



- 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  
Jeanne Chipperfield, Chief Financial Officer  
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

**March 1, 2010**

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:** March 1, 2010

**Meeting Start time:** 2:05 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                  Terry Williams-Asst. Director/HOU                  Charles Brideau-Asst. Director/HOU                  Les Allen-Asst. Director/HOU                  Bernadette Mitchell-HOU                  Patrick Inyabri-HOU                  Mamie Lewis-HOU                  Michael Bostic -CAO                  Rocky Vaz-IGS                  Al Nash-IGS                  Brittney Burrell-CMO                  Cassandra Luster-HOU                  Doris Edmon-HOU-                  Esmeralda De La Cruz-HOU                  Alida Allen-HOU                  Aldo Fritz-HOU                  Rhonn Ramirez-CSO</p>
<p><b><u>Other Councilmember's Present:</u></b></p>	<p>Cyndy Lutz-Dallas Area Habitat For Humanity                  Connie Boyd-Family Gateway</p>
<p><b><u>Committee Members Absent:</u></b></p>	

**AGENDA:**

Housing Committee Meeting Called to Order by CM Carolyn R. Davis

1. Approval of February 16, 2010 Minutes of the Housing Committee  
 Presenter(s): Council Member Steve Salazar

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

<b>Motion made by: CM Tennell Atkins</b>	<b>Motion seconded by: CM Angela Hunt</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):**

**2. Weatherization Assistance Program**

Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director/Terry Williams, Asst. Director  
 Information Only: \_\_\_\_\_

Action Taken/Committee Recommendation(s) CM Atkins requested a briefing of the contractors that will complete projects. CM Davis requests a breakdown by council districts. Recommendation was made to move forward to March 10, 2010 Council Agenda.

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

Follow-up (if necessary):

**3. American Recovery & Re-Investment Program Homelessness Prevention and Rapid Re - Housing Program (HPRP)**

Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director/Bernadette Mitchell, Asst. Director/Special Guest-Connie Boyd.  
 Information Only:

Action Taken/Committee Recommendation(s) Request was made by CM Caraway to receive contact information to give out to Senior's and to include Hispanic radio stations for advertising. CM Atkins requested to view the administration percentage figures. CM Medrano requested a list of the City facilities that had public information meetings and how many people/organizations were represented.

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

Follow-up (if necessary):

**4. Upcoming Agenda Items**

- a. Land Bank Sale-Builders of Hope CDC (3 lots)
- b. Land Bank Sale-Dallas City Homes (3 lots)
- c. Land Bank Sale-Central Dallas CDC (9 lots)
- d. Amendment to Enterprise Community Partners NSP Contract
- e. Reconstruction Replacement Homes-(5 homes)

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

Action Taken/Committee Recommendation(s) Motion was made to move forward with upcoming agenda items on March 10, 2010

Motion made by: CM Tennell Atkins	Motion seconded by: CM Carolyn R. Davis
-----------------------------------	---

Housing Committee  
March 1, 2010  
Meeting Record – Page 3 of 3

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)  
**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: \_\_\_\_\_ 3:17 P.M.

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

DRAFT

# Memorandum



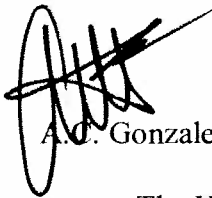
DATE April 2, 2010

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

SUBJECT Permanent Supportive Housing Community Task Force Recommendations

On Monday, April 5, 2010, you will be briefed on Permanent Supportive Housing Community Task Force Recommendations. A copy of the briefing is attached.

Please let me know if you have any questions.



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. Victor 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  
Jeanne Chipperfield, Chief Financial Officer  
Jerry Killingsworth, Housing/Community Services Director  
Helena Stevens-Thompson, Assistant to the City Manager

---

# Permanent Supportive Housing

## Community Task Force Recommendations

---

Housing/Community Services Department

April 5, 2010



---

# Purpose

- To provide an update regarding the recommendations proposed by the Community Task Force on Permanent Supportive Housing
- To provide an update as to the current number of PSH units developed since January 2009
- To identify the next steps as proposed by Housing/Community Services



---

# BACKGROUND

- January 28, 2009, Council authorized and approved by Resolution 09-0344, a plan to set a goal of creating 700 permanent supportive housing (PSH) units in 5 years for the chronically homeless by 2014.
  - 500 Units built
  - 200 Units leased from existing apartment projects

The plan included a combination of strategies including leasing existing market apartments and developing new units dedicated to PSH through new construction and/or rehabilitation.

Achieving this 5-year plan is absolutely critical to reducing the daily guest load of chronically homeless at the Bridge to a more manageable and affordable number. It is quite possible that the original 5 year goal underestimated the number of PSH units needed to maintain the Bridge at its originally designated capacity.

---

# Challenges

- **While we have been extremely successful in developing more than the 200 leased units in the five year plan, we have been unsuccessful in developing new project based units.**
- **This inability to develop project based units resulted in the Mayor's Task Force being formed.**

---

# Mayor's Task Force Formed To Seek Resolution

- **In mid-2009, Mayor Leppert called for the creation of a community task force to address the difficulties.**
  - To develop outreach and education strategies that foster community-wide understanding and acceptance of PHS, and
  - To develop an accepted process for neighborhood/developer engagement that supports the goal of establishing 700 units of PSH in Dallas by 2014

# Task Force

## Members / Leadership / Timeline

**Councilmember  
Co-Chairs**  
Steve Salazar, District 6  
Carolyn Davis, District 7

**August 2009 – December 2009**

**Planning and Support**  
Metro Dallas Homeless Alliance

**Planning and Facilitation**  
Corporation for Supportive Housing

**Community Participants**  
Neighborhood Associations  
Foundations  
Community Participants  
Civic Leaders  
Developers  
Service Providers

---

# Recommendation #1

## ■ General Outreach & Education

1. City of Dallas should fund a community outreach effort overseen by Metro Dallas Homeless Alliance (MDHA) and Steering Committee to implement and deliver a campaign message
2. Use professional public relations firm to refine recommendations and materials to create a comprehensive Communications Plan and a campaign budget
3. Campaign should be delivered by political leaders, outside experts, religious leaders and trusted, highly visible community members
4. Funding / Training for campaign spokespeople
5. Core campaign to be approximately 18-24 months

---

# Recommendation #2

## ■ Project-Specific Sponsor/Neighborhood Engagement

6. When a project site is identified, project Sponsors and Neighborhood representative should respectfully engage and educate one another
7. Project Sponsor, Neighborhood and Council should encourage the use of the template created to ensure the completion of as many recommended steps as possible
8. Sponsors & Neighborhoods acknowledge and work closely to allow ample time to meet financing deadlines
9. Sponsors requesting City funding or project support should be required to demonstrate good faith effort to complete recommended steps

---

# Recommendation #3

## ■ Related City of Dallas Planning Efforts

10. All departments with purview over development and planning processes should specify activities of their departments that can contribute to the 700 unit goal. At a minimum, these departments should include:

Housing/Community Services

Sustainable Development & Construction

Economic Development

Additionally, the City should request information from the Dallas Housing Authority (DHA) and the Dallas City Design Studio.

---

# #3 Continued

11. Council should establish a policy that utilizes TIF funds to incentivize inclusion of PSH units in all future Transit Oriented Developments
  
12. Council should require that housing developments guaranteed with Section 108 CDBG funds set aside 5-10% of units for PSH
  
13. Current and future comprehensive plans (ForwardDallas, etc.) should ensure PSH is integrated into planning process by specifically considering whether proposed zoning allows for a range of housing types and densities conducive to PSH



## #3 Continued

14. The City should utilize existing GIS information to identify areas or tracts that would be ideal for PSH development
  - ❖ Zoning
  - ❖ Easy access to transportation
  - ❖ Grocery Stores
  - ❖ Criteria related to crime rates
  
15. Staff should develop list of existing vacant properties that might be suitable for development or adaptive use (i.e. buildings w/ limited parking resources, vacant hotels)
  
16. City of Dallas Housing/Community Services Department, MDHA, and the DHA should integrate criteria around neighborhood crime rates and quality property management practices in any funding processes impacting PSH production or operation

# 2009-2010

## Year One Accomplishments

- 456 leased units\* of the 200 PSH goal available

215 occupied 241 available

\*See Schedule A1

- 222 leased units\* in pipeline

\*See Schedule A3

Additionally, we are serving 232 chronically homeless individuals in leased units who were in housing prior to the 200 goal

- 50 new/rehab units\* of the 500 PSH goal

\*See Schedule A2

- 117 new/rehab units\* in pipeline

\*See Schedule A3

---

# Bridge Census Update

- **Winter 2008-2009, more than 1,250 people seek Bridge services per month**
  - 39% self-report being chronically homeless
  - 61% self-report recently becoming homeless
  
- **Winter 2009-2010, more than 1,750 people seek Bridge services per month**
  - 19% of “new” enrollees self-report being chronically homeless
  - 81% of “new” enrollees self-report recently becoming homeless
    - Why are so many people initially seeking services self-reporting recently becoming homeless?
      - 49% self-report recently being incarcerated
      - 52% self-report recently struggling with health/behavioral health and unemployment
  - 1,500 assured shelter space per night leaving 250 to seek shelter in encampments or shelter “overflow” space

**803 of those currently seeking Bridge services are likely to need permanent supportive housing to transition from homelessness.**

**If homelessness continues to increase after incarceration and health/behavioral health and unemployment challenges, the need for Bridge services will continue as well as the need for permanent supportive housing.**

---

# Next Steps

**Prepare a future Housing Committee briefing that will incorporate**

- ❑ **Housing Committee recommendations and comments**
- ❑ **Input from other Departments**

# Schedule A1

## 200 Leased Site Unit Goal

as of 3/30/10

Project Name	Sponsor	Units Leased	Units Available	TOTAL Units
Supportive Housing: GATEWAY 70 leased – 14 units on line to lease up by May 2010	City of Dallas Continuum of Care	7	7	14
Melody Apartments	LifeNet	30	10	40
Permanent Housing Services	Housing Crisis Center	30		30
Pebbles	MDHA – DHA – LifeNet	40	2	42
Senior Project	MDHA	20		20
Cliff Manor	MDHA – LifeNet		100	100
VASH	Veterans Admin. DHA	88	122	210
	<b>TOTAL:</b>	<b>215</b>	<b>241</b>	<b>456</b>

# Schedule A2

## 500 Unit New/Rehab Construction Site Goal

Funding & Site Secured as of 3/30/10

<b>Project Name</b>	<b>Sponsor</b>	<b>Available</b>	<b>Leased</b>	<b>Total New Units</b>
Citywalk	Central Dallas Ministries	46	4	50
	<b>TOTAL:</b>	<b>46</b>	<b>4</b>	<b>50</b>

# Schedule A3 – Project Site Based Pipeline Units as of 3/30/10

<b>Project Name</b>	<b>Sponsor</b>	<b>New / Rehab</b>	<b>Leased</b>
Greenhaus at East Side Apartments	Shared Housing LIHTC	24	
Taylor Farms	LIHTC w/ 10% set aside – 2011	16	
Destination Home III	Central Dallas Ministries	27	
Cottages at Hickory	Caruth Foundation Central Dallas CDC MDHA	50	
ABC Behavioral Healthcare	ABC / Citywide CDD		22
DHA RFB April '10	DHA / MDHA		200
	<b>Total:</b>	<b>117</b>	<b>222</b>

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 14, 2010  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 671-8925  
**MAPSCO:** 56C

---

**SUBJECT**

Authorize acquisition of one parcel improved with an occupied residential structure located at 2437 Hooper Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - \$20,000 including estimated closing costs - Financing: 2002-03 Community Development Block Grant Funds

**BACKGROUND**

This item authorizes the acquisition of one parcel improved with an occupied residential structure located at 2437 Hooper Street for \$18,000. The acquisition will be used for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program - Census Tract 39.02. The total consideration of \$18,000 is based upon an independent appraisal. Closing costs are estimated to be approximately \$2,000.

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

This item has no prior action.

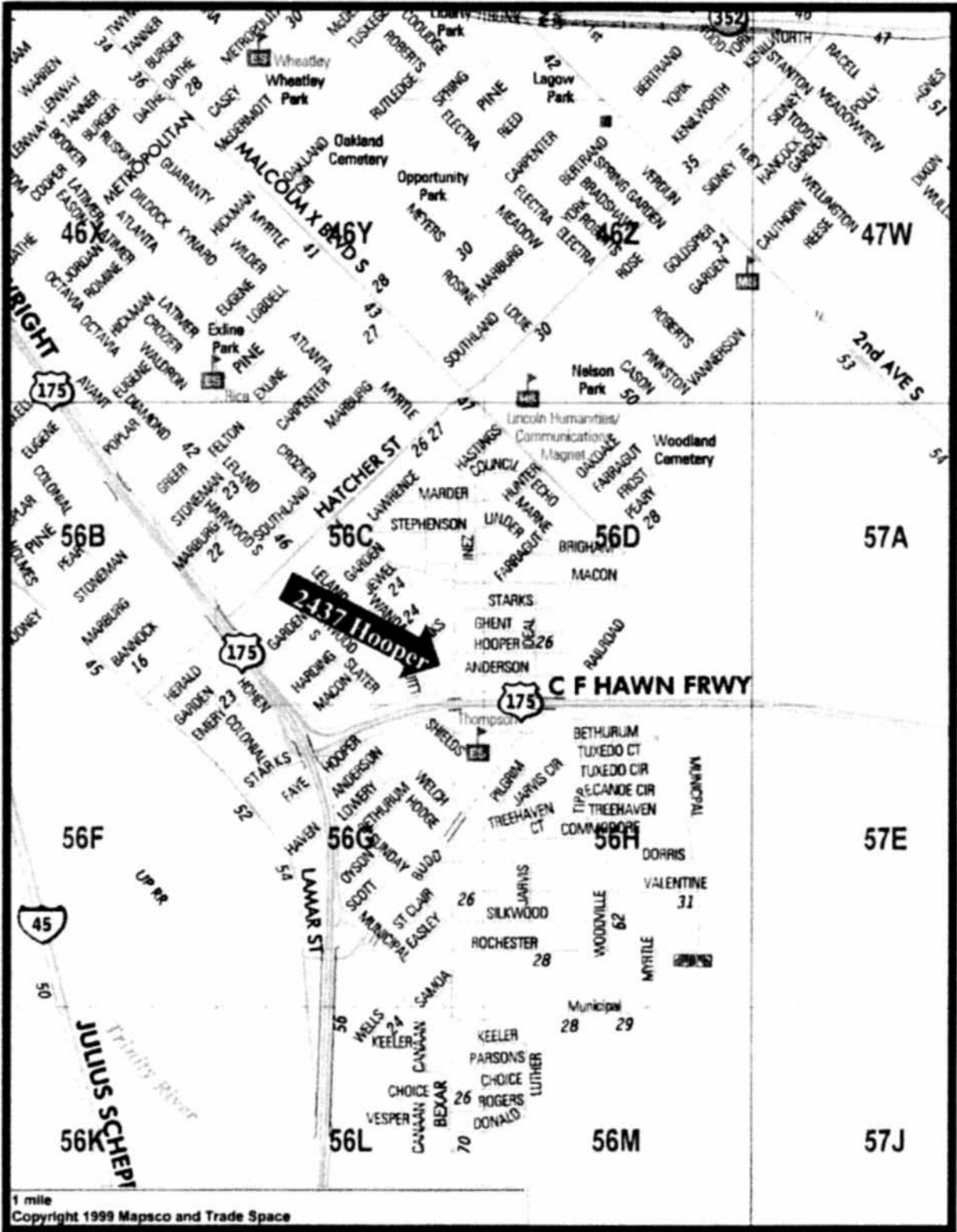
**FISCAL INFORMATION**

2002-03 Community Development Block Grant Funds - \$20,000 including estimated closing costs

**MAP**

Attached





**MAPSCO 56C**

April 14, 2010

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

**SECTION 1.** That for the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas.

"PROJECT": Bexar Street Redevelopment Project as part of the Neighborhood Investment Program - Census Tract 39.02.

"PROPERTY": Described in Exhibit A, attached hereto and made a part hereof for all purposes.

"PROPERTY INTEREST": Fee Simple

"OWNER(S)" and "OFFER AMOUNT": Described in Exhibit A, attached hereto and made a part hereof for all purposes.

All of the above PROPERTY being located in the City of Dallas, Dallas County, Texas.

**SECTION 2.** That it is hereby determined that public necessity requires that the CITY should acquire the PROPERTY INTEREST under, over and across the PROPERTY necessary for the PROJECT.

**SECTION 3.** That the PROPERTY is hereby determined to be necessary for the PROJECT. That for the purpose of acquiring the PROPERTY INTEREST, the Director of Sustainable Development and Construction, or such employee as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY to be acquired and full damages allowable by law, which amount represents its fair cash market value.

**SECTION 4.** That the CITY determines to appropriate the PROPERTY INTEREST under, over and across the PROPERTY for the PROJECT under the provisions of the Charter of the City of Dallas.

**SECTION 5.** That in the event the OWNER accepts the OFFER AMOUNT as authorized herein, the City Controller is authorized to draw a warrant in favor of the OWNER, or the then current owner of record, in the OFFER AMOUNT payable from the funding as shown below, for the properties shown on Exhibit A.

April 14, 2010

North American Title Company

VENDOR # 951698

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
CD02	HOU	2346	4210	HOU2346F370	\$18,000

**SECTION 6.** That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs in an estimated amount of \$2,000; and the City Controller is authorized to draw a warrant in favor of the OWNER, or the then current owner of record, payable from the funding as shown below, for the properties shown on Exhibit A.

North American Title Company

VENDOR # 951698

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
CD02	HOU	2346	4210	HOU2346F370	\$2,000

**SECTION 7.** That the term OWNER in this resolution means all persons having an ownership interest in the PROPERTY regardless of whether those persons are actually named in Section 1. In the event of a conflict between this section and Section 1, this section controls.

**SECTION 8.** 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.

**DISTRIBUTION:**

Housing\Community Services Department  
 City Attorney's Office  
 Office of Financial Services, 4FN

**KEY FOCUS AREA:** A Cleaner, Healthier City Environment

**AGENDA DATE:** April 14, 2010

**COUNCIL DISTRICT(S):** 4, 7

**DEPARTMENT:** Housing/Community Services

**CMO:** A. C. Gonzalez, 671-8925

**MAPSCO:** 46M 55F 55N

---

### **SUBJECT**

Authorize the reconstruction on-site of three homes in accordance with the Reconstruction/SHARE Program Statement requirements for the properties located at 703 Korgan Street in the amount of \$93,400, 1330 Grant Street in the amount of \$93,400 and 4911 Upshur Street in the amount of \$93,400 – Total not to exceed \$280,200 - Financing: 2007-08 Community Development Block Grant Funds (\$108,000), 2008-09 Community Development Block Grant Funds (\$110,007) and 2008-09 Community Development Block Grant Reprogramming Funds (\$62,193)

### **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 December 9, 2009, City Council approved an amendment to the Program Statement for the Reconstruction/SHARE program to provide to homeowners a maximum of \$93,400 for a new home on-site of approximately 1,200 sq ft.

City Council authorization is 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 so as to 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 to provide assistance with one (1) tax and insurance payment.

The homeowners herein described and their properties are eligible for a reconstruction/SHARE Program loan. The homeowners are 80% and below AMFI and their names, ages and property addresses are as follows: Santos Adames, a disabled 50 year old male residing at 703 Korgan Street; Maple Lockhart, a 64 year old elderly female residing at 1330 Grant Street; and Frankie J. Reed, a 69 year old elderly female residing at 4911 Upshur Street.

This action provides authority to proceed with reconstruction of three (3) single-family homes on-site, as all conditions noted above have been met.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

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

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

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

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

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

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

On November 10, 2004, 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, City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site pursuant to certain conditions for assistance up to \$87,500 by Resolution No. 07-3307.

On April 23, 2008, 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, 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 to provide assistance with one (1) tax and insurance payment in Resolution No. 08-2768.

On December 9, 2009, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from \$87,500 to \$93,400 in Resolution No. 09-2951.

**FISCAL INFORMATION**

2007-08 Community Development Block Grant Funds - \$108,000

2008-09 Community Development Block Grant Funds - \$110,007

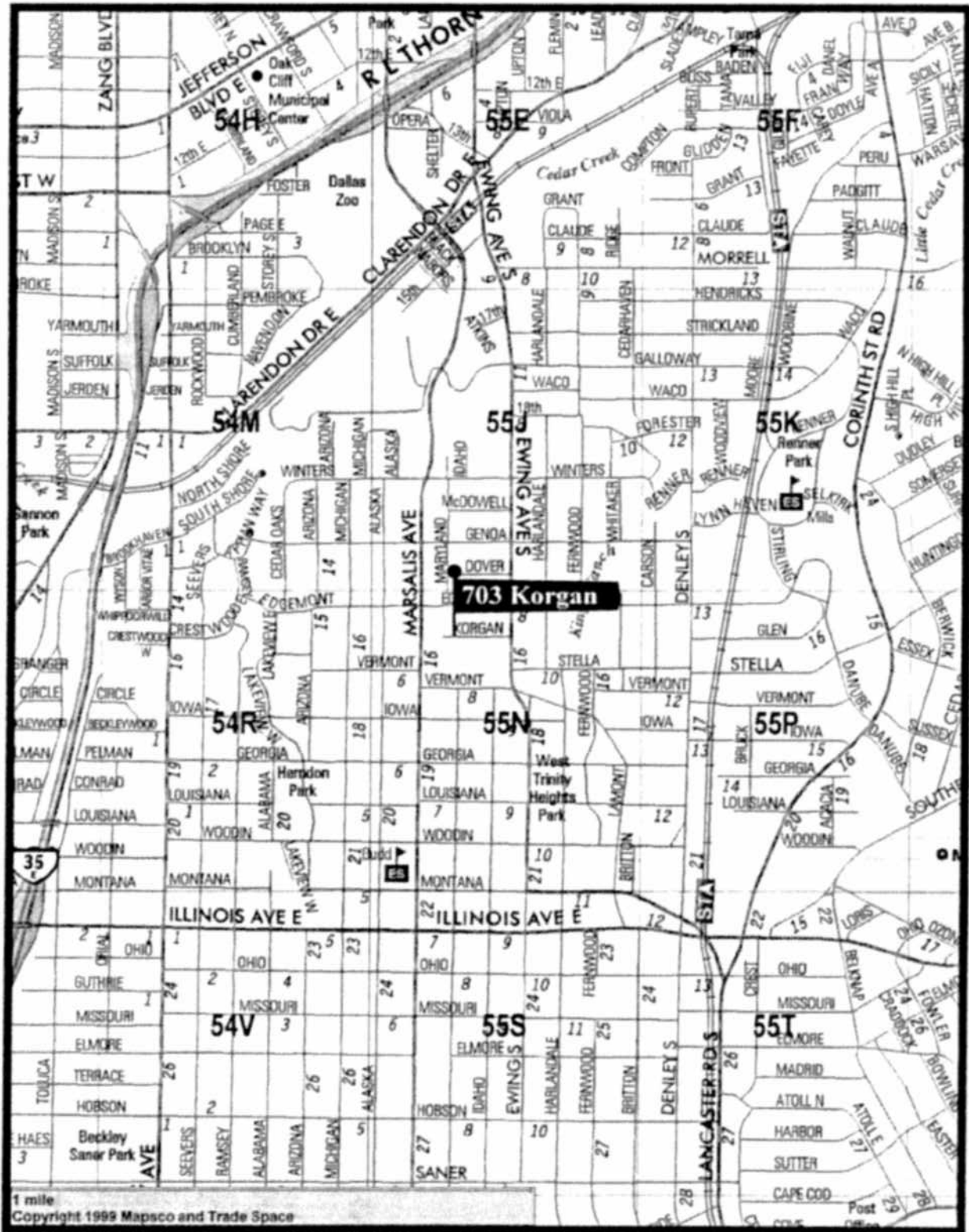
2008-09 Community Development Block Grant Reprogramming Funds - \$62,193

Council District 4 - \$186,800

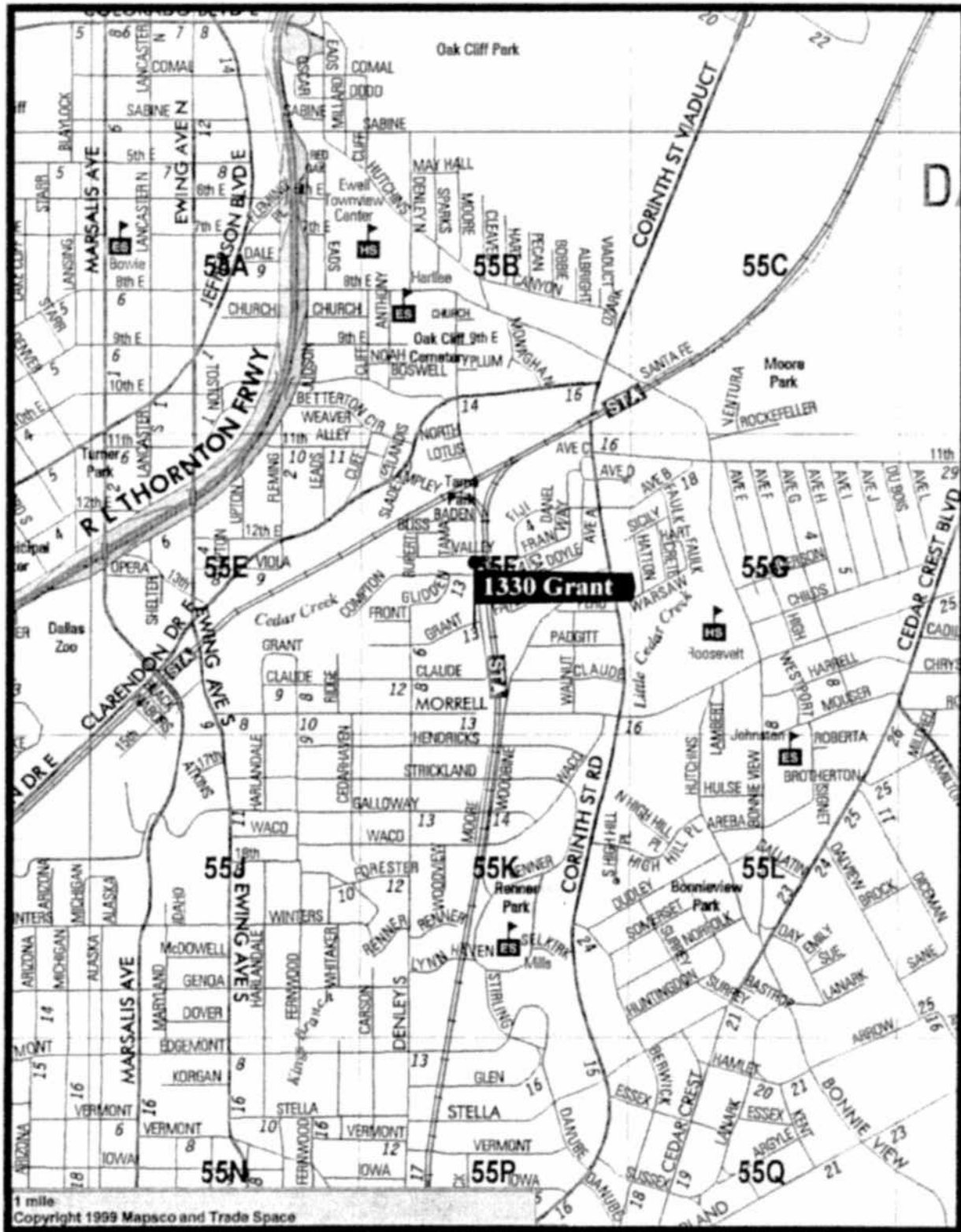
Council District 7 - \$93,400

**MAP(S)**

Attached

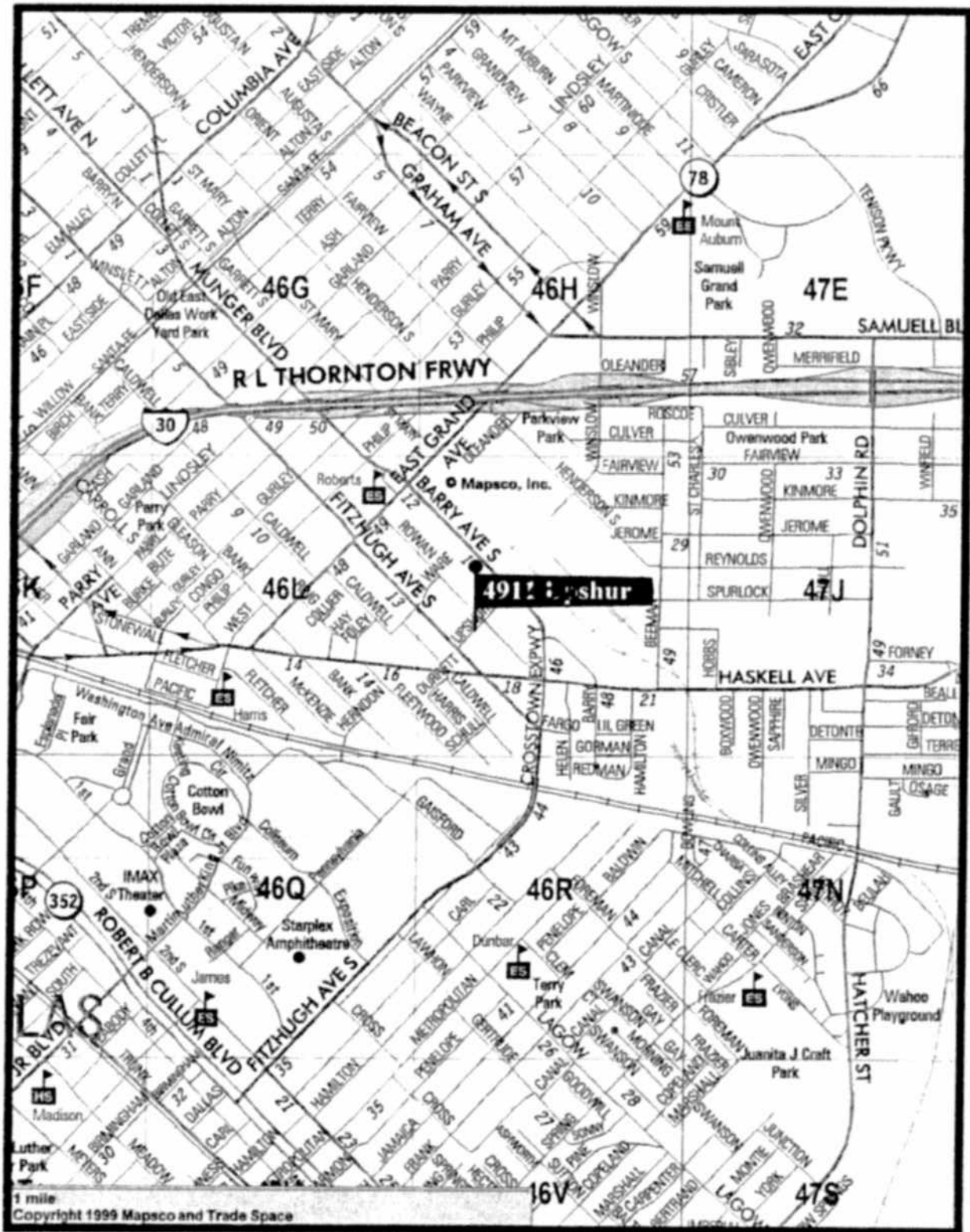


**MAPSCO 55N**



**MAPSCO 55F**





**MAPSCO 46M**

April 14, 2010

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

**WHEREAS**, on August 23, 2000, 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, City Council authorized approval of a Program Statement for the Home Repair Program by Resolution No. 01-2049; and

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

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

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

**WHEREAS**, on June 23, 2004, 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, 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, City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site pursuant to certain conditions for assistance up to \$87,500 by Resolution No. 07-3307; and

**WHEREAS**, on April 23, 2008, 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

April 14, 2010

**WHEREAS**, on October 8, 2008, City Council authorized an amendment to the 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**, on December 9, 2009, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from \$87,500 to \$93,400 by Resolution No. 09-2951; and

**WHEREAS**, the homeowners herein described made application to the Home Repair Program: Santos Adames at 703 Korgan Street; Maple Lockhart at 1330 Grant Street; and Frankie J. Reed at 4911 Upshur Street; 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 Santos Adames, Maple Lockhart, and Frankie J. Reed; **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: Santos Adames at 703 Korgan Street; Maple Lockhart at 1330 Grant Street; and Frankie J. Reed at 4911 Upshur Street. All loans are 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 Santos Adames, Maple Lockhart, and Frankie J. Reed for reconstruction on-site of the homes to be located at: 703 Korgan Street; 1330 Grant Street; and 4911 Upshur Street.

**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 CD08 Dept HOU, Unit 304A, Obj 3100 CT HOU302AF365 (\$93,400)  
Vendor # VS0000040190 – Altura Homes DFW, LP. – 703 Korgan St Street

Fund CD07 Dept HOU, Unit 2894, Obj 3100 CT HOU2894F364 (\$93,400)  
Vendor # VC0000005552 – Eric Miller Homes, Inc. – 1330 Grant Street

April 14, 2010

Fund CD07 Dept HOU, Unit 2894, Obj 3100 CT HOU2894F366 (\$14,600)

Fund CD08 Dept HOU, Unit 304A, Obj 3100 (\$16,607)

Fund 08R3 Dept HOU, Unit 378A, Obj 3100 (\$62,193)

Vendor # VS0000024909 – JB's Kool Air & Painting Service – 4911 Upshur Street

**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