

Memorandum



DATE December 10, 2009

TO Honorable Members of the Quality of Life Committee: Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT City of Dallas and Community Housing Development Organization Collaborative Efforts

On Monday, December 14, 2009, you will be briefed on the City of Dallas and Community Housing Development Organization Collaborative Efforts. The briefing material is attached for your review.

If you have questions or need additional information, please let me know.



Forest E. Turner
Assistant City Manager

cc: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge Municipal Court
Ryan S. Evans, First Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
David K. Cook, Chief Financial Officer
Frank Libro, Public Information Office
Helena Stevens-Thompson, Assistant to the City Manager

City of Dallas and Community Housing Development Organization Collaborative Efforts

Presented to the Quality of Life &
Government Services Committee
December 14, 2009



Dallas Code Compliance, what it all means
COMMUNITY



Purpose

- To provide details on the ongoing collaborative efforts between the City of Dallas and area Community Housing Development Organizations

What is a CHDO?

- **Community Housing Development Organization**
 - A non-profit community organization that provides decent, affordable housing to low-income and moderate-income persons
 - To become a CHDO, an organization must apply to its city or state and meet certain requirements
 - ❑ Legal Status
 - ❑ Organizational Structure
 - ❑ Capacity and Experience
 - ❑ Financial Statements
 - ❑ Business Plan
-

CHDOs in Dallas

- There are currently 18 certified CHDOs working in the City of Dallas*
- A majority of these CHDOs focus on single family development with some providing special needs housing and multifamily rehabilitation
- 352 homes have been completed by CHDOs with the assistance from the City since FY 04-05



*List of the groups is in Appendix

City's Holistic Approach to CHDOs

- In order for the CHDOs to be successful, they must collaborate with multiple City Departments
- The Housing/Community Services Department is the frontline department that works with CHDOs
 - Assistant Director Les Allen is the “CHDO Liaison” for the City of Dallas
- All of the efforts outlined in this briefing are coordinated and communicated with Housing/Community Services

Housing/Community Services' Role

- Housing/Community Services plays a critical role in helping CHDOs access funding for their projects
- Housing/Community Services currently has \$18 million in development contracts out for the CHDOs
- There is currently \$500,000 out in operating assistance for these groups

Housing/Community Services' Role

- In addition to development and operating assistance funding, Housing/Community Services provides:
 - Predevelopment
 - Land Acquisition
 - Land Planning
 - Design
 - Construction
 - Specifications
 - Cost Estimates
 - Inspections
 - Sales & Marketing
 - Working with lenders to access construction financing and mortgages
 - Mortgage Assistance Program (MAP)
 - Locating prospective buyers

Code Compliance's Role

- Code Compliance is committed to improving the quality of life of all residents by keeping lots targeted by CHDOs development ready
 - This is accomplished by providing inspection and abatement services to the CHDOs
- Benefits
 - Building houses in the Southern Sector will reduce the number of vacant lots, thus:
 - The number of complaints of high weeds and litter on vacant lots are reduced
 - Code Compliance staff can focus its resources towards other areas of need in the community

Transforming Vacant Lots

An example of some of the thousands of vacant lots the City must continuously address



An example of the results CHDOs can achieve on similar vacant lots



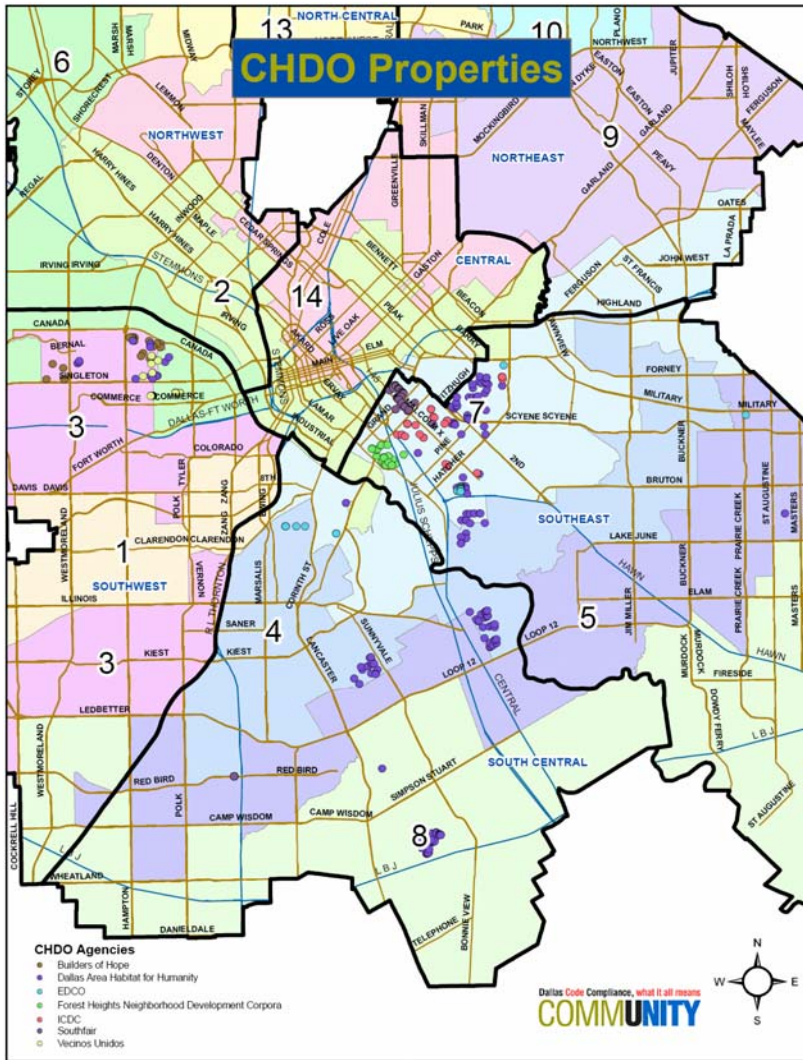
Collaborative Efforts

- In Spring 2009, a pilot program was started with participating CHDOs to collaborate with Code Compliance to assist them in their development efforts
- Services Provided by Code:
 - Property Maintenance
 - Lien Removal
 - Sweeps and expedited Abatement
 - Responsible Home ownership classes

Collaborative Efforts

CHDO	Year Established	Contact	Target Area	Council Districts
Builders of Hope	1998	Theresa Canales	West Dallas	3,6,8
Dallas Area Habitat for Humanity	1985	Emogene Hanvey	City-wide	4,5,6,7,8
The East Dallas Community Organization (EDCO)	1997	Jesse Banda	East Dallas	4,7,8
Forest Heights Neighborhood Development Corporation	1993	Liz Head	South Dallas	7
Inner-City Community Development Corporation (ICDC)	1986	Diane Ragsdale	South Dallas/Fair Park	7
South Fair Community Development Corporation	1991	Lester Nevels	South Dallas/Fair Park	7
Vecinos Unidos	1992	Rosa Lopez	West Dallas	3,6

Locations Where Collaboration Took Place



CHDO Agencies

- Builders of Hope
- Dallas Area Habitat for Humanity
- EDCO
- Forest Heights Neighborhood Development Corpora
- ICDC
- Southfair
- Vecinos Unidos

Property Maintenance

- Code Compliance provides our partner CHDOs with assistance in maintaining their lots, by:
 - Including the CHDO properties on an existing contracted mowing schedule
 - Providing mowing, litter removal, and closure services on an “as needed” basis



Lien Dismissal

- Often times the lots that are targeted by CHDO Groups have accumulated an excessive amount of liens over the years
- These liens often make it cost-prohibitive for CHDOs to acquire these properties
- Code is more than willing to dismiss these liens knowing the property will be in the hands of a responsible party that is ready to develop

Sweeps and Expedited Abatement

- The efforts to assist CHDO targeted areas doesn't end once the home is built and occupied
- Often these houses are still surrounded by vacant lots and derelict properties



Peabody Ave

Sweeps and Expedited Abatement



Peabody Ave

- Code Compliance provides enforcement and abatement response to these areas in addition to **education**
- Keeping these neighborhoods Code Compliant is critical to the long-term success of the CHDO's efforts

Responsible Homeownership Classes

- CHDOs cater to first time homeowners who are often unaware of what all is required to be Code Compliant
- Responsible Homeownership Classes not only educates these new homeowners on how to keep their properties compliant, but also educates them on how to spot other code violations in their neighborhood

Next Steps

- Work with our existing CHDO partners to refine the current menu of services we provided over the past year
- Continue to work closely with Housing/Community Services to provide CHDOs the best assistance possible
- Utilize area CHDOs to spread education on Code Compliance issues
- Continue to work with all stakeholders in this process to devise the best ways to serve these neighborhoods in need

Our Key Stakeholders

- Diane Ragsdale
 - Inner-City Community Development Corporation (ICDC)
- Jesse Banda
 - East Dallas Community Organization (EDCO)
- Theresa Canales
 - Builders of Hope
- Bill Hall
 - Dallas Habitat for Humanity

Questions?

Appendix (Certified Dallas CHDOs)

- 4 E Community Development Corp.
- 2000 Rose Foundation, Inc.
- Builders of Hope CDC
- Center of Housing Resources, Inc.
- Central Dallas Community Development Corp.
- City Wide Community Development Corp.
- Cornerstone Community Development Corp. Inc.
- Dallas City Homes
- Dallas Neighborhood Alliance for Habitat
- East Dallas Community Organization

Appendix (Certified Dallas CHDOs)

- Forest Heights Neighborhood Development Corp.
- Frazier Berean Group
- GMP Development Corp., Inc.
- LifeNet Community Behavioral Healthcare
- Inner-City Community Development Corp.
- Southfair Community Development Corp.
- Urban Progress Community Development Corp.
- Vecinos Unidos, Inc.