

# Memorandum

2010 JAN 13 PM 4:16

6ES  
DALLAS, TEXAS



CITY OF DALLAS

DATE January 15, 2010

TO Housing Committee Members: Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT January 19, 2010 Housing Committee Agenda

We will have a meeting of the Housing Committee on Tuesday, January 19, 2010, City Hall, 1500 Marilla – Room 6ES, Dallas, Texas, 75201, at 2:00 p.m. The agenda is as follows:

1. Approval December 7, 2009 Minutes Councilmember Steve Salazar
2. Depart to Level 1 Green  
Tour of Neighborhood Investment  
Program Area and Trinity River Corridor  
**"Transportation will be provided"**
3. Reconvene in 6ES immediately following the tour to adjourn

A handwritten signature in cursive script that reads "Steve Salazar".

Steve Salazar, Chair  
Housing Committee

- c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Deborah Watkins, City Secretary  
Tom P. Perkins, Jr., City Attorney  
Craig Kinton, City Auditor  
Judge C. Victor Lander, Administrative Judge, Municipal Court  
Ryan S. Evans, First Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
Forest Turner, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Dave Cook, Chief Financial Officer  
Jeanne Chipperfield, Director, Office of Financial Services  
Helena Stevens-Thompson, Assistant to the City Manager

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

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

# Housing Committee

## Meeting Record December 7, 2009

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:** December 7, 2009

**Meeting Start time:** 2:04 p.m.

<p><b><u>Committee Members Present:</u></b>                  Steve Salazar (Chair)                  Carolyn R. Davis (Vice-Chair)                  Tennell Atkins                  Dwaine Caraway                  Angela Hunt                  Ann Margolin                  Pauline Medrano</p>	<p><b><u>Staff Present:</u></b>                  A.C. Gonzalez-Asst. City Manager                  Jerry Killingsworth-Director/HOU                  Charles Brideau-Asst. Director/HOU                  Terry Williams-Asst. Director/HOU                  Bernadette Mitchell-Asst. Director/HOU                  Les Allen-Asst. Director/HOU                  Cobbie Ransom-HOU                  Patrick Inyabri-HOU                  Cynthia Rogers-Ellickson-HOU                  Rick Robin-HOU                  Gwen Satterthwaite-CAO                  Sarah Hasib-CAO                  Britney Burrell-CMO                  Esmeralda de la Cruz-HOU</p>
<p><b><u>Other Councilmember's Present:</u></b></p>	<p><b><u>Other Attendees</u></b>                  Robert Jemerson-Linebarger Goggan Blair and Sampson, LLP                  Demetris Sampson-Linbebarger Goggan Blair and Sampson, LLP                  Lauren Odell-INCAP                  Jesse Banda-EDCO                  John Ausburn-Lang Partners                  Kyle Oudt-Lang Partners                  Matt Johnson-Lang Partners                  Kimberly VanExel                  Hailu Ejigu                  Bruce Kaminski-Kaminski Holdings                  Sherman Robert-City Wide CDC</p>
<p><b><u>Committee Members Absent:</u></b></p>	<p>Cassandra Luster-HOU                  Doris Edmon-HOU                  Rhonn Ramirez-CSO</p>

**AGENDA:**

**Housing Committee Meeting Called to Order by CM Steve Salazar**

**1. Approval of November 16, 2009 Minutes of the Housing Committee**

**Presenter(s): Council Member Steve Salazar**

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

<b>Motion made by: CM Tennell Atkins</b>	<b>Motion seconded by: CM Angela Hunt</b>
Item passed unanimously: <input checked="" type="checkbox"/>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

2. Dallas Urban Land Bank demonstration Program Policy Changes  
 Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director/  
 Terry Williams, Asst. Director  
 Information Only: \_\_\_

Action Taken/Committee Recommendation(s)

<b>Motion made by: CM Dwaine Caraway</b>	<b>Motion seconded by: CM Tennell Atkins</b>
Item passed unanimously: <b>X</b>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

3. Community Development Block Grant Section 108 Guaranteed Loan Application for the Zang Triangle Development  
 Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director  
 Information Only: \_\_\_\_\_

Action Taken/Committee Recommendation(s) (1) Council Member Salazar requested information regarding the impact to the school district, such as enrollment  
 (2) Update of the Southern Sector 108 projects  
 Recommendation to move forward for a Public Hearing on December 9, 2009

<b>Motion made by: CM Tennell Atkins</b>	<b>Motion seconded by: CM Dwaine Caraway</b>
Item passed unanimously: <b>X</b>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. Kaminski Holdings & Hai-Tak Inc. Loan for Bexar Street Redevelopment  
 Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director  
 Information Only: \_\_\_\_\_

Action Taken/Committee Recommendation(s) (1) CM Salazar and CM Hunt has concerns that we haven't done a Downtown Mortgage Assistant Program project in 21/2 years. CM would like to know the due diligence as far as marketing regarding projects downtown. (2) CM Salazar also would like information regarding the condominiums downtown and their association dues and the substance of these dues. Also wants the City Attorney office available when item is re-briefed to committee to discuss language in the contracts.

<b>Motion made by: CM Angela Hunt</b>	<b>Motion seconded by: CM Tennell Atkins</b>
Item passed unanimously: <b>X</b>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

5. Upcoming Agenda Items

- a. Call for Public Hearing - Section 108 Continental Bldg
- b. Call for Public Hearing - Section 108 Zang Triangle
- c. Council Approval – Section 108 La Reunion Courtyards
- d. Council Approval- Section 108 La Reunion Orleans
- e. Home Repair & Reconstruction Program State Revision
- f. Reconstruction/SHARE – 7 Homes
- g. Reconstruction Architectural Services Contract Amendment
- h. Approve Consolidated Amendments & NSP Program Changes
- i. Housing Finance Corp- Mortgage Credit Certificates
- j. Land Assembly- Central Dallas CDC- 1 Lot
- k. Land Surplus- Central Dallas CDC – 1 Lot
- l. Addendum – Land Bank Republic Title Contract
- m. Addendum – Land Bank Linebarger Contract
- n. Addendum – Turner Courts Pre-applications Waiver Approval

Action Taken/Committee Recommendation(s) Motion made to move forward to full council

<b>Motion made by: CM Dwaine Caraway</b>	<b>Motion seconded by: CM Pauline Medrano</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 Steve Salazar

<b>Motion made by:</b>	<b>Motion seconded by:</b>
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Meeting Adjourned: 3:21 P.M.

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

# Memorandum



CITY OF DALLAS

DATE January 15, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT Tour of Neighborhood Investment Program Areas and Trinity River Acquisitions

The Housing Committee members will tour the Trinity River Corridor property acquisitions along Lamar St. as well as the Neighborhood Investment Program areas of the Bexar St. Corridor, Scyene/Hatcher Corridor, and Spring Avenue Corridor on Tuesday, January 19, 2010. The committee will convene in 6ES at 2:00 p.m. and depart to the vans located at Level 1 (green). The van will depart no later than 2:15 p.m. After the tour the committee will reconvene in 6ES as a formality to adjourn.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez', enclosed in a hand-drawn oval.

A.C. Gonzalez  
Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Deborah Watkins, City Secretary  
Tom P. Perkins, Jr., City Attorney  
Craig Kinton, City Auditor  
C. Víctor Lander, Administrative Judge, Municipal Court  
Ryan S. Evans, First Assistant City Manager  
Forest Turner, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Dave Cook, Chief Financial Officer  
Jerry Killingsworth, Housing/Community Services Director  
Jeanne Chipperfield, Director, Financial Services  
Helena Stevens-Thompson, Assistant to the City Manager