. Following are some of the most telling findings:

- Participants tended to view homelessness as a result of a lack of a strong social fabric or community, versus financial instability.
- Participants most often viewed homelessness through their perspective, rather than trying to place themselves in the situation of people experiencing homelessness.
- Participants were clear that providing human support, rather than just money/funding, could be the best and most effective way to combat homelessness.
- Participants were largely pessimistic about the current state of homelessness in Dallas.

When asked what the city should start, stop, and continue to do about homelessness, the following themes were most common:

“Start” themes were 1) utilizing better interagency communication, 2) addressing mental illnesses along with housing solutions, 3) implementing prevention initiatives to keep people from losing their homes is critical for social safety, and 4) diversifying affordable housing.

The four major “Stop” themes that emerged were 1) stop wasteful spending on initiatives that are not effective, 2) stop the criminalization of homelessness, 3) stop a lack of accountability, and 4) stop closing encampments without having any alternatives ready.

The two things participants felt should be continued were efforts to create affordable housing options and raising awareness around issues related to homelessness. Two additional themes that arose were creating awareness and utilizing effective best practices.

The other exercises demonstrated that community members desire innovative solutions, though some believe it is better to tackle the issue systemically with policy changes and large-scale solutions, whereas others want solutions tailored to the individual, such as addressing mental health issues. About 15 percent of participants felt homelessness was resolved by empowering and enabling people experiencing homelessness to help themselves.

Results of the public survey yielded similar sentiments. Among respondents, the two biggest challenges to combating homelessness were cited as lack of housing and lack of available mental health care. Similarly, the most recommended solution was *Housing First (spread throughout the city)*, and the second choice was *Mental Health Treatment*. These results indicate public awareness that affordable housing is a major issue in combating homelessness and tie back to the charrette participants' feelings about needing to address affordable housing and mental illnesses. As for the most impactful effect of homelessness in Dallas, more than half of survey respondents selected quality of life issues as the top impact; crime was ranked second. Public intoxication and encampments were ranked third or fourth by most participants.

In addition to these two specific means of information gathering, the Commission hosted multiple events around the city to inform, educate, and garner more public feedback as follows:

FORUM TOPIC	DATE	LOCATION
"Sheltering the Homeless"	June 20	Dallas City Hall
"Homeless in Dallas"	June 21	Harry Stone Recreation Center
"Homelessness and Mental Health"	July 5	Dallas Public Library
"The Alliance Homeless Forum"	July 8	Dallas Public Library
"Homeless Youth"	July 19	North Dallas High School
"Affordable Housing"	July 20	Fair Park

APPENDIX B: Practices of Other Communities

I. Houston

Lead Agency: Coalition for the Homeless, Harris County, Texas

Goal: To end chronic and veteran homelessness by 2016 and create a path to end all homelessness by 2020

Background: Like other large Southern cities, Houston’s homeless population was visible and growing. HUD identified Houston as a “priority community,” based on its increasing homeless population, most of whom were not sheltered. Studies showed homelessness cost the community \$100 million annually.

From January 2011–January 2016, Houston has achieved the following reductions in homeless populations:

- **Veterans—down 99%, at functional zero**
- **Chronically homeless—down 76%**
- **Families—down 61%**
- **Unsheltered—down 76%**
- **Overall—down 57%**

What Did They Do? In January 2012, HUD identified Houston as a priority community based on the high level of individuals experiencing homelessness who were on the street coupled with the opportunity for strategic improvement. With this designation, the Houston/Harris County Continuum of Care received support and technical assistance to redesign the homeless response system from one of crisis management to one centered on long-term housing placement. With support from HUD’s technical assistance program, the Coalition completely redesigned its system to create a transparent, connected, and integrated system that is led by a CoC steering committee. The steering committee comprises stakeholders across the system (city, county, housing authorities, mental health authorities, workforce, philanthropy, consumers, providers, etc.) who are the decision-making body for the community; they rely on the recommendations and expertise of the CoC lead agency to support the work.

The Steering Committee adopted a community plan born out of a week-long community planning process and a Corporation for Supportive Housing (CSH) charrette, which identified the key strategies for ending homelessness in Houston. Change agents within organizations led project and implementation workgroups and used data to drive decision making around community-wide policies and priorities.

By creating a transparent process, the Coalition began functioning as a network of connected providers with a collective goal rather than a collection of providers with a variety of goals. Central to this change was implementing coordinated access and placement in housing, which prioritizes units based on vulnerability and need (rather than program design, preference, or controls from shelters, hospitals, the criminal justice system, and street outreach teams). Orderly inflow to a central point allowed the Coalition to thoughtfully develop an assessment process for each person experiencing homelessness, and housing navigators allowed coordinated placement into respite or medical beds, rapid rehousing, or permanent supportive housing.

III. Austin

Lead Agency: The Ending Community Homelessness Coalition (ECHO)

Goal: End homelessness in Austin through housing

Background: With an incredibly tight housing market and high rates of street homelessness, Austin committed to shifting its response to homelessness to permanent housing solutions.

What Did They Do? Austin committed to developing housing and using a Housing First model. In 2006, voters overwhelmingly approved \$55 million in general obligation (GO) bonds for affordable housing. Those funds have provided a critical local resource and helped to meet the community's growing housing needs. By 2013, those funds were 100 percent obligated and had resulted in the creation or preservation of 3,417 affordable units. The CSH's 2010 report clearly identified a need for 1,891 PSH units in Austin. In September 2010, City Council adopted a PSH strategy that commits to developing 350 PSH units within the next four years. In 2013, voters approved \$65 million in GO bonds for affordable housing. Based on previous leverage and per-unit costs, it is anticipated that the bonds will result in more than 4,000 deeply affordable housing units.

In addition, Austin was recently awarded two Pay-for-Success investments centered on developing Housing First permanent supportive housing in the city. In total, these awards and their match will dedicate \$1.3 million to develop a Pay-for-Success initiative, which will bring investors, philanthropists, property owners, health care and social services providers, and government partners to the same table to increase the capacity to end homelessness.

IV. Orlando

Lead Agency: Homeless Services Network with assistance from the Central Florida Commission on Homelessness

Goal: Rethink homelessness

Background: In 2011, Florida had the second-largest population of veterans experiencing homelessness in the nation, second only to California. In fact, HUD and the United States Interagency Council on Homelessness issued a report in May 2013 that ranked Central Florida number one in chronic homelessness for like-sized cities and in the top four in every category of homelessness measured.

Just days before Christmas in 2015, the Central Florida Commission on Homelessness announced that virtually all the region's once chronically homeless veterans were in housing. In all, nearly 1,000 veterans have been housed over the past three years. The annual point-in-time count showed a 23 percent drop in homelessness in just one year.

What Did They Do? Florida Hospital announced in 2014 that it was committing \$6 million over three years to address homelessness in the region. The city of Orlando dedicated a position to the issue with a senior advisor to the mayor on homelessness, Orlando Housing Authority and Homeless Services Network pledged subsidies and other resources, and Orange County allocated an additional 40 units for the chronically homeless in 2015. Orange County became the largest source of funds for homeless programs in Central Florida. In addition to this fiscal year's \$7.7 million, the county government recently announced \$4 million for new affordable housing projects that will set aside units for individuals experiencing homelessness as well as homeless families with children.

V. Denver

Lead Agency: Metro Denver Homeless Initiatives (MDHI)

Goal: Reduce chronic and episodic homelessness

Background: The City of Denver, like many other communities around the country, faces limited resources to invest in existing preventive programs for people experiencing chronic homelessness and individuals who struggle from mental health and substance use challenges. The Denver Crime Prevention and Control Commission (DCPCC) has tracked these interactions across systems for the last four years and has calculated that a group of 250 heavy utilizers cost taxpayers upward of \$7.3 million per year on average.

What Did They Do? Denver has developed a social impact bond initiative to ensure the city is paying for the most effective services— “Paying for Success”—and shifting its spending from short-term band-aids to long-term, sustainable solutions. The supportive housing initiative targets individuals experiencing chronic homelessness who also struggle with mental health and substance use challenges.

Through local and national partner organizations, the initiative will serve at least 250 chronically homeless individuals over the next five years using social impact bond financing in combination with existing housing and Medicaid resources. The program will be based on a proven model that combines the approaches of Housing First with a modified assertive community treatment (ACT) model of intensive case management.

Appendix C: Subcommittee Reports and Recommendations

DATA, TECHNOLOGY, AND INNOVATION SUBCOMMITTEE

OBJECTIVE 1 –

- a. Identify ways to use data and technology to improve the overall community response system.
- b. Understand the current environment in our community, review best practices, and prepare strategies and recommendations to position us among the most progressive.

Recommendation # 1: Implement a comprehensive and coordinated Homeless Management Information System (HMIS) to capture demographic and performance data across the spectrum of homelessness. Consistent data capture and analysis will enable a more complete assessment of how well the community is preventing and ending homelessness. System-wide adoption of coordinated entry and assessment practices is essential to the timely, effective provision of services most closely aligned with client needs. MDHA will serve as the lead agency responsible for implementation and coordination of the HMIS platforms, including PCCI’s IRIS and OrgCode’s VI-SPDAT tools across the network of agencies and providers.

Recommendation # 2: Establish system-level performance measures to (a) enable the community to evaluate and improve its performance in preventing and ending homelessness and (b) maximize the community’s access to HUD funding Continuum of Care (CoC) programs. HUD has expressly stated its priorities regarding HMIS and system-level performance measures and charged CoC’s (defined as a community plan to organize and deliver housing and services to meet the specific needs of people experiencing homelessness as they move to stable housing and maximize self-sufficiency) to organize and operate as an integrated system of homeless assistance, and its selection criteria for awarding funding is in large part a function of a CoC’s alignment with these priorities. In addition, routine, coordinated system-level performance measurement will enable timely, credible, and transparent public reporting of the results of the community’s progress.

Recommendation # 3: Design, fund, and implement incentives and mandates to encourage coordinated, comprehensive, and transparent data sharing in one single open source. Systemic change is dependent on system-wide adoption of HMIS. As resources are increasingly targeted to achieve specific goals, access to these resources will require compliance with policies, procedures, reporting, and performance expectations.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority / Integration with Other Recommendations
All	<p>Lead Agency: Metro Dallas Homeless Alliance will establish the formal governance and infrastructure necessary to lead the system and has put into place a strategic work plan that it is following to build an effective homeless response system.</p> <p>Collaborating Departments/ Agencies: PCCI Iris, city government, county government, private funders, nonprofit agencies serving the target population, hospital systems</p>	<ul style="list-style-type: none"> Change in the number of agencies participating in HMIS system for all clients Change in the number of chronically homeless or those identified as most at risk receiving services Increase in HUD and other funding brought into the community Track housing placements/attrition Track hospital and jail entry and discharge Track job placements Track seasonal day and night shelter bed usage 	<ul style="list-style-type: none"> PCCI Iris has been selected by the MDHA board of directors to serve as the HMIS system for the Continuum of Care. Agencies funded by HUD will use this system to catalog their homelessness-related activities. HUD funding available for these agencies is \$400,000 annually. This is an excellent step in the right direction. Many community organizations serving the homeless population have maintained multiple information systems for years, or none. Data sharing and coordination across organizations is required to fully address homelessness. Doing so will allow unprecedented alignment, focused community-wide strategies, and provide overarching analytics across organizations. Funding beyond HUD is necessary to achieve full implementation. 	This is one comprehensive recommendation and is our first and only priority.

Table 1: Current Investments Made in Community Platform (Pieces Iris)

	Funding Secured	Funding Organizations
Development of Community Platform (Pieces Iris)	Over \$13 Million	Communities Foundation of Texas, W. W. Caruth Jr. Foundation, United Way of Metropolitan Dallas, Commonwealth Foundation, RWJF
HMIS System and MDHA Staff to Support HMIS	\$400,000 Annually	HUD

Table 2. High-Level Budget Proposal to Expand HMIS System (Pieces Iris)

Objective	Estimated Funding Requested
One-time data migration from legacy systems to community platform	\$800,000
Centralized community-wide reporting and effectiveness dashboard	\$250,000

HOMELESS PREVENTION AND DISCHARGE PLANNING SUBCOMMITTEE

OBJECTIVE 1

Reduce the number of people discharged into homelessness from legal, social services, and health care delivery systems, including custodial care facilities such as correctional facilities, hospitals, and residential behavioral health treatment facilities.

Recommendation # 1: Develop and implement system-wide protocols to ensure that all persons entering treatment and correctional facilities are screened for housing stability upon intake and at release and staff these facilities with dedicated homeless system navigators who link those identified as experiencing homelessness with housing (temporary or permanent) and supportive services.

Population Impact	Best Practices and Existing Models	Potential Performance Metrics	Funding	Long- and Short-Term Goals
<p>Although potentially any population can be found in custodial care treatment programs, the primary needs are with single adults, veterans, and chronically homeless adults.</p>	<ul style="list-style-type: none"> • Frequent Users Systems Engagement (FUSE) framework developed by the Corporation for Supportive Housing (CSH) • Harris County and other jurisdictions that have engaged CSH for systems development around frequent utilizers 	<ul style="list-style-type: none"> • Number of consumers screened for housing stability at treatment facility • Number referred for housing (temporary or permanent) and supportive services • Outcomes of the referrals-number housed through rapid re-housing, number of placements in PSH, respite care, temporary supportive shelter, etc. 	<p>Estimated annual cost is \$400K, which includes salary and benefits cost for 5 homeless system navigators at the Dallas County Jail, Parkland, and Green Oaks.</p> <ul style="list-style-type: none"> • Local government funding from Dallas County, the City of Dallas, and other municipalities in Dallas County • Hospitals and Medicaid managed care organizations that are financially incentivized to reduce readmissions • Philanthropy 	<p>Immediate: After funding is secured to support these staff positions, the largest facilities and organizations that are discharging homeless individuals can hire for these positions and implement the services.</p>

Recommendation # 2: Develop medical respite care options for persons needing short-term medical or behavioral health support upon release from treatment.

Population Impact	Best Practices and Existing Models	Potential Performance Metrics	Funding	Long-and Short-Term Goals
<p>While potentially any population can be found in custodial care treatment programs, the primary needs are with single adults, veterans, and chronically homeless adults.</p>	<ul style="list-style-type: none"> • Austin Recuperative Care Program (RCP): Leases beds from a nursing and rehabilitation facility. RCP reports significant (>70%) reduction in ER visits following respite care, with 62% discharging directly into permanent housing. Average length of stay is 50 days. • The Homeless and Community-Based Services model is currently used by the Department of State Health Services to provide intensive wraparound services in community settings for the intellectual and developmentally delayed population. Many consumers reside in group home type facilities. This model is being expanded to persons with frequent use of the state hospital systems and for jail diversion. 	<ul style="list-style-type: none"> • Number of consumers placed in respite care • Length of stay in respite care • Permanent housing placement upon discharge from respite care • Reduced recidivism rates 	<p>Establish medical respite beds. The Bridge has space for 14 beds; more beds are needed.</p> <p>Additional Note: Many individuals need assistance with activities of daily living (ambulating, hygiene, toileting). Some people cannot stand for long periods of time in lines or cannot tolerate extremes in their environment (heat, cold, dampness). These numbers are increasing every year. These individuals do not have funding for nursing homes, refuse nursing home care, or do not qualify for skilled nursing facilities. Yet, they cannot care for themselves or conform to typical shelter rules. Shelters have neither the funds nor the appropriate staffing to fill this gap. Well-run group homes could be part of the answer.</p> <p>Hospitals would be required to provide transportation to the facility. Medical personnel associated with the respite facility would need to monitor the appropriateness of the referrals.</p>	<p>Short-Term: With the allocation of nursing staff and wraparound services, the community can immediately begin providing respite care for 14 homeless adults. Assuming an average length of stay of 30 days, an estimated 170 persons can be served annually with these 14 beds.</p> <p>Long-Term: Develop additional respite care options and funding.</p>

OBJECTIVE 2

Strengthen community efforts to prevent homelessness with a focus on eviction prevention and increasing workforce development skills and financial literacy skills for individuals at risk of homelessness.

Recommendation # 1: Increase investment in eviction prevention and rapid rehousing funding and improve coordination of financial resources with organizations providing the case management support.

Population Impact	Best Practices and Existing Models	Potential Performance Metrics	Funding	Long-and Short-Term Goals
<p>This recommendation will impact all populations.</p>	<ul style="list-style-type: none"> Hennepin County’s Homeless Prevention Program helped nearly 1,700 families, single adults, and youth in 2014 and 2015. A total of 95% of families and single adults were stable six months after receiving assistance. The average prevention cost was \$1,104 per family or \$714 per adults. 	<ul style="list-style-type: none"> Number of households referred for short-term to medium assistance and the number receiving assistance. Number of households that avoided eviction. Number of people receiving assistance who remained housing six months’ post assistance. 	<p>Estimated financial investment needed = \$31.2 M.</p> <p>This is a conservative estimate that will provide 3,100 households living in poverty with financial assistance to avoid eviction and will utilize \$1,000 as the average prevention cost.</p> <ul style="list-style-type: none"> Emergency Solutions Grant provides eviction prevention and rapid rehousing funding and is distributed among city and county governments. Supportive Services for Veteran Families provides eviction prevention and rapid rehousing funding for veteran families. Local government funding from Dallas County, the City of Dallas, and other municipalities in Dallas the County, faith, and philanthropy communities. 	<p>Intermediate: After funding is secured to support these staff positions, the largest facilities and organizations that are discharging homeless individuals can hire for these positions and implement the services.</p>

Recommendation # 2: Increase DISD resources to allow earlier identification and intervention of people experiencing homelessness or at risk of homelessness resulting in an improved connection to nonprofits in the community that can assist the families with housing, workforce development, financial literacy, and basic needs.

Population Impact	Best Practices and Existing Models	Potential Performance Metrics	Funding	Long-and Short-Term Goals
Families and Youth	Lincoln County School District in Oregon created the Homeless Education and Literacy Project (HELP). They have four HELP Centers located within schools in their district as well as have five staff dedicated to helping the 717 students identified as homeless and at-risk families in their district.	<ul style="list-style-type: none"> • “High risk factors” identified • Number of families at risk of homelessness identified • Number of families at risk of homelessness who avoid eviction • Number of families at risk of homelessness engaged with nonprofits within the community 	<p>Estimated financial investment of \$1.5 M to:</p> <p>DISD staff Homeless Identification and Assistance Training = \$22,800</p> <p>Increase number of drop-in centers for homeless youth and families = \$950,000</p> <p>Hire 9 additional homeless liaisons = \$450,000</p> <ul style="list-style-type: none"> • Dallas Independent School District (McKinney-Vento federal funding) • State of Texas 	<p>Immediate: With limited financial investment, DISD can train staff in all 228 on Homeless Identification and Assistance.</p> <p>Long-Term: The creation of additional drop-in centers and hiring additional homeless liaisons requires significant financial investment and the coordination of multiple systems.</p>

HOUSING AND FINANCING OF SUPPORTIVE HOUSING SUBCOMMITTEE

Dallas continues to experience a significant “housing gap” among its poorest residents—those who experience homelessness. Based on available data about the current inventory and the need, the subcommittee identifies immediate, short-term, and long-term recommendations.

OBJECTIVE 1

Some individuals experiencing homelessness need housing with supports and services to successfully end their homelessness. The evidence-based practice of permanent supportive housing (PSH) successfully helps people with significant service needs retain housing. To close this gap, 995 additional PSH units must be provided, with 300 new units in 2017.

Recommendation #1: Implement PSH as the evidence-based practice to end chronic homelessness in Dallas. Use the PSH strategy as the city-wide approach to serving people with significant service needs who experience homelessness.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
All citizens will be affected one way or another by this proven approach to ending homelessness in our community.	<p>Lead Agency: Commission on Homelessness immediately and Metro Dallas Homeless Alliance going forward</p> <p>Collaborating Departments/Agencies: Every governmental, public, private, nonprofit organization, and advocacy group working to eliminate homelessness in Dallas will need to “buy in” to this approach.</p>	<p>Track development and deployment of PSH units that come online in Dallas</p> <p>Track housing retention rates annually among the housed population in all PSH units (new and existing)</p> <p>Assess fidelity of PSH operations using objective criteria</p> <p>Comparative analysis of the use of public benefits and resources before being housed and in the subsequent years after being housed</p> <p>Tracking funding success will be necessary</p>	Research, training, and public education costs TBD	Embracing PSH as the Dallas approach for people with significant needs is foundational and essential. This is our first, most important step.

Recommendation #2: Fund a robust team of housing navigators and case managers that will coordinate and execute housing placements. The team will deliver supportive services using an accepted vulnerability index to determine housing priority on a case-by-case basis. These services are to be provided to all people experiencing homelessness and formerly experiencing homelessness with whom we work from initial street engagement to integration in an acceptable housing community.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
<p>In view of our need to prioritize housing placements based on an agreed-upon national best practice vulnerability index, this category applied to Recommendations 2 and 3 is superfluous.</p>	<p>Lead Agency (ies): To be determined/selected by RFP and administered by MDHA</p> <p>Collaborating Departments/Agencies:</p> <ul style="list-style-type: none"> • Dallas County • Dallas-area foundations and organizations driving innovative strategies (such as utilizing Medicaid funds for services to disabled homeless persons being placed in housing) • City of Dallas 	<p>Number of persons placed in housing units added to PSH housing stock against annual goal:</p> <ul style="list-style-type: none"> • Measure success in maintaining housing across all units available • Metrics provided/required by MDHA that increase community score for Continuum of Care increased funding, and move Dallas/Collin counties to the rank of “high performing Continuum of Care” by the standards of the U.S. Department of Housing and Urban Development • Comparative analysis of client cost savings/shifting year-to-year as the result of placement in PSH 	<p>\$1,179,550 (annualized budget)</p> <p>To be funded by the City of Dallas, surrounding cities, Dallas County, and surrounding counties, as well as other public sources, Dallas area foundations, private philanthropy, and faith communities organized and trained to engage, as well as others.</p>	<p>Immediate action required</p>

Recommendation #3: Establish a fund dedicated to developing new housing for people experiencing homelessness. Roughly \$75 million in new and existing funding will be needed over the next five years to provide 995 additional PSH units. This recommendation includes a portion of new funding from a proposed general obligation bond of up to \$25 million.

A Request for Proposals (RFP) could be issued, and proposed projects will be graded on whether they pass three required tests and then on four criteria. The tests will be as follows:

- **Is the proposal in compliance with city (and any other relevant) housing policies?**
- **Is the proposal financially feasible?**
- **Does the developer or development group have the proven ability to complete the development and to provide adequate support services to maintain housing for people formerly experiencing homelessness?**

The criteria (100-point scale, 25 points for each) will be:

- **How efficiently does the proposal use the dedicated funding? How much per unit and how much of it comes from other sources?**
- **How long will the proposal take to be complete?**
- **What is the quality of the housing?**
- **What is the quality of the location? Is it in a bad neighborhood? Is it located near public transportation?**

Proposals will be funded in the order they are ranked, and once per year new proposals will be accepted and ranked against existing proposals, which will remain in the queue until funded or withdrawn.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
All homeless persons, including people experiencing chronic homelessness	<p>Lead Agency: MDHA and/or the Mayor’s office will assist with forming the “panel” of donors that will decide the use of the new fund.</p> <p>Collaborating Departments/Agencies: City, Counties, Dallas Housing Authority, private developers, nonprofit organizations working among people experiencing homelessness, and academics who will evaluate the work.</p>	<p>Track the production and deployment of housing units using development strategies; track access to housing through vouchers and other approaches</p> <p>Track housing retention rates annually among the housed population</p> <p>Conduct comparative cost analysis of the use of public benefits and resources before and after housing</p> <p>Track performance of funded projects</p>	Will require 75,000,000 over 5 years; includes targeted use of existing funding streams, DHA resources, as well as new funding (such as GO bond)	Immediate action required

OBJECTIVE 2

Some individuals experiencing homelessness need shorter-term assistance, including rapid access to housing with short-term services. The Rapid Re-Housing (RRH) approach is recommended for this group of people experiencing homelessness. To close the gap for this group, 4,200 units of RRH must be made available.

Recommendation #1: Expand and implement a coordinated system-level RRH program that supports community priorities to end homelessness and community goals to end family homelessness.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
All	<p>Lead Agency: Commission on Homelessness immediately and Metro Dallas Homeless Alliance going forward</p> <p>Collaborating Departments/Agencies: Every governmental, public, private nonprofit organization and advocacy group working to eliminate homelessness in Dallas will need to “buy in” to this approach.</p>	<p>Track provision of new and existing RRH units</p> <p>Track housing retention rates and recidivism</p> <p>Comparative analysis of the use of public benefits and resources before being housed and in the subsequent years after being housed</p>	<p>Estimated allocation of \$30M to support 4,206 RRH units over five years.</p> <p>RRH costs are based on:</p> <ul style="list-style-type: none"> RRH rental assistance (1BR \$4438; 2BR \$7046) RRH services cost per household (1BR \$2640; 2BR \$3323) 	Immediate action required

INCREASED PERMANENT SUPPORTIVE HOUSING—IMPLEMENTATION ANALYSIS

The subcommittee recommends increasing PSH by 995 units by using two strategies—development and increased access to existing housing. Development includes new construction, the acquisition/conversion/rehabilitation of existing properties, and the development of alternative strategies such as container homes. Increasing access to existing units is accomplished through leasing. Leasing strategies include maximizing housing authority resources, an aggressive landlord outreach and support program, and master leasing. The subcommittee offers this analysis as an illustration of one way the goal can be accomplished. Of the needed 995 units, this example proposes to develop 320 units and lease 675 units between 2017 and 2021, with 950 units intended for single adults and 45 units intended for families. The model proposes an aggressive start in 2017, assisting 300 high-need individuals. The annual target numbers then decline each year.

Table 1: Example—possible use of development and leasing strategies for singles and families, 2017–2021

Type	2017 All singles	2018 All singles	2019 Includes 20 families	2020 Includes 25 families	2021 All singles	Total by type
Development	50 units	50 units	70 units	75 units	75 units	320 units
Leasing category	250 units	125 units	100 units	100 units	100 units	675 units
Target total by year	300 units	175 units	175 units	175 units	170 units	995 units

In the financial modeling *for development* presented below, estimates include housing costs, ongoing operating and supportive services costs. Costs for leasing, with service dollars included, are presented as well.

In reviewing the examples of possible activity in 2017 and 2021, please note that 2017 proposes to expand 250 units through leasing and 50 units through development, all for singles (Table 2). In the 2021 example, the new leasing target number is set at 100, and 75 units are proposed for development, again, all for singles (Table 3).

Table 2: Example—PSH Units for 2017

Development = 50 units; Leasing = 250 units

NEW COMMITMENTS—2017				
DEVELOPMENT—50 UNITS	CAPITAL	OPERATING	SERVICES	TOTAL
Source	2017	2017	2017	
City of Dallas Community Development	\$1,000,000			\$1,000,000
Dallas County Community Development	\$153,050			\$153,050
LIHTC				\$0
City of Dallas Obligation Bonds	\$4,000,000			\$4,000,000
NHTF	\$100,000			\$100,000
FHLB	\$100,000			\$100,000
In-Kind/Land	\$200,000			\$200,000
Developer Equity	\$100,000			\$100,000
Philanthropic	\$700,000		\$500,000	\$1,200,000
DHA		\$500,000		\$500,000
DCHA		\$250,000		\$250,000
CoC		\$550,000	\$500,000	\$1,050,000
HHSP		\$246,050	\$274,800	\$520,850
Medicaid			\$50,000	\$50,000
TOTAL	\$6,353,050	\$1,546,050	\$1,324,800	\$9,223,900

Leasing: 250 units, including service costs = \$3,173,500

Development = 75 **units**; Leasing = 100 units

New Commitments—2021				
	CAPITAL	OPERATING (INCLUDING LEASING STRATEGY)	SERVICES	TOTAL
Source	2021	2021	2021	
City of Dallas Community Development	\$2,000,000			\$2,000,000
Dallas County Community Development	\$320,000			\$320,000
LIHTC	\$1,500,000			\$1,500,000
City of Dallas Obligation Bonds	\$4,000,000			\$4,000,000
NHTF	\$200,000			\$200,000
FHLB	\$150,575			\$150,575
In-Kind/Land	\$200,000			\$200,000
Developer Equity	\$100,000			\$100,000
Philanthropic	\$1,059,000		\$100,000	\$1,159,000
DHA		\$750,000		\$750,000
DCHA		\$50,000		\$50,000
CoC		\$550,000	\$150,000	\$700,000
HHSP		\$130,125	\$67,950	\$198,075
Medicaid			\$50,000	\$50,000
TOTAL	\$9,529,575	\$1,480,125	\$367,950	\$11,377,650

Leasing: 100 units, including services costs = \$95s2,050

SHELTER AND CRISIS SERVICES SUBCOMMITTEE

OBJECTIVE 1 –

Provide immediate access to shelter and crisis services without significant barriers to entry, while permanent stable housing and appropriate supports are being secured.

Recommendation #1: Increase placements from shelter system to housing system by 300 per year by investing in a collaboration modeled on Franklin County, Ohio; Houston; and other major metropolitan areas recognized for innovative housing placement collaborations; coordination of key activities modeled on community shelter board, Columbus shelter/housing, and Bridge/DHA processes (documented in their MOAs).

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
All	Shelter providers; housing providers	Metrics (from community shelter board, Columbus): <ul style="list-style-type: none"> • Individuals/ households served • Successful housing outcomes • % of successful housing outcomes • Average engagement time • Average length of stay • Movement % • Recidivism % • Pass/fail program review 	Cost: \$3M additional per year (homeless recovery costs from VA's health care for homeless veterans' program, to be distributed for both housing placement services from shelter system and administrative services from housing systems)	Number one

Recommendation #2: Increase utilization of shelter system by 150 per night/day, including utilization of respite care bed

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
Single adults Veterans Adults experiencing chronic homelessness	Shelter providers	Metrics (from community shelter board, Columbus): <ul style="list-style-type: none"> • Individuals/ households served • Successful housing outcomes • % of successful housing outcomes • Average engagement time • Average length of stay • Movement % • Recidivism % • Pass/fail program review 	Cost: \$3M additional per year (shelter and homeless recovery costs from VA's health care for homeless veterans' program, per diem--\$55)	Second priority

OBJECTIVE 2 –

Create new options for temporary housing. The Shelter and Crisis Services Subcommittee recommends increasing the system capacity to respond to needs for temporary, safe housing. Through years of observation, we have noted that many individuals benefit from longer, while still temporary, stays in emergency shelters. Shelter is not the ideal environment for these longer stays, even though they seem to benefit a subset of our homeless population. We recommend a new alternative, a temporary housing choice modeled after single room occupancy residences. This new alternative will offer an extended, but still temporary, stay in a safe space.

Recommendation #1: Develop temporary housing options.				
Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
All	Shelter providers; funding sources	Metrics <ul style="list-style-type: none"> • Individuals/households served • Length of stay in temporary housing • % of successful transfers to permanent housing • Average length of stay • Recidivism % 	Develop cost modeling to support temporary housing options. Include: <ul style="list-style-type: none"> • RRH resources • SRO capital and operating funding • Project-based vouchers 	Needs immediate action to begin

STREET OUTREACH, UNSHELTERED HOMELESS, HEALTH, AND SUPPORTIVE SERVICES SUBCOMMITTEE

OBJECTIVE 1 –

Identify, engage, and assist unsheltered homeless populations.

Recommendation #1: A crisis response team, composed of members from multiple agencies but functioning as one agency, should be created. Ideally, the team would work full time and collaborate closely with an assertive community treatment (ACT) team. The team must conform to the Coordinated Assessment Priority Status Guidelines for Continuum of Care Housing Resources to guide the outreach efforts. The United States Interagency Council on Homelessness states the crisis response team should a) identify individuals experiencing homelessness, b) provide immediate access through coordinated entry to shelter and crisis services without barriers to entry, and c) quickly connect individuals to housing assistance.

The outreach team should draw from multiple agencies with skills in outreach to offer a variety of engagement expertise, such as substance use counseling (e.g., peers, LCDC), Veterans Affairs entitlements, faith-based approaches, and housing availability. One team member would have case management duties, including a formal handoff to the “best fit” agency for further coordinated care when appropriate and agreeable to the client.

Information should be recorded in HMIS with photo identification and real-time documentation. Storage of important, costly documents would be accomplished via scanning or photography. Team members need access to a detailed and comprehensive resource database for referrals and assistance with medical, mental health, and substance use issues. All outreach team members would participate in an alert system to allow immediate notification of potentially dangerous and evolving situations.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
Single adults Veterans Adults experiencing chronic homelessness	<p>Lead Agency: Metro Dallas Homeless Alliance would request proposals and award the grant.</p> <p>Collaborating Departments/Agencies: Essentially all agencies that assist individuals experiencing homelessness: City of Dallas Crisis Intervention, City of Dallas Housing, shelters (Bridge/Dallas Life Foundation/Union Gospel Mission/Center of Hope/Austin Street/Salvation Army/Promise House), City Square, Metrocare/ABC/Phoenix House, Veterans Affairs, Our Calling (peer, volunteer, spiritual), Homeward Bound/Turtle Creek/Nexus, Parkland/Baylor/EMS</p>	Team formed Team operates X hours per week Team has X number of contacts X number of people make it into a shelter/housing X number of other referrals completed	Cost can be tiered from one half-day a week to all day 5 days a week. The ACT team would be responsible for the mental health care. A substantial though poorly coordinated outreach effort already exists. Funding would be used to provide structure and additional outreach individuals to achieve full time status.	This is the number 1 recommendation to engage and assist the unsheltered homeless population.

OBJECTIVE 2

Develop a protocol with procedures for addressing homeless encampments.

Recommendation #1: An encampment would be closed for a specific reason not based on complaints (unsafe for the inhabitants, health risk); the initial step should be to help those in the encampment not focused on closing; agencies should be present to offer beds; closure should still follow the Coordinated Assessment Priority Status Guidelines for Continuum of Care Housing Resources and not be a way to jump to be the top priority; data for all encampment individuals will reside in the Metro Dallas Homeless Alliance’s Homeless Management Information System (HMIS); 45 days minimum to plan for closure; the crisis response team would devote up to 50% time to an encampment that was deemed by the city to be closed.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
Single adults Veterans Adults experiencing chronic homelessness	Lead Agency: City of Dallas Collaborating Departments/Agencies: Crisis response team, assertive community treatment (ACT) team, all housing providers in the coordinated assessment system	Percentage of encampment persons placed in shelter or housing; avoidance of any lawsuit	\$1,179,550 (annualized budget) The City of Dallas would fund the actual closure activities. The crisis response team and ACT team would divert some existing resources	This is a lower-priority recommendation than creating strong ACT and crisis response teams. This priority will only be successful with a successful housing plan.

OBJECTIVE 3

Improve the quality, scope, and delivery of medical services.

Recommendation #1: Establish medical respite care. The United States Interagency Council on Homelessness supports the creation of a medical respite program to allow hospitals to discharge homeless, medically complex patients to respite care to help stabilize the medical condition and assist them to return to or obtain stable and safe housing. Medical respite care for people experiencing homelessness is defined as acute and post-acute medical care for people experiencing homelessness who are too ill or frail to recover from a physical illness or injury on the streets but who are not ill enough to be in a hospital. Nationwide, the average hospital stay for most patients is 4.6 days, but those facing homelessness average a stay nearly twice as long. The costs associated with these increased lengths of inpatient stays can be substantive for both hospitals and the larger health care system—medical respite care can offset the impact of these expenditures. Homeless patients discharged to a medical respite program experience 50% fewer hospital readmissions within 90 days and 12 months of discharge compared to patients discharged to their own care.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
<p>Families (adult members only)</p> <p>TAY (transition age youth)</p> <p>Single adults</p> <p>Adults experiencing chronic homelessness (superfluous)</p>	<p>Lead Agency: Area hospitals</p> <p>Collaborating Departments/Agencies: Housing agencies must be a crucial part of the program to ensure there is an appropriate place to discharge the individuals after their recuperative time has ended.</p>	<p>Number of respite beds; duration of respite care; percentage of respite patients discharged to housing</p>	<p>Establish medical respite beds. The Bridge has space for 14 beds; more beds are needed.</p> <p>Additional note: Many individuals need assistance with daily living activities (ambulating, hygiene, toileting). Some people cannot stand for long periods of time in lines or cannot tolerate extremes in their environment (heat, cold, dampness). These numbers are increasing every year. These individuals do not have funding for nursing homes, refuse nursing home care, or do not qualify for skilled nursing facilities. Yet, they cannot care for themselves or conform to typical shelter rules. Shelters have neither the funds nor the appropriate staffing to fill this gap. Well-run group homes could be part of the answer.</p> <p>Hospitals would be required to provide transportation to the facility. Medical personnel associated with the respite facility would need to monitor the appropriateness of the referrals.</p>	<p>Number one medical priority</p>

Recommendation #2: Provide medical services to residents of permanent supportive housing while reducing duplication of services. Wraparound services for those in permanent supportive housing must include both behavioral and physical health services. Relying on an already saturated and difficult to navigate community health care system far too often results in the inappropriate use of the emergency departments for such things as prescription refills and management of chronic conditions.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
All	<p>Lead Agency: Community health care providers</p> <p>Collaborating Departments/Agencies: Providers of permanent supportive housing</p>	Number of permanent supportive housing residents with an identified primary care provider; perhaps emergency room use and hospitalization	No additional funding, just better coordination and avoidance of duplication	High priority because it speaks to a more efficient use of existing resources

Recommendation #3: Identify resources to conduct physical disability examinations. Currently insurance or fees are required to specify any limitations in function that result from the condition or disorder, including lifting/carrying/pushing/pulling; sitting/standing/walking; posture (for example, climbing/stooping/bending/balancing/crawling/kneeling/crouching); fine motor skills (that is, handling/fingering/gripping/feeling); overhead and forward reaching; environmental exposures (for example, heat/cold/humidity/noise/vibration).

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
<p>Single adults</p> <p>Adults experiencing chronic homelessness</p>	<p>Lead Agency: Metro Dallas Homeless Alliance (MDHA)</p> <p>Collaborating Departments/Agencies: Medical providers would make the referrals for financial assistance</p>	Number of examinations funded; of those funded, the number of individuals who obtained Social Security Disability (SSD) benefits	MDHA flex fund; referrals from hospitals might require a fee	This is important to establish financing for a person with disabilities

Recommendation #4: In 2014, about 4.3 million Americans reported nonmedical use of prescription opioids. Chronic pain, as well as pain medication addiction, is a frequent issue for adults experiencing homelessness. These problems greatly contribute to frequent visits to the area emergency rooms and high, redundant utilization of medical services. The American Society of Addiction Medicine (ASAM) created a National Practice Guideline for the Use of Medications in the Treatment of Addiction Involving Opioid Use. Nationally, 30% of drug treatment programs offer medication treatment for opioids. Buprenorphine represents the latest advance in medication-assisted treatment of heroin and opioid dependency. In Dallas, patients who are experiencing homelessness do not have access to buprenorphine treatment.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
Adults	<p>Lead Agency: Either a medical or drug treatment provider</p> <p>Collaborating Departments/Agencies:</p> <p>Area hospitals, substance use treatment programs, and primary care providers</p>	Number of patients screened for the program, number of patients who enter the program, and number of patients who complete the program	HRSA or SAMHSA grant	High, with recommendation # 1 on page 50

OBJECTIVE 4

Improve the quality, scope, and delivery of behavioral health services.

Recommendation #1: People with mental health disorders are more likely than people without mental health disorders to experience an alcohol or substance use disorder. These co-occurring disorders are common among people experiencing homelessness. Integrated screening of individuals experiencing homelessness is an important first step to identify who would benefit from specialized housing with treatment programs that integrate mental health, physical health, and recovery elements to address the variety of services required.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
Adults	<p>Lead Agency: North Texas Behavioral Health Leadership Team</p> <p>Collaborating Departments/Agencies: Medical, behavioral health, and recovery providers</p>	Number of individuals needing services for co-occurring disorders, number of individuals placed in a treatment program, number of individuals who successfully complete the program	<p>SAMHSA</p> <p>State Behavioral Health Funds</p> <p>Residential treatment for co-occurring disorders is a minimum of \$90 per day.</p>	High

Recommendation #2: Group homes should be licensed by the city and routinely inspected. Educational meetings for group home operators could provide overviews of licensing requirements, provide resources in the community, establish uniformity in referrals, and offer support. Group home operators may need to have access to additional operating resources above disability checks to meet minimum standards.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
<p>Single adults</p> <p>Veterans</p> <p>Adults experiencing chronic homelessness</p>	<p>Lead Agency: City of Dallas</p> <p>Collaborating Departments/Agencies: Mental health programs that refer individuals to group homes; group homes</p>	Frequent and regular inspection of all group homes, licensing of group homes, and outcomes of inspections	Inspectors trained and paid by the City of Dallas	This priority needs to be inserted into the housing priority planning for those individuals who are not ready to live in permanent supportive housing.

OBJECTIVE 5

Improve the quality, scope, and delivery of substance use services.

Recommendation #1: Increase residential services; buprenorphine/naloxone treatment for opioid addiction; naltrexone; help address chronic pain.

Population Impact	Who Will Execute?	Potential Performance Metrics	Funding	Priority/Integration with Other Recommendations
All	<p>Lead Agency: Who oversees executing this recommendation?</p> <p>Collaborating Departments/Agencies: Homeward Bound, Nexus, Salvation Army, Turtle Creek, Veterans Affairs, housing agencies, hospitals</p>	Quantitatively and qualitatively, how will we know whether we are successful with this recommendation?	TBD	TBD

Appendix D: Sample Leadership and Accountability Structures

SAMPLE LEADERSHIP AND ACCOUNTABILITY STRUCTURES

Los Angeles, California: The city of Los Angeles is in Los Angeles County. The Los Angeles CoC includes much of Los Angeles County, including the city of Los Angeles and 84 other cities but excluding three medium-sized cities (Glendale, Long Beach, and Pasadena).

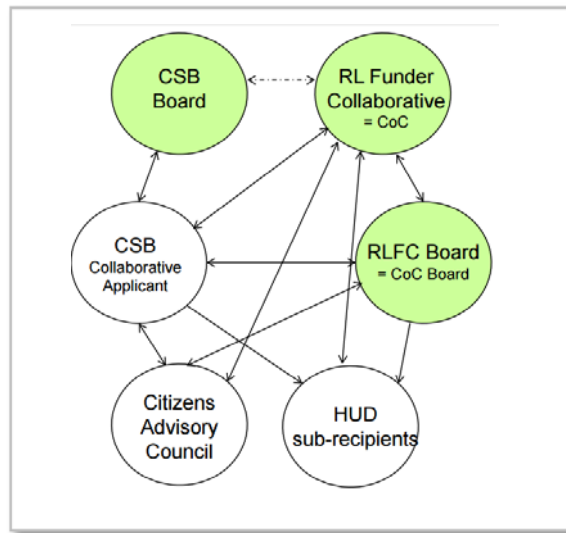
The CoC is governed by a politically appointed Los Angeles Homeless Services Authority (LAHSA) that includes five representatives appointed by the city mayor and another five county representatives, each appointed by a county commissioner (<https://www.lahsa.org/commission>). LAHSA has an executive director and a management team of seven additional people, but it is not clear how many staff it has. <https://www.lahsa.org/leadership>

In 2009, LAHSA established the LA CoC Coordinating Council, which is designed to expand community input into the CoC process. Currently, the Coordinating Council votes on policies before they are voted on by LAHSA. These minutes contain the Coordinating Council's charter: <https://documents.lahsa.org/planning/2016/Coordinating-Council-Meeting-Agenda-and-Supporting-Documents-April-2016.pdf>. In 2016, LHASA's Ad Hoc Governance Committee met to respond to the city's and county's request that it form a Regional Homelessness Advisory Council that will serve as the CoC Board, as defined by the HEARTH Act. <https://documents.lahsa.org/Administrative/Supporting-Documents/2016/06.23.16SpecialCommissionAgenda&SupportingDocuments.pdf>

Columbus, Ohio: Columbus is recognized by HUD as an effective model. There are two community structures: The Community Shelter Board (CSB) and the Rebuilding Lives Funder Collaborative (RLFC). The CSB oversees community efforts to address homelessness, including the work of the RLFC, and has more than \$30 million in funding from diverse sources. The RLFC provides "stewardship and oversight" for implementation of the community plan and serves as the CoC lead agency for HUD purposes. Provider agencies operate within the plan and are working within an outcome-oriented performance measurement system.

The CSB Board has representatives from the following: City of Columbus (four members); Franklin County Board of Commissioners (four members); Columbus Chamber of Commerce (two members); United Way of Central Ohio (two members); The Columbus Foundation (one member); Metropolitan Area Church Council (one member); At-large (six members). The RLFC Board has one representative each from the following: City of Columbus; Franklin County; Citizens Advisory Council; Alcohol, Drug, and Mental Health Board of Franklin County (ADAMH); Columbus Metropolitan Housing Authority; United Way of Central Ohio; The Columbus Foundation; Columbus Coalition for the Homeless; Affordable Housing Trust Corporation; Ohio Capital Corporation for Housing; Community Shelter Board.

Snapshot of Columbus, Ohio, Leadership Structure (2013 NAEH presentation):



Houston, Texas: Houston’s homelessness initiative, The Way Home, is a significant system change that was introduced in 2012. The system is governed by a 17-member steering committee, with representatives as follows:

City of Houston	City of Pasadena	Funders Together Coalition
Harris County	Provider representatives (2)	Interfaith community
City of Houston PHA	Consumer representatives (2)	At-large agency representatives (3)
Harris County PHA	Business Community	Fort Bend County
Montgomery County	Gulf Coast Workforce Board	VA Medical Center

The Steering Committee is the primary decision-making body for the system to address homelessness and is described as the “single table for all systems and funders to align investments, standardize performance expectations, and operating policies” (http://www.endhomelessness.org/page/-/files/Houston%20Governance_NAEH_072213.pdf). The Coalition for the Homeless operates the CoC system. Related network and task groups work on planning and make policy recommendations to the steering committee. The city employs a full-time special assistant to the mayor for homeless initiatives.

Richmond, Virginia: Richmond is using the collective impact model of social change (<http://www.collaborationforimpact.com/collective-impact/>) to develop, organize, and implement a community-wide solution to homelessness. The community’s process included a conceptual shift among key players to the collective impact approach, including developing a common agenda, consistent outcome measurement, “mutually reinforcing activities,” and a structure that supports communication and transparency. This model includes a backbone organization—in Richmond, this is Homeward. Homeward operates the CoC and serves as the collaborative applicant. The CoC board of directors is a mix of business community representatives, foundations, providers, and government agencies (www.homewardva.org).

SAMPLE CHARTERS/BY-LAWS

- Columbus, OH: <http://docs.csb.org/file-Continuum-of-Care-Structure-FY-2017.pdf>
- Houston, TX: <http://www.homelesshouston.org/wp-content/uploads/2013/12/December-2013-Meeting-Packet.pdf>
- Chicago, IL:
http://www.allchicago.org/sites/default/files/Chicago%20CoC%20Charter%20Package%20Final_Proposed2.pdf
- Orange County, CA:
http://www.ocpartnership.net/images/website/1236/files/final_coc_governance_charter_2113.pdf

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 7, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 56V Z 57W 65R 66N

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by C & C Corporation for the construction of houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to C & C Corporation; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

C & C Corporation has submitted a proposal and development plan to DHADC for 10 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 10 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by C & C Corporation to DHADC, the sale of those lots from DHADC to C & C Corporation and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to C & C Corporation will contain a reverter that returns the property to DHADC if a construction permit is not applied for by C & C Corporation and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

C & C Corporation will build houses on the lots. The approximate square footage and sales prices of the houses will be from 1,300 to 1,600 square feet and from \$160,000 to \$165,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$50,000.00 for the sales price of the vacant lots to C & C Corporation, as calculated from the 2016-17 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 20, 2016, the DHADC board of directors approved the development plan and sale of 10 lots from DHADC to C & C Corporation.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

C & C Corporation

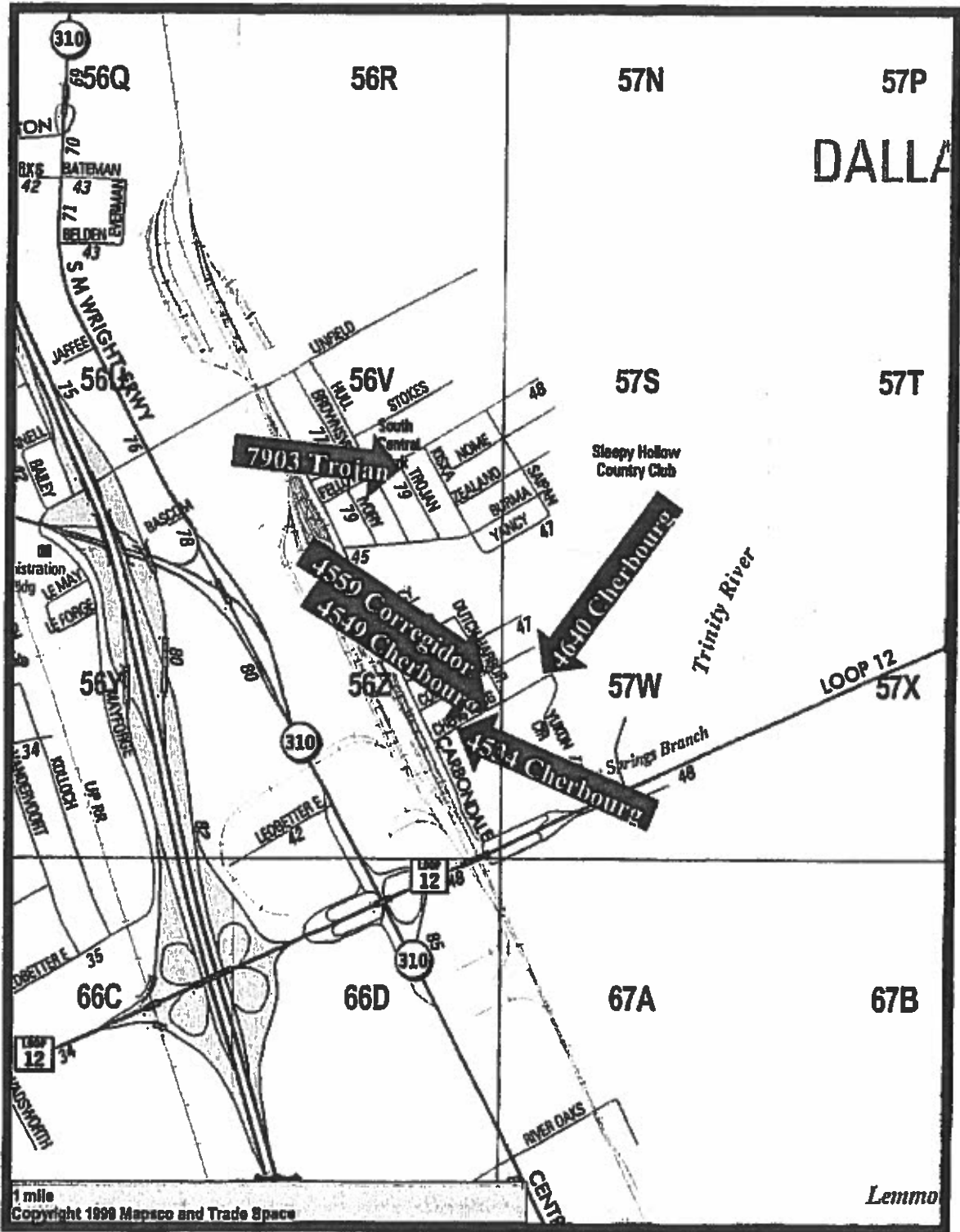
Stacie Stewart, Chief Operating Officer

MAPS

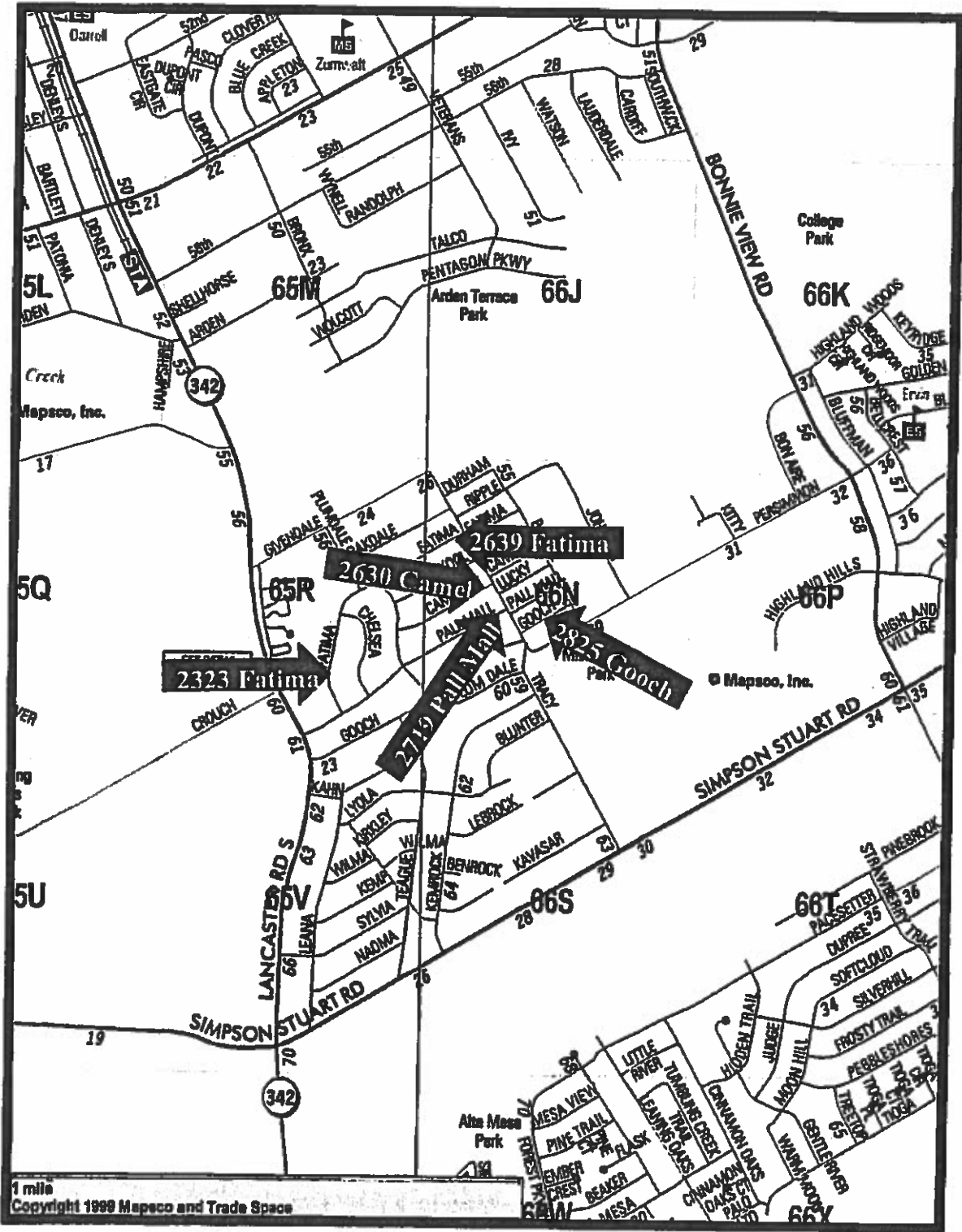
Attached

**Land Bank (DHADC) Sale of Lots to
C & C Corporation**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2630 Camel	66N	8	\$ 4,948.24
2. 4534 Cherbourg	56Z	7	\$ 3,983.66
3. 4549 Cherbourg	56Z	7	\$ 6,109.79
4. 4640 Cherbourg	57W	7	\$ 9,444.73
5. 4559 Corregidor	56Z	7	\$ 9,243.24
6. 2323 Fatima	65R	8	\$ 909.45
7. 2639 Fatima	66N	8	\$ 9,411.56
8. 2825 Gooch	66N	8	\$16,262.89
9. 2719 Pall Mall	66N	8	\$ 7,839.11
10. 7903 Trojan	56V	7	\$ 6,727.99



MAPSCO 56V,56Z,57W



MAPSCO 65R & 66N

December 14, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, C & C Corporation submitted a proposal and development plan to DHADC for 10 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by C & C Corporation and authorize the sale of 10 lots from DHADC to C & C Corporation to build houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by C & C Corporation and the sale of 10 lots shown on Exhibit "A" from DHADC to C & C Corporation is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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 BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2630 Camel Lot 27, Carver Heights Addition Block 7/6889	C & C Corporation	1	\$5,000.00
2	4534 Cherbourg Lot 10, Central Avenue Addition No. 4 Block A/7649	C & C Corporation	1	\$5,000.00
3	4549 Cherbourg Lot 27, Central Avenue Addition No. 2 Block F/7647	C & C Corporation	1	\$5,000.00
4	4640 Cherbourg Lot 6, Seely Circle Addition Block A/7654	C & C Corporation	1	\$5,000.00
5	4559 Corregidor Lot 30, Central Avenue No. 2 Addition Block D/7647	C & C Corporation	1	\$5,000.00
6	2323 Fatima Lot 12, Alameda Heights Addition No. 2 Block 1/6888	C & C Corporation	1	\$5,000.00
7	2639 Fatima Lot 24, Carver Heights Addition Block 10/6889	C & C Corporation	1	\$5,000.00
8	2825 Gooch Lot 12, Chesterfield Heights Addition Block H/6881	C & C Corporation	1	\$5,000.00
9	2719 Pall Mall Lot 23, Carver Heights No. 1 Addition Block 7/6889	C & C Corporation	1	\$5,000.00
10	7903 Trojan Lot 31, Central Avenue No. 1 Addition Block C/7646	C & C Corporation	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 10
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See Exhibit A

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home _____
Number of Garages 1 Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 10
Square Footage range of each home 1,300-1,600
Number of Bedrooms/Baths in each home 3 to 4 / 2
Number of Garages 1 Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer Brick Which sides Brick
Your Sales Price range without Subsidies to Qualified Low Income Buyer 160-165k

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.
PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 60

Completion of Construction: 60

Sale of first affordable housing unit to low income household: 30 days after completion of construction

Sale of last affordable unit to low income households: 30 days after completion of first house

EXHIBIT A

2630 Camel

4534 Cherbourg

4549 Cherbourg

4640 Cherbourg

4559 Corregidor

2323 Fatima

2639 Fatima

2825 Gooch

2719 Pall Mall

7903 Trojan

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 2, 5, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 43F K 44N S 46L W 47J 57R 66N

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Confia Homes, L.L.C. for the construction of houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C.; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Confia Homes, L.L.C. has submitted a proposal and development plan to DHADC for 10 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 10 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Confia Homes, L.L.C. to DHADC, the sale of those lots from DHADC to Confia Homes, L.L.C. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Confia Homes, L.L.C. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Confia Homes, L.L.C. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Confia Homes, L.L.C. will build houses on the lots. The approximate square footage and sales prices of the houses will be from 1,236 to 1,600 square feet and from \$109,900 to \$134,900. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$50,000.00 for the sales price of the vacant lots to Confia Homes, L.L.C., as calculated from the 2016-17 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 20, 2016, the DHADC board of directors approved the development plan and sale of 10 lots from DHADC to Confia Homes, L.L.C.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Confia Homes, L.L.C.

RobertsCarrillo Management, Inc., Manager

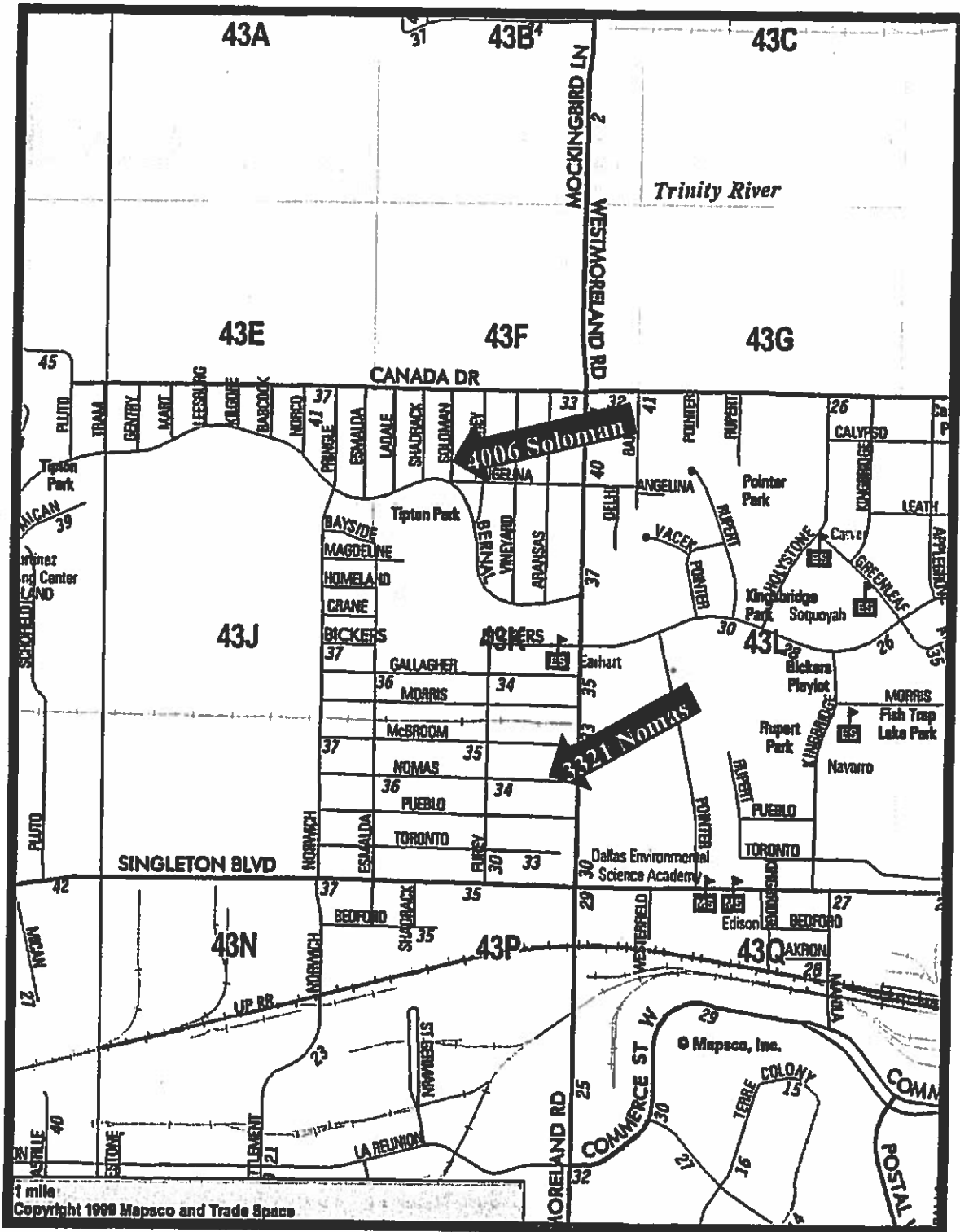
Kenneth E. Roberts, Chief Operating Officer
Ricardo Alonso-Carrillo, President

MAPS

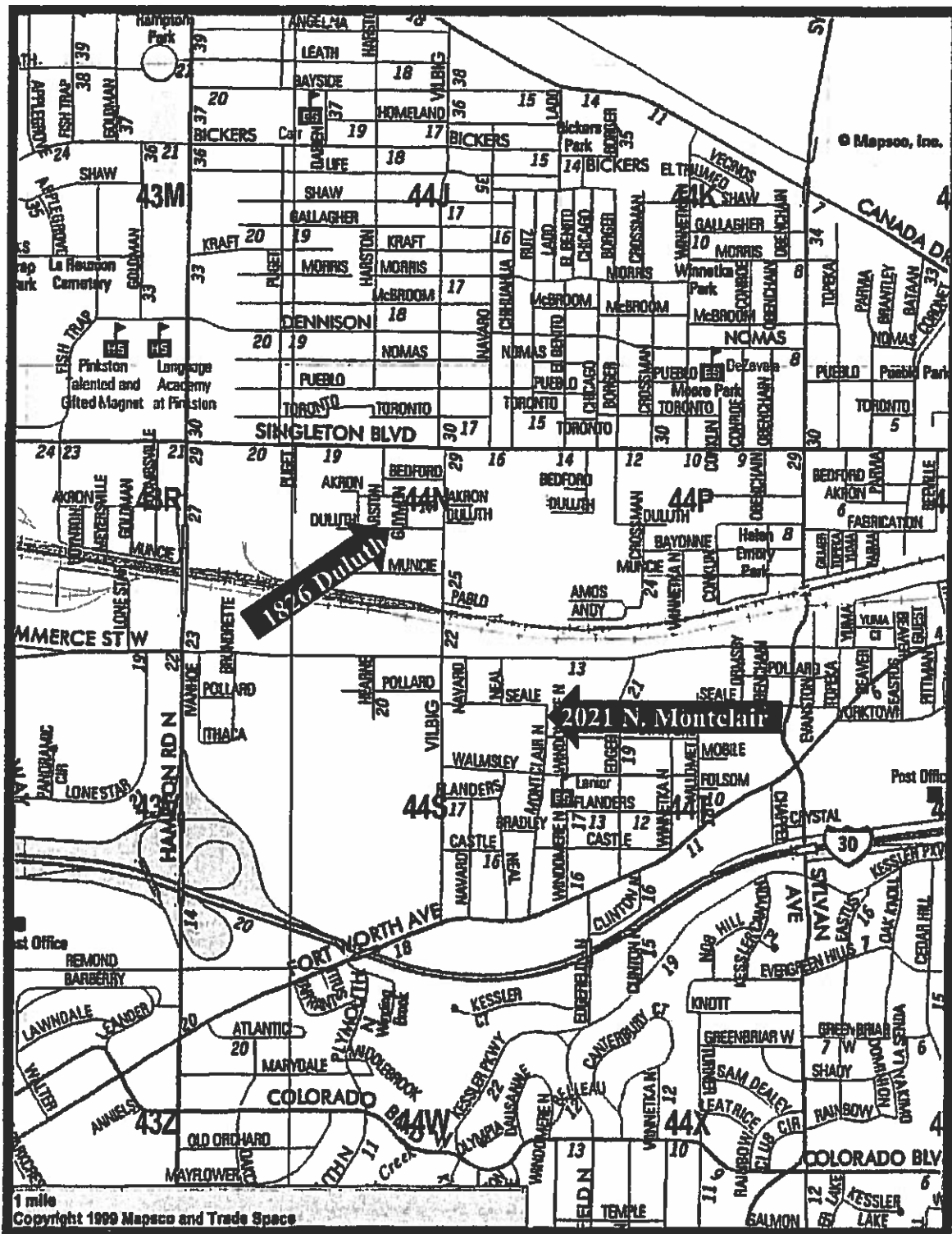
Attached

**Land Bank (DHADC) Sale of Lots to
Confia Homes, L.L.C.**

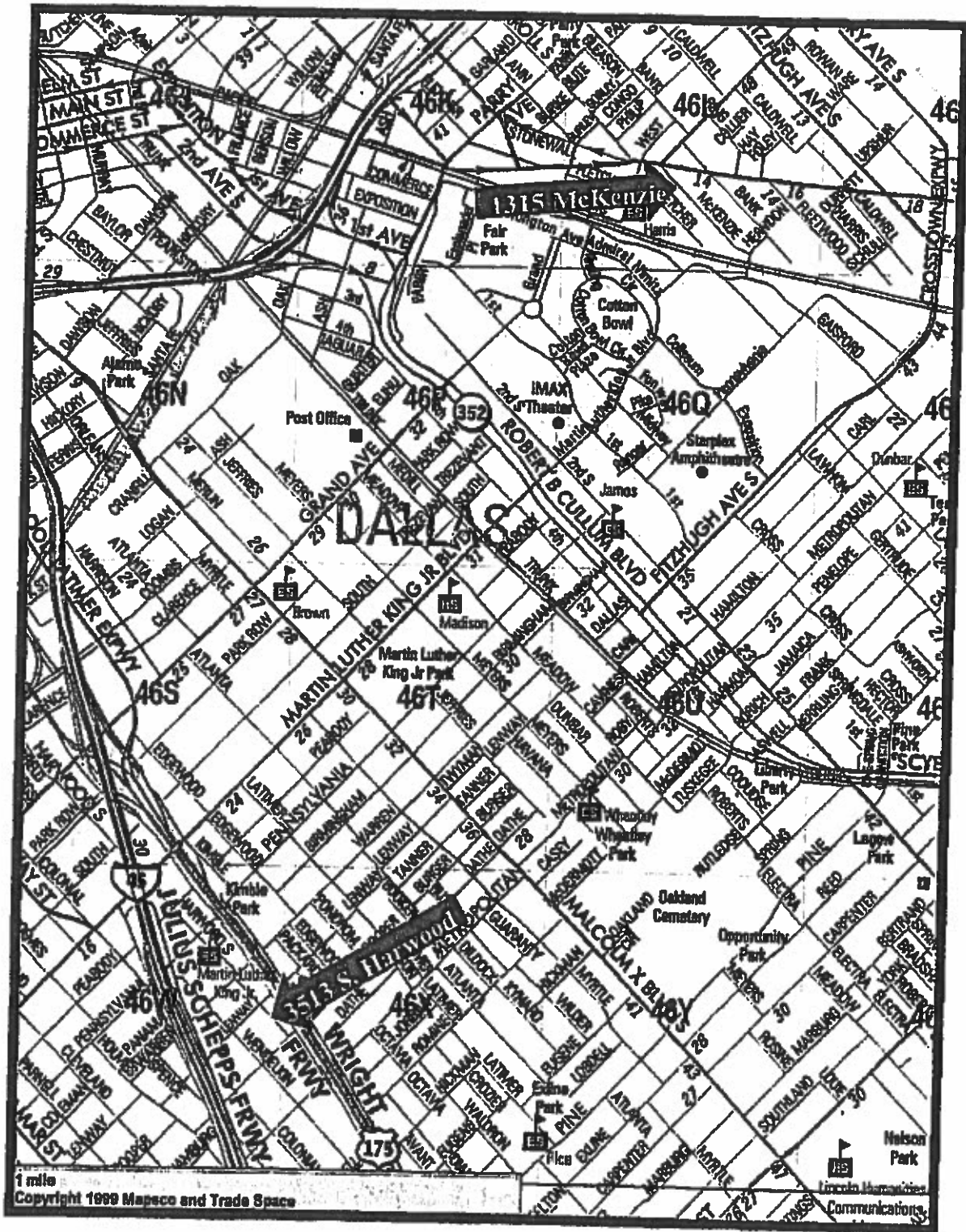
<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3107 Reynolds	47J	2	\$39,303.21
2. 2021 N. Montclair	44S	6	\$14,082.47
3. 1826 Duluth	44N	6	\$ 2,868.55
4. 3321 Nomas	43K	6	\$15,150.73
5. 1315 McKenzie	46L	7	\$ 6,417.30
6. 3513 S. Harwood	46W	7	\$ 1,094.20
7. 3212 S. Haskell	47J	7	\$ 2,470.33
8. 2611 Kool	66N	8	\$ 7,948.74
9. 4006 Soloman	43F	6	\$17,372.42
10. 734 Elwayne	57R	5	\$15,172.39



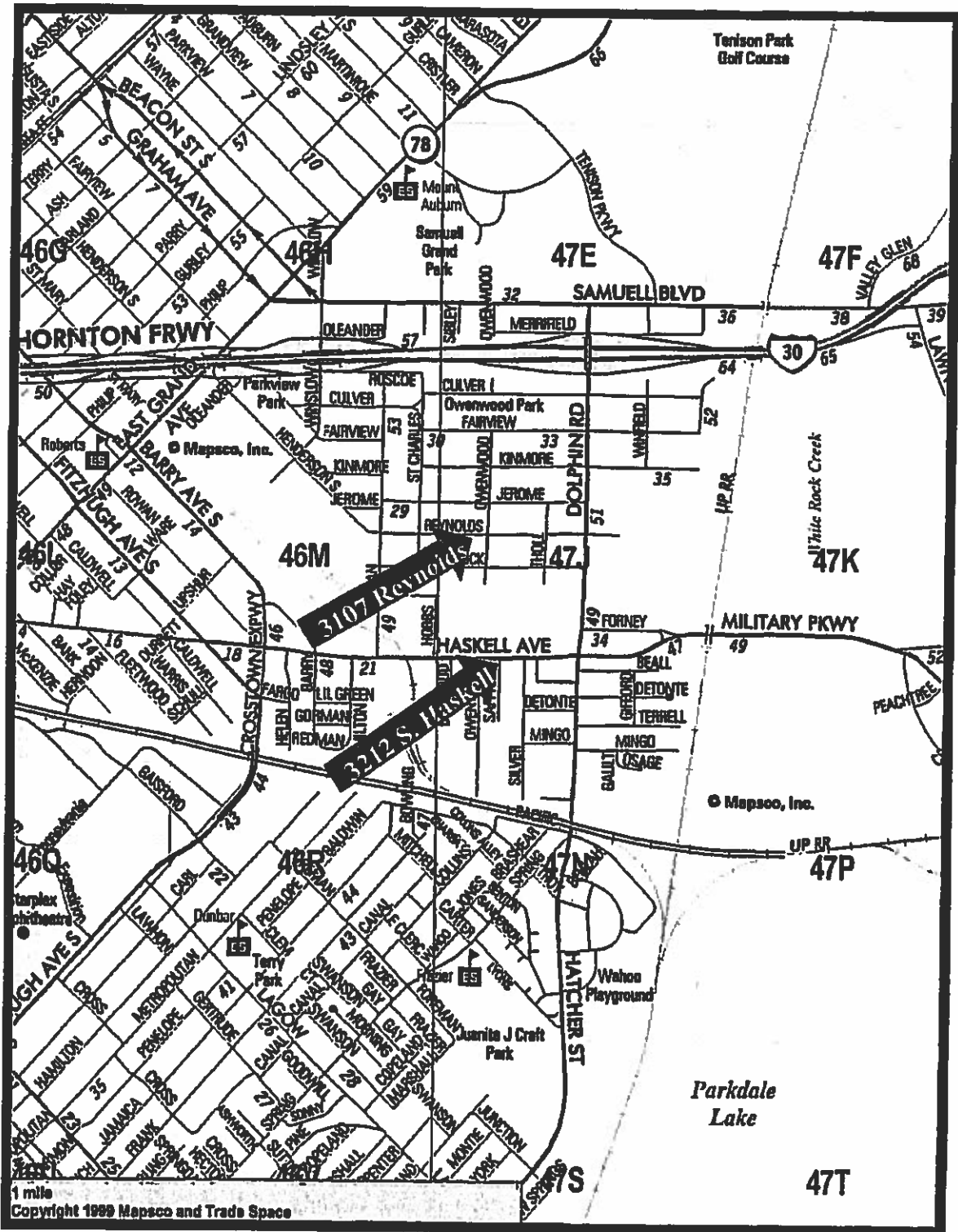
MAPSCO 43F & 43K



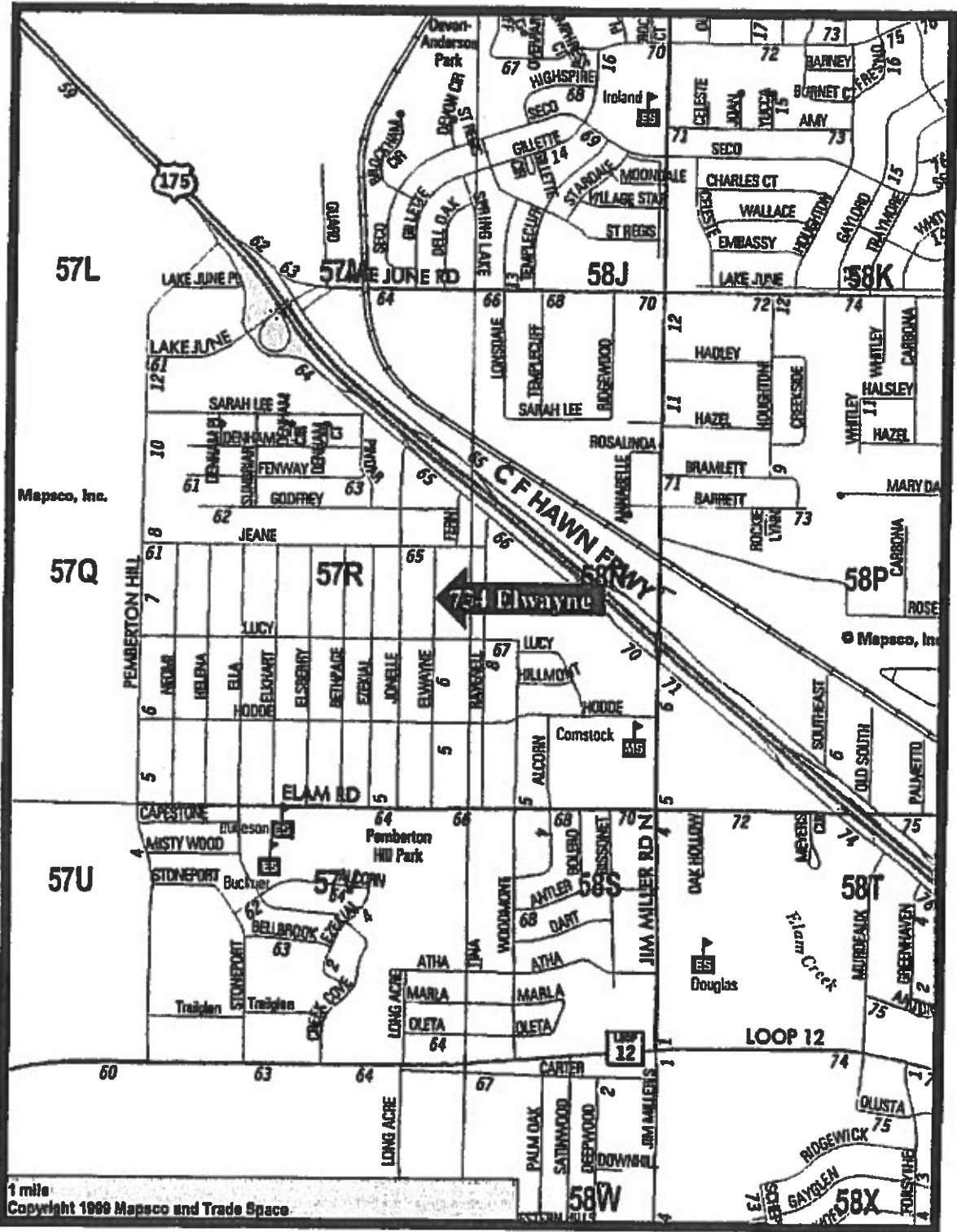
MAPSCO 44N & 44S



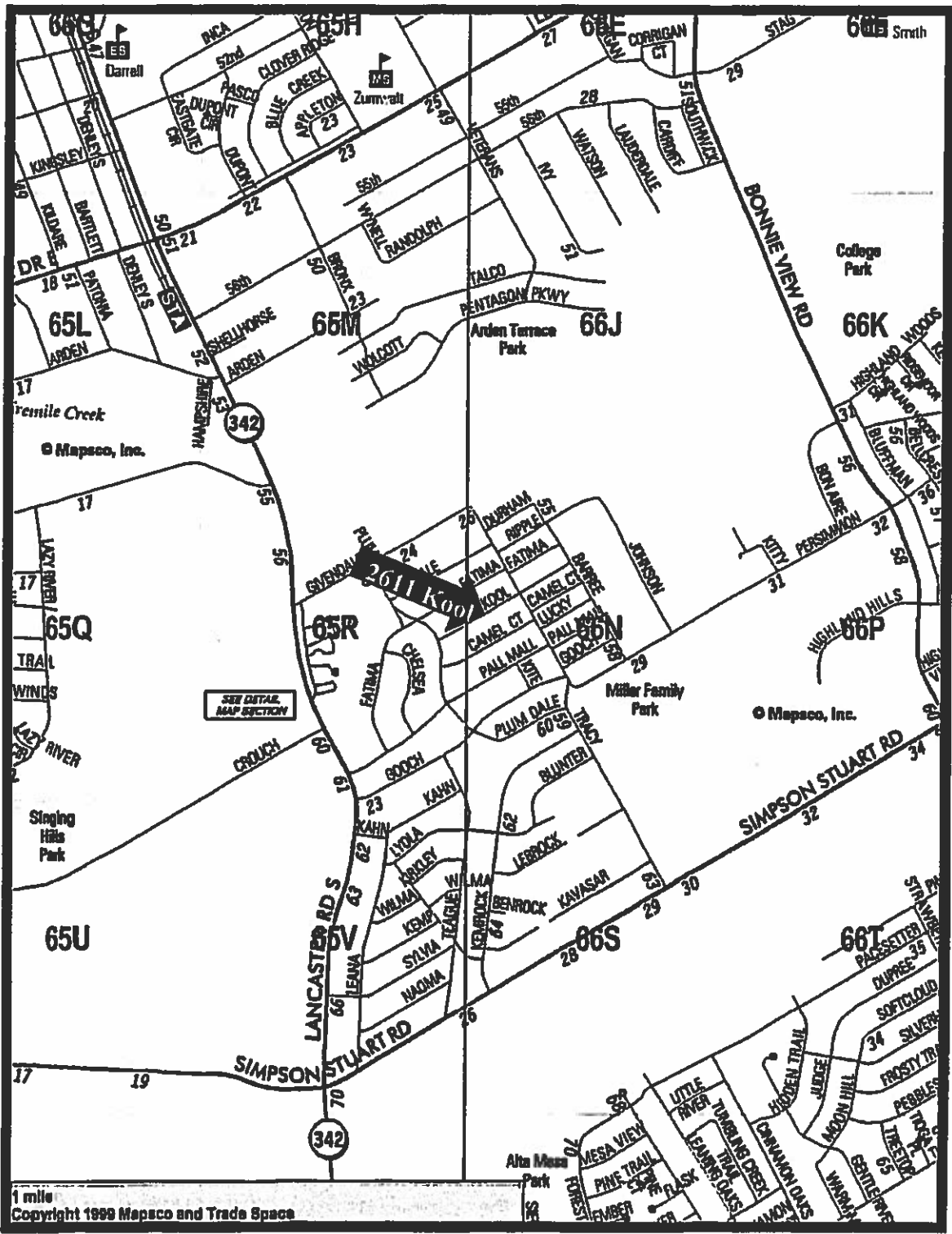
MAPSCO 46L & 46W



MAPSCO 47J



MAPSCO 57R



MAPSCO 66N

December 14, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Confia Homes, L.L.C. submitted a proposal and development plan to DHADC for 10 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Confia Homes, L.L.C. and authorize the sale of 10 lots from DHADC to Confia Homes, L.L.C. to build houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Confia Homes, L.L.C. and the sale of 10 lots shown on Exhibit "A" from DHADC to Confia Homes, L.L.C. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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 BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3107 Reynolds Lot 22, Parkview Annex Addition Block D/2134	Confia Homes, L.L.C.	1	\$5,000.00
2	2021 N. Montclair Lot 8, Cedar Dale Addition Block 3961	Confia Homes, L.L.C.	1	\$5,000.00
3	1826 Duluth Lot 6, Riggins College Park Addition Block H/7238	Confia Homes, L.L.C.	1	\$5,000.00
4	3321 Nomas Lot 33, Westmoreland Park Addition Block 2/7144	Confia Homes, L.L.C.	1	\$5,000.00
5	1315 McKenzie Lot 11, Donovans Addition Block 1438	Confia Homes, L.L.C.	1	\$5,000.00
6	3513 S. Harwood Part of Lot 3, W.C. & B. Doerring's Addition Block 4/1187	Confia Homes, L.L.C.	1	\$5,000.00
7	3212 S. Haskell 60x90' Tract in John Beeman Section of Thomas Lagow League Block 2619	Confia Homes, L.L.C.	1	\$5,000.00
8	2611 Kool Lot 14, Carver Heights Addition Block 9/6889	Confia Homes, L.L.C.	1	\$5,000.00
9	4006 Soloman Lot 2, Westmoreland Park No. 3 Addition Block 18/7146	Confia Homes, L.L.C.	1	\$5,000.00
10	734 Elwayne Lot 10, Pleasant Heights Addition Block 2/6251	Confia Homes, L.L.C.	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal 10
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See Attachment # 2.

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 3
Square Footage range of each home 1,238-1,800
Number of Bedrooms/Baths in each home 3 or 4 / 2 or 2.5
Number of Garages 0 or 1 Number of Carports 0 or 1 Detached _____ Attached X
Type of Exterior Veneer Brick and Siding Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$109,900-\$134,900

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built 7
Square Footage range of each home 1,238-1,800
Number of Bedrooms/Baths in each home 3 or 4 / 2 or 2.5
Number of Garages 0 or 1 Number of Carports 0 or 1 Detached _____ Attached X
Type of Exterior Veneer Brick and Siding Which sides Brick - FR, Siding - R
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$109,900-\$134,900

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 30 days after receiving the deed to the property

Completion of Construction: 120 days after start of construction

Sale of first affordable housing unit to low income household: 30 days after completion of construction

Sale of last affordable unit to low income households: 120 days after completion of first house



Attachment # 2 – Land Requested for Development

No.	Address	Legal Description
1	3107 Reynolds	BLK D/2134 LT 22, PARK VIEW ANNEX
2	2021 Montclair	BLK 3961 LT 8, CEDAR DALE
3	1826 Duluth	BLK H/7238 LT 6, COLLEGE PARK (RIGGINS)
4	3321 Nomias	BLK 2/7144 LT 33, WESTMORELAND PARK
5	1315 McKenzie	BLK 1438 LT 11, D S DONOVAN
6	3513 S Harwood	BLK 4/1187 PT LT 3 50X160, W C & B DOERING
7	3212 S Haskell	BLK 2619 60X90, SAPPHIRE
8	2611 Kool	BLK 9/6889 LT 14, CARVER HEIGHTS
9	4006 Soloman	BLK 18/7146 LT 2, WESTMORELAND PARK NO 3
10	734 Elwayne	BLK 2/6251 LOT 10, PLEASANT HEIGHTS

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 4, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55S 66E

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

KW New Vision Properties and Land, Inc. has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 2 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by KW New Vision Properties and Land, Inc. to DHADC, the sale of those lots from DHADC to KW New Vision Properties and Land, Inc. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens.

BACKGROUND (continued)

DHADC's Deed without Warranty to KW New Vision Properties and Land, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by KW New Vision Properties and Land, Inc. and construction financing is not closed within three years of conveyance.

KW New Vision Properties and Land, Inc. will build single family houses on the lots. The approximate square footage and sales price of the houses will be from 1,400 to 1,600 square feet and from \$110,000 to \$140,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$10,000.00 for the sales price of the vacant lots to KW New Vision Properties and Land, Inc., as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 2 lots from DHADC to KW New Vision Properties and Land, Inc.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

KW New Vision Properties and Land, Inc.

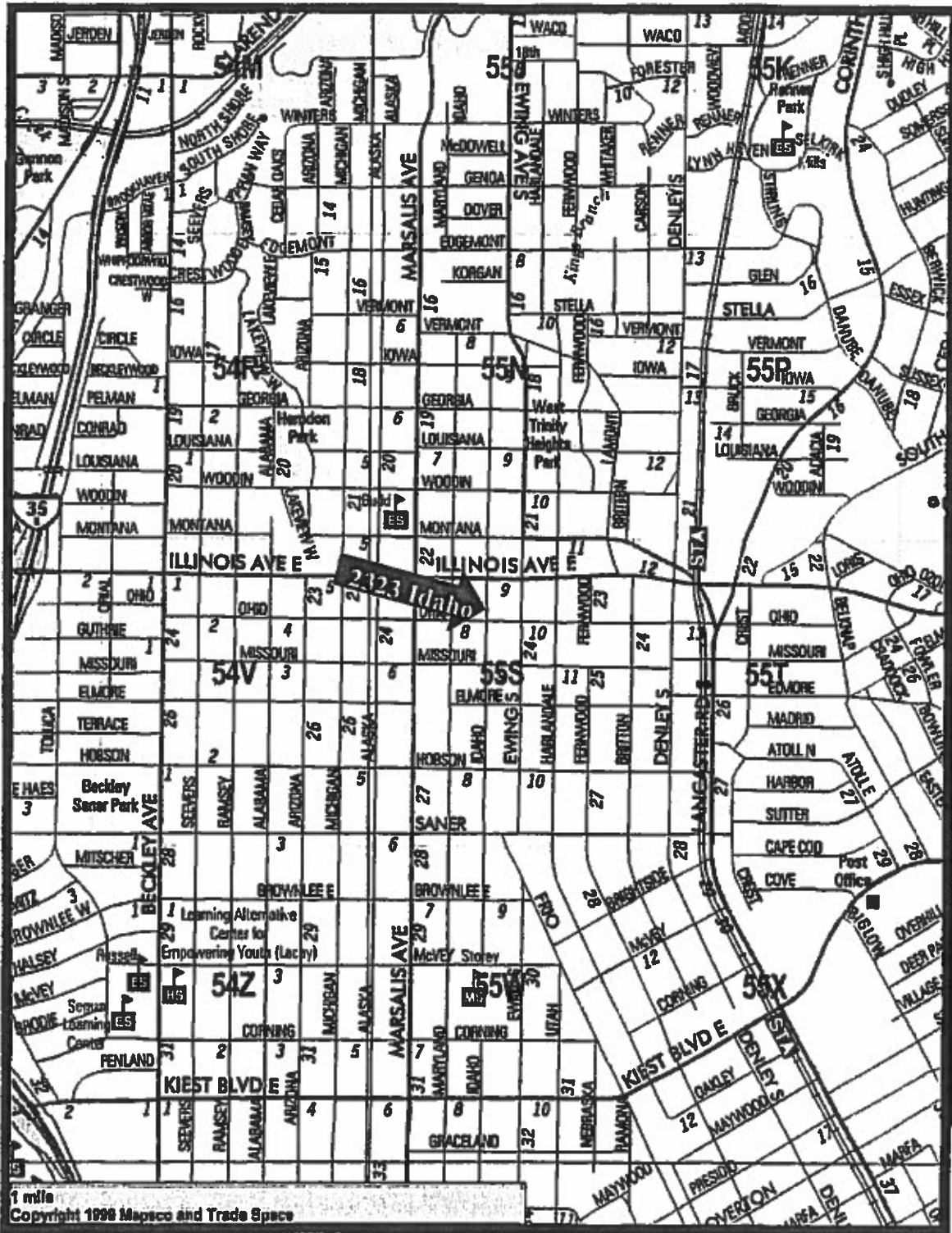
Kelvin Williams, President

MAPS

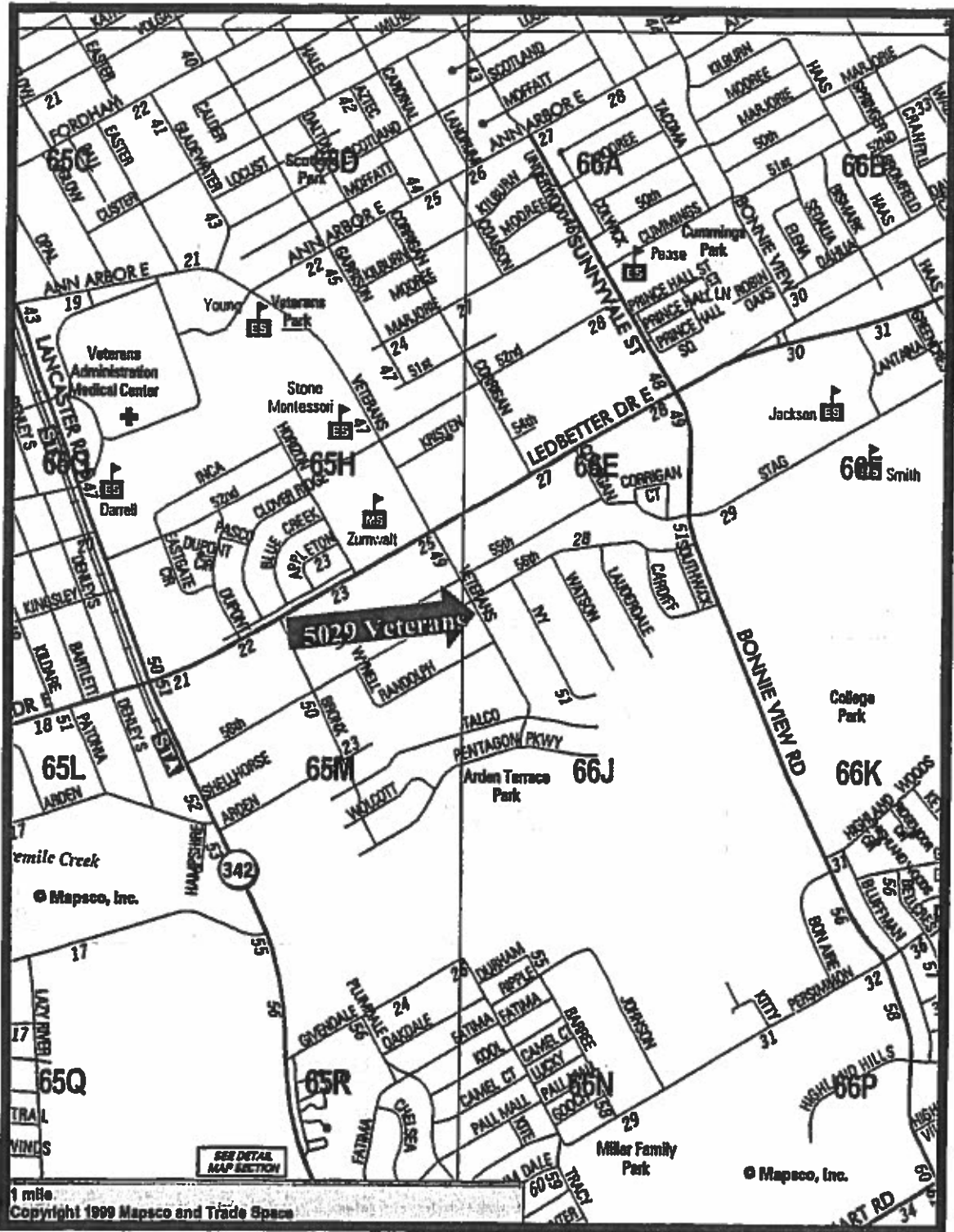
Attached

**Land Bank (DHADC) Sale of Lots to
KW New Vision Properties and Land, Inc.**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2323 Idaho	55S	4	\$19,361.66
2. 5029 Veterans	66E	8	\$ 9,196.61



MAPSCO 55S



MAPSCO 66E

1 mile
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© MapscO, Inc.

December 14, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, KW New Vision Properties and Land, Inc. submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by KW New Vision Properties and Land, Inc. and authorize the sale of 2 lots from DHADC to KW New Vision Properties and Land, Inc. to build houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed houses submitted by KW New Vision Properties and Land, Inc. and the sale of 2 lots shown on Exhibit "A" from DHADC to KW New Vision Properties and Land, Inc. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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 BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2323 Idaho Lot 6, Trinity Heights Addition No. 2 Block 34/3656	KW New Vision Properties and Land, Inc.	1	\$5,000.00
2	5029 Veterans Lot 13B, Goldmine Addition #2 Block B/6854	KW New Vision Properties and Land, Inc.	1	\$5,000.00
TOTAL				\$10,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

2323 Idaho Dallas 75216
5029 Veterans, Dallas, 75241

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 2
Square Footage range of each home 1400-1600
Number of Bedrooms/Baths in each home 3-4 / 2
Number of Garages 1-2 Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer Brick Which sides Front
Your Sales Price range without Subsidies to Qualified Low Income Buyer 110-140K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 60 days after receiving the deed to the property

Completion of Construction: 120 days after start of construction

Sale of first affordable housing unit to low income household: 30 days after completion of construction

Sale of last affordable unit to low income households: 30 days after completion of first house

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65D

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; 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 – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Meredith Investment Properties has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 1 lot, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Meredith Investment Properties to DHADC, the sale of that lot from DHADC to Meredith Investment Properties and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Meredith Investment Properties will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Meredith Investment Properties and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Meredith Investment Properties will build a single family house on the lot. The approximate square footage and sales price of the house will be from 1,500 to 1,800 square feet and from \$115,000 to \$160,000. The lot will be deed restricted for sale to an eligible family.

DHADC will receive \$5,000.00 for the sales price of the vacant lot to Meredith Investment Properties, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 1 lot from DHADC to Meredith Investment Properties.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Meredith Investment Properties

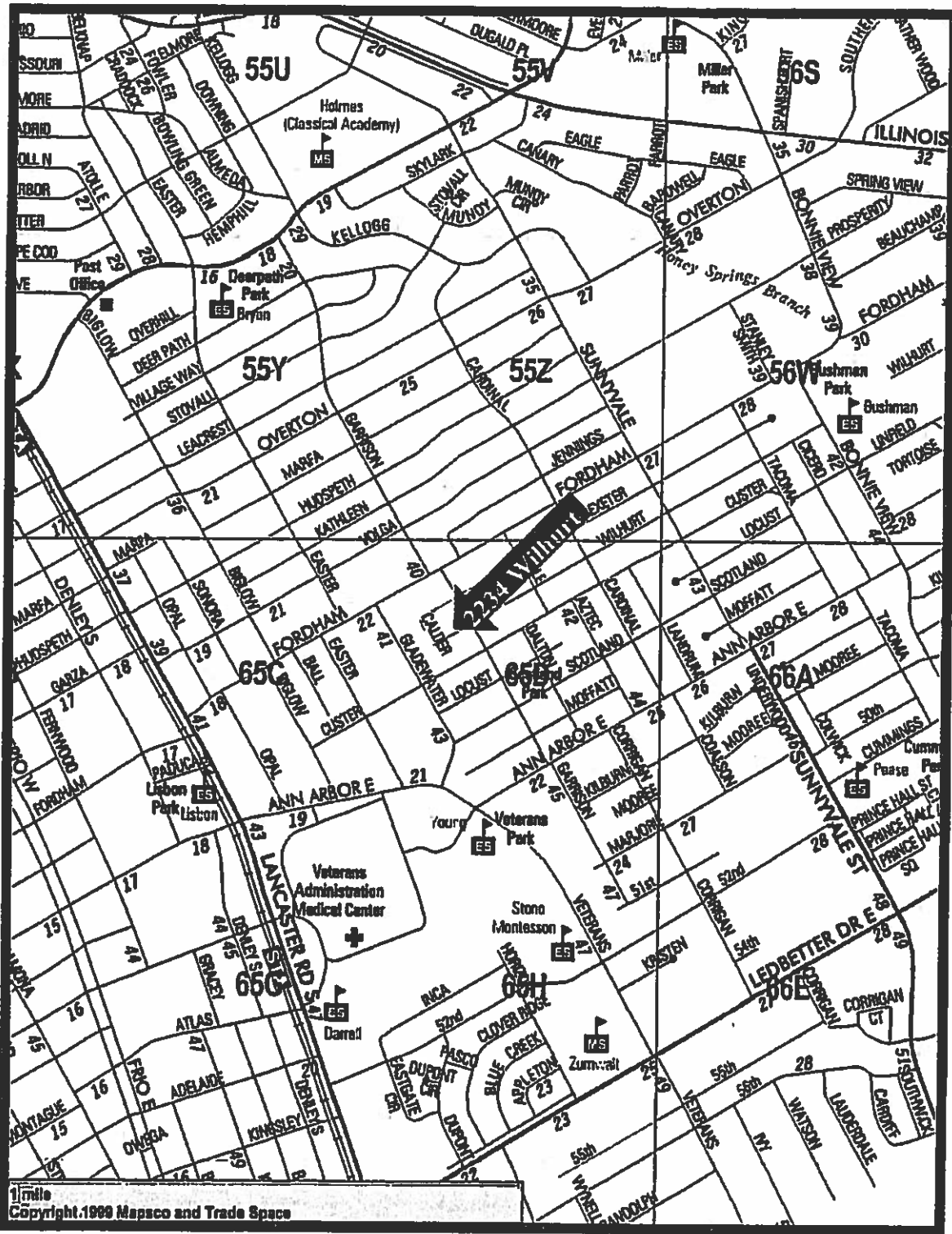
Lessel Meredith, Owner

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Meredith Investment Properties**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2234 Wilhurt Avenue	65D	4	\$8,611.31



MAPSCO 65D

December 14, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Meredith Investment Properties submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed house submitted by Meredith Investment Properties and authorize the sale of 1 lot from DHADC to Meredith Investment Properties to build a house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed house submitted by Meredith Investment Properties and the sale of 1 lot shown on Exhibit "A" from DHADC to Meredith Investment Properties is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lot shown on Exhibit "A".

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 BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2234 Wilhurt Avenue Lot 3, Lisbon Heights Annex Addition Block 5/5853	Meredith Investment Properties	1	\$5,000.00
TOTAL				\$5,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 1

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

2234 Wilhert Ave. DALLAS TX 75216

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 1
Square Footage range of each home 1500 TO 1800
Number of Bedrooms/Baths in each home 3 TO 4 / 2
Number of Garages N/A Number of Carports N/A Detached N/A Attached N/A
Type of Exterior Veneer BRICK & SIDING Which sides ALL 4
Your Sales Price range without Subsidies to Qualified Low Income Buyer 115K TO 160K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home 1
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 60 days after receiving the deed to the property

Completion of Construction: 60 days after start of construction

Sale of first affordable housing unit to low income household: 30 days after completion of construction

Sale of last affordable unit to low income households: 5 days after completion of first house

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65V

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; 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 - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Meredith Investment Properties has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 1 lot, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Meredith Investment Properties to DHADC, the sale of that lot from DHADC to Meredith Investment Properties and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Meredith Investment Properties will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Meredith Investment Properties and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Meredith Investment Properties will build a single family house on the lot. The approximate square footage and sales price of the house will be from 1,500 to 1,800 square feet and from \$115,000 to \$160,000. The lot will be deed restricted for sale to an eligible family.

DHADC will receive \$5,000.00 for the sales price of the vacant lot to Meredith Investment Properties, as calculated from the 2016-17 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 20, 2016, the DHADC board of directors approved the development plan and sale of 1 lot from DHADC to Meredith Investment Properties.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Meredith Investment Properties

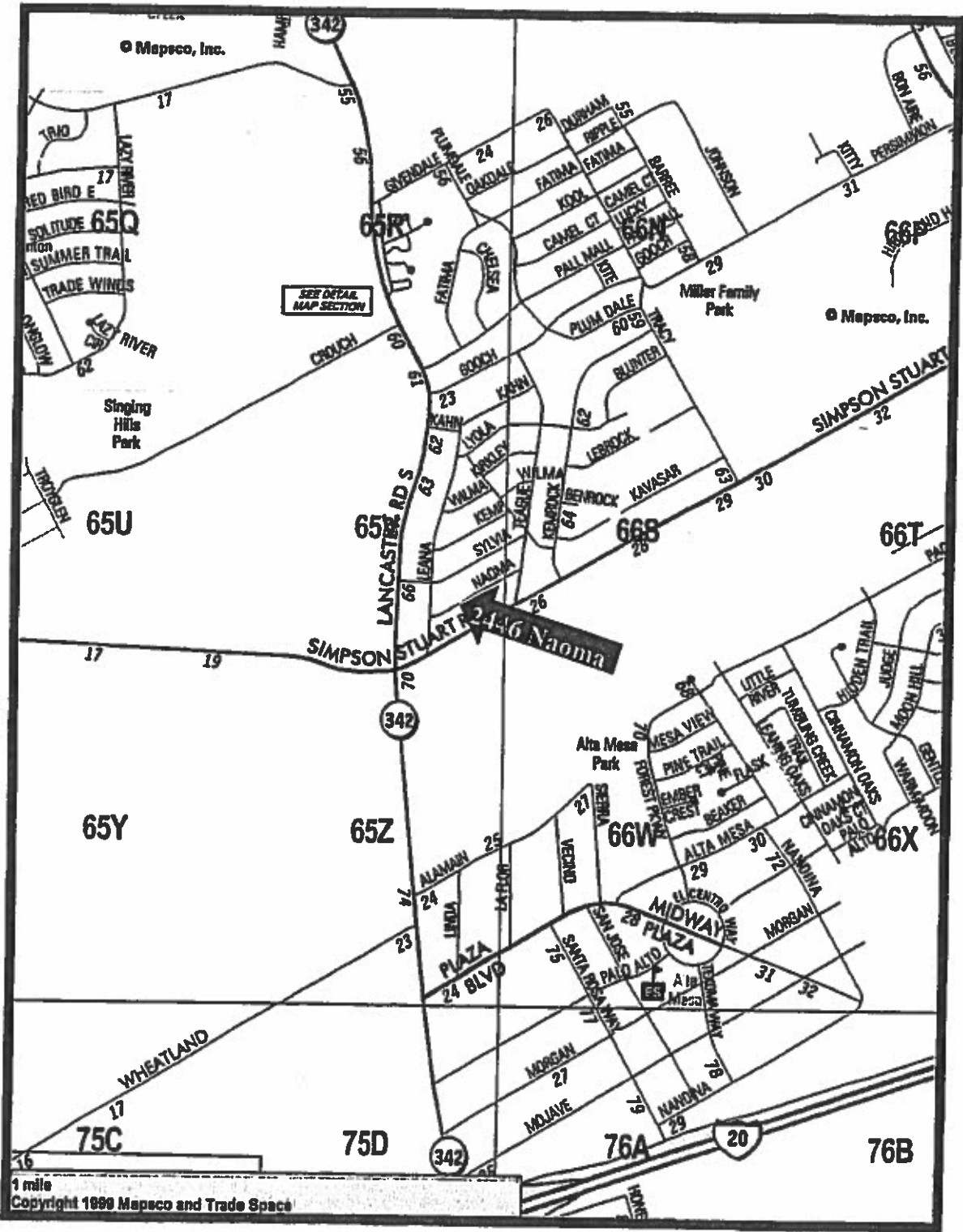
Lessei Meredith, Owner

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
Meredith Investment Properties**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2446 Naoma	65V	8	\$8,521.27



MAPSCO 65V

December 14, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Meredith Investment Properties submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed house submitted by Meredith Investment Properties and authorize the sale of 1 lot from DHADC to Meredith Investment Properties to build a house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed house submitted by Meredith Investment Properties and the sale of 1 lot shown on Exhibit "A" from DHADC to Meredith Investment Properties is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lot shown on Exhibit "A".

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 BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2446 Naoma Lot 28, Alameda Heights No. 1 Addition Block 4/6887	Meredith Investment Properties	1	\$5,000.00
TOTAL				\$5,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 1
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").
2446 Norma

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home 1
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 1
Square Footage range of each home 1500 TO 1800
Number of Bedrooms/Baths in each home 3 TO 4 1 2
Number of Garages 1 2 Number of Carports 1 2 Detached N/A Attached N/A
Type of Exterior Veneer BRICK & SIDING Which sides ALL 4
Your Sales Price range without Subsidies to Qualified Low Income Buyer 115K TO 160K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home 1
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 60 days after receiving the deed to the property

Completion of Construction: 60 days after start of construction

Sale of first affordable housing unit to low income household: 30 days after completion of construction

Sale of last affordable unit to low income households: 5 days after completion of first house

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55G P T 65D 66A

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Sterling Oasis Community and Economic Development Corporation for the construction of houses; (2) the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Sterling Oasis Community and Economic Development Corporation; 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 – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Sterling Oasis Community and Economic Development Corporation has submitted a proposal and development plan to DHADC for 7 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 7 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Sterling Oasis Community and Economic Development Corporation to DHADC, the sale of those lots from DHADC to Sterling Oasis Community and Economic Development Corporation and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Sterling Oasis Community and Economic Development Corporation will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Sterling Oasis Community and Economic Development Corporation and construction financing is not closed within three years of conveyance.

Sterling Oasis Community and Economic Development Corporation will build single family houses on the lots. The approximate square footage and sales price of the houses will be from 1,300 to 1,800 square feet and from \$120,000 to \$170,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$35,000.00 for the sales price of the vacant lots to Sterling Oasis Community and Economic Development Corporation, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 7 lots from DHADC to Sterling Oasis Community and Economic Development Corporation.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on December 5 2016.

FISCAL INFORMATION

No cost consideration to the City

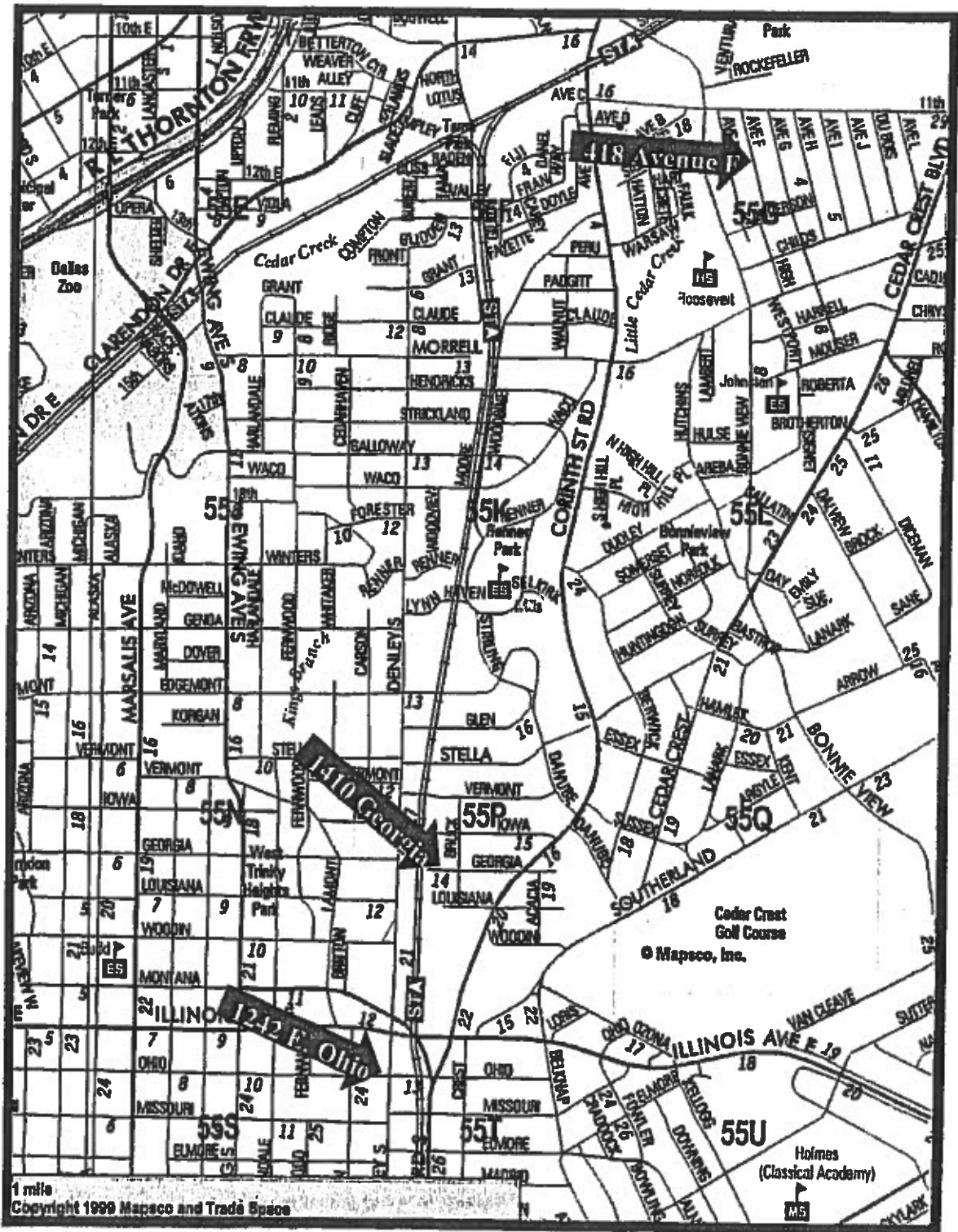
DEVELOPER

Sterling Oasis Community and Economic Development Corporation

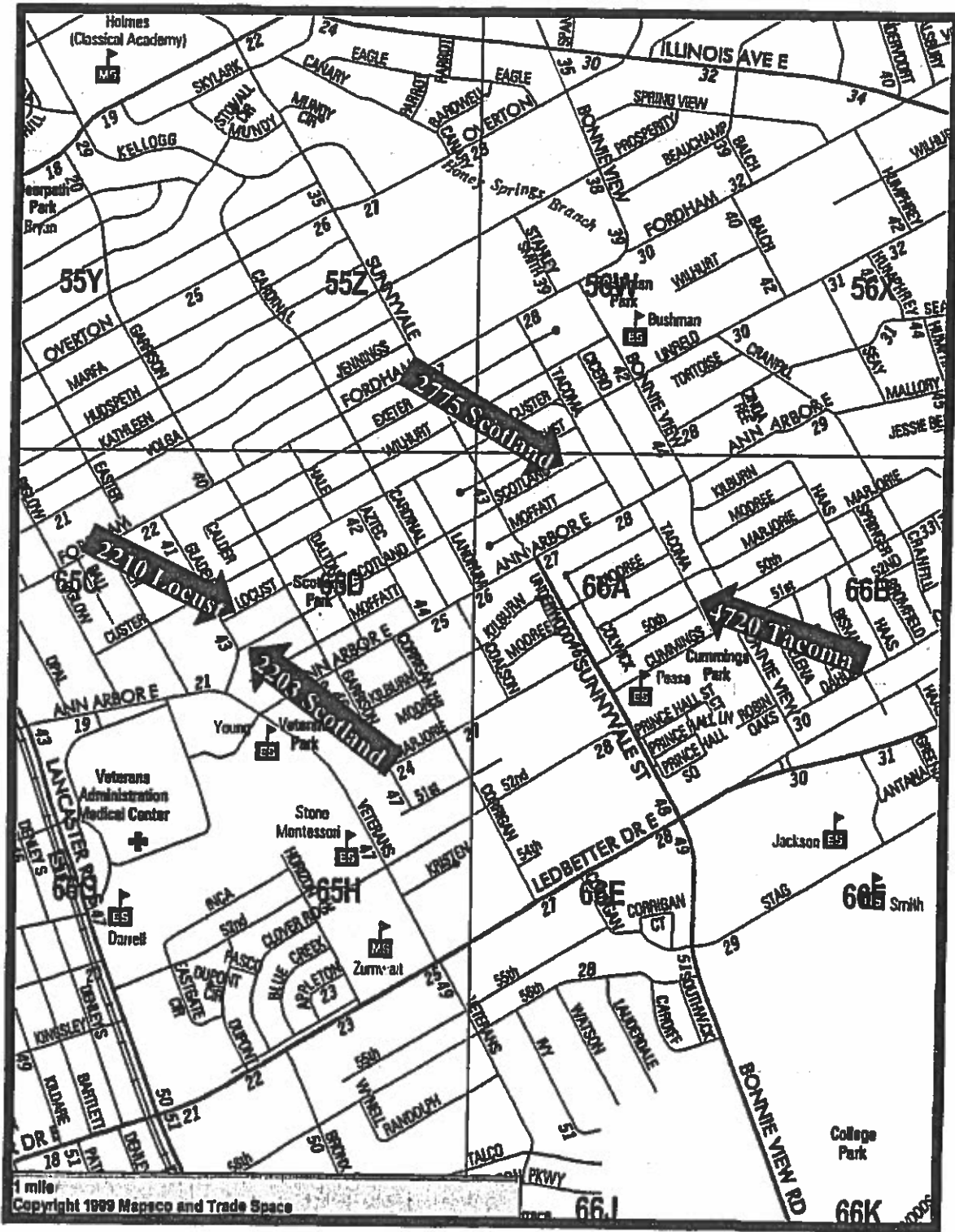
Delisa Rose, President

MAPS

Attached



MAPSCO 55G, 55P, 55T



MAPSCO 65D & 66A

December 14, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Sterling Oasis Community and Economic Development Corporation submitted a proposal and development plan to DHADC for 7 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Sterling Oasis Community and Economic Development Corporation and authorize the sale of 7 lots from DHADC to Sterling Oasis Community and Economic Development Corporation to build houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed houses submitted by Sterling Oasis Community and Economic Development Corporation and the sale of 7 lots shown on Exhibit "A" from DHADC to Sterling Oasis Community and Economic Development Corporation is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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 B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 7
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). SEE ATTACHED EXHIBIT A

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built 2
 Square Footage range of each home 1300-1800
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 0-2 Number of Carports 0-2 Detached 0-2 Attached 0-2
 Type of Exterior Veneer wood, brick Which sides 75% - 100%
 Your Sales Price range without Subsidies to Qualified Low Income Buyer 120k-170k

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 2
 Square Footage range of each home 1300-1800
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 0-2 Number of Carports 0-2 Detached 0-2 Attached 0-2
 Type of Exterior Veneer wood, brick Which sides 75% - 100%
 Your Sales Price range without Subsidies to Qualified Low Income Buyer 120k-170k

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built 3
 Square Footage range of each home 1300-1800
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 0-2 Number of Carports 0-2 Detached 0-2 Attached 0-2
 Type of Exterior Veneer wood, brick Which sides 75% - 100%
 Your Sales Price range without Subsidies to Qualified Low Income Buyer 120k-170k

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 90 days after receiving the deed to the property

Completion of Construction: 90 days after start of construction

Sale of first affordable housing unit to low income household: 200 days after completion of construction

Sale of last affordable unit to low income households: 380 days after completion of first house

UNIMPROVED CONTRACT FOR LANDBANK LOTS

EXHIBIT A

The address for the lots to be purchased:

418 Avenue F

1410 Georgia Avenue

2210 Locust Avenue

1242 E Ohio Avenue

2203 Scotland Drive

2775 Scotland Drive

4720 Tacoma Street

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, which funds programs that provide housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of \$165,175 to the housing activity to better reflect the nature of the services provided, with no change in the grant amount - Financing: No cost consideration to the City

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) administers the Housing Opportunities for Persons with AIDS (HOPWA) program to provide housing for persons with HIV/AIDS. The HOPWA program includes both formula entitlement grants and competitive grants.

The City of Dallas is the grantee for the formula entitlement grant for the Dallas Eligible Metropolitan Statistical Area (covering the City of Dallas and seven surrounding counties) through its Consolidated Plan. For FY 2016-17, the City's annual HOPWA formula entitlement grant is \$6,409,124.

On November 7, 2011, City Council authorized acceptance of an FY 2011 HOPWA competitive grant from HUD in the amount of \$1,287,500 for the period January 1, 2012 through December 31, 2014 (later extended to December 31, 2016). The grant funds a housing activity and a community planning activity.

BACKGROUND (continued)

The housing activity provides housing placement assistance and ongoing rental assistance (up to 24 months), with housing case management, for ex-offenders with HIV/AIDS in Dallas County through the City's Homeless Services Division. The housing activity of the grant was extended to December 31, 2016, to provide housing placement and rental assistance, with case management, for a second cohort of approximately 30 ex-offenders living with HIV/AIDS.

The community planning activity, which ended on December 31, 2014, funded a community-wide HIV/AIDS housing planning effort for the Dallas Eligible Metropolitan Statistical Area (DEMSA), resulting in the development of an Integrated HIV/AIDS Housing Plan (IHHP).

This amendment authorizes a reallocation of funds remaining in the community planning activity (Resource Identification) in the amount of \$165,175 to the housing activity, as follows:

<u>Activity</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
Tenant Based Rental Assistance	\$ 700,000	\$ 120,000	\$ 820,000
Housing Placement	\$ 45,000	\$ 45,175	\$ 90,175
Supportive Services	\$ 250,000	\$ 00	\$ 250,000
Administrative Costs (limited to 3%)	\$ 37,500	\$ 0	\$ 37,500
Resource Identification	<u>\$ 255,000</u>	<u>(\$165,175)</u>	<u>\$ 89,825</u>
Total	\$1,287,500	\$ 0	\$1,287,500

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 7, 2011, City Council authorized the acceptance of a grant from the U.S. Department of Housing and Urban Development (Grant No. TX-H110001) to provide housing placement and transitional rental assistance for ex-offenders with HIV/AIDS and engage in community planning to develop an integrated HIV/AIDS housing plan, by Resolution No. 11-2965.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

December 14, 2016

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides Housing Opportunities for Persons with AIDS (HOPWA) funds to assist persons living with HIV/AIDS; and

WHEREAS, on November 7, 2011, the City of Dallas accepted an FY 2011 HOPWA Competitive Grant from HUD providing housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, in the amount of \$1,287,500 for the period January 1, 2012 through December 31, 2014 (extended to December 31, 2016); and

WHEREAS, the City of Dallas requested, and HUD agreed, to amend the Performance Grant Agreement to reallocate funds, with no change in the grant amount;

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 enter into an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, providing housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of \$165,175 to the housing activity, with no change in the grant amount, and execute any and all documents required by the amendment.

Section 2. That the Chief Financial Officer is hereby authorized to reallocate funds as follows:

<u>Fund</u>	<u>Dept.</u>	<u>Unit</u>	<u>Description</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
F348	HOU	1482	Housing	\$ 745,000	\$ 165,175	\$ 910,175
F348	HOU	1483	Supportive Services	\$ 250,000	\$ 0	\$ 250,000
F348	HOU	1484	Administration	\$ 37,500	\$ 0	\$ 37,500
F348	HOU	1485	Resource Identification	\$ 255,000	(\$165,175)	\$ 89,825
			Total	\$1,287,500	\$ 0	\$1,287,500

Section 3. That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

December 14, 2016

Section 4. That the City Manager be authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

Section 5. 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.

Memorandum



CITY OF DALLAS

DATE December 2, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT **Upcoming Addendum Agenda Item on the December 14, 2016 Council Agenda – Authorizes an amendment to Resolution No. 08-3056, previously approved on November 10, 2008, for a loan in the amount of \$928,473 with (1%) interest to Carpenters Point, L.P. for the property at 4645 Dolphin Rd. for the Carpenter's Point Senior Living apartments**

This item authorizes an amendment to Resolution No. 08-3056, previously approved on November 10, 2008 **(1)** to provide for refinancing of the developer's first lien loan for development of the Carpenter's Point Senior Apartments project located at 4645 Dolphin Rd. to increase the senior loan from \$2.1M to \$3.3M and authorize subordination of the City's lien to the first lender; **(2)** to accept partial payment of \$256,306.75 in principal and interest toward the City's current loan amount of \$995,478.73 for the seven and a half year period that has lapsed, note that this amount could change subject to closing on the loan; and **(3)** to change the terms of the loan to (a) a new loan balance of \$745,041.13 after the current payment of \$256,306.75; (b) include an annual accrued interest payment in the amount of \$7,450.41 due on January 15th starting January 15, 2018 and out of available cash flow for the term of the loan until 2040 and (c) increase the replacement reserves at closing of the refinance by \$110,000 for a total of \$250,000 to be maintained through the life of the loan

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

C: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Larry Casto, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager - Mayor and Council

Memorandum



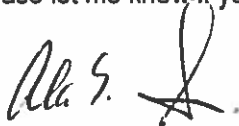
DATE December 2, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT **Upcoming Addendum Agenda Item on the December 14, 2016 Council Agenda – Authorizes an amendment to Resolution No. 11-1391, previously approved on May 25, 2011, for a loan in the amount of \$927,140.59 to LifeNet Community Behavioral Healthcare for the property at 4515 Live Oak Street for the Prince of Wales apartments**

This item authorizes an amendment to Resolution No. 11-1391, previously approved on May 25, 2011, to (1) consent to the sale of the property located at 4515 Live Oak Street to RP Wales Hotel Partnership; (2) allow RP Wales Hotel Partnership to assume the City's loan with LifeNet Community Behavioral Healthcare, (3) amend the Loan Agreement to require certain repairs to the property and additional reserve contributions by the purchaser; and (4) authorize subordination of the City's lien, as amended and assumed, to the new senior lender, Happy State Bank

Please let me know if you have any questions.



Alan E. Sims
Chief of Neighborhood Plus

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Elsa Cantu, Assistant to the City Manager – Mayor and Council

Memorandum



CITY OF DALLAS

DATE December 2, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT **Upcoming Addendum Agenda Item on the December 14, 2016 Council Agenda – Authorize an amendment to Resolution No. 10-0498 approved by City Council on February 10, 2010 for multifamily projects seeking City of Dallas support for Housing Tax Credit financing to include the Housing Placement Policy and to ensure the projects affirmatively further fair housing**

This item authorizes an amendment to Resolution No. 10-0498 approved by City Council on February 10, 2010 for multifamily projects seeking City of Dallas support for Housing Tax Credit financing to include the Housing Placement Policy and to ensure the projects affirmatively further fair housing.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
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