

KEY FOCUS AREA: A Cleaner, Healthier City Environment
AGENDA DATE: February 11, 2009
COUNCIL DISTRICT(S): 3
DEPARTMENT: Housing
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 44J 38R

SUBJECT

Authorize an amendment to the Reconstruction/SHARE Program Statement, previously approved on November 10, 2008, by Resolution No. 08-3055 to change the awarded contractor to reconstruct on-site two homes in accordance with the Reconstruction/SHARE Program Statement requirements for the properties located at 1944 Gallagher Street in the amount of \$87,500 and 2604 Larry Drive in the amount of \$87,500 – Total not to exceed \$175,000 - Financing: 2006-07 Community Development Grant Funds (\$8,150), 2007-08 Community Development Grant Funds (\$87,500), 2005-06 HOME Funds (\$52,186), and 2006-07 HOME Funds (\$27,164)

BACKGROUND

On November 12, 2007, City Council approved an amendment of the Program Statement for the Home Repair Program which authorizes loans for reconstruction on site of new homes to low-income homeowners in Dallas earning less than 50% Citywide and 80% in NIP areas of Area Median Family Income (AMFI).

On April 23, 2008, City Council approved an amendment to the Program Statement for the Reconstruction/SHARE program to provide to the homeowners up to \$5,900 of the maximum \$87,500 for an amenities package. (Maximum Program funding is \$87,500 for a new home on-site of approximately 1,200 sq ft).

City Council authorization is also required prior to proceeding with reconstruction on site when all of the following conditions exist: (a) repairs necessary to meet the City's locally adopted Housing Rehabilitation Standards or Federal Housing Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the conditions of the home create an imminent danger to the life, health and/or safety of the residents and/or the neighborhood; and (c) repairs are not feasible in that they will not extend the life of the repaired structure beyond 15 years.

BACKGROUND (continued)

The following homeowner(s) are at 80% and below AMFI, are eligible for a loan to reconstruct the homes on-site and the property(s) described are eligible for a loan: a disabled male, Billy Joe Hood, 58 years old, resides at 1944 Gallagher Street; an elderly female, Celia Guzman, 73 years old, resides at 2604 Larry Drive.

This action provides authority to proceed with reconstruction of two single-family homes on-site, as all conditions noted above have been met.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Council Resolution No. 98-3157.

On August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656.

On June 27, 2001, the City Council authorized approval of a program statement for the Home Repair Program by Resolution No. 01-2049.

On August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272.

On October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047.

On October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833.

On June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097.

On October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000.

On November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

On November 12, 2007, the City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site under certain conditions for assistance up to \$87,500 by Resolution No. 07-3307.

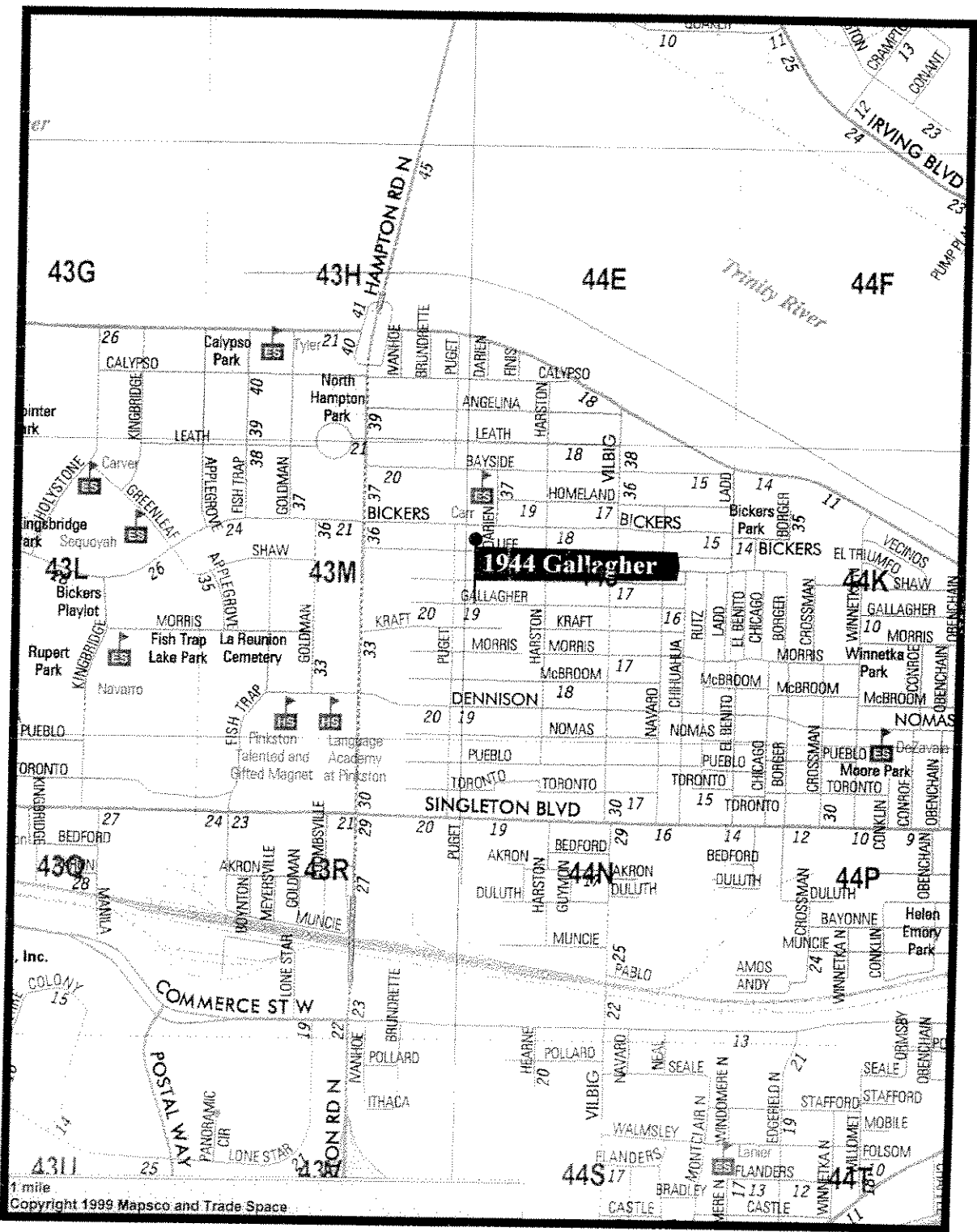
On April 23, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266.

FISCAL INFORMATION

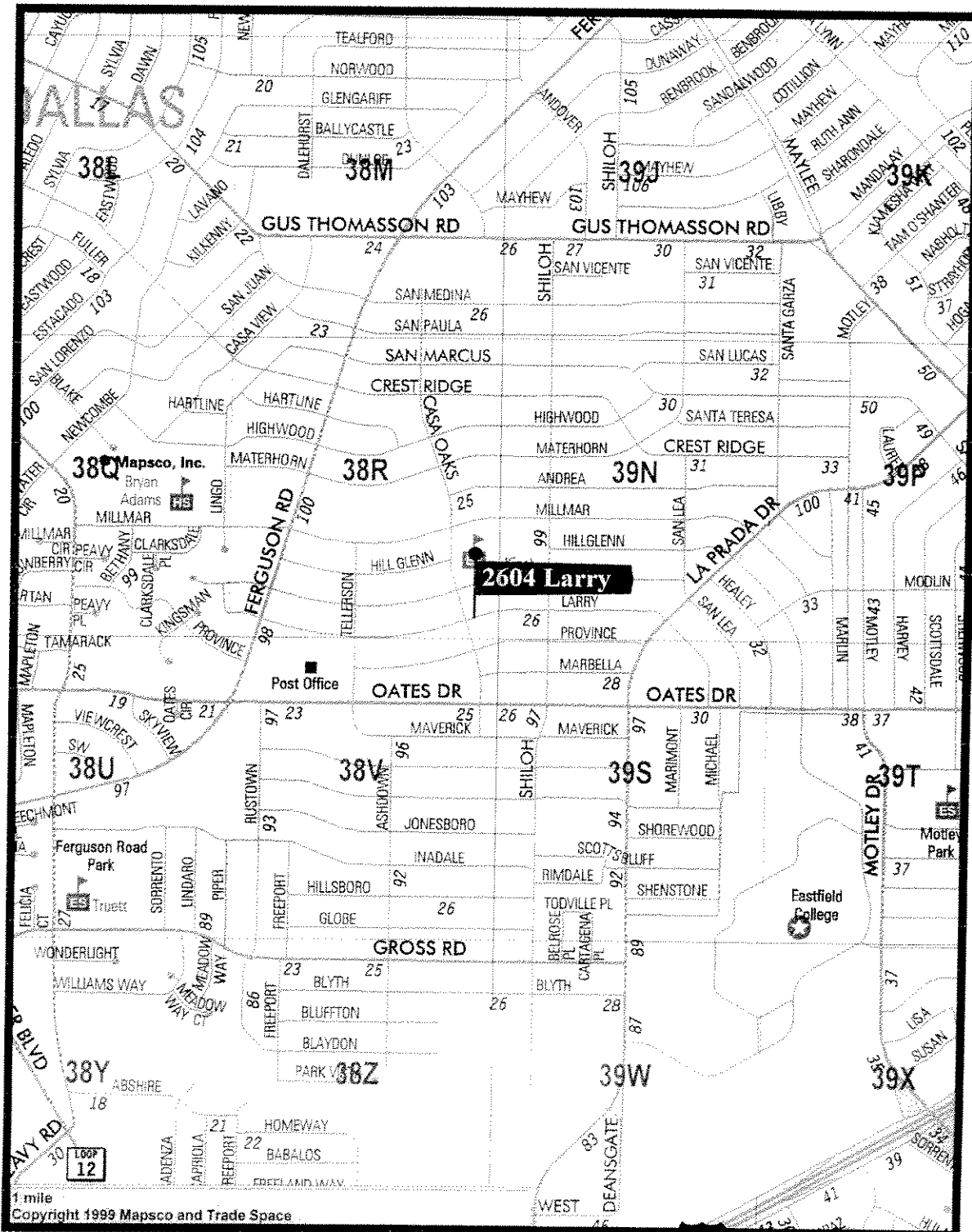
2006-07 Community Development Grant Funds - \$8,150
2007-08 Community Development Grant Funds - \$87,500
2005-06 HOME Funds - \$52,186
2006-07 HOME Funds - \$27,164

MAP(S)

Attached



Mapsco 44J



Mapco 38R

February 11, 2009

WHEREAS, on October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Council Resolution No. 98-3157; and

WHEREAS, on August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656; and

WHEREAS, on June 27, 2001, the City Council authorized approval of a program statement for the Home Repair Program by Resolution No. 01-2049; and

WHEREAS, on August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272; and

WHEREAS, on October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047; and

WHEREAS, on October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833; and

WHEREAS, on June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097; and

WHEREAS, on October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000; and

WHEREAS, on November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194; and

WHEREAS, on November 12, 2007, the City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site under certain conditions for assistance up to \$87,500 by Council Resolution No. 07-3307; and

WHEREAS, on April 23, 2008 the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266; and

February 11, 2009

WHEREAS, the homeowners described made applications to the Home Repair Program; Billy Joe Hood, 1944 Gallagher Street; Celia Guzman, 2604 Larry Drive; and

WHEREAS, all three conditions outlined in the Reconstruction/SHARE Program Statement for reconstruction of a homes on-site have been met for the property owners Billy Joe Hood and Celia Guzman; **NOW THEREFORE**,

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

SECTION 1. That the application and property from the homeowner described for a reconstruction loan be approved under the Reconstruction/SHARE Program: Billy Joe Hood, 1944 Gallagher Street and Celia Guzman, 2604 Larry Drive: all in the amounts shown in Section 3 hereof.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute loan documents with Billy Joe Hood and Celia Guzman, for reconstruction on-site of a home to be located at 1944 Gallagher Street and 2604 Larry Drive.

SECTION 3. That the City Controller is authorized to make payments for reconstruction of the home in accordance with the funding information listed according to:

Fund HM05 Dept HOU, Unit 4389, Obj 3100 CT HOU3230A135 (\$52,186)
Fund CD06 Dept HOU, Unit 3962, Obj 3100 (\$8,150)
Fund HM06 Dept HOU, Unit 3979, Obj 3100 (\$27,164)
Vendor #337558 339393 – ~~Builder's of Hope~~ Bethel Construction- 1944 Gallagher Street

Fund CD07 Dept HOU, Unit 2894, Obj 3100 CT HOU3230A133 (\$87,500)
Vendor #339393 VS0000024909 - ~~Bethel Construction~~ JB's Kool Air & Painting Service – 2604 Larry Drive

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

DISTRIBUTION:

Housing Department
City Attorney's Office
Office of Financial Services/Community Development, 4FS

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 11, 2009
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 42U

SUBJECT

Authorize the reconstruction on-site of one home in accordance with the Reconstruction/SHARE Program Statement requirements for the property located at 2511 Chalk Hill Drive – Total not to exceed \$87,500 - Financing: 2006-07 Community Development Grant Funds

BACKGROUND

On November 12, 2007, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on site of new homes to low-income homeowners in Dallas earning less than 50% Citywide and 80% in NIP areas of Area Median Family Income (AMFI).

On April 23, 2008, City Council approved an amendment to the Program Statement for the Reconstruction/SHARE program to provide to the homeowners up to \$5,900 of the maximum \$87,500 for an amenities package. (Maximum Program funding is \$87,500 for a new home on-site of approximately 1,200 sq ft).

City Council authorization is also required prior to proceeding with reconstruction on site when all of the following conditions exist: (a) repairs necessary to meet the City's locally adopted Housing Rehabilitation Standards or Federal Housing Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the conditions of the home create an imminent danger to the life, health and/or safety of the residents and/or the neighborhood; and (c) repairs are not feasible in that they will not extend the life of the repaired structure beyond 15 years.

BACKGROUND (continued)

On October 8, 2008, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on-site of new homes to low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI) and who are older than 62 years of age or disabled and provide assistance with one (1) tax and insurance payment.

The following homeowners are at 80% and below AMFI, are eligible for a loan to reconstruct the home on-site and the property described is eligible: a couple Jose M. & his wife Maria J. Martinez, 73 & 70 years old, reside at 2511 Chalk Hill Dr.

This action provides authority to proceed with reconstruction of one single-family home on-site, as all conditions noted above have been met.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Council Resolution No. 98-3157.

On August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656.

On June 27, 2001, the City Council authorized approval of a program statement for the Home Repair Program by Resolution No. 01-2049.

On August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272.

On October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047.

On October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833.

On June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097.

On October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

On November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194.

On November 12, 2007, the City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site under certain conditions for assistance up to \$87,500 by Resolution No. 07-3307.

On April 23, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266.

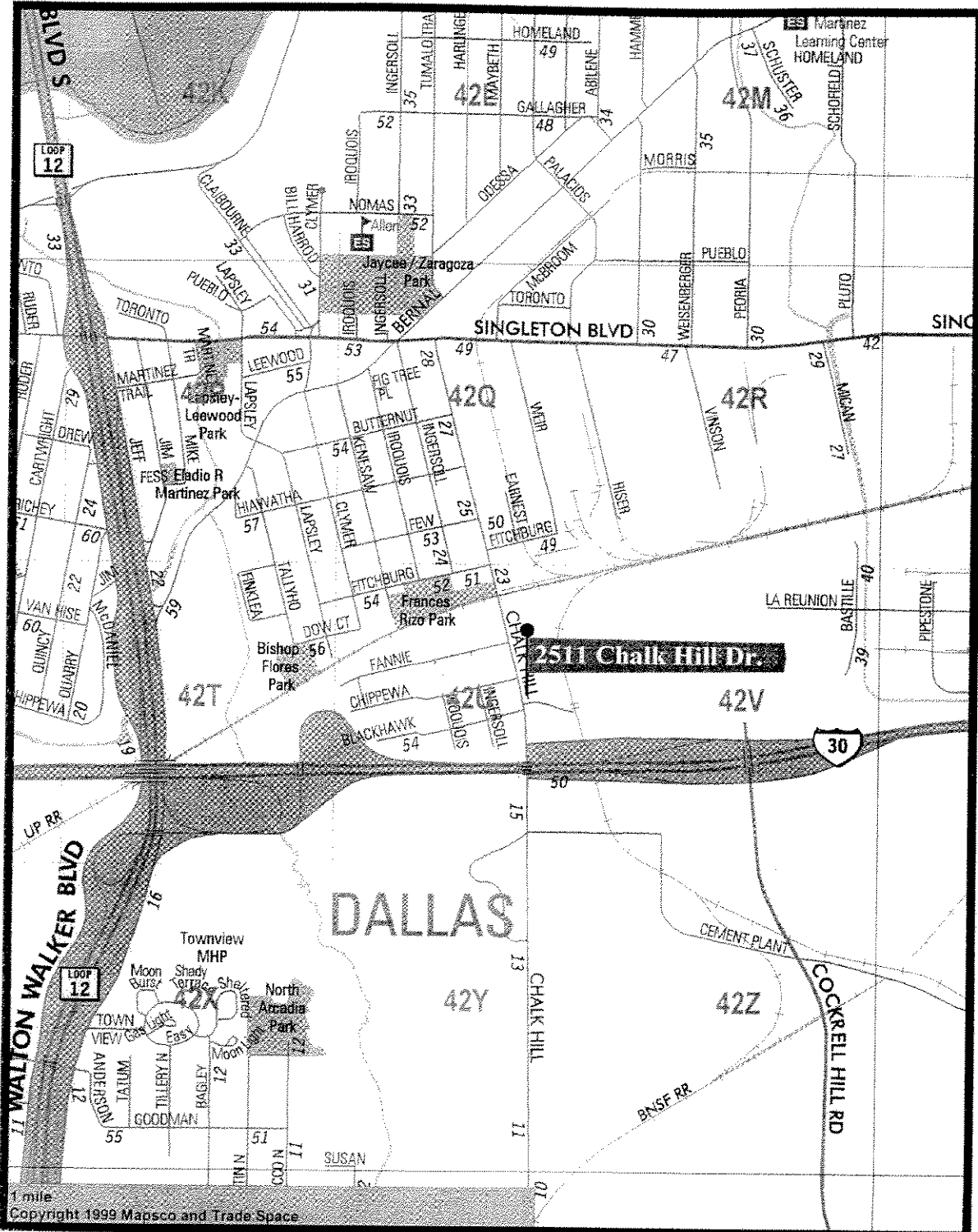
On October 8, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI) and who are older than 62 years of age or disabled and provide assistance with one (1) tax and insurance payment by Resolution No. 08-2768.

FISCAL INFORMATION

2006-07 Community Development Grant Funds - \$87,500

MAP(S)

Attached



42 U

February 11, 2009

WHEREAS, on October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Council Resolution No. 98-3157; and

WHEREAS, on August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656; and

WHEREAS, on June 27, 2001, the City Council authorized approval of a program statement for the Home Repair Program by Resolution No. 01-2049; and

WHEREAS, on August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272; and

WHEREAS, on October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047; and

WHEREAS, on October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833; and

WHEREAS, on June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097; and

WHEREAS, on October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000; and

WHEREAS, on November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194; and

WHEREAS, on November 12, 2007, the City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site under certain conditions for assistance up to \$87,500 by Council Resolution No. 07-3307; and

WHEREAS, on April 23, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266; and

February 11, 2009

WHEREAS, on October 8, 2008, the City Council authorized an amendment to Reconstruction/SHARE Program Statement to assist low-income homeowners at 80% of AMFI who are older than 62 years old or disabled and to provide assistance with one (1) tax and insurance payment; and

WHEREAS, the homeowners described made application to the Home Repair Program; Jose M. & Maria J. Martinez, at 2511 Chalk Hill Dr.; and

WHEREAS, all three conditions outlined in the Reconstruction/SHARE Program Statement for reconstruction of a home on-site have been met for the property owners Jose M. & Maria J. Martinez; **NOW THEREFORE**,

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

SECTION 1. That the application and property from homeowners described for a reconstruction loan be approved under the Reconstruction/SHARE Program: Jose M. & Maria J. Martinez, at 2511 Chalk Hill Dr., all in the amounts shown in Section 3 hereof.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute loan documents with Jose M. & Maria J. Martinez for reconstruction on-site of the home to be located at 2511 Chalk Hill Dr.

SECTION 3. That the City Controller is authorized to make payments for reconstruction of the home in accordance with the funding information listed according to:

Fund 06RP Dept HOU, Unit 3230, Obj 3100 CT HOU 3230D184 (\$87,500)
Vendor #VS0000030352 - Reasaq Homes, LLC. – 2511 Chalk Hill Dr.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

DISTRIBUTION:

Housing Department
City Attorney's Office
Office of Financial Services/Community Development, 4FS

KEY FOCUS AREA: A Cleaner, Healthier City Environment
AGENDA DATE: February 11, 2009
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 47N

SUBJECT

Authorize an amendment to the Reconstruction/SHARE Program Statement, previously approved on August 13, 2008, by Resolution No. 08-2063 to change the awarded contractor to reconstruct on-site one home in accordance with the Reconstruction/SHARE Program Statement requirements for the property located at 4619 Collins Avenue in the amount of \$87,500 – Total not to exceed \$87,500 - Financing: 2007-2008 Community Development Grant Funds

BACKGROUND

On November 12, 2007, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on-site of new homes to low-income homeowners in Dallas earning less than 50% Citywide and 80% in NIP areas of Area Median Family Income (AMFI).

On April 23, 2008, City Council approved an amendment to the Program Statement for the Reconstruction/SHARE program to provide to the homeowners up to \$5,900 of the maximum \$87,500 for an amenities package. (Maximum Program funding is \$87,500 for a new home on-site of approximately 1,200 sq ft).

City Council authorization is also required prior to proceeding with reconstruction on site when all of the following conditions exist: (a) repairs necessary to meet the City's locally adopted Housing Rehabilitation Standards or Federal Housing Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the conditions of the home create an imminent danger to the life, health and/or safety of the residents and/or the neighborhood; and (c) repairs are not feasible in that they will not extend the life of the repaired structure beyond 15 years.

The following homeowner and property described is eligible for a loan to reconstruct the home on-site: Bennie D. Mitchell, a 68 year old elderly male residing at 4619 Collins Avenue is at 50% and below AMFI, and is eligible for a loan to reconstruct the home on-site.

BACKGROUND (continued)

This action provides authority to proceed with reconstruction of one (1) single-family home on-site, as all conditions noted above have been met.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Council Resolution No. 98-3157.

On August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656.

On June 27, 2001, the City Council authorized approval of a program statement for the Home Repair Program by Resolution No. 01-2049.

On August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272.

On October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047.

On October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833.

On June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097.

On October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000.

On November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194.

On November 12, 2007, the City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site under certain conditions for assistance up to \$87,500 by Council Resolution No. 07-3307.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

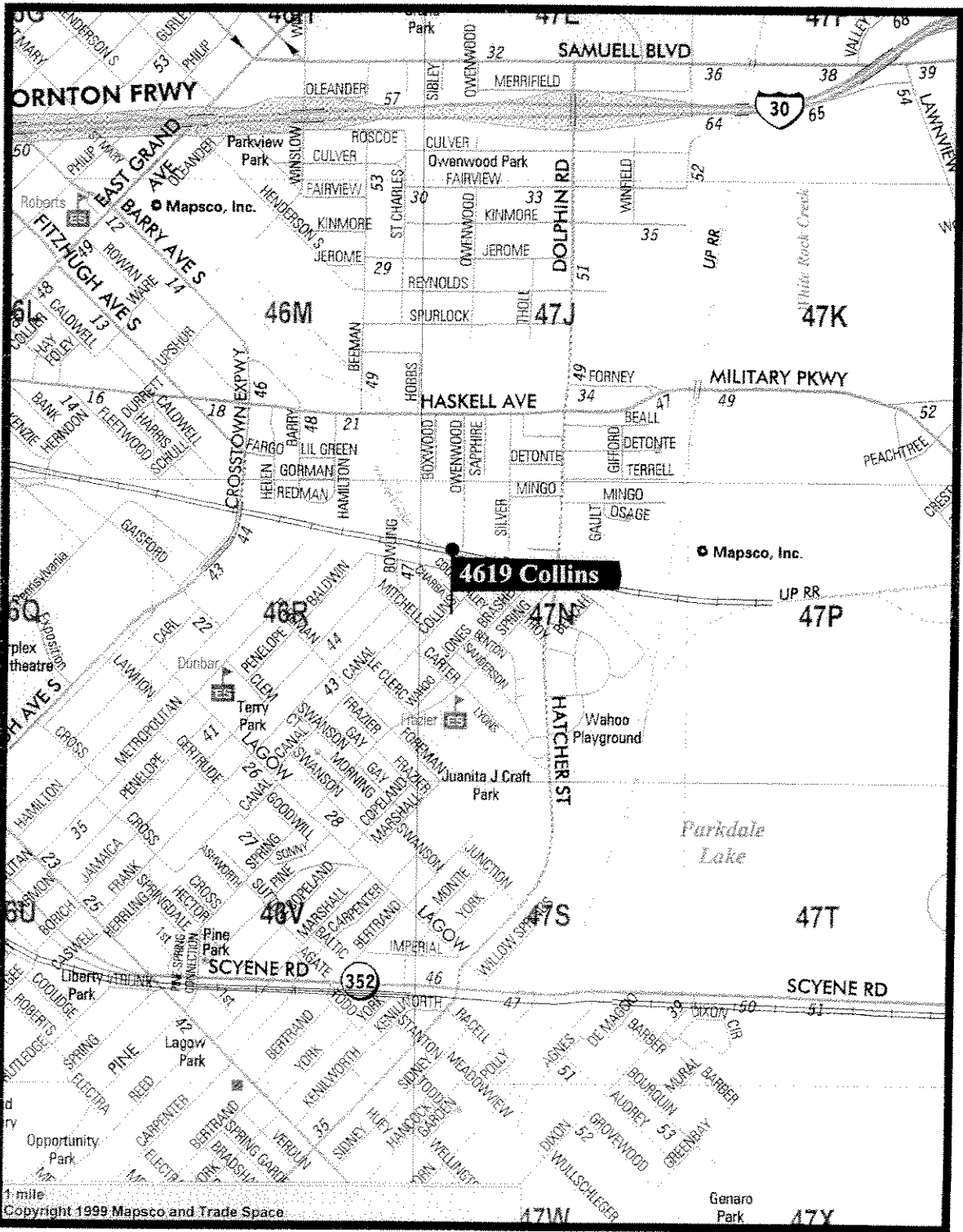
On April 23, 2008 the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266.

FISCAL INFORMATION

2007-2008 Community Development Grant Block Funds - \$87,500

MAP(S)

Attached



Mapsco 47N

February 11, 2009

WHEREAS, on October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Council Resolution No. 98-3157; and

WHEREAS, on August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656; and

WHEREAS, on June 27, 2001, the City Council authorized approval of a program statement for the Home Repair Program by Resolution No. 01-2049; and

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WHEREAS, on October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047; and

WHEREAS, on October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833; and

WHEREAS, on June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097; and

WHEREAS, on October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000; and

WHEREAS, on November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194; and

WHEREAS, on November 12, 2007, the City Council approved a Program Statement for the Reconstruction/SHARE Program; and

WHEREAS, the homeowner described made application to the Home Repair Program; Bennie D. Mitchell, 4619 Collins Avenue; and

WHEREAS, all three conditions outlined in the Reconstruction/SHARE Program Statement for reconstruction of a home on-site have been met for the property Bennie D. Mitchell; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

February 11, 2009

SECTION 1. That the application and property from the homeowner described for a reconstruction loan be approved under the Reconstruction/SHARE Program: Bennie D. Mitchell, 4619 Collins Avenue.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute loan documents with Bennie D. Mitchell.

SECTION 3. That the City Controller is authorized to make payments for reconstruction of the homes in accordance with the funding information listed according to:

Fund CD07 Dept HOU, Unit 2894, Obj 3099 CTHOU2894I072
Vendor #344864 VS0000030352/ ~~TEXAN CERTIFIED HOMES~~ Reasaq Homes, LLC -
\$87,500 – 4619 Collins Avenue

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

DISTRIBUTION:

Housing Department
City Attorney's Office
Office of Financial Services/Community Development, 4FS