

# Housing Committee

## Meeting Record

September 21, 2015

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: September 21, 2015

Meeting Start time: 11:03 A.M.

<p><b><u>Committee Members Present:</u></b>                  Councilmember Scott Griggs (Chair)                  Councilmember Carolyn King Arnold-Vice-Chair                  Mayor Pro Tem Monica R. Alonzo                  Councilmember Mark Clayton                  Councilmember Casey Thomas, II                  Councilmember Tiffinni A. Young</p>	<p><b><u>Staff Present:</u></b>                  Joey Zapata-Assistant City Manager                  Bernadette Mitchell-Interim Director/H/CS                  Charles Brideau-Assistant Director-H/CS                  Patrick Inyabri-Interim Assistant Director-H/CS                  Beverly Davis-Assistant Director/FHO                  David Cossum-Assistant Director/SDC                  Ashley Eubank-SDC                  Cobbie Ransom-PNV                  Robin Bentley-CAO                  Art Hudman-CAO                  Michael Bostic-CAO                  Erika Pastrana-SDC                  Cassandra Luster-H/CS                  Doris Edmon-H/CS                  Alida Allen-H/CS</p>
<p><b><u>Other Council Members Present:</u></b>                  Councilmember Philip Kingston                  Councilmember Adam McGough</p>	<p><b><u>Other Attendees</u></b>                  Michael Davis-                  Pamela Johnson-LGB&amp;S                  Sherman Roberts-City Wide CDC                  D. Shepherd-DLS Inc.                  Bridget Lopez-LGB&amp;S                  G. Carlton-EDCO                  R. Sherman-ASR                  Marci Williams-Austin Street Center                  Becca Leonard-Austin Street Center</p>
<p><b><u>Committee Members Absent:</u></b></p>	<p><b><u>Other Attendees</u></b>                  Michael Davis-                  Pamela Johnson-LGB&amp;S                  Sherman Roberts-City Wide CDC                  D. Shepherd-DLS Inc.                  Bridget Lopez-LGB&amp;S                  G. Carlton-EDCO                  R. Sherman-ASR                  Marci Williams-Austin Street Center                  Becca Leonard-Austin Street Center</p>

**AGENDA:**

**Housing Committee Meeting Called to Order by CM Scott Griggs**

- 1. Approval of September 8, 2015 Minutes of the Housing Committee**  
 Presenter(s): Council Member Scott Griggs, Chair

**Action Taken/Committee Recommendation(s)**

<p><b>Motion made by: CM Mark Clayton</b></p>	<p><b>Motion seconded by: MPT Monica Alonzo</b></p>
<p>Item passed unanimously: <u>X</u></p>	<p>Item passed on a divided vote: <u>      </u></p>
<p>Item failed unanimously: <u>      </u></p>	<p>Item failed on a divided vote: <u>      </u></p>

**Follow-up (if necessary):**

**2. Land Bank Program-All Districts**

**Presenter(s):** Joey Zapata, Assistant City Manager/Bernadette Mitchell, Interim Director/Don Babers, HOU/Terry Williams, Land Bank Manager

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):

**3. Tax Foreclosed Properties-All Districts**

**Presenter(s):** Theresa O'Donnell, Chief Planning Officer/Bernadette Mitchell, Interim Director/Don Babers, HOU/David Cossum, Director of Sustainable Development & Construction/Ashley Eubanks, Real Estate

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):

**4. Upcoming Agenda Items**

**September 22, 2015**

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

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

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

**Information Only: \_\_\_**

**Action Taken/Committee Recommendation(s) Motion to move to full Council on September 22, 2015 with all items excluding item K**

<b>Motion made by: MPT Monica Alonzo</b>	<b>Motion seconded by: CM Mark Clayton</b>
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 by CM Scott Griggs**

**Meeting Adjourned: 12: 32 P.M.**

**Approved By: \_\_\_\_\_**